X SYSTEMS LTD

SOUTHPORT U.K Tel.01704-226866 Fax.01704-225814
LONDON OFFICE Tel.020 7377 1777 Fax.020 7247 6181

APPLICATION NO:
F/2000/1505

LOCATION:
Westdene Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mr Mrs Mowbray C/O Richard Fenn Designs

PROPOSAL:
Proposed single storey rear extension to dwelling to form conservatory

EARLIEST DATE FOR DECISION: **18/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Emy Circuit**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Mrs Mowbray
C/O Richard Fenn Designs
11 Harrier Close
Woodley Reading
Berks
RG5 4PE

Application Number: F/2000/1505

Parish: **SHINFIELD**

Location: **Westdene, Basingstoke Road, Spencers Wood, Reading.**

Proposal: **Proposed single storey rear extension to dwelling to form conservatory**

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. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

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

Reason
2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 23/06/2000

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.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/1505

Applicant : Mr Mrs Mowbray C/O Richard Fenn Designs.

Location : Westdene, Basingstoke Road, Spencers Wood, Reading.

Proposal : Proposed single storey rear extension to dwelling to form conservatory

Site Notice Displayed ? :	YES	NO	DATE
	✓		13 June 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30 May 2000

Date Registered : 22/05/2000

Earliest Date for Decision : 18/06/2000

Latest Consultation Date/Site Notice Expiry Date : 18/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

Shinfield Parish Council - "no comment"

Planning Issues :

Identified Settlement
(Green Route at front of site + gap at rear)
neighbours/street scene

Application Number: F/2000/1505
Westdene, Basingstoke Road, Spencers Wood

Appraisal: The proposal is for a single-storey rear extension to form a conservatory. The extension would project 0.75 metres further than the existing single-storey breakfast room - the break fast room would largely screen the extension from Hillside House and it would be 6.5 metres from that boundary, so there would be no adverse impact on this neighbour. The extension would be set in 4.3 metres from the edge of the existing two-storey side extension and about 4.5 metres from the southern boundary. A footpath separates the property from its southern neighbours and the conservatory would be far enough from them not to have any impact. There could be limited views of the roof of the conservatory from the footpath link between Basingstoke Road and Askew Drive but this would not be detrimental to the street scene.

Recommendation: conditional approval

Application Number F/2000/1505
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SE02	
02	SC53	SR12	WORK

RECORD OF SITE VISIT

SITE ADDRESS: Westdene
Basingstoke Road Spencers Wood
Reading.

APPLICATION NUMBER: F/2000/1505

OFFICER: Emy Circuit

DATE OF SITE VISIT: 30 May 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - post by drive

2. DESCRIPTION OF SURROUNDINGS

residential

3. DESCRIPTION OF SITE/BUILDING

3 storey (2 + loft conversion)

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

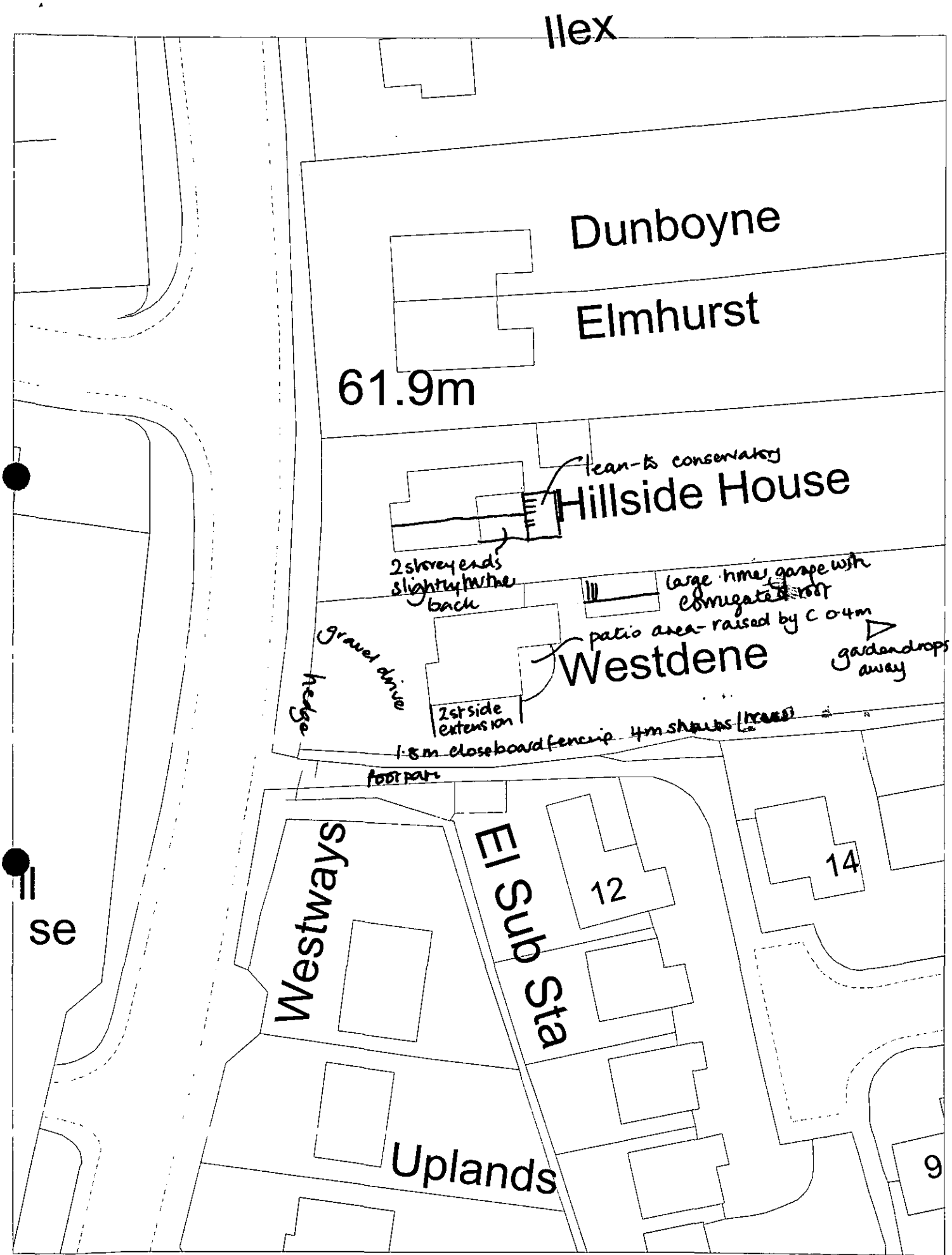
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

26 May 2000

Scale: 1 : 500

N W E S

Received by Wokingham District Council

Application No: F/2000/1505

Proposal:
Proposed single storey rear extension to dwelling to form conservatory

Location:
Westdene, Basingstoke Road, Spencers Wood, Reading.

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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/06/2000. 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

25 May 2000

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **25 May 2000**

My ref: F/2000/1505

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2000/1505
Westdene, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1505**
Westdene, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **25 May 2000**

My ref: F/2000/1505

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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
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John Mitchell

John Mitchell
Development Control Manager

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Westdene, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **25 May 2000**

My ref: F/2000/1505

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/1505
Westdene, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/1505**
Westdene, Basingstoke Road, Spencers Wood, Reading.
Proposed single storey rear extension to dwelling to form conservatory
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: 22 MAY 2008

Officer: EXC | Application No. F/2008/1505

Map No. 78. Site ...a:16...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(E) Proposed Single Storey rear extension to dwelling to form conservatory.

Location: Westdene Basingstoke Road

Parish: Shinfield Ward: Shinfield

Applicant:

Mr & Mrs A Mowbray

Fee Received 95.00 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	Not shown.	phoned 17/5	✓
3	Forms unsigned			
4	Correct S 66 certificate		email	sent 18/5
5	Elevation plans	Other side elevation.	✓	
6	Floor plans	Show position of outer door in 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 .....

Date Site Notice Sent : ..... 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:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

S/N+ Hillside House, Basingstoke Rd.
12, 14, 15, 16, 17, 18, 19 Askew Drive
Westways, Basingstoke Road
Hill House, Basingstoke Road
18 Pursers Farm, Basingstoke Road

Shinfield
Parish Council
Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

07th June 2000

PLANNING SERVICES	HPT
POL	TIG
DC	[illegible]
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13 JUN 2000	
COPIES TO:	ACK:
	FILE:

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

O/2000/1440

Location:	Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal:	Outline application for the proposed erection of dwellings
Case Officer:	Simon Lewis
Observations:	We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside. It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

F/2000/1486

Location:	2 Grovelands Road, Spencers Wood, Reading
Proposal:	Proposed single storey and first floor extensions to dwelling
Case Officer:	Emy Circuit
Observations:	No comment

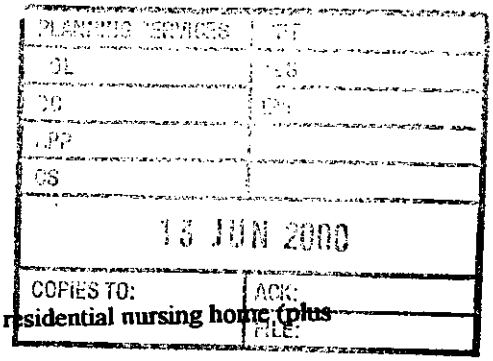
F/2000/1505

Location:	Westdene, Basingstoke Road, Spencers Wood
Proposal:	Proposed single storey rear extension to dwelling to form conservatory
Case Officer:	Emy Circuit
Observations:	No comment

Continued...

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

F/2000/0658
Location: 90 and Land rear of 88 Grazeley road, three Mile Cross
The new plans show: Revised layout plan showing boundary fence.
Case Officer: Mrs A Odell
Observations: No comment

F/20000/1548
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of double garage and car port
Case Officer: Elaine Connor
Observations: No comment

F/2000/1537
Location: 189 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/1367
Location; 78 Chestnut Crescent, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

Yours faithfully

Tracy Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk

Rant Dede

WESTDENE

ADDRESS BASINGSTOKE ROAD

PARISH SHINFIELD

PLOT No.

ORD. SHEET No. SU7067 - 716 (78)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00584	Markham Dev	O/L Res Dev on 11 acres to rear	16. 5. 74	N/A Ref
98/68639/F	Mr. & Mrs. Mowbray	2 St/S	31.12.98	C/
FP99/8350	"	"	12. 02. 99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

22.MAY2000* 1505

Recd AM 19.5.00

RICHARD FENN DESIGNS LIMITED

11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

22 MAY 2000

19th May 2000.

Dear Mrs Hurst,

REF : Proposed new conservatory at Westdene, Basingstoke Road, Spencers Wood Reading for Mr and Mrs A.Mowbray.

Further to receiving your E-Mail and our subsequent telephone conversation please find enclosed as requested 6 copies of our latest drawing no. AM.10A which has been revised to include the extra information that you required. We also include 6 copies of the revised 1:500 scale block plans showing the outline of the proposal also as you requested.

We hope you now have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Sincerely

Richard H.Fenn

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.
Attention : Mrs C.Hurst.

22.MAY2000* 1505

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

RICHARD FENN DESIGNS LIMITED
11 HARRIER CLOSE, WOODLEY, READING, BERKSHIRE. RG5 4PE.
Telephone : READING (0118) 9691684
Fax : READING (0118) 9628313 E-Mail : RFENNDES@ aol.com

3rd May 2000.

Dear Sir/Madam,

REF : Proposed new conservatory to the rear of Westdene, Basingstoke Road, Spencers Wood, Reading for Mr and Mrs A.Mowbray.

Please find enclosed a planning application which has been prepared on behalf of our clients Mr and Mrs Mowbray which consists of the following documentation :-

1. Six copies of the householder planning application forms duly filled out and signed.
2. Six copies of our drawing no. AM.10.
3. A copy of the ownership certificate Part A duly filled out and signed.
4. A cheque to the value of £95.00p which we believe is the correct planning fee for a proposal of this type.
5. Six copies of 1:500 and 1:2500 location block plans recently purchased from your offices.

We hope you have enough information in order to process the application however should you require any further information or clarification please do not hesitate to contact the writer on the telephone number above.

Yours Faithfully

Richard H.Fenn

22.MAY2000* 1505

Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham.
Berkshire
RG40 1WR.

Copy : Mr and Mrs A.Mowbray.

ESTABLISHED 1986.
COMPANY REGISTRATION NO. 3396306
V.A.T. NO. 533 3395 51

Environmental Services

For office use only.
Application number: 22 MAY 2020 * 1505

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name	MR AND MRS A. MOWBRAY
	Address and postcode	WESTDENE, BASINGSTOKE RD SPENCERS WOOD, READING
	Phone number	
	Agent's Name	RICHARD FENN DESIGNS LTD
	Address and postcode	11 HARRIER CLOSE WOODLEY READING RG5 4PE
	Phone number	0118-9691684
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	WESTDENE BASINGSTOKE RD SPENCERS WOOD READING
4	Give brief details of the proposal for example, two storey side extension. About the application	CONSERVATORY TO REAR OF DWELLING

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☐	No ☑
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	ALL AS EXISTING	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐	No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐	No ☑

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: 3	Proposed: 3
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

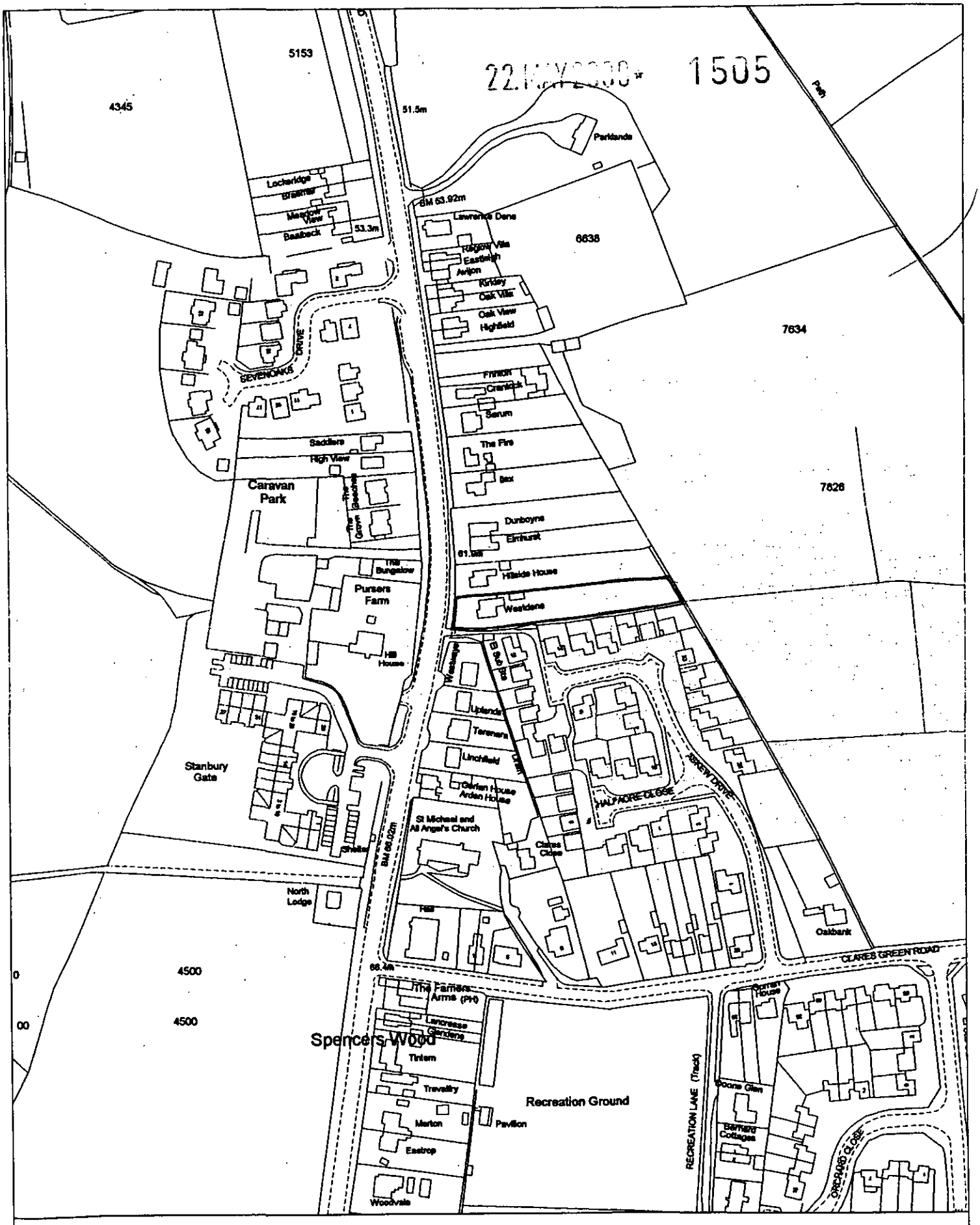
None of the land forms part of an agricultural holding.

Your signature: [signature]

on behalf of MR & MRS MOWBRAY

Date 3/5/2000

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐



Site Plan, Scale: 1 to 2500

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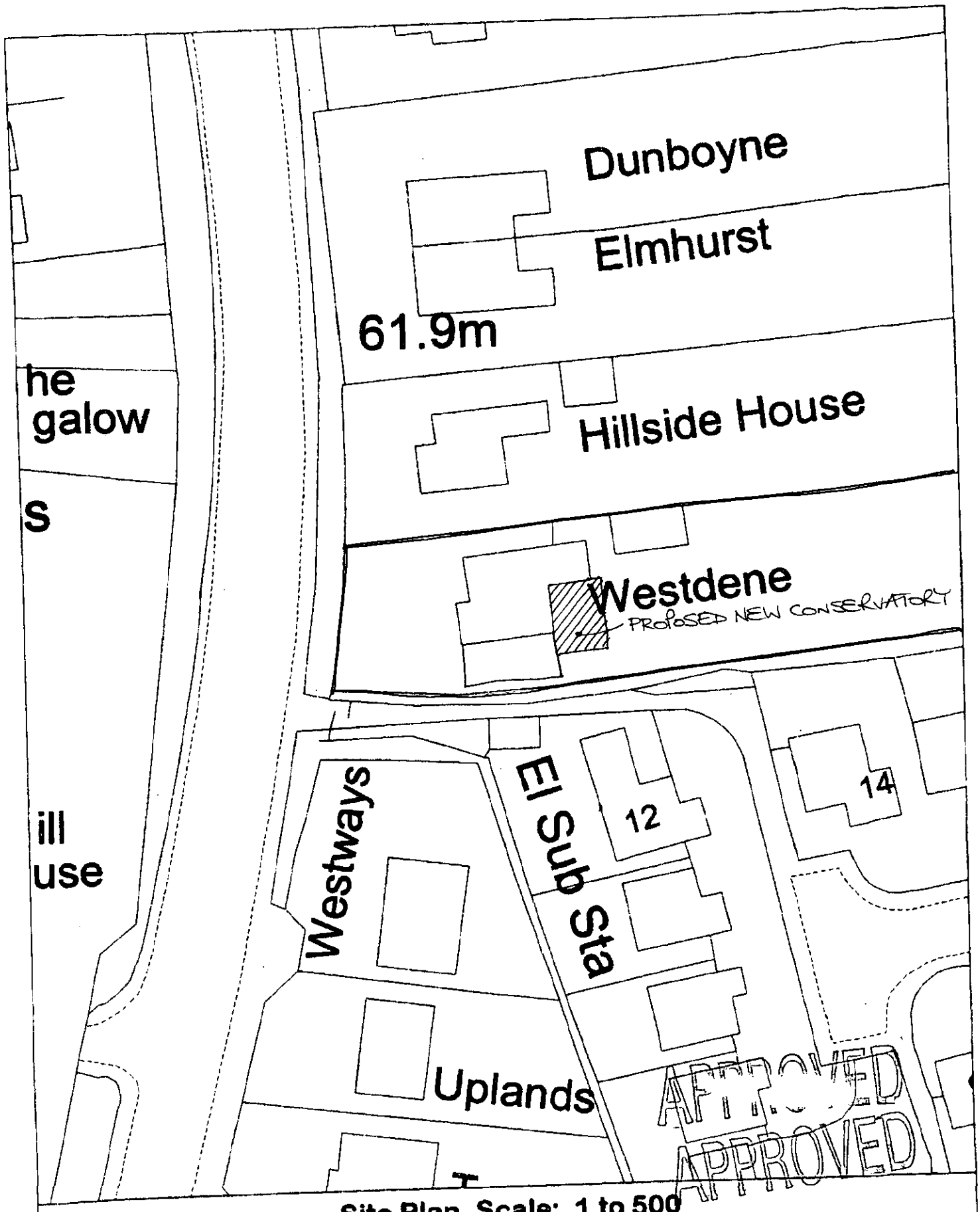
Wokingham District Council, Licence No. LA086134
Date: 16 October 1998



Site Plan, Scale: 1 to 500

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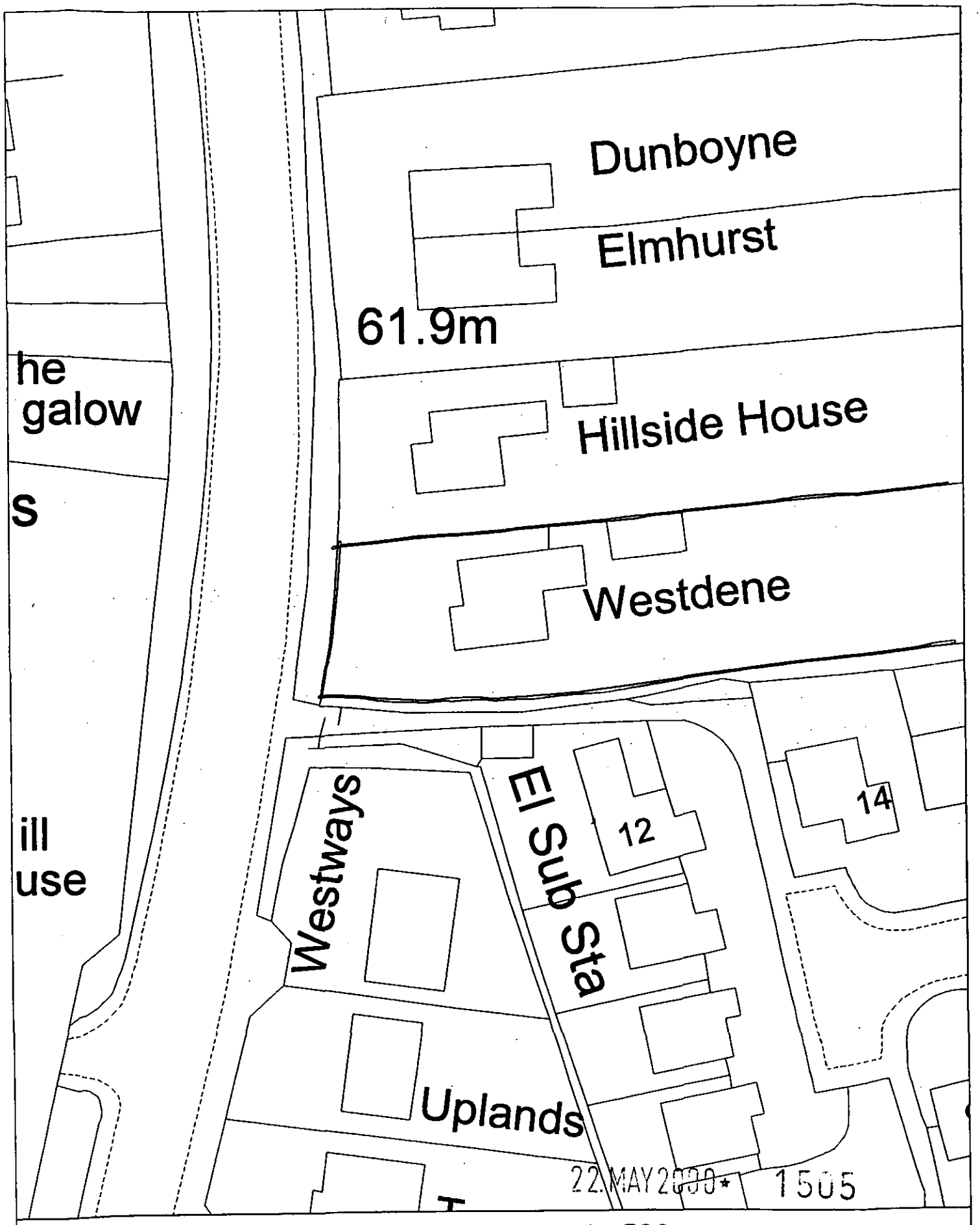
Wokingham District Council, Licence No. LA086134
Date: 16 October 1998

22 MAY 2000 1505



Site Plan, Scale: 1 to 500

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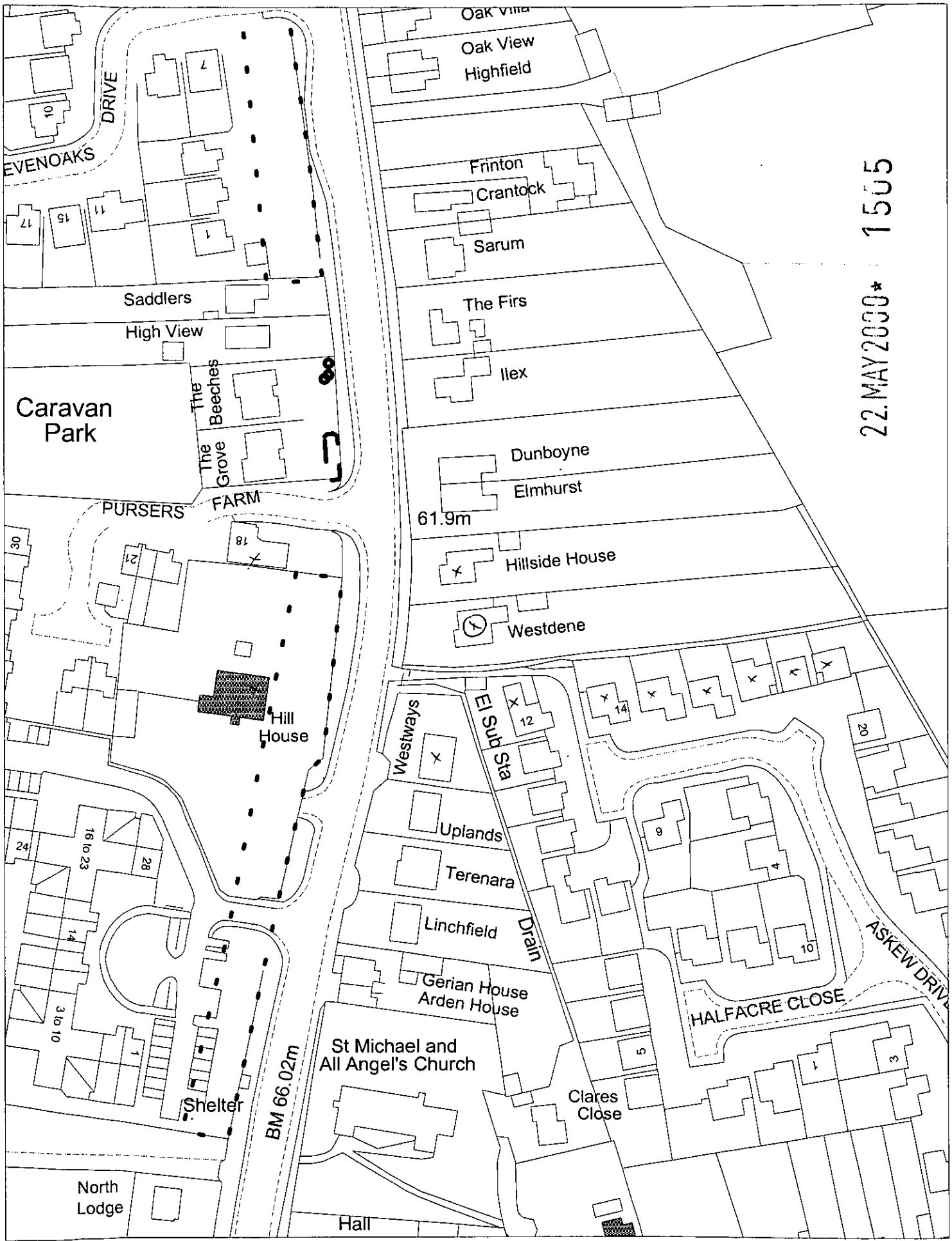

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Development Control Section, Environmental Services, Wokingham District Council.
12 May 2000 Scale: 1 : 1250