APPLICATION NO:
F/2001/5533

LOCATION:
Ravenswood Village Nine Mile Ride, Crowthorne.

APPLICANT:
The Ark Charitable Trust C/O M R Latchem

PROPOSAL:
Proposed change of use from residential to form an 'ARTS' studio

EARLIEST DATE FOR DECISION: **17/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
15/03/2002

CASE OFFICER: **Angela Odell**

APPROVED

646

D.O.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Ark Charitable Trust
C/O M R Latchem
1 Old Portsmouth Road
Camberley
Surrey
GU15 1JJ

Application Number: F/2001/5533

Parish: **WOKINGHAM WITHOUT**

Location: **Ravenswood Village, Nine Mile Ride, Crowthorne.**

Proposal: **Proposed change of use from residential to form an 'ARTS' studio**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. This permission shall be personal to The Ark and shall not enure for the benefit of the land, and upon the aforementioned ceasing to use the premises for the use herein permitted, this permission shall cease and become null and void and all material and equipment brought on to the premises in connection with the use shall be removed.

Condition
3. The use hereby permitted shall not operate other than between the hours of 9am to 6pm Mondays to Fridays and on one evening per week (Mondays to Fridays) until 8pm (inclusive) and shall not operate at all on Saturdays, Sundays or National Holidays, with the sole exception as allowed in the following condition.

Condition
4. Any Festival shall only take place once per calendar year and shall not last more than 5 consecutive days (Mondays to Fridays) and shall take place only between the hours of 9am and 8pm.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. In granting this permission the Local Planning Authority has had regard to the special circumstances of the case.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and H6.
South East Area Local Plan Policies STV2 and SH3.
Deposit Draft Wokingham District Local Plan Policies WCC1, WH3 and WIC.

Anna Cronin
Head of Planning & Transportation
Date: 19/02/2002

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

The Ark Millennium Festival

Performances: Wilde Theatre 10 – 14 July 2000

Since 1984 The Ark's users and artists have created an enormous annual celebration of their abilities and talents each July – The Ark Festival.

After weeks of preparation, the Wilde Theatre at South Hill Park Arts Centre in Bracknell is filled with the excitement of one all-day live performance; sights and sounds that inspire and delight.

For 2000, with the assistance of the Millennium Festival Award, the event will be even bigger, with users and artists from Festivals past and present, gathering to look forward to The Ark's future.

Following the pattern set by previous years, a specially constructed set will provide the backdrop for a stunning range of dance, theatre, music and visual arts. All this will be created by Ark users along with musicians, dancers and artists who have national or international reputations for their work.

This year, our users will appear on one of five performance days allowing more space and time in the theatre for each group and a more varied programme to include multi-sensory theatre and concerts. Preparations are being made for these groups, with more to follow:

Music

The Westmead and Whitmarsh groups will perform live pieces composed for their CD, recorded earlier this year. We hope the pieces will be previewed as part of "BBC Music Live".

Dance

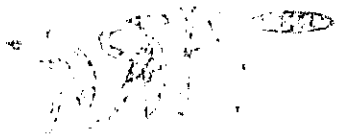
An exciting collaborative piece is planned with two user groups. Users from Slough will perform to especially composed music performed live by The Ark Band made up of users from Slough and Wokingham.

Theatre

On a number of days, the theatre will open specifically to those users who find appearing in front of large audiences stressful. They will explore and create at their own pace with Ark artists on hand to enhance the experience.

However, Friday will see the usual Ark festival day filling the theatre to capacity featuring ten groups performing to friends and family.

Expanding beyond the Wilde Theatre, The Millennium Ark Festival will have new features to fire the imagination:



Installation: Bracknell Gallery 26 July - 19 August 2000

This will be an ambitious multimedia, multi-artform exhibition to challenge and inspire.

Experience the world of an Ark workshop as you begin a journey through a series of multi-sensory environments. These spaces will be especially constructed using a mixture of new resources and current equipment used by The Ark including a multi-projection area, video zone, mirrors and a "Soundbeam" environment.

The journey will be made against a backdrop of soundscapes created for the installation by Ark users.

The Ark Festival 2000 Budget

INCOME

Public Sector Funds:		
Millennium Festival Fund (Arts Council)		25,000
Southern Arts	*	4000
Bracknell Forest Borough	*	4000
Bracknell Town Council		1000
Slough District Council	*	500
Reading Borough Council		500
Borough of Windsor and Maidenhead	*	500
Wokingham District Council	*	500
Private Sector Funds:		
Ark Charitable Trust Funds		3450
Other Trusts	*	3000
Sponsorship (Corporate)	*	4000
In kind support:		
Materials		3000
Total Income		**49,450**

* applied for

EXPENDITURE

Artistic Programme:	
Exhibition - build and equip	12000
Dance band - 3 days	3000
Guest musician- 4 workshops, 2 performances	1500
15 visual arts and crafts people 1-day workshop	1500
5 guest musicians - 4 days each	2000
Set designer/builder - 20 days	2000
Production manager/ lighting designer - 14 days	1400
Filmmaker, equipment hire, editing etc	10000
Dancers - 4 days each x 3 guests	1200
Core artists for 3 days	3000
Production costs	
Touring costs: van, equipment hire, etc.	1500
Stage manager, set painter, technician	2000
Hire of Wilde Theatre	2000
Travel expenses	500
Accommodation for guest artists	500
Photographer	1200
Marketing including postage	1150
Materials (in kind)	3000
TOTAL	**49,450**

ABOUT OUR WORK

The Ark is a unique combined arts organisation making art activity accessible to all people, regardless of disability and sensory impairment. Our users are mainly adults and children who have severe or profound, multiple learning disabilities; though we also work with people recovering from mental illness and some people who have physical disabilities.

230 people visit the Ark every week during term time, attending workshops in a theatre environment within our specially equipped studio. *The environment changes every week.*

After years of research we now make art together through the provision of what we call 'Multi-sensory Theatre'. Multi-sensory theatre excites all the senses by exploring music making, dance and drama using textures, props, lighting effects, music technology, microphones, backdrops, sculptures, musical instruments – all manner of materials from feathers to tons of sand!

FUNDING

The Ark raises its own funds to pay for artists, equipment and events. In 1997 the organisation obtained three-year revenue and development funding from National Lottery Charities Board and Berkshire's Joint Finance. This money enables more users to come to the Ark and our expanded programme of 23 combined arts workshops per week can now run until the year 2000.

Supported by the Board of Trustees and a wide range of associates, additional funding comes from many sources including Southern Arts and Bracknell Forest Borough Council.

RELATIONSHIPS

We work closely with Social Services, Education and N.H.S. Trust, residential care settings and the private sector. Most of our users have high level needs and are drawn from a range of statutory establishments responsible for day or full time care. Currently half our programme is dedicated to users who live in Bracknell Forest whilst the other half is shared by people from Slough, Windsor and Maidenhead, Reading and Wokingham.

EXPERTISE

The Ark is run by experienced and visionary professional artists who work in collaboration. These comprise seven musicians, two actors, four dancers and a visual artist. Their role is to motivate, inspire, empower and liberate all participants.

If you visit the Ark, you will find a rare place of activity where art is being made and celebrated daily. The emphasis is on sharing and unlocking the talents of people who might otherwise be ignored or undervalued. At the Ark, the arts are more than alive and well. They're *vital*.

If you need more information, would like to get involved or wish to arrange a visit please call us on 01344 483311.

WORK SHEET FOR : Angela Odell

Application Number : F/2001/5533

Applicant : The Ark Charitable Trust C/O M R Latchem.

Location : Ravenswood Village, Nine Mile Ride, , Crowthorne.

Proposal : Proposed change of use from residential to form an 'ARTS' studio

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.2.02

Date of Neighbour Notifications : .....

Date of Site Visit : 30.1.02.

Date Registered : 18/01/2002

Earliest Date for Decision : 17/02/2002

Latest Consultation Date/Site Notice Expiry Date : 17/02/2002

This application <u>will have expired on</u>: <u>15/03/2002.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Highway Officer: No objection.

- Letter of support from Ravenswood Village.
- Wokc. W/o P.C. : No comments

Planning Issues :

Application Number: F/2001/5533

Appraisal :

See attached report.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

F/2001/5533 – Appraisal

Building is a 296 sq.m. bungalow which has been used for group living accommodation for people with special needs, as are others the same adjacent in 'special needs' residential institutional village.

Proposal
Is to change use for use by 'Ark', who have explained that they are a registered charity who work with people with profound and multiple learning disabilities (PMLD). Each week they work with several groups from Wokingham District and provide employment for artists who deliver the work. Up to July 2000 they had use of a studio within South Hill Park Arts Centre, but no longer available. Ravenswood have agreed to let them only use the building. All students arrive by mini-bus (normally not more than 2 mini-buses of students per session), and nearly all outside the rush hour. They have also explained that hours are 9.15 am to 5 pm Mondays to Fridays, and on Tuesdays up to 7.30pm. premises for use only by The Ark and not for hire. Also had a Festival during the day between 10am and 3 pm for attendance by families and friends of students (only for 2 or 3 consecutive days in the summer). It does not involve performances to members of the general public. Letter of support also received from Ravenswood Village.

Appraisal
Proposal involves loss of residential accommodation, however, it is of institutional rather than single dwelling accommodation. Wokingham District Local Plan Policy WH3 seeks to protect residential accommodation in such use, but clause (a) does provide for an exception where the proposal would provided essential community services. Consider the proposal complies with this. Policy WIC2 encourages the provision of new community facilities (subject to the other relevant policies and provisions of the Plan), with preference being given to sustainable locations.
In this instance, although Ravenswood Village itself is not a sustainable location, as the attenders of the workshops must necessarily arrive by mini-bus (clearly not having the ability to drive themselves) consider that this issue is not an objection in this particular case. Due to the nature of the 'village' there would not be unacceptable disturbance to other residential properties, providing that the use takes place within reasonable hours (there are other residential 'chalets' adjoining and nearby. Therefore consider the proposal is acceptable, subject to conditions. These should include personal to 'Ark' only and hours restrictions.

Recommendation: Conditional Approval

Application Number F/2001/5533
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C060	R060	The Ark
3.			The use hereby permitted shall not operate other than between the hours of 9am to 6pm Mondays to Fridays and on one evening per week ~~until 8pm~~ (Mondays to Fridays) until 8pm ~~and at~~ (inclusive) and shall not operate at all on Saturdays, Sundays or National ~~or Bank~~ Holidays, / R071 with the sole exception as allowed in the following condition.
4			Any Festival shall only take place ~~for~~ once ~~in~~ per calender year and shall not last more than 5 consecutive days (Mondays - Fridays) and shall take place only between the hours 9am and 8pm. / R071

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2 + SH3
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WH3, WIC
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2 + H6
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Ravenswood Village
Nine Mile Ride Crowthorne.

APPLICATION NUMBER: F/2001/5533

OFFICER: Angela Odell

DATE OF SITE VISIT: 30.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 8.2.02

2. DESCRIPTION OF SURROUNDINGS 'Special needs' residential village in woodland.

3. DESCRIPTION OF SITE/BUILDING Existing 'group living' bungalow.

4. RELATIONSHIP TO ADJOINING PROPERTIES Other similar 'bungalows' adjacent.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING communal car parks within village.

LEVELS land rises slightly to south.

BOUNDARY TREATMENT N/A.

OTHERS

Tel: (0118) 974 6445

Date: 18. 2-02

My ref: F/2001/5533

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5533
Ravenswood Village, Nine Mile Ride, , Crowthorne.
Proposed change of use from residential to form an 'ARTS' studio

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 28. 2. 02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2001/5533**
Ravenswood Village, Nine Mile Ride, , Crowthorne.
Proposed change of use from residential to form an 'ARTS' studio

Transfer: Yes ☐ No ☒
Reason for Transfer:

Signed: _____ Date: 19. 2. 02

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 18.2.02

My ref: F/2001/5533

CONFIDENTIAL

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Principal Development Control Officer

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2001/5533**
Ravenswood Village, Nine Mile Ride, , Crowthorne.
Proposed change of use from residential to form an 'ARTS' studio

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date: 18.2.02

My ref: F/2001/5533

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5533
Ravenswood Village, Nine Mile Ride, , Crowthorne.
Proposed change of use from residential to form an 'ARTS' studio.

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Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6445

Date: 18.2.02

My ref: F/2001/5533

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

WOKINGHAM UNITARY
Aiming for Excellence
Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2001/5533
Ravenswood Village, Nine Mile Ride, , Crowthorne.
Proposed change of use from residential to form an 'ARTS' studio.

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Yours faithfully

Principal Development Control Officer

13 FEB 2002

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2001 5533

Proposal change of use from residential to form an 'ARTS' studio

Site Ravenswood Village, Nine Mile Ride, Crowthorne.

Committee's Comments

no comments

Signed :
Clerk to Wokingham Without Parish Council

12 February 2002

Ravenswood Village

PLANNING SERVICES	HP 52728
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	FILE:

29 January 2002

Angela Odell
Development Control Officer
Wokingham Unitary
Environmental Services Department
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

Ravenswood Village
Nine Mile Ride
Crowthorne
Berks RG45 6BQ

Tel 01344 755555
Fax 01344 773174
email norwoodravenswood@nwrw.org
website www.nwrw.org

Registered Office:
Broadway House,
80-82 The Broadway,
Stanmore, Middlesex HA7 4HB
DX 48915 Stanmore

Dear Ms Odell

Re: Application Number F/2001/5533
Ravenswood Village, Nine Mile Ride, Crowthorne

With reference to your letter dated 24 January regarding the proposed change of use of one of the buildings at Ravenswood Village from residential to an 'ARTS' Studio,
I write to confirm that we are aware of the plans and are very happy to support this venture.

The ARK provides music and dance classes/therapies for people with learning disabilities, a service from which some of our own residents derive enormous benefit. People with learning disabilities from within the Wokingham Unitary area also benefit.

When their previous location ceased to be available to them we were pleased to make available to them on a temporary basis use of our hall and we are more than happy to welcome them and the services they provide on a more permanent basis. They have liaised fully with us regarding their plans.

We fully support this application for change of use.

Yours sincerely

Mrs R M King
Bursar

PATRON
Her Majesty the Queen

HONORARY LIFE PRESIDENTS
Sir Evelyn de Rothschild
Clive Marks

PRESIDENT
Sir Trevor Chinn CVO

EXECUTIVE BOARD
John Libson – Chairman
Michael Teacher – Vice Chairman
Michael Broadley
David Ereira
Gillian Fenner
Gordon Fox MBE JP
Alfred Garfield
Jonathan Goldberg
Roni Goldberg
Jeremy Harris
Ronnie Harris
Mark Lee
Paul Moser
Leo Noé
Harvey Pinkus
Russell Tenzer

CHIEF EXECUTIVE
Norma Brier

A part of
Norwood Ravenswood
Giving People a Chance in Life

Norwood Ravenswood is a company limited by guarantee registered in England under the number 3263519.
Registered Charities No 1059050

the ARK

Your ref: AO/WOK W/O pre-app

PLANNING SERVICES	HPT 52592
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01 FEB 2002	
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	FILE:

The Ark
South Hill Park Arts Centre
Bracknell
Berkshire
RG12 7PA

Tel: 01344 483311
Fax: 01344 862449
E: info@theark1.demon.co.uk
24th January 2002

Dear Mrs Odell,

PROPOSED USE OF BUILDING AT RAVENWOOD SETTLEMENT, NINE MILE RIDE, WOKINGHAM WITHOUT

I am writing in response to your letter of 23rd January 2002.

I can confirm that the hours of activity at the premises in question are between 9.15am and 5pm on Mondays, Wednesdays, Thursdays and Fridays, and on Tuesdays the activities end at 7.30pm. These are the times of arrival and departure of our artistic staff (three artists per day). The groups themselves arrive and leave between 9.45am and 3.30pm, except for on Tuesdays, when the participants leave at 7.30pm. The reason for different hours on a Tuesday is that some of our users are unable to attend The Ark during the day due to the restrictions placed on them by their care needs.

The premises are for the sole use of Ark activities and are not for hire to other organisations. Our attenders include people with other types of disability as well as PMLD.

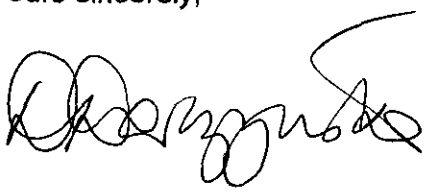
The numbers attending sessions are restricted by the amount of space we work in as well as the numbers of people the artists are able to work with. We would not expect more than two minibuses to bring participants to attend any one session. This is in exceptional circumstances. In almost all most cases there is only the need for one or two minibuses per session, except for in exceptional circumstances, such as a high number of wheelchair users in any group.

In the past the Ark has held a festival in the Summer Term that is attended by several of our user groups at a time and is open to attendance by family, friends and funders. The festival takes place during the day between 10am and 3pm, so would not have an impact on rush hour traffic. The parking provision at Ravenswood settlement is sufficient to absorb the extra vehicle load. In the past the festival has taken place at South Hill Park Arts Centre in Bracknell, with the exception of 2001, when the festival took place outdoors at Ravenswood Village. The numbers of visitors in attendance at the festival at Ravenswood was negligible, as it is held primarily for the benefit of the users to celebrate their achievements for the year and it is not appropriate for PMLD to be made to perform to the public.

I understand that you have been sent a letter in support of the Ark's application from the Ravenswood Village Bursar.

Please do not hesitate to contact me with any further queries concerning usage.

Yours sincerely,



Danuta Derczynska
Director, The Ark

COMMUNITY FUND
Lottery money making a difference
Registered Charity No 1000445



The Ark
South Hill Park Arts Centre
Bracknell
Berkshire
RG12 7PA

Tel: 01344 483311
Fax: 01344 862449
E-mail: info@theark1.demon.co.uk

13 December 2001

Mrs Angella O'Dell
Senior Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs O'Dell

RE: BUILDING REGULATION APPLICATION NO FP2001/2454

We are writing to ask if an informal review can be taken in respect of the above application.

In support of such a request we feel that it is important to set down some background information about our organisation and the overall situation we are in.

(1) The Ark is a registered charity and we work with people with profound and multiple learning difficulties (PMLD), people with mental health problems and people with physical disabilities using the medium of multi-sensory theatre. Each week we work with several groups from Wokingham District and over 200 participants from Wokingham and surrounding area, both from the statutory and private sector. We provide employment to 14 artists who deliver the work. The service is in high demand – there are always more groups that want to use the service than we could accommodate.

(2) Up to July 2000 we had dedicated use of a studio within South Hill Park Arts Centre, Bracknell but have lost use of this since the beginning of their major refurbishment programme last Autumn, which does not accommodate the Ark in the future.

(3) We do not have the financial resources to build new premises nor to pay high rents. We are currently in a temporary situation, which is not suitable for our needs and which impinges on the original users of the space. We have to vacate this temporary space as soon as possible

(4) Ravenswood Village Management, who are users of The Ark's facilities, have made an offer to the Ark of use of one of their decommissioned residential chalets which they have no other use for. They suggested we take it over for The Ark with the proviso that we pay for works ourselves that need to be carried out to convert the chalet to studio use.

(5) The property would not otherwise be made available for sale or lease to the public for residential use or indeed any other use and would remain empty or kept for storage.

(6) In another important respect, Ravenswood would be an ideal location for the Ark as their total environment is geared towards caring for people with PMLD

(7) The impact on local traffic of the location of the Ark at Ravenswood will be minimal. The students arrive at the studio from their Centres in one mini bus per session. As you will see from the attached timetable all sessions bar one are outside of the rush hour. The remaining session is attended by Ravenswood users, who obviously are based on the same complex and would therefore not need to travel on the public highway.

(8) The approximate area of the whole chalet is 296 m^2 overall external walls. The writer submitted plans and building regulations on the 14 November. Having received a response from building control and nothing else it was assumed that we could progress. In fact the writer did not receive your response of 27 November until 3 December. We were driven by a sense of urgency as we have considerable works to do in a short space of time if we are to be ready for a 14 January start.

If the writer has erred then it was done mistakenly, so please accept his apology.

The important issue for ourselves is that by using these premises we can maintain and improve the quality of our service for our users. Ultimately if we are unable to use these premises then there will be no future for the Ark as we cannot find an affordable alternative in this region and over 200 people with profound disability will lose a significant contribution to the quality of their lives and their personal development.

To sum-up, without these premises we basically could have a limited future.

Our full planning application will be forwarded this week. However, should you require any clarification etc, then please do not hesitate to contact the writer on 01276 24634, or at 1 Old Portsmouth Road, Camberley, Surrey GU15 1JJ.

We are now obvious in a 'cleft stick' situation and need to know urgently which way the decision is likely to go.

Yours sincerely

(Director)

pp Mike Latchem
Ark Trustee

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/5533 relates.

Address of site RAVENSWOOD VILLAGE, NINE MILE RIDE

Signed

Date 18th Feb 2002

PLANNING SERVICES
POL
APP
CS CROWTHORNE
04 FEB 2002
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Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 24 January 2002

Application Number: F/2001/5533

Proposal: Proposed change of use from residential to form an 'ARTS' studio

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Ravenswood Village, Nine Mile Ride, , Crowthorne.

Applicant:
The Ark Charitable Trust C/O M R Latchem.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** ADAM 28/01/02

Received by Wokingham District Council

Application No: F/2001/5533

Proposal:
Proposed change of use from residential to form an 'ARTS' studio

Location:
Ravenswood Village, Nine Mile Ride, , Crowthorne.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5533 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/02/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

24 January 2002

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services ✓

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services ✓

Highways ✓

Disabled Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Rural Area
Countryside
Historic Park & Garden

NEIGHBOURS

SPN + See map

No pre-apps on file.

Application Number : F/2001/5533	Map No : 108
Case Officer : AO	Site Area : 0.44
Valid Date : 18 JAN 2002	Received Date: 18/12/2001

Level : Delegated Application

Description : Proposed change of use from residential to form an 'ARTS' studio

Location : Ravenswood Village, Nine Mile Ride, , Crowthorne.

Parish : WT Ward : WOK

Applicant : The Ark Charitable Trust C/O M R Latchem.

Fee Required: £190 Fee Received: ~~£0~~ 190-00 banked 20/12/01

Additional: ~~£190-00~~ to follow or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line to incl parking?	7/1	✓ 18/1
BLOCK PLANS	parking?	7/1	✓ 18/1
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	Is scale 1:100 rather than 1:10?	7/1	✓ 18/1
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

the ARK

The Ark
South Hill Park Arts Centre
Bracknell
Berkshire
RG12 7PA

Tel: 01344 483311
Fax: 01344 862449
E-mail: info@theark1.demon.co.uk



13 December 2001

Mrs Angella O'Dell
Senior Planning Officer
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Mrs O'Dell

RE: BUILDING REGULATION APPLICATION NO FP2001/2454

We are writing to ask if an informal review can be taken in respect of the above application.

In support of such a request we feel that it is important to set down some background information about our organisation and the overall situation we are in.

(1) The Ark is a registered charity and we work with people with profound and multiple learning difficulties (PMLD), people with mental health problems and people with physical disabilities using the medium of multi-sensory theatre. Each week we work with several groups from Wokingham District and over 200 participants from Wokingham and surrounding area, both from the statutory and private sector. We provide employment to 14 artists who deliver the work. The service is in high demand – there are always more groups that want to use the service than we could accommodate.

(2) Up to July 2000 we had dedicated use of a studio within South Hill Park Arts Centre, Bracknell but have lost use of this since the beginning of their major refurbishment programme last Autumn, which does not accommodate the Ark in the future.

(3) We do not have the financial resources to build new premises nor to pay high rents. We are currently in a temporary situation, which is not suitable for our needs and which impinges on the original users of the space. We have to vacate this temporary space as soon as possible

(4) Ravenswood Village Management, who are users of The Ark's facilities, have made an offer to the Ark of use of one of their decommissioned residential chalets which they have no other use for. They suggested we take it over for The Ark with the proviso that we pay for works ourselves that need to be carried out to convert the chalet to studio use.

10.JAN.2002 5533

(5) The property would not otherwise be made available for sale or lease to the public for residential use or indeed any other use and would remain empty or kept for storage.

(6) In another important respect, Ravenswood would be an ideal location for the Ark as their total environment is geared towards caring for people with PMLD

(7) The impact on local traffic of the location of the Ark at Ravenswood will be minimal. The students arrive at the studio from their Centres in one mini bus per session. As you will see from the attached timetable all sessions bar one are outside of the rush hour. The remaining session is attended by Ravenswood users, who obviously are based on the same complex and would therefore not need to travel on the public highway.

(8) The approximate area of the whole chalet is 296 m^2 overall external walls. The writer submitted plans and building regulations on the 14 November. Having received a response from building control and nothing else it was assumed that we could progress. In fact the writer did not receive your response of 27 November until 3 December. We were driven by a sense of urgency as we have considerable works to do in a short space of time if we are to be ready for a 14 January start.

If the writer has erred then it was done mistakenly, so please accept his apology.

The important issue for ourselves is that by using these premises we can maintain and improve the quality of our service for our users. Ultimately if we are unable to use these premises then there will be no future for the Ark as we cannot find an affordable alternative in this region and over 200 people with profound disability will lose a significant contribution to the quality of their lives and their personal development.

To sum-up, without these premises we basically could have a limited future.

Our full planning application will be forwarded this week. However, should you require any clarification etc, then please do not hesitate to contact the writer on 01276 24634, or at 1 Old Portsmouth Road, Camberley, Surrey GU15 1JJ.

We are now obvious in a 'cleft stick' situation and need to know urgently which way the decision is likely to go.

Yours sincerely

(Director)

pp Mike Latchem
Ark Trustee

18 JAN 2002 5533

85221

1/b

te: 18/12/01.

ceived from: Mr Latchem.

190 Pounds 00 Pence

:T	£ :	For Planning Application F/2001/5533
VAT	£ :	
GROSS	£ 190:00	For Treasurer, Wokingham D.C

Cash/Cheque/P.O.

VAT Registration No. 200 3514 35

Banked 20/12/01.

18 JAN 2002 5533

Tel. (0118) 974 6429 or 6433

Date: 07 January 2002

Your Ref:

My Ref: F/2001/5533

The Ark Charitable Trust
C/O M R Latchem
1
Old Portsmouth Road
Camberley
Surrey
GU15 1JJ

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sir/Madam

Reference Number: 2001/5533

Site Address: Ravenswood Village, Nine Mile Ride, , Crowthorne.

Proposal: Proposed change of use from residential to form an 'ARTS' studio

I return your application, as it is invalid and cannot be determined for the following reason(s);

The red line indicating the application site does not include the parking area relating to this building.

Please show parking provisions on block plan.

Is scale on block plan 1:100 rather than 1:10? Please clarify.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

No fee received yet.

10 JAN 2002 5533

Marcle Management Limited

Suite 2A,1 Old Portsmouth Road, Camberley, Surrey, GU15 1JJ
Tel: 01276 24634 Fax: 01276 671644

Dear Ms Hurst

Reference Number: 2001/5533

Site Address: Ravenswood Village, Nine Mile Ride, Crothorne

Proposal: Proposed Change of Use from residential to Arts Studio

Further to your letter of 7th January, 2002, I would reply as follows;

1. There is a designated car park within the Village. There is a loading/unloading are on the roadway adjacent to the Chalet, but this is only a temporary setdown point. I also did not notice that your form (Q28) asked for the parking to be indicated.

2. The scale appears to be 1:100 which is confirmed when scaling door openings and spot-checking site dimensions.

3. The Fee was paid by the writer on 18th December 2001. A copy of the receipt is attached. The application number was written on the back of the cheque. The check was in the name of "Marcle Management" Ltd. Furthermore it was cleared from that account on 28th December 2001. There would seem to be an error within your system – please advise me of your findings.

Yours sincerely,

pp Mike Latchem

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

10.JAN.2002 - 5533

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	THE ARK CHARITABLE TRUST
	ADDRESS	SOUTH HILL PARK ARTS CENTRE BRACKNELL BERKS
	POST CODE	RG12 7PA PHONE 01344 483311
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	M. R. LATCHEM (TRUSTEE)
	ADDRESS	10 OLD PORTSMOUTH RD CAMBERLEY SURREY
	POST CODE	GU15 1JJ PHONE 01276 24634
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	RAVENSWOOD VILLAGE NINE MILE RIDE WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM RESIDENTIAL TO FORM ART STUDIO
5. Give the area in hectares or part of a hectare	AREA OF SITE	296m²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LAYOUT OF EXISTING USE LAYOUT OF INTERNAL CHANGES

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

RESIDENTIAL – 2001

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

NOT APPLICABLE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

NOT APPLICABLE. -

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NOT APPLICABLE - EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details ALREADY CONNECTED

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING PRIVATE ROAD OFF NINE MILE RIDE ACCESS TO UNIT VIA FOOTPATHS FROM EXTERNAL ROAD SYSTEM WITHIN THE VILLAGE

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER LOSS OF					9 BEDROOMS * AND 1 LIVING ROOM /	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 190-00

(TO FOLLOW IN THE POST - AS AGREED)

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF THE ANL CHARITABLE TRUST DATE 17/12/01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS		296m²		
D1	NON-RESIDENTIAL INSTITUTIONS				296m²
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		296m²		296m²

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — Loss of 9 Bedrooms

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	As existing	N/A
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter. — See Covering Letter

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — THE ARC, TEMPORARY USE OF HALL.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
	5		5

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage. — No

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 10.JAN.2002 5533

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
RAVENSWOOD VILLAGE	RAVENSWOOD VILLAGE. NINE MILE RIDE - WOKINGHAM	10/12/01

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

(c) Insert name of local newspaper circulating in the area where the land is situated.

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . M.R. LATCHEM . . . . . .

On behalf of THE ARK TRUSTEES . . . . . .

Date . . . 15:12:01 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

JENSWOOD VILLAGE SETTLEMENT

ADDRESS ~~RAVENSWOOD AVENUE~~ WOK/WITHAM PARISH ~~ECCLESIASTICAL~~ WARMINGHAM/WITHAM E

PLOT No. NINE MILE RIDE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
343/48	MISS SIMMONDS	SUN ROOM	16.9.48	APP.	APP.
591/51	MRS. A GREEN	CONVERT/ADD TO FORM 3 UNITS	19.11.51	APP.	APP.
802/53	RAVENSWOOD SCHOOLS LTD.	ALTERATIONS	8.12.53	APP.	N/A
736/54	JEWISH ASS. TO AID BACKWARD CHILDREN	O/APP. PRE-FAB. DWELLING	14.10.54		C/A
998/54	MR. L ABRAHAMS	PRE-FAB. DWELLING	17.1.55	APP.	APP.
534/55	SUPERSEDED BY				
1060/57	L ABRAHAMS	PRE-FAB. DWELLING	14.1.58	APP.	T.P. 31.12.63
O/123/59	RAVENSWOOD SCHOOLS LTD.	EXPANSION OF SCHOOL	7.7.59	N/A	C/A
R/42/60	JEWISH ASS. TO AID BACKWARD CHILDREN	MEDICAL UNIT	12.4.60	APP.	
R/197/61		CLINIC & WORKSHOP	11.10.61	APP.	C/A
126/61	"	3 BUNGALOWS	28.9.61	APP.	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

JENSWOOD FARM

ADDRESS ~~RAVENSWOOD AVENUE~~ WOK/WITHAM PARISH ~~ECCLESIASTICAL~~ WARMINGHAM/WITHAM

PLOT No. Ravenswood NINE MILE RIDE ORD. SHEET No. SU.8264 108

BUILDER 534/57 720/55

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
163/60	JEWISH ASS. TO AID BACKWARD CHILDREN	FARMWORKERS COTTAGE	14.9.60	APP.	C/A
152/72	RAVENSWOOD FOUNDATION	REMOVAL COND. ON 163/60	28.9.72	N/A	REF.
09714	"	FARMHOUSE TO DWELLINGS	16.12.28	N/A	C/A
BR 11190	"		10.7.79	APP.	N/A
12218 12165	"	STABLE + BARN TO FORM 5 UNITS - ADDN OF PORCH PLAN FARMHOUSE CONV.	13.12.79 15.1.80	N/A N/A	C/A C/A
BR 13114	"	FARMHOUSE CONV./ALTERATION	25.6.80	APP.	N/A
13461	"	FARM BLDGS TO FOR	5.6.80	N/A	C/A
BR 15210	"	"	11.7.80	APP.	N/A
18159	"	REMOVAL 11067	21.10.82	N/A	3.10.85 TP
34677/8					

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ PARISH WOLVERHAMPTON

PLOT No. Ex RAVENSWOOD HOUSE NINE MILE RIDE ORD. SHEET No. SU.8264 1/5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/79/62	JEWISH ASS. TO AID BACKWARD CHILDREN	BOILER HOUSE	17.5.62	APP. APP.
R/226/63	RAVENSWOOD FOUNDATION	CONT. USE OF TEMP. BUILDING	31.10.62	N/A T.P. 31.12.68
R/153/65	"	EXT. TO WORKSHOP	5.7.65	APP. APP.
R/186/65	"	ARC-LAB. BUILDING FOR SEVERE	5.5.65	APP. APP.
84/66	"	NEW DRAINAGE (DOCTOR'S HOUSE)	9.6.66	APP. APP.
85/66	"	STAFF ACC. BLOCKS 1 & 2	9.6.66	APP. APP.
66/66	"	DORMITORY ACC.	9.6.66	APP. APP.
R/154/66	"	EXT. TO SPECIAL CARE UNIT	9.6.66	APP. APP.
R/155/66	"	TEACHING UNIT, WORKSHOP, MESS ACCOMMODATION, CHALET FOR CHILDRENS' ACC.	7.7.66	APP. APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ WOKINGHAM PARISH ~~WOKINGHAM~~

PLOT No. Ex RAVENSWOOD HOUSE NINE MILE RIDE ORD. SHEET No. SU.8264 1/5

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/10/68	RAVENSWOOD SCHOOL LTD	RENEWAL CONSENT	WITHDRAWN	
R/171/68	RAVENSWOOD FOUNDATION	BLOCK OF 4 GARAGES	9.5.68	APP. APP.
R/369/68	"	"	31.10.68	APP. APP.
R/374/68	"	RENEWAL CONSENT - TEMP. SLEEPING ACC.	31.10.68	N/A APP.
R/259/69	"	WORKSHOP	7.8.69	APP. C/A
51/70	"	STAFF FLATS	23.6.70	APP. APP.
R/220/70	"	GARAGE BLOG. (31 CARS)	23.6.70	APP. APP.
01799	"	HOUSE UNITS ETC.	19.12.74	N/A C/A
01908	"	LAUNDRY	20.2.75	REF. N/A
BR 2015	"	RESIDENTIAL UNIT	24.2.75	REF. N/A
BR 2015	"	"	13.3.75	RECEIVED & APP. N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ WOK/WITHAM ~~[illegible]~~ E

PARISH ~~WOKINGHAM/WITHAM~~

PLOT No. Ex RAVENSWOOD HOUSE NINE MILE RIDE ORD. SHEET No. SU.8264 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR2607	RAVENSWOOD FOUNDATION	LAUNDRY UNIT	29.5.75	APP.	N/A
08888	" "	Kitchen & Store	3.8.78	N/A	C/A
BR9475	"	ALTS & EXT. OF " " & OFFICE	17.10.78	REF.	N/A
BR9750	"	" "	10.11.78	APP.	N/A
09714	"	FARMHOUSE INTO DWELLINGS	14.12.78	N/A	C/A
BR 11190	"	" " "	10.7.79	APP	N/A
11067	"	TEMP. INTENSIVE DAY CENTRE	5.7.79	N/A	30.6.82 T.P.
BR 11333		S/STOREY TEMP. BLDG. (DAY CARE CENTRE)	24.8.79	APP.	N/A
12165	"	CONV. OF FARMHOUSE & ADD. S/ST.	17.1.80	N/A	C/A
12218	"	Con of Stable & barn to 9 bed sitters, demo of Dutch Barn, erection of Staff common room & kitchen	13.12.79	N/A	C/A
13114 (SEC. 66)	"	"	25.4.80	APP	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) ADDRESS RAVENSWOOD VILLAGE SETTLEMENT ~~RAVENSWOOD AVENUE~~ WOK/WITHAM ~~[illegible]~~ E

PARISH ~~WOK/WITHAM~~

PLOT No. Ex RAVENSWOOD HOUSE NINE MILE RIDE ORD. SHEET No. SU8264 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
BR 13336	RAVENSWOOD FOUNDATION	REFURBISH STABLES; BUILD COMMON ROOM	30.4.80	REF	N/A
13045	"	2 NEW STAFF BUILDINGS	2.5.80	N/A	C/A
BR 15020	"	REFURBISH STABLES: NEW COMMON ROOM	6.6.80	APP.	N/A
13461 ?	"	FARM BLDGS. TO AES (12165)	5.6.80	N/A	C/A
BR 15210	"	"	11.7.80	APP	N/A
BR15435	" "	6 Bedsitter for Staff.	26.8.80	APP	N/A
14147	" "	Display bd. to entrance.	23.9.80	N/A	Ref
14565	"	REFURBISHMENT, ALTS. & EXTS. TO SPECIAL CARE WING	18.12.80	N/A	C/A
BR16988		" "	28.1.81 19.6.81	APP. Ref	N/A
BR23297	"	ALTS & EXTS (CHANGING ROOMS TO WETS, LIFT)	31.8.84	APP	N/A
28104	"		14.7.87		C/A
BRA2860	"	FOODSTORE EXT (COVERED WAY)	18.5.87	APP	
BRA 2877	"	TROLLEY STORE	18.5.87	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

*31434 " TRAINING HOUSES/ELDERLY DAY CENTRE/HORT. CENTRE/ED. CENTRE 19.88 C/A

1764 (4)

ADDRESS RAVENSWOOD VILLAGE NINE MILE RIDE PARISH ~~[illegible]~~ WOK/WITHOUT

PLOT No. ORD. SHEET No. 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 6935	RAVENSWOOD SCHOOLS	2 x S/ST. ANNEXLINGS	4.4.89	APP
BRA 7246	"	PRECINCT/STABLES/HORT. & DAY CENTRE	5.6.89	APP
34677/8	APPEAL WIMPLY HOMES O/L	RES. DEV.	23.11.89	REF
37589	RAVENSWOOD SCHOOL	S/ST EXT. TO THE BUNGALOW/NEW ROOF	8.5.91	C/A
BRA 10414	"	" "	19.6.91	APP
38114	"	EXT. TO 3 RES. UNITS/ " " SWIMMING POOL	28.8.91	C/A
38574/5	W/DR.			
38692	" ANNIE LAWSON SCHOOL	S/ST. EXT.	2.1.92	C/A
BRA 11062	"	EXT & ALTS. TO 3 RES. HOMES	23.12.91	APP
BRA 11158	" "	POOL SHOWER ROOM AT SWIMMING POOL	13.1.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 37589 – PD RIGHTS REMOVED

DRAINAGE

38928	RAVENSWOOD SCHOOLS	S/ST. EXT. TO SCHOOL	21.2.92	C/A

(7) ADDRESS RAVENSWOOD VILLAGE PARISH WOK/WITHOUT

PLOT No. NINE MILE RIDE ORD. SHEET No. SU 8264 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39004	RAVENSWOOD VILLAGE	S/ST. EXT. TO RES. BLOCK	3.4.92	C/A
39014	RAVENSWOOD SCHOOLS		19.3.92	C/A
BRA 11248	RAVENSWOOD SCHOOLS	ALTS/EXTS. TO THE HOSTEL/ NORTHERN WING	21.2.92	APP
BRA 11289	"	REAR EXT. - ANNIE LAWSON SCHOOL	4.3.92	APP
FP/92/0158	"	2 EXTS (OFFICE PLAYROOMS)	25.3.92	APP
39284	"	ALTS/EXTS. TO HOME & HOSTEL	11.5.92	C/A
FP/92/0143	"	EXT. TO EX. RES ACCOM.	18.2.92	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(8) ADDRESS RAVENSWOOD VILLAGE PARISH W. / WITHOUT

PLOT No. NINE MILE RIDE

BUILDER ORD. SHEET No. 108

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/92/0274	RAVENSWOOD SCHOOLS LTD.	ALTS/EXT	27.4.92	APP
39433	" VILLAGE	RETRO - EARTHBUND	17.9.92	C/A
39957	"	LOUNGE & ENTRANCE LOBBY	15.10.92	C/A
39990	"	RETRO. AMENDMENT TO 39004	23.10.92	C/A
FP/92/0758	"	UNIT 3 MODIFY ENTRANCE FOYER	19.8.92	APP
FP/92/0749	"	UNIT A S/ST. EXT	20.8.92	APP
40216	"	S/ST. EXT (STORAGE)	1.12.92	C/A
FP/92/0947	"	ALTS.	23.11.92	APP
FP/92/0976	"	PARTIAL UNDERPINNING	20.11.92	APP
40460	"	B1 GRETZ ADD. ACCOMM.	15.2.93	C/A
40461	"	TIRVAM "	19.2.93	C/A
40462	"	B2 GRETZ ADD. ACCOMM.	4.1.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 FP/92/1110 ~~EXTENSIONS B2 20.1.93 APP~~

FP/92/1108/9 " TIRVAM/B1 EXTENSIONS 12.1.93 APP 20.1.93 APP

1933

(9)

ADDRESS Ravenswood Village. PARISH WOK / WITHOUT.

PLOT No. Nine Mile Ride ORD. SHEET No. 108

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
41583	RAVENSWOOD FOUNDATION CONV/EXT. TO RES CHALET		13.12.93	C/A
FP94/2640	"	GESHER	20.7.94	APP
FP94/2209	"	REFURB. PART OF CHALET 7	28.1.94	APP
FP94/2406 A	"	ELLARGE/ALT. GR. FLOOR TOILETS	~~26.4.94~~ 95.94	~~REF~~ APP
FP94/3115	"	INT. ALTS. CHALET GESHER	21.11.94	APP
43861	"	RES. ACCOMM. FOR 53	17.3.95	C/A
94/60034/F				
FP94/3260	"	INT. ALTS AT SHELAHLI	23.1.95	APP
FP95/3626 A	"	5 RES. BUILDINGS	~~20.8.95~~	~~REF~~ C/APP
45110				
95/61202/A	"	DISPLAY BOARD	13.12.95	REF
98/68852/F	Orange Pcs Ltd.	Erect 30m h. Telecomms Mast	15.2.99	REF
98/68853/F	"	& Assoc. Dev. (Dup App. 98/68853/F	"	"
99/69935/F	"	Erect 25m.h. Telecomms. mast & Assoc. Works	15.9.99	C/A
99/69984/F	Norwood Ravenswood Farmhouse.	S/St Ext to Res. Care facility	29.7.99	C/A

1933 (10)

ADDRESS RAVENSWOOD VILLAGE PARISH WOLK/WITHOUT

PLOT No NINE MILE ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/69984/02	NORWOOD RAVENSWOOD D.C.C.	Appl of Materials (Farmhouse)	19. 1. 2000	APP
FP/2000/0232		Drain alterations	26. 01. 00	App

MINISTRY DECISION

SPECIAL ORDERS

10 JAN 2002 5533



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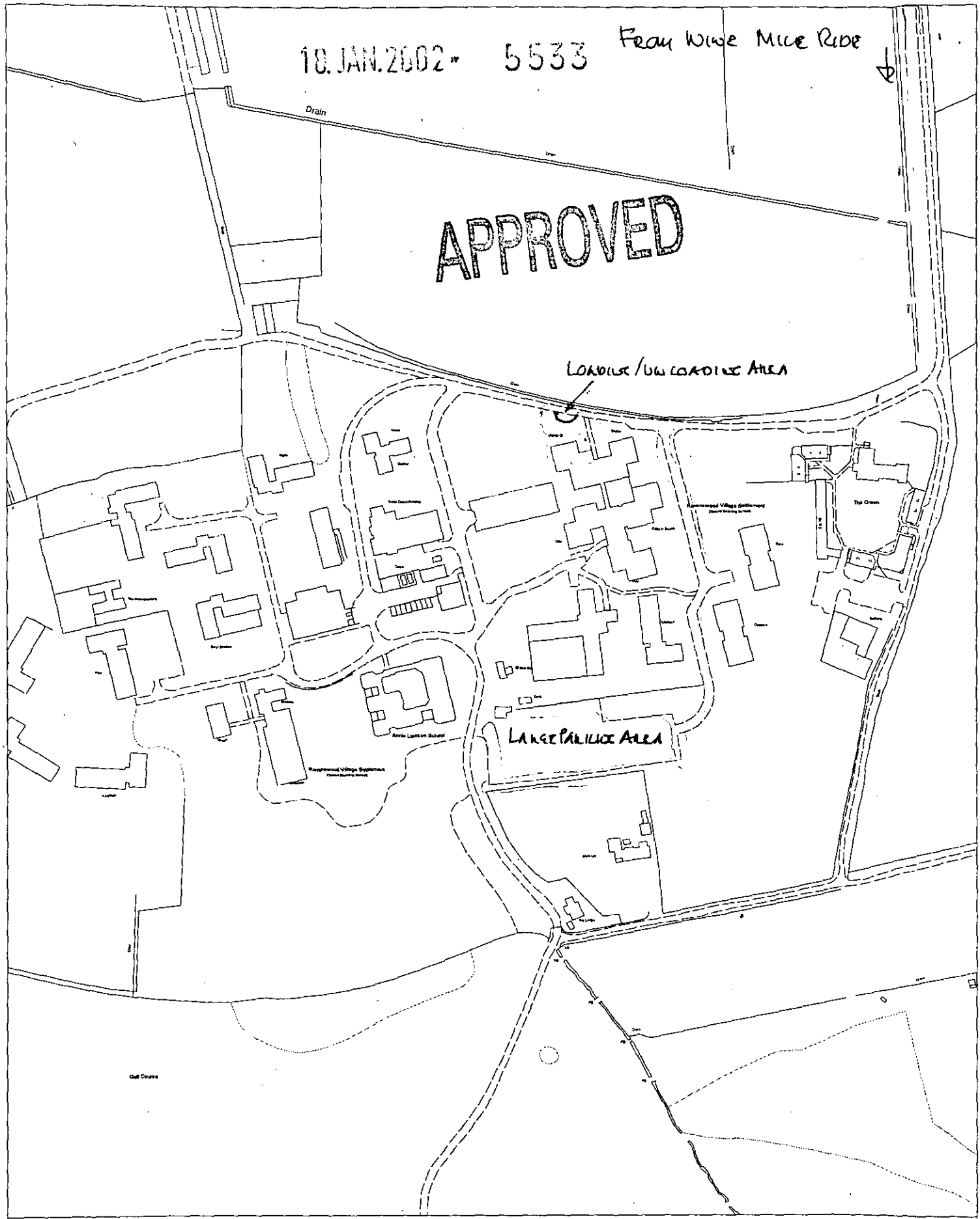
Development Control Section, Environmental Services, Wokingham District Council.

20 December 2001

Scale: 1 : 2500



Site Plan, Scale: 1 to 2500

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Date: 17 December 2001

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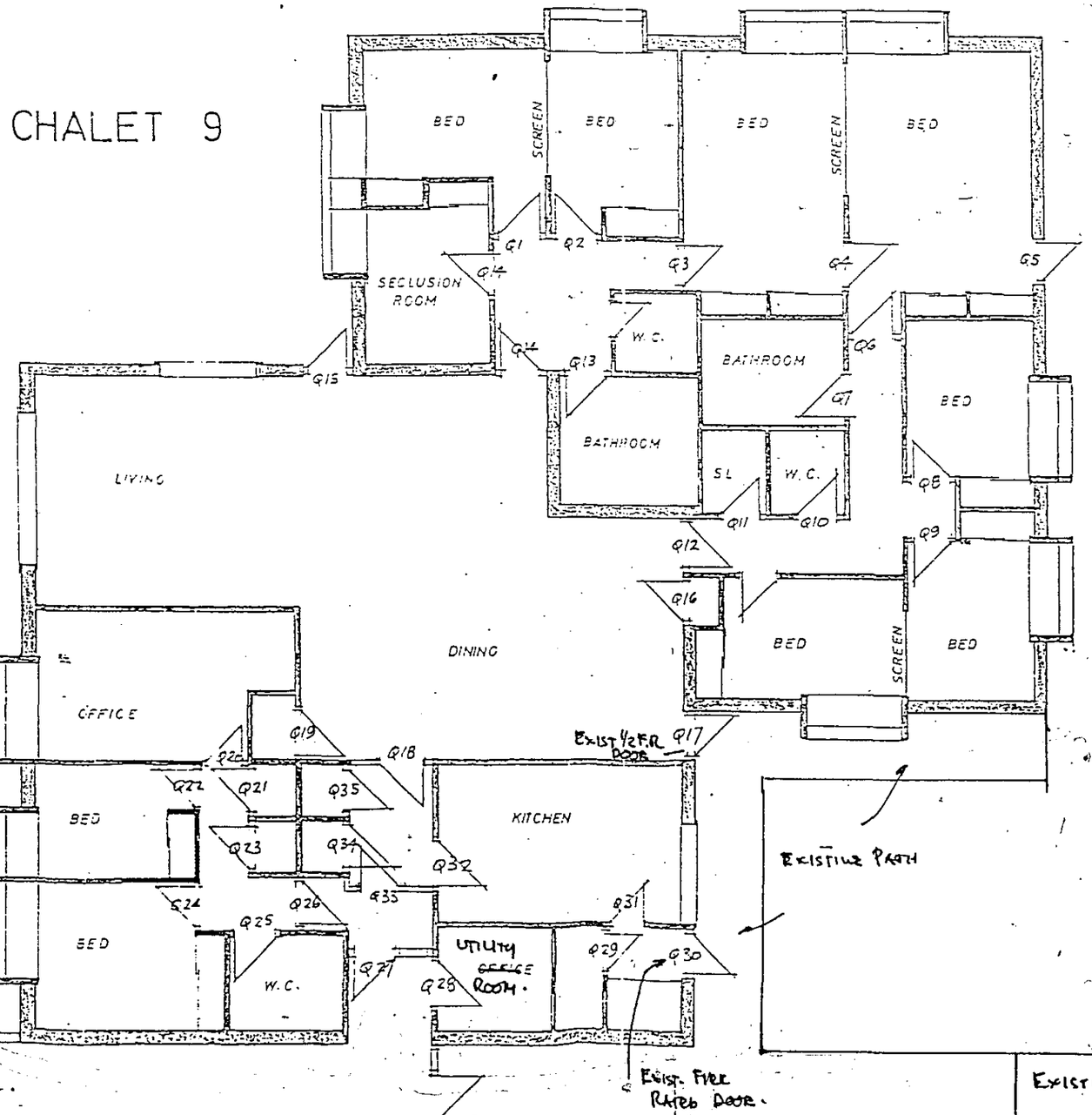
18. JAN. 2002 - 5533

EXISTING LAYOUT OF CHALET 9 RAVENSWOOD VILLAGE

CNTRE MILE RIDE - WOKINGHAM

CHALET 9



APPROVED

SCALE 1 TO 100

DRG N° CHALET 9 EXISTING

EXISTING	MAIN STEPS TO RESTAURANT →

☎ 0118 974 6379 (Direct Line)
Thursday, 14 February 2002

WOKINGHAM UNITARY
Aiming for Excellence

Mr M R Latchem
1 Old Portsmouth Road
Camberley
Surrey
GU15 1JJ

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Mr Latchem,

Planning Application No: F/2001/5533

Address: Ravenswood Village, Nine Mile Road, Crowthorne.

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is altered there is no obligation to improve access and facilities for disabled people under the building regulations Part M. The level of provision after alteration should not be any worse.

1. Ensure that the proposed corridor to which wheelchair users have access has a minimum unobstructed width of 1200mm. The proposed 900mm corridor to form the IT study area is considered to be making provision for disabled people worse.

2. To ensure that where new doors are created where there was previously no restricted access, the minimum clear opening width is 750mm e.g. new doors into IT study area.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To ensure that the force required to open doors is not excessive (20 Newtons recommended).
2. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve the visibility for all users.
3. To consider the design and position of door furniture in terms of reach and grip.
4. To ensure that any new pathways are suitable for the needs of disabled people e.g. have a minimum width of 1200mm, a maximum gradient of 1:12 (1:15 preferred) and suitable resting platforms where the gradients exceeds 1:20 (see Part M or BS8300 for guidance).
5. To ensure that emergency egress plans have been reviewed and the needs of physically **and** sensory impaired users have been considered.
6. To ensure that any accessible WC provision meets the requirements detailed in current best practice guidance (e.g. BS 8300).

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours sincerely,

Henry Knight
Access Officer

CC: Angela Odell - WDC Planning Dept.

5533

Education and Cultural Services Memorandum

WOKINGHAM UNITARY
Aiming for Excellence

To: Angela Odell (Planning) **From:** Tim Green

Cc: Iain Root

Re: **F/2001/5533** **Date:** 14/3/02

Ravenswood Village, Nine Mile Ride, Crowthorne

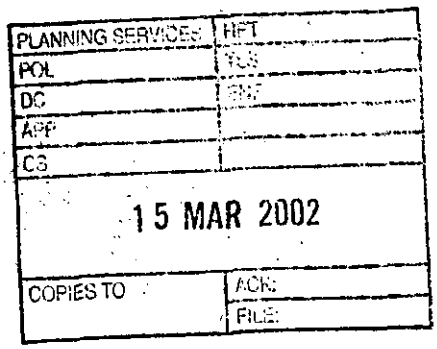
Angela

Please find below comments for planning application F/2001/5533 as requested in your memo dated 24th January.

This application is for a change of use for a redundant residential chalet to be used for education purposes by people with disabilities. From the information supplied there appears to be no loss of POS, no increase in traffic levels locally, and the chalet would otherwise remain empty.

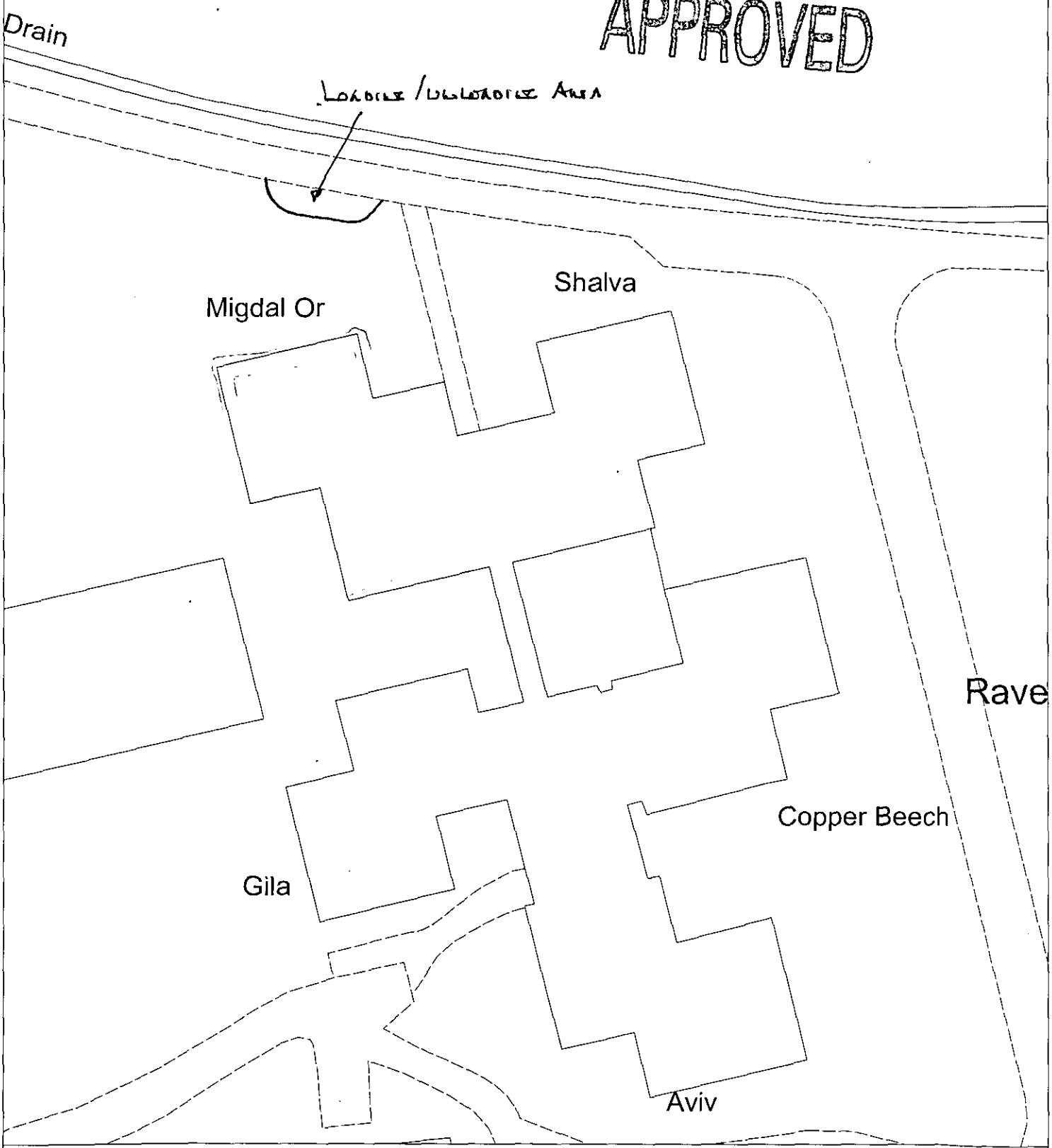
Therefore Leisure Services does not require a contribution in respect of this planning application.

Tim



10 JAN 2002 5533

APPROVED



Site Plan, Scale: 1 to 500

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Date: 17 December 2001

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18.JAN.2002 5533

ALTERATIONS TO CHALET 9 RAVENSWOOD VILLAGE

NINE MILE RIDE - WOKINGHAM

TO FORM A PERFORMING ARTS STUDIO FOR THOSE WITH LEARNING DIFFICULTIES

FOR BOTH RAVENSWOOD AND EXTERNAL STUDENTS

CHALET 9

NOTE: S.O. DENOTES STORAGE OR OFFICES

ALL DOORS TO SAME TO HAVE SELF CLOSURE DEVICES

