APPLICATION NO:
O/2000/1357

LOCATION:
Dairy Cottage Heathlands Road, Wokingham.

APPLICANT:
Mr T Weatlake & Ms D Mayo C/O Abracad

PROPOSAL:
Outline application for the proposed erection of 5 detached dwellings

EARLIEST DATE FOR DECISION: **05/06/2000**

APPLICATION EXPIRY DATE: **28/06/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr T Weatlake & Ms D Mayo
C/O Abracad
The Atrium
Broad Lane
Bracknell
Berks
RG12 9BX

Application Number: O/2000/1357

Parish:	**WOKINGHAM WITHOUT**
Location:	**Dairy Cottage, Heathlands Road, Wokingham.**
Proposal:	**Outline application for the proposed erection of 5 detached dwellings and demolition of existing buildings**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed development would be inappropriate development in the countryside and gap between settlements and would have a harmfull effect on the character and appearance of the area. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, South East Area Local Plan STV2, Wokingham District Local Plan (Deposit Draft) Policy WCC1 and WCC2 and to PPG's 3 and 7.

John Mitchell

John Mitchell
Development Control Manager
Date: 14/06/2000

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.

Applicationo	Name & Address
O/2000/1357	K Carter Field House Heathlands Road Wokingham RG40 3AW
O/2000/1357	R Doran 200 Reading Road Wokingham RG41 1LH
O/2000/1357	Mr & Mrs J Hall Heathlands Road Wokingham Rg40 3AP
O/2000/1357	S Hall Heathlands Road Wokingham RG40 3Ap
O/2000/1357	Dr S Wilford CPRE 17 Copse Drive Wokingham Berks RG41 1NA

APP REFUSED:
letter sent 27/6/00

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1357

Applicant : Mr T Weatlake & Ms D Mayo C/O Abracad.

Location : Dairy Cottage, Heathlands Road, , Wokingham.
Proposal : Outline application for the proposed erection of 5 detached dwellings and demolition of existing buildings

Site Notice Displayed ? :

YES	NO	DATE
✓		25. 5. 00

Date of Neighbour Notifications : .....

Date of Site Visit : 18.5.00

Date Registered : 03/05/2000

Earliest Date for Decision : 05/06/2000

Latest Consultation Date/Site Notice Expiry Date : 05/06/2000

Application Expiry Date: 28/06/2000

Consultation Responses : HW officer. No objection subject to conditions.
4 letters of objection + obj. from CPRE: contrary to policies (countryside & gap), potential highway problems as close to Honey Mill jn, out of character, precedent, Parish Council: object - overdevt. in Rural area, traffic implications close to dangerous jn.

Planning Issues :

Application Number: O/2000/1357

Appraisal :

Site is outside a settlement boundary & in a gap between settlements in the WDLP(1991), but not in gap in SDALP. Site is in an area of countryside not close to a settlement. Proposal to demolish existing dwelling & erect 5 dwellings is clearly contrary to policies, including PPG4. The indicative plan shows 5 detached dwellings in a semi-circle, presumably cul-de-sac arrangement. No RMs to be determined, but proposal would be out of character in this area of countryside and have a detrimental effect on its character, appearance. Site can be seen from road and public right of way (area is open/flat to rear). Contrary to PPG7 & to PPG3 as site is in the countryside away from any settlement.

As indicative plan shows nearest dwelling 30m. away from proposed dwelling, consider this not a reason for refusal.

Although site may be technically classed as 'previously developed land' this does not overcome the Location objection.

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

Application Number O/2000/1357
Conditions/Reasons for Refusal

N.B Title/alt

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development would be inappropriate development in the countryside and gap between settlements, ~~[illegible]~~ and would have a harmful effect on the character and appearance of the area. The proposal is therefore contrary to BSP Policies C2 & C6, SEALP Policy STV2 ~~and~~, WDLP Policy WCC1 & WCC2 and to PPGs 3 & 7.

John Mercer
14/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Dairy Cottage
Heathlands Road Wokingham.

APPLICATION NUMBER: O/2000/1357

OFFICER: Angela Odell

DATE OF SITE VISIT: 18.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 25.5.00

2. DESCRIPTION OF SURROUNDINGS Rural area

3. DESCRIPTION OF SITE/BUILDING Gritty house with brick garage to S.
& brick/tile outbldg. to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES To S. is Bett Road - adjoining
Open fields at rear.

5. SITE CONSTRAINTS

TREES On S. boundary & W front of N. end of site.

ACCESS/PARKING from Heathlands Rd.

LEVELS Flat

BOUNDARY TREATMENT low brick wall in front of house. 5'6" C/B fence at rear.

OTHERS

Tel: (0118) 974 6445

Date: 15.6.00

My ref: O/2000/1357

Angela
Pls call me re
reasons for refusal
on Tues/Wed/Thurs at
home 01344 772388
Thanks
Angela Ross

CONFIDENTIAL

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

WOKINGHAM DISTRICT COUNCIL

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: O/2000/1357
Dairy Cottage, Heathlands Road, , Wokingham.
Outline application for the proposed erection of 5 detached dwellings

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 26.6.00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/1357**
Dairy Cottage, Heathlands Road, , Wokingham.
Outline application for the proposed erection of 5 detached dwellings

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 20.6.00

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: 15.6.00

My ref: O/2000/1357

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
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **O/2000/1357**
Dairy Cottage, Heathlands Road, , Wokingham.
Outline application for the proposed erection of 5 detached dwellings

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: 15.6.00

My ref: O/2000/1357

CONFIDENTIAL

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

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: O/2000/1357
Dairy Cottage, Heathlands Road, , Wokingham.
Outline application for the proposed erection of 5 detached dwellings.

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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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 15.6.00

My ref: O/2000/1357

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

CONFIDENTIAL

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

Dear Councillor

Application Number: O/2000/1357
Dairy Cottage, Heathlands Road, , Wokingham.
Outline application for the proposed erection of 5 detached dwellings.

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 Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 12 May 2000

Application Number: O/2000/1357

Proposal: Outline application for the proposed erection of 5 detached dwellings

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Dairy Cottage, Heathlands Road, , Wokingham.

Applicant:
Mr T Weatlake & Ms D Mayo C/O Abracad.

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).

'Details of land reserved for the parking and/or garaging and turning of motor vehicles should be submitted for approval. Upon approval of such details no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to the reserved space(s).

SR07
SC31 '2.4m' '120m' 'the access point'
SR13

Signed: A. Linnell **Print name:** A. LINNELL

FROM: Angela Odell

DATE: 12 May 2000

W.P.C.
15 MAY 2000
RECEIVED

WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: O/2000/1357

Proposal: Outline application for the proposed erection of 5 detached dwellings.

Site Address: Dairy Cottage, Heathlands Road, , Wokingham.

Applicant: Mr T Weatlake & Ms D Mayo C/O Abracad.

Your observations are required in respect of this application **by 05/06/2000** .

O/2000/1357 Object - overdevelopment in area defined as rural, traffic implications, close to dangerous junction.

PLANNING SER.
POL
DC
APP
CS
14 JUN
COPIES TO:
ACK
FILE

SIGNED: _____ DATE: 13/6/00

Clerk To Wokingham Without Parish/Town Council.

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

6 June,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

AO

COPIES TO: CHECK: FILE:

Dear Sir,

APPLICATION NO.O/2000/1357 - PROPOSED ERECTION OF 5 DWELLINGS AT DAIRY COTTAGE HEATHLANDS ROAD,WOKINGHAM.

The land involved in this application is designated as Green Gap/ Wedge in the draft Wokingham District Plan(1997) and as Sporadic Development in the South East Area Local Plan(SEALP) : the development proposed is contrary to Policy WCC2 of the draft Wokingham District Plan(1997) and to Policy STV2 of the SEALP.

Wokingham District CPRE therefore ask the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

PLANNING SERVICES
POL
DC
APP
CS OBS
AMO
06 JUN 2000
COPIES TO:
ACK:
FILE:

Mr & Mrs J Hall
Beth Ruach
Heathlands Road
WOKINGHAM
Berks RG40 3AP

W.D.C.

3/6/00

Ref 0/2000/1357

Dear sir,

re the above proposed development.

As the owner of the adjacent property I wish to state my opposition to the development as currently proposed. I feel the nature of the proposed housing is not in keeping with the area, where the houses are all large + have large areas of land with them.

If the proposal were to develop the five dwellings on the adjoining land giving each one 1/4 to 1/2 acre of land I would be much more favourably disposed to the proposal.

Yours sincerely

John E Hall

Both Reach,
Heathlands Road,
WOKINGHAM,
Berks.
RG40 3AP
5/6/00

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS OBS	AMO
06 JUN 2000	
COPIES TO:	ACK: ✓
	FILE:

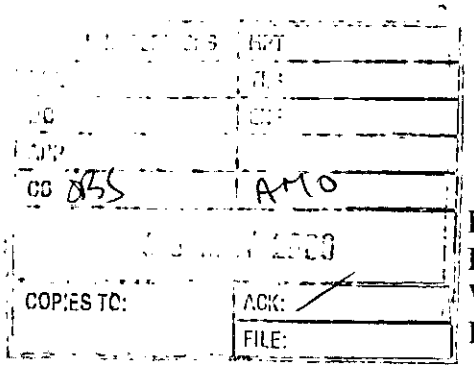
Ref O/2000/1357

Dear Mrs Odell,

I am concerned about the above application as its compactness is out of keeping with Wokingham Without; The additional vehicles required by 4 extra properties could be dangerous accessing Heathlands Road close to the sharp bend which has caused several accidents; Houses would be overlooking our property; also the foul sewage does not go to main drains so I wonder whether the present system will actually be able to cope.

Yours sincerely

O'Hall



Field House
Heathlands Road
Wokingham
Berkshire RG40 3AW

Ms Angela Odell
Planning Services
Wokingham District Council
P.O.Box 157
Shute End
Wokingham
Berkshire RG40 1WR

22 May 2000

Dear Ms Odell

PLANNING APPLICATION : ***0/2000/1357***
DAIRY COTTAGE
HEATHLANDS ROAD

I am writing in relation to the above Planning Application for outline approval to demolish the existing property and outbuildings, and replace with five detached dwellings.

Dairy Cottage is part of the Gardeners Green community which comprises a handful of houses in the band of countryside and farming land between the BR railway line to the south of Wokingham, and Nine Mile Ride. Whilst some of these properties have been extended or rebuilt in recent years, no **additional** dwelling has been constructed for around forty years, and most are considerably older. Each house is individual, and they have been built at a very low density, with minimum plot sizes of at least 0.25 hectares.

The proposal to construct five detached dwellings on just the land currently occupied by Dairy Cottage and its outbuildings is, thus, **totally incompatible with the environment of Gardeners Green.**

Whilst Dairy Cottage has been substantially extended in recent years, the original structure remains, and represents part of Wokingham's heritage, having been an original dairy, and then a public house serving the community. It would appear to be in excellent condition, and thus to demolish the building for no other reason than to redevelop the site is environmentally and historically undesirable.

There must also be concerns that if Planning Consent is granted for this proposal, it will set a precedent that will lead to further development of the remainder of the land belonging to Dairy Cotage, plus adjacent fields owned by Mr Westlake. Thus, five detached houses could quickly become fifty or more on land that provides an essential green belt buffer between Wokingham and Crowthorne.

The proposal also raises a number of infrastructure issues that need to be addressed, as follows :

Road Safety : Heathlands Road is a derestricted highway on which traffic travels at high speed. The access to the development is just to the north of a blind bend and would represent a significant road safety hazard.

Traffic Volume : The extra houses would add to the volume of traffic using Heathlands Road into Wokingham, which is already overloaded and suffers from major congestion at the Star Lane railway crossing.

Footpaths : There are no footpaths in Heathlands Road. Pedestrians must, therefore, walk on the carriageways, which is dangerous given the traffic speed and volume. Any children would need to walk or cycle along this road to/from Wokingham for school, if their parents are unable to provide transport.

Drainage : The area has an extremely high water table, and the existing properties already face problems with their septic tanks or cesspits. To construct five detached dwellings, using the current drainage could aggravate the situation.

In view of the above comments, I would request that the Wokingham District Council **reject** the Application.

I would be grateful if you could acknowledge receipt of this letter, and keep me advised of progress on the matter in due course.

Yours sincerely

Keith Carter

cc : Councillor Angus Ross

Member's Room
P.O. Box 150
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WQ

PLANNING SERVICES | RPI 29701
POL
DC ✓ AO
APP
CS
23 MAY 2000
COPIES TO: | ACK:
FILE:

Angela Odell
Planning Services
Env Servs
WDC

22nd May 2000

cc. Tom Callaghan, Highways

Dear Mrs Odell

PLANNING APPLICATION 0/2000/1357
DAIRY COTTAGE, HEATHLANDS ROAD, WOKINGHAM WITHOUT

I would like to register my objection to this application.

The site is in the middle of our rural area protected from further development by a whole raft of Policies in both the adopted South East Area Plan and the District Plan under Inquiry

In addition, I would suggest that there is a Highway objection as the entrance onto Heathlands Road would be so close to the junction with Honey Hill.

I well remember the concerns when the originally `local' cottage was redeveloped and changed in character some 12 years ago. This cottage was built as part of Gardeners Green Farm opposite. It is a well-contained site and the cottage does not warrant demolition.

Yours sincerely

ANGUS ROSS
District Councillor, Wokingham Without
cc. Cllrs Perry Lewis, Pauline Helliar-Symons,

dairy1.doc

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2000/1357

Proposal:
Outline application for the proposed erection of 5 detached dwellings

Location:
Dairy Cottage Heathlands Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 01/06/2000 for the following reason(s);

PROPOSAL IS CONTRARY TO THE DEVELOPMENT PLAN

The application can be inspected 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. closed all day Wednesday)

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 before **22/06/2000** from the date of this notice. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 01/06/2000

Received by Wokingham District Council

Application No: O/2000/1357

Proposal:
Outline application for the proposed erection of 5 detached dwellings

Location:
Dairy Cottage, Heathlands Road, , Wokingham.

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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 05/06/2000. 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 normally be possible for an individual reply 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

12 May 2000

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 01.2000/1357 relates.

Address of site Daly Cottage

Heathlands Road Wokingham Berks

Signed [signature]

Date 25-5-00

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 03 MAY 2000	
Officer: AO	Application No. 0/2000/1357

Map No. ..... Site 0.19
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(O) Outline application for the proposed erection of 5 detached dwellings.

Location: Dairy Cottage Heathlands Road

Parish: Wok WITHOUT Ward: Wok W/out 1215

Applicant:
Mr T. Westlake + Ms D. Mayo

Fee Received 570.00 Required ..... Additional ..... Refund .....

(9)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ✓ ...Contrary to Dev. Plan ✓.....

Date Site Notice Sent : 12/5 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

.....Field House, Bett Ruach, ✓.....

.....

.....

.....

.....

.....

.....

.....

.....

"DAIRY COTTAGE,"

ADDRESS GARDENERS GREEN PARISH WOK/WITHOU

PLOT No. Old Property HEATHLANDS ROAD ORD. SHEET No. SU.8266.(9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/614/64	MR. H. ROBBINS	ALTERATIONS	29.10.64	APP.
32210 APPEAL	MR+MRS G. BENNETT	2/ST. + 5/ST. HTS.	15.12.88	Ref
32431	"	STOREROOM / ACCESS	~~16.2.89~~ 6.6.90	C/A
32602	"	2/ST HT.	16.2.89	C/A
BRA 6509	"	2/ST. + 5/ST. HTS.	9.1.89	Ref
BRA6510	"	STORE ROOM	29.1.89	~~APP~~ APP
33867	"	REVISED ROOF DESIGN	3.8.89	
37781 APPEAL	"	AGR. LAND TO GARDEN	3.7.91	Ref
39414	"	5/ST. HTS (PORCH & CONSERVATORY)	18.6.92	C/A
99/692241F	Mr. T. Westlake & D Mayo	Erect Barn & 4 stables & Menage C. of U. of Land from Ag. to keeping of Horses.	4.5.99	C/

DATE OF COMPLETION

MINISTRY DECISION 32210 - APPEAL GRANTED - 13.9.89 37781 - APPEAL ALLOWED - 30

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No.

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

03.MAY2000* 1557

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

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) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(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).

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

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 . . Alistair Lloyd A.

On behalf of . . Mr ~~& Mrs~~ T. Westlake & Ms D. Moyo

Date . . 20/4/2000

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

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

03 MAY 2000 1357

1. APPLICANT'S NAME: MR ~~[illegible]~~ T. WESTLAKE & MS. D. MAYO

ADDRESS: DAIRY COTTAGE, HEATHLANDS ROAD, WOKINGHAM, BERKS.,

POST CODE: RG40 3AN PHONE: 0836 606818 (M)

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME: ABRACAD

ADDRESS: THE ATRIUM, BROAD LANE, BRACKNELL, BERKS.,

POST CODE: RG12 9BX PHONE: 01344 481047

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: DAIRY COTTAGE, HEATHLANDS ROAD, WOKINGHAM

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

DEMOLITION OF EXISTING HOUSE & GARAGES. CONSTRUCTION OF 5 NEW DWELLINGS.

5. Give the area in hectares or part of a hectare

AREA OF SITE: 0.25 ha approx.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee

OWNERSHIP: OWNERS

7. List all the plans and drawings submitted with the application

PLANS/DRAWINGS: WEST/01, LOCATION PLAN

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.

House & GARDEN

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~~

(None to be felled).

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.

Brick & tile

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.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To Soakaways / ditch.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES) ~~NO~~

If no, please give details —

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

N/A.

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

Will comply with the Building Regs.

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	/	/	/
DWELLING OTHER	5	/	/

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~ (NO)

* STATE No. OF HABITABLE ROOMS

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

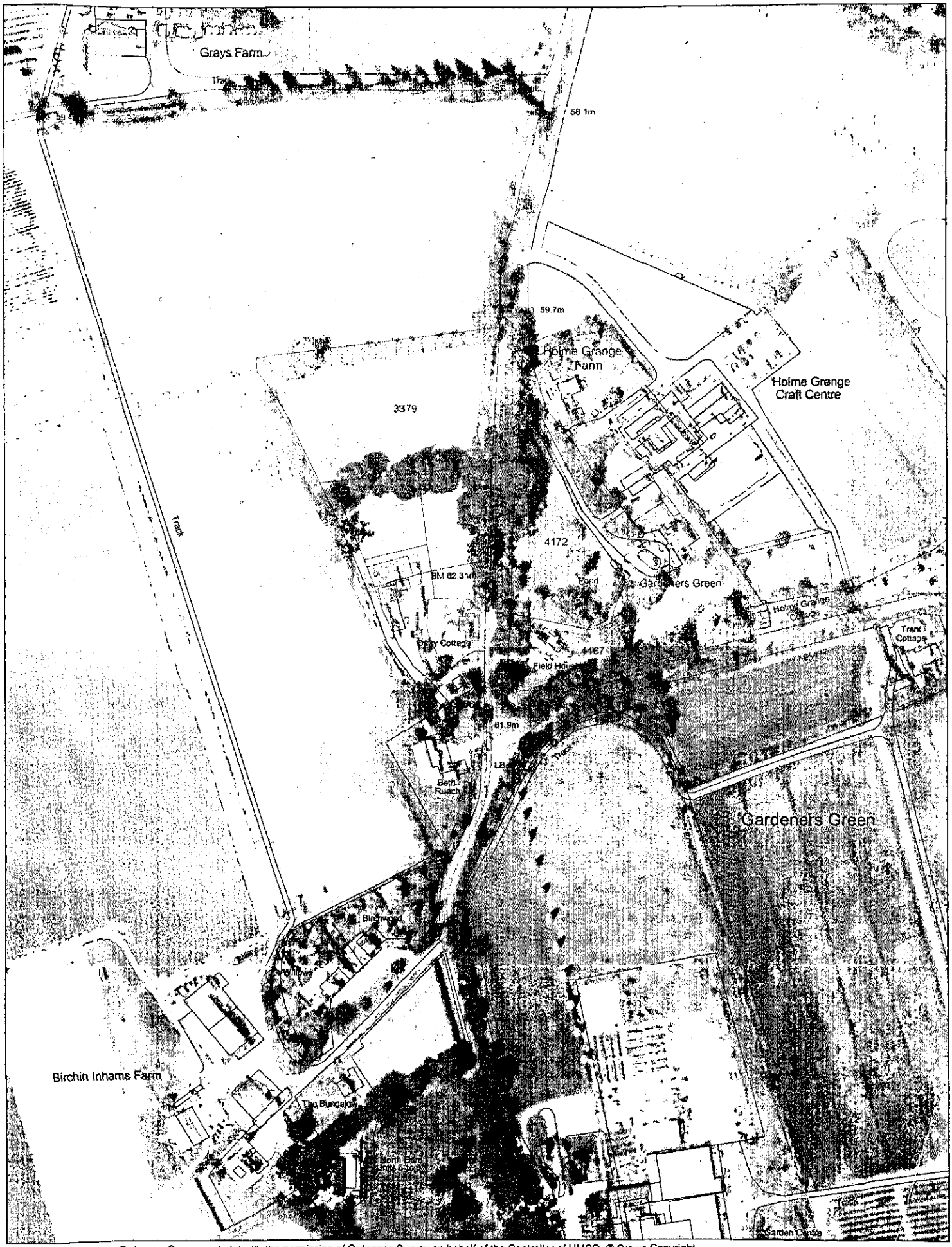
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£570 (3 x £190)

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 Alistair Lloyd ON BEHALF OF Mr Westlake/Ms Mayo DATE 20/4/2000.

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".



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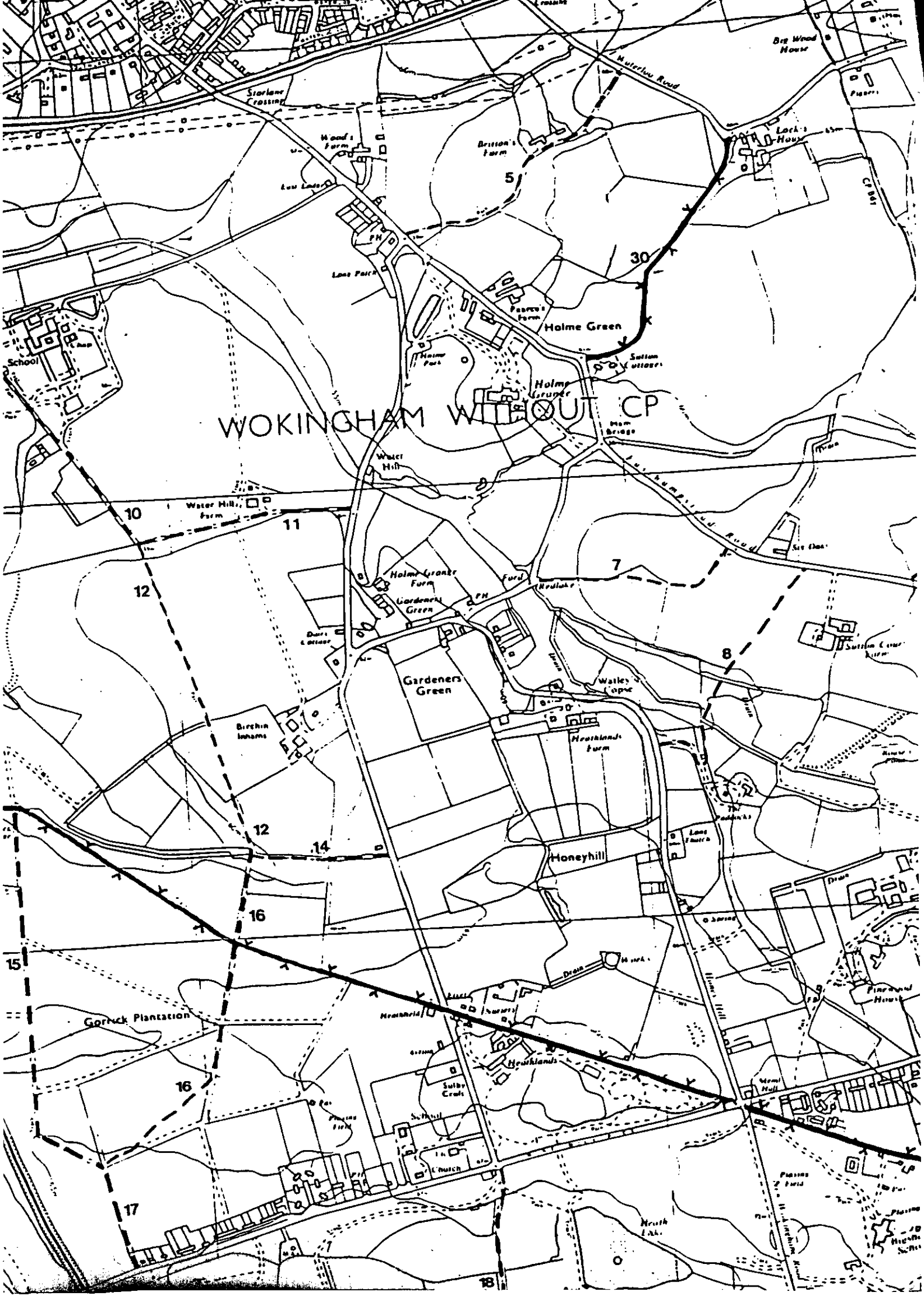
Development Control Section, Environmental Services, Wokingham District Council.

18 May 2000

Scale: 1 : 2500

N W E S



WOKINGHAM WITHOUT CP
Holme Green
Holme Grange
Gardeners Green
Honeyhill
Gorrick Plantation
Waterloo Road
Big Wood House
Lock's House
Starlane Crossing
Wood's Farm
Britton's Farm
Pearce's Farm
Sutton Cottages
Holme Park
Water Hill
Water Hill Farm
Holme Grange Farm
Gardeners Green
Ford
Redlake
Watley's Copse
Heathlands Farm
Birchin Inhams
Heathfield
Heathlands
Sulby Croft
School
Church
Heath Lake
Pinewood House
Sutton Court Farm
Six Oaks
Lone Patch
Lone Thatch
Drain
Spring
Works
Nurseries
Pay
Playing Field
Sutton Court Farm
Fushampstead Road
Ham Bridge
Hall
Drain
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