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LONDON OFFICE

APPLICATION NO:
VAR/2001/3253

LOCATION:
Ramgarhia Sabha(reading) 234-234a London Road, Earley Reading.

APPLICANT:
Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company

PROPOSAL:
Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

EARLIEST DATE FOR DECISION: **26/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/03/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Trustees Of Ramgarhia Sabha Reading
C/O Cliff Walsingham & Company
Bourne House
Cores End Road
Bourne End
Bucks
SL8 5AR

Application Number: VAR/2001/3253

Parish:	**EARLEY**
Location:	**Ramgarhia Sabha(Reading) 234-234A London Road, Earley, Reading.**
Proposal:	**Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.**

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 area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and 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 in this reserved space.

Condition
2. The primary purpose of the land use, by which is meant its use for religious, social, educational and cultural events and activities, shall be so restricted that no more than 150 square metres of internal floor area shall be so used, with all other activities, including kitchen, storage, toilets, offices and circulation, ancillary to the primary use.

Reason
1. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

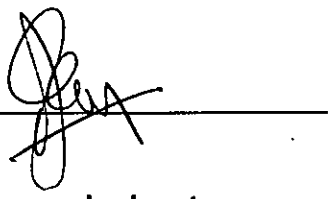
Reason
2. The limited parking available on the site precludes a greater level of activity within the building without giving rise to on street parking to the detriment of road safety.

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 EN1 and OS1.
Loddon Area Local Plan Policy LBE1.
Deposit Draft Wokingham District Local Plan Policy WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 11/07/2001

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.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Eamshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

32. APPLICATION NO: 2001/3253, VARIATION TO CONDITIONS 3 & 4 OF CONSENT 97/65815/F TO ALLOW USE OF FIRST FLOOR FOR MEETINGS AND USE OF BUILDING BY UNRESTRICTED USERS, RAMGARHI SABHA READING 234 LONDON ROAD EARLEY, FOR TRUSTEES OF RAMGARHI SABHA READING

The Committee considered a report about this application set out on Agenda pages 370 to 379.

Mr.Thackery, the applicant's agent, attended the meeting and spoke in support of the proposal.

RESOLVED: That Application No.2001/4034 be approved, subject to the conditions set out on Agenda pages 372 to 373.

Application No.	Received	Earley
VAR/2001/3253	25.01.01	

Applicant: Trustees of Ramgarhia Sabha, Reading
Location: Ramgarhia Sabha, Reading 234 London Road, Earley
Proposal: Variation to conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

1. **Planning History** – The site is located on London Road, which is situated within the identified settlement in Earley. It is used as a community centre by Ramgarhia Sabha, Reading, with a library service, education, cultural and social events, catering, elderly and youth groups, and some religious teaching and prayer.

   Planning permission was granted in 1997 (97/65815/F refers) and was subject to a number of conditions designed to ensure compatibility with residential amenity. The current application seeks the variation of conditions 3 & 4. The conditions read as follows:

- The use hereby permitted shall be carried on only by the Trustees of Ramgarhia Sabha Reading and the building shall not be hired out to any other organisations. Reason: Permission would not normally be granted and this consent is justified only by the applicant's personal circumstances.

- Only the ground floor of the building shall be used for assembly functions and activities involving the playing of musical instruments, and the first floor shall be used in ancillary use only in accordance with the approved plans. Reason: There is insufficient on-site parking and to prevent noise disturbance to nearby residents.

In the past, there have been two applications for the change of use of the community centre. The first relates to the variation of conditions submitted in this application, and the second was a similar application with a rear extension, which was subsequently refused.

There have also been a number of complaints about activities at the site which have been investigated by enforcement officers and found to have no substance.

A copy of the decision notice is attached.

2. **Proposal** – It is proposed to vary conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users. A plan showing how 15 cars can be parked on site is submitted as part of the proposal.

   A long supporting statement accompanies the application. In summary it considers that condition 3, which makes the use personal to the applicant, is unnecessary because its aims are achieved by other conditions. It further points out that the condition prevents borrowing money as lenders are reluctant to loan money on the security of a constrained planning permission. With regard to condition 4, the statement considers that this is ambiguous and fails to achieve its

aims as set out in the reason. It permits ancillary uses on the first floor, yet these are annotated on the approved plans and are clearly primary uses. Further, although the condition is partly imposed to control car parking, the floorspace available for primary uses (religious, social, educational and cultural events) is around 150 sq. m, which requires 15 car park spaces to meet the Council's standard for D1 uses. This provision is available on site. A car parking survey was undertaken in April, which is the busiest month of the Sikh calendar, and showed up to 18 cars at any one time, all of which were accommodated on site.

3. **Consultations** -
Earley Town Council – See attached sheet.
Highways – No objection provided conditions are imposed limiting the floor area for the primary activities on the site.
Environmental Health – No objections.
Neighbours (x8) – Object on grounds of highway implications and loss of privacy.
Neighbours (x1) - Supports application.
Petition with 26 signatures – The undersigned object.

4. **Appraisal** – The main issues with regard to both conditions are whether they are necessary, relevant to planning, relevant to the development, enforceable, precise and reasonable in all other respects. In looking at these issues the effect on the following is relevant:

A. Impact on neighbouring properties: LALP Policy LBE1, WDLP Policy WBE1 and BSP OS1 and EN1.
B. Impact on the street scene: LALP Policy LBE1, WDLP Policies WBE1, and BSP OS1 and EN1.
C. Effect on highway safety
D. Concerns of the Town Council.

A. Impact upon neighbouring properties
This proposal is for the variation to conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Condition 3 The justification for the condition is that permission would not normally be granted and this consent is justified only by the applicant's personal circumstances. It is considered, in the light of experience of the operation of the community centre that the personal condition is no longer necessary and that the other conditions which control the use, as set out on the attached decision notice, are sufficient to protect amenity of neighbouring properties.

Condition 4 Condition 4 was imposed because there is insufficient parking and to prevent disturbance to nearby residents.

Parking is dealt with below. In terms of disturbance however it is considered that the other conditions provide adequate control. These include control over noise on the boundary, amplified music, hours of operation, containment of the use within the building and the provision of

double glazing. In the circumstances it is not considered that the use of part of the upper floor for the primary, rather than ancillary, use would give rise to disturbance to the occupiers of adjoining properties.

B. Impact upon the street scene
There would be no effect on the street scene.

C. Highway Issues
Condition 3 There would be no adverse effect on highway safety from the relaxation of condition 3.
Condition 4 The proposal would involve the use of the upper floor partly for the primary use and partly for ancillary use. At present it is restricted to ancillary use. It is considered that, if unrestricted, the use of the upper floor and lower floor for the primary use could give rise to on street parking to the detriment of road safety.

However, the original planning permission restricts the primary use to the ground floor, which has an area of approximately 155 sq. m. The proposed variation of condition 4 would distribute the amount of floorspace available for the primary use between the first and second floors. There is a substantial element of the community centre that remains ancillary so that only some 160sq m of the floorspace is primary use, the remaining 112 sq. m being ancillary uses, such as kitchen, lobby, wash room, toilets, administrative offices.

The primary use of the site is the one which gives rise to the need for car parking, rather than the ancillary elements of the use. It is considered that no harm would result from the use of the first floor in itself. Rather it is the cumulative effect of the use of both floors for the primary use which could give rise to harm from on-street parking. It is considered that a condition could be imposed which limits the floor area available for the primary use so as to retain an equivalent area to that already permitted, but to give the flexibility required by the applicants. This would mean that there would be no extra demand for car parking created by the proposal.

D. Concerns of the Town Council
The concerns of the Town Council have been addressed in the previous paragraphs. A restriction on the hours of operation would continue to apply.

5. **Conclusion** – The proposed variation to conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users would be satisfactory in relation to amenity and the street scene. Provided that a condition restricting the amount of floorspace in primary use is imposed it is considered that there would be no adverse effect on highway safety. The other conditions of permission no 97/65815/F would continue to apply.

6. **Recommendation** – GRANT planning permission for the continued use of 234 London Road Earley as a D1 (community centre) use subject to the deletion of

condition 3 and 4 of planning permission 97/65815/F and subject to the following additional conditions.

1. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and 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 in this reserved space.

2. The primary purpose of the land use, by which is meant its use for religious, social, educational and cultural events and activities, shall be so restricted that no more than 150 square metres of internal floor area shall be so used, with all other activities, including kitchen, storage, toilets offices and circulation, ancillary to the primary use.

Reasons:

1. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

2. The limited parking available on the site precludes a greater level of activity within the building without giving rise to on street parking to the detriment of road safety.

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 EN1, OS1
Loddon Area Local Plan Policy LBE1
Wokingham District Local Plan Policy WBE1

Joss Miller

FROM: Joss Miller

DATE: 02 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | HPT
POL | TLS
DC | EHF
19 FEB 2001
COPIES TO:

Application Number: VAR/2001/3253

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/E to allow use of first floor for meetings and use of building by unrestricted users.

Site Address: Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Applicant: Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 26/02/2001** .

This application was the subject of considerable discussion at the recent meeting of the Planning Committee.

The reason for the imposition in the first instance of the two conditions concerned was to ensure that, as far as possible, the wishes of the Trustees of RSR to operate a community facility from this site could be met, whilst still, in the main, protecting the interests of neighbouring residents. As I am sure the District Council is aware, the Town Council currently operates two community centres in the Town and is, therefore, fully aware of the disturbance that can be caused to nearby residents if the operations at such Centres are not regulated.

Whilst Councillors were extremely sympathetic to the reasons given by the applicant for these two conditions being removed, one of the main concerns previously expressed by the Town Council, that of adequate parking, does not appear to have been addressed. To allow greater use of the facility by 'outside groups' is likely to increase the pressure on the already limited parking available, which, in turn, is likely to lead to parking spreading into nearby residential roads. If the Trustees were able to establish some formal arrangement with other commercial premises nearby to provide additional parking, this, in part, would allay the Town Council's concerns.

However, there was also concern that increased use of the premises is likely to increase the level of noise disturbance.

Councillors, therefore, considered that this application should be refused. However, if the Planning Officer is mindful to approve these variations of conditions 3 and 4, it is requested that the hours of operation of the Centre, i.e. 0700 to 2300 be reinforced and that the applicants be required to instal noise control equipment in the centre, to regulate the level of output of any amplified music, before any use of the facility by 'outside group'. Furthermore, the applicants be asked to try to negotiate a formal arrangement with neighbouring commercial concerns for use of their parking facilities outside normal working hours.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

The Trustees R.S.R. (c.c. No 277041R)
C/O Kalsi Associates Ltd
9 Byron Road
EARLEY
Berkshire
RG6 1EP

Application No : 97/65815/F

Parish : EARLEY PARISH

Proposal : PROPOSED CHANGE OF USE OF BUILDING FROM A1 (SHOP AND ANCILLARY RESIDENTIAL) USE TO D1 (COMMUNITY CENTRE) USE AND SINGLE STOREY REAR EXTENSION

Location : 234 LONDON ROAD, EARLEY

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number 389.02A submitted to the Local Planning Authority on 3.11.97 showing amended floor plans.

03
The use hereby permitted shall be carried on only by the Trustees of Ramgarhia Sabha Reading and the building shall not be hired out to any other organisations.

04
Only the ground floor of the building shall be used for assembly functions and activities involving the playing of musical instruments, and the first floor shall be used in ancillary use only in accordance with the approved plans.

05
All the windows and glazed doors shall be fitted with double glazing.

06
Music noise from within the building shall be inaudible at the boundary of any neighbouring properties.

07
The community centre shall not be used for any form of entertainment involving amplified music.

08
Before the use commences a 2m high brick wall shall be erected around the boundaries of the rear car park.

09
Before the use commences an entry/exit gate to the rear car park shall be installed and kept locked shut between 2300 hours and 0700 hours.
10
The building shall not be used for assembly, cultural and social events between 2300 hours and 0700 hours.
11
Before the use commences revised plans showing amendment to the proposed car parking layout shall be submitted to and approved by the Local Planning Authority. The car park shall be laid out in accordance with the approved revised plans and thereafter shall be kept available for parking only.
12
The use hereby approved shall take place in the building only and not in the outside car parking areas, or on the flat roof of the single storey rear extension.
13
Details of any signs to be displayed on the building shall be first submitted to and approved by the Local Planning Authority and only approved signs shall be displayed.
14
All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

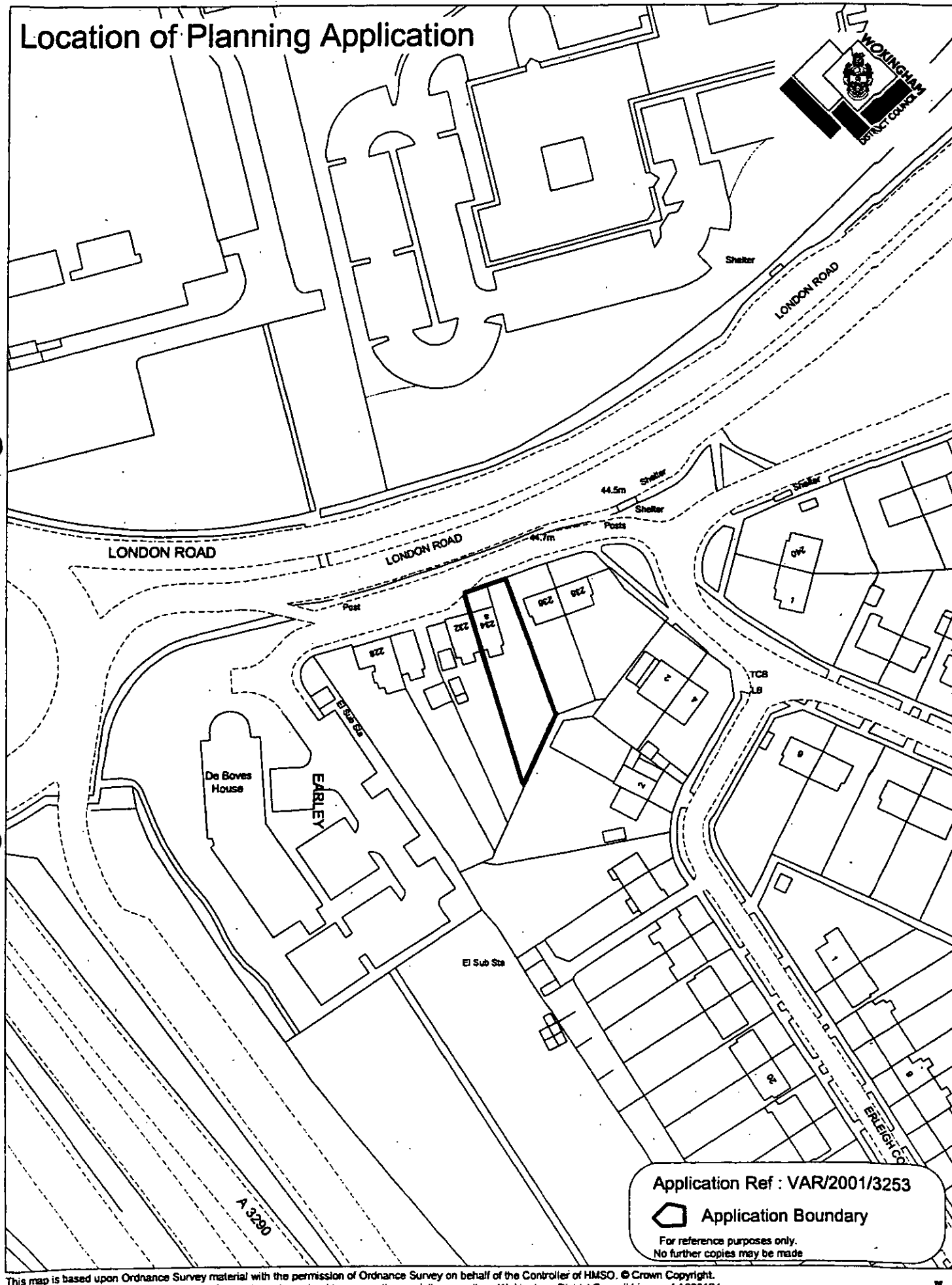
REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
For the avoidance of doubt.
03
Permission would not normally be granted and this consent is justified only by the applicant's personal circumstances.
04
Because there is insufficient on site parking and to prevent noise disturbance to nearby residents.
05
To prevent noise disturbance to nearby residential properties.
06
To prevent noise disturbance to nearby residential properties.
07
To prevent noise disturbance to nearby residential properties.
08
To prevent noise disturbance to nearby residential properties.
09
To prevent noise disturbance to nearby residential properties.
10
To prevent noise disturbance to nearby residential properties.
11
To prevent noise disturbance to nearby residential properties.
12
To prevent noise disturbance to nearby residential properties.
13
In the interests of visual amenity.
14
To ensure a satisfactory external appearance.

Date 9 January 1998

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

Location of Planning Application



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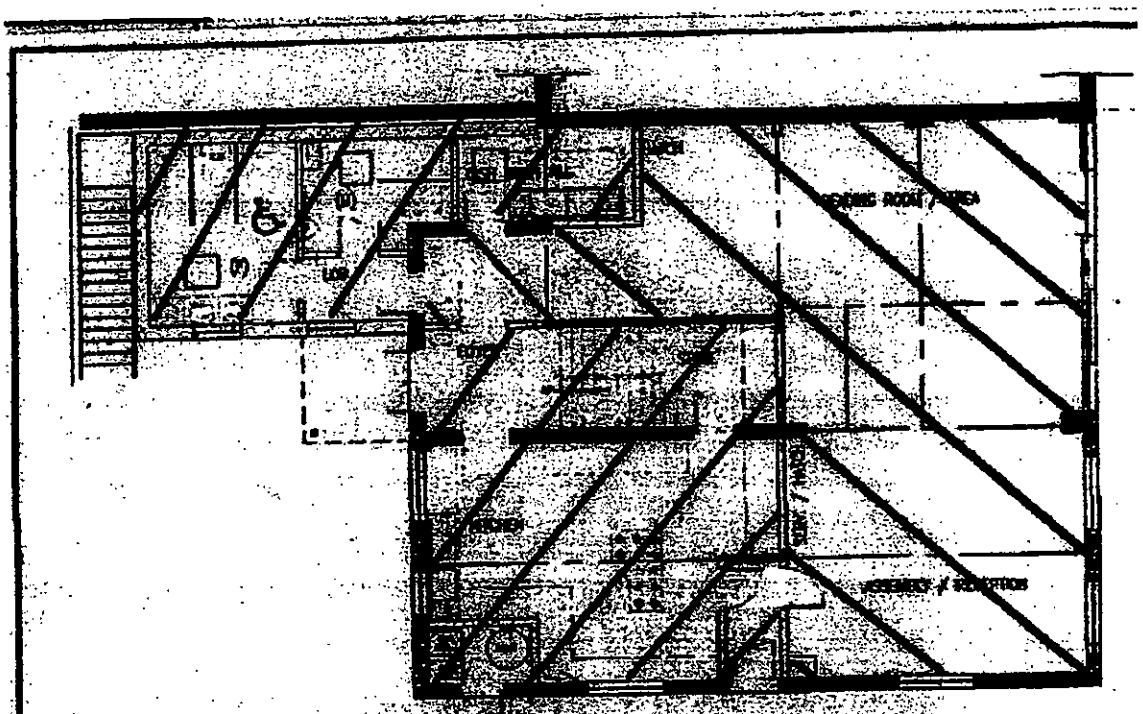
Development Control Section, Environmental Services, Wokingham District Council.

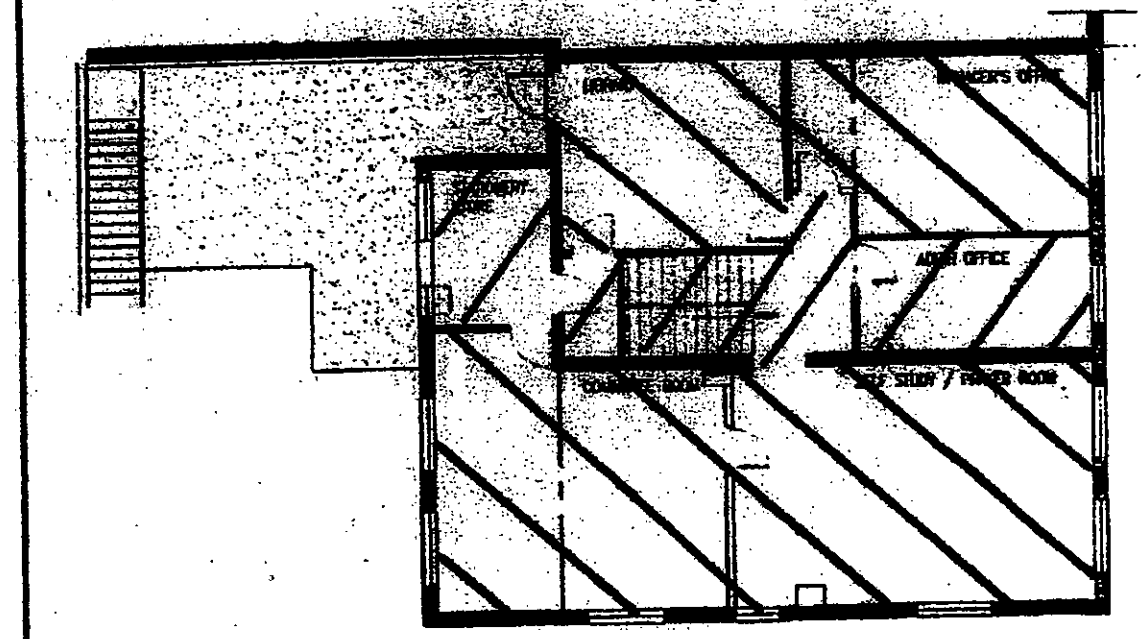
11 July 2001

Scale: 1 : 1250



ORIGINAL APPROVED GROUND FLOOR PLAN PROPOSAL

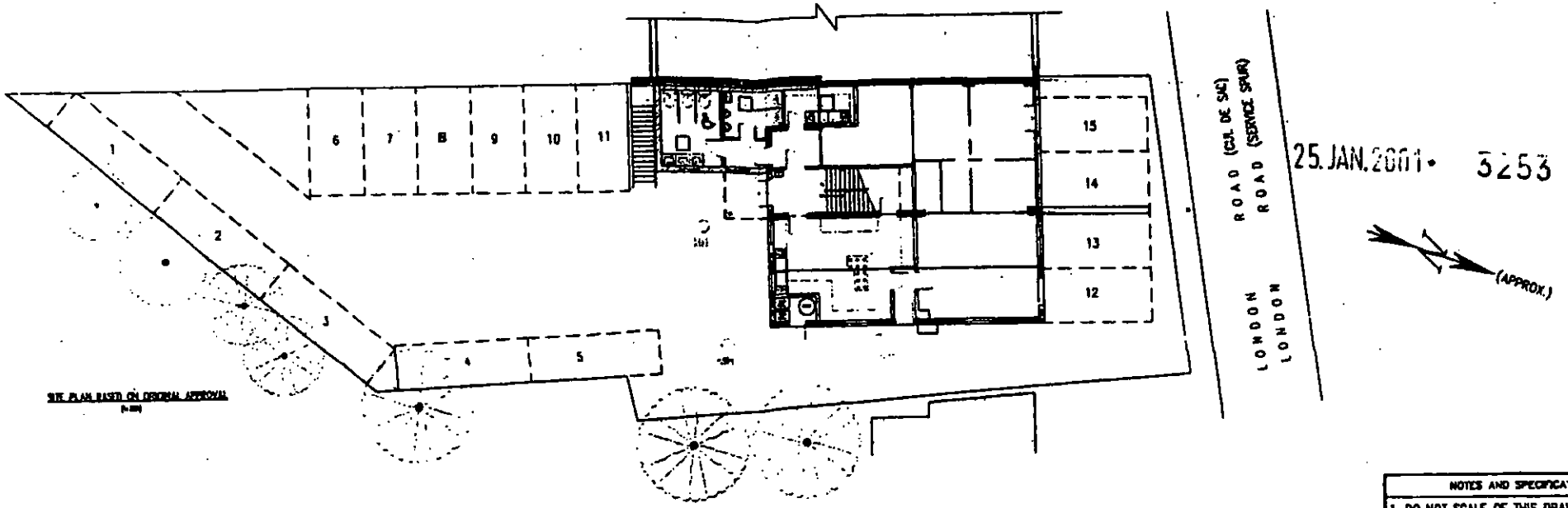
(1:100)



ORIGINAL APPROVED FIRST FLOOR PLAN PROPOSAL

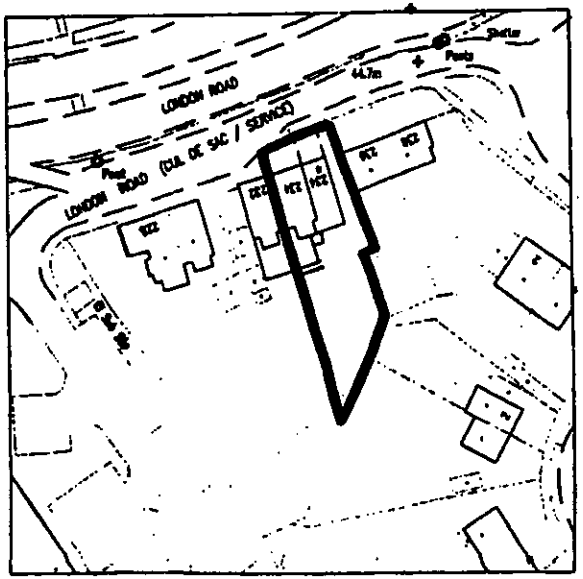
(1:100)

25 JAN. 2011 • 3256



SITE PLAN BASED ON ORIGINAL APPROVAL

25.JAN.2001 3253



SITE LOCATION PLAN
(1:1250)

NOTES AND SPECIFICATION

1. DO NOT SCALE OF THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
3. THIS DRAWING IS ONLY FOR PLANNING PERMISSION AND PRELIMINARY ESTIMATION PURPOSES AND NO OTHER.
4. ALL EXTERNAL MATERIALS SHALL MATCH EXISTING.
5. ALL COPYRIGHTS ARE RESERVED WITH THE ORIGINATOR.
6. NO PART OF THE WORKS SHALL ENCROACH UNDERGROUND, OR ABOVE, OR OVERHANG IN ANY WAY BEYOND THE APPLICATION SITE BOUNDARIES.

0		FIRST ISSUE

KALSI ASSOCIATES
CONSULTING ENGINEERS
9 Byron Road, Earley
Reading, RG6 1EP
Tel: (0734) 264452
Fax: (0734) 661920
Planning, Architectural
Civil and Structural Design,
Survey & Project Management Services
Prin.: R.S. KALSI

THE TRUSTEES - R.S.R - READING

RSR CENTRE MODIFICATIONS (TC&P)
AT NO 234 LONDON ROAD EARLEY
READING (WOK. D.C.) BERKSHIRE

SITE LAYOUT & BLOCK PLANS

379

Applicationo	Name & Address
VAR/2001/3253	M Ali & Petition 3 The Drive Earley Berks
VAR/2001/3253	D Singh 236 London Road Earley RG6 1EH
VAR/2001/3253	J Bhangra 14 Erleigh Court Gardens Earley RG6 1EH
VAR/2001/3253	J K Sehi 10 Erleigh Court Gardens Earley RG6 1EH
VAR/2001/3253	M Khan 26 Erleigh Court Gardens Earley RG6 7EM
VAR/2001/3253	D E Bates 12 Erleigh Court Gardens Earley Reading Berks
VAR/2001/3253	M S Jagden 64 Delamere Road Earley Berks

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

3253

ADDITIONAL PLAN

Our Ref: MT/JY/b215/00
Your Ref: VAR/2001/3255

30th May 2001

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Attn: Joss Miller

Dear Sirs,

Re: 234 London Road, Earley

I refer to the above application and to your request for car parking data.

This has now been collected over the month of April, this being the busiest month in the Sikh calendar, as it marks the beginning of a new year. The results are attached. They show a peak accumulation for each event, with the movements being spread through the duration of each event. The recitals on 12/13/14th April mark the new-year celebrations. The parking facilities have, over this busiest time, proven well-able to cope with the traffic generated by the use.

I trust that this is sufficient for your purpose and that we may shortly expect the approval for the relaxation of the conditions.

Yours faithfully

Mark Thackeray
BSc Dip TP MRTPI
BOURNE END OFFICE

Encl.

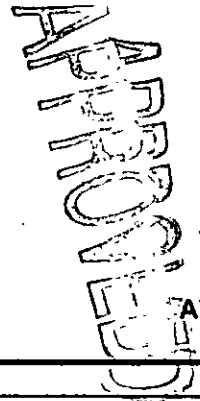
43924

PLANNING SERVICES	HPT
POL	TLS
DC JKM	ENF
APP	
CS	
31 MAY 2001	
COPIES TO:	ACK:
	FILE:

KALSI ASSOCIATES LIMITED6 Devonshire Park Reading Berks. RG2 7DX Tel.: (0118) 975 7988 Fax.: (0118) 975 7966

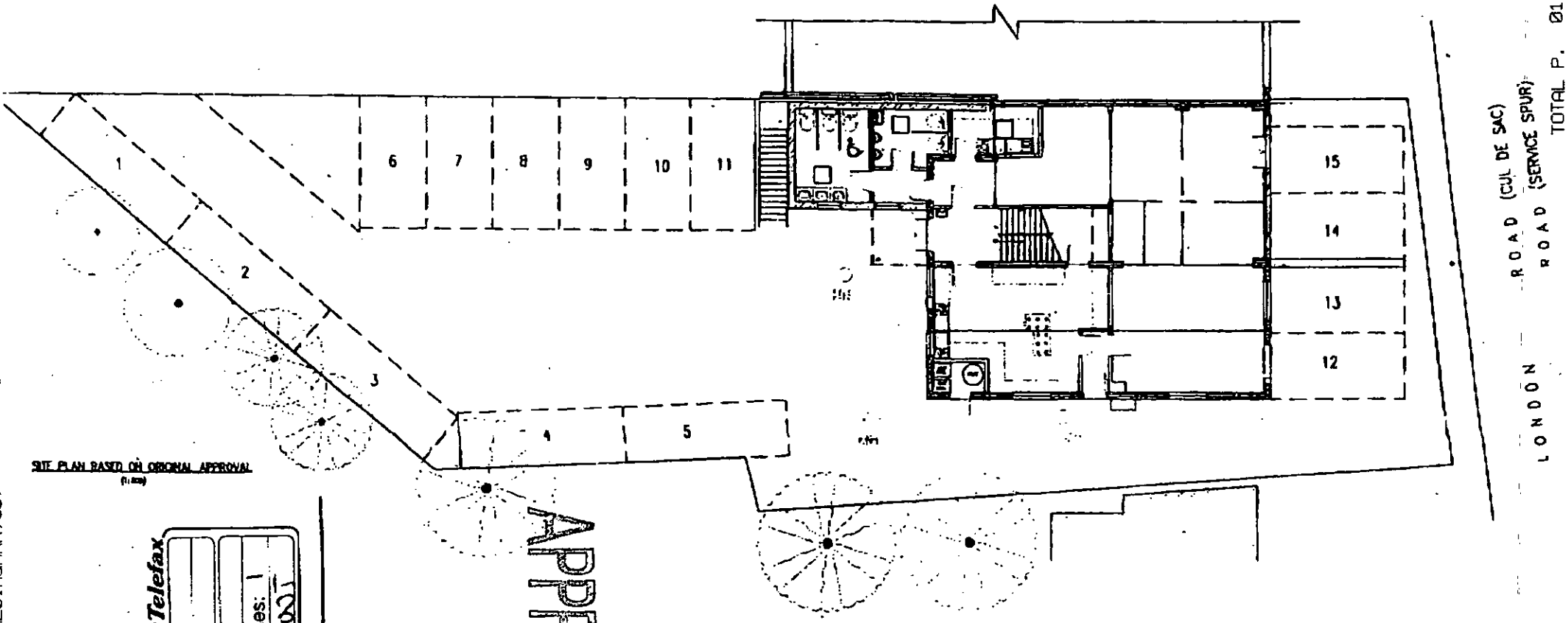
ADDITIONAL PLAN

3253



TRAFFIC SURVEY COUNT - APRIL 2001
FOR RAMGARHIA SABHA READING
AT 234 LONDON ROAD EARLEY READING

DAY	DATE	MEETING TYPE	MORNING COUNT	AFTERNOON COUNT	EVENING COUNT
TIME SLOT:			*08.00 - 14.00 HRS*	*14.01 - 18.00 HRS*	*18.01 - 22.00 HRS*
FRI	06-Apr-01	20.00 - 21.00 MONTHLY SIMRAN (MEDITATION)	NONE	NONE	10
SUN	08-Apr-01	F'-NIGHTLY DIVAN (SERVICE) - 10.00 - 14.00 HRS	15	F'-NIGHTLY DIVAN	
THU	12-Apr-01	AKHAND PATHE (RECITAL)	10	4	15
FRI	13-Apr-01	AKHAND PATHE (RECITAL)	4	6	17
SAT	14-Apr-01	AKHAND PATHE (RECITAL)	18	NONE	NONE
SUN	29-Apr-01	F'-NIGHTLY DIVAN (SERVICE) - 10.00 - 14.00 HRS	13	NONE	NONE
		DAILY ADMIN VISITORS (VOLUNTEERS) INCLUDING ABOVE	1 TO 2	NONE	1 TO 2
APRIL IS THE MOST POPULAR (BUSIEST) MONTH OF THE SIKH YEAR - NEW YEAR STARTS					

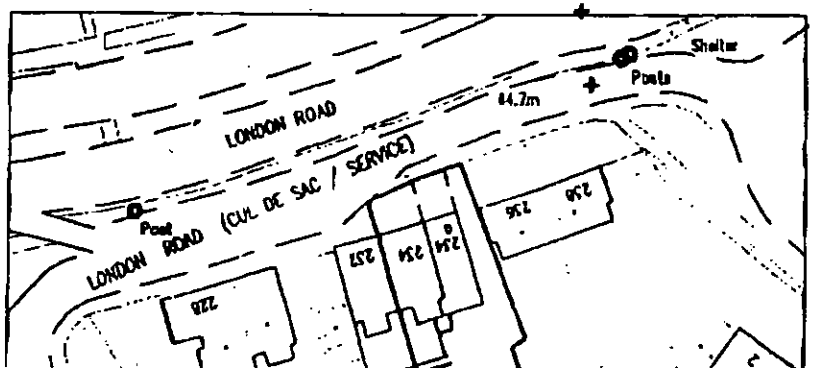


SITE PLAN BASED ON ORIGINAL APPROVAL

APPROVED

ADDITIONAL PLAN

3253



Telefax

To: JOSS MILLER
Fax: 0118 9746484
From: MARK THACKERAY
Date: 8/6/01
Pages: 1
APPROVED PARKING LAMONT
234 LONDON ROAD

Postal Notes 7663

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

25 JAN 2001 * 3253

Our Ref: MT/LB/B215/00
19th. January 2001

Development Control Manager
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

Dear Mr Mitchell

234 London Road, Earley

I refer to the meeting which took place at your office on 10 January at which the circumstances relating to the use of the above premises were discussed and when it was agreed that an application ought to be made to deal with the ambiguities inherent in the conditions of the planning permission for the premises, so as to avoid the confusion and worry which followed the visit of your enforcement officer to the site last year. I believe that it was accepted at the meeting that, while no breach of planning control has occurred and while the use of the premises has not been the subject of any sustainable planning-related complaints, the making of an application would clear the air and avoid any future misunderstandings.

As you know, I act for the Trustees of Ramgarhia Sabha Reading and have been asked by them to make such a planning application for the removal of a condition from the permission which permits the use of the above premises as a community centre. (97/65815/F). The appropriate forms, drawings and fee are attached. In seeking the continued use of the premises without compliance with the condition, RSR accept and understand that Wokingham District Council may, at their discretion, choose to substitute one form of words for another should they deem it necessary and appropriate in terms of Circular 11/95.

CONDITION 4

The first condition in question, no. 4, requires that:

"Only the ground floor of the building shall be used for assembly functions and activities involving the playing of musical instruments, and the first floor shall be used in ancillary use only in accordance with the approved plans".

The reason being that:

"there is insufficient on-site parking and to prevent noise disturbance to nearby residents".

In general terms the condition is contradictory. It permits only ancillary uses and those uses that are "in accordance with the approved plans" on the first floor and yet these are mutually exclusive terms, when the uses identified on the approved plans are principal and not ancillary uses. Meetings, study groups, teaching and prayers/services are fundamental to the use of the premises by RSR and were clearly shown on the approved plans to be uses for which permission was sought. There is therefore some confusion as to what can or cannot take place. In my view the uses which take place are quite legitimate and in accordance with the condition, but, for a number of reasons the condition is flawed and needs to be removed / reviewed.

The ambiguity in the wording of the condition, prohibiting activities that might be classed as assembly but allowing, through the approved plan, similar activities, as described above, makes the condition imprecise, unreasonable and incapable of enforcement. It is also unnecessary, for reasons that will become apparent later on in this submission.

NOISE

I deal first with the reason relating to noise and to the prohibition on principal uses and the playing of musical instruments upstairs.

Within the same consent, dated 8 January 1998, condition 5 requires that all windows and glazed doors be fitted with double glazing, condition 6 stipulates that music noise shall be inaudible at the sites boundaries, condition 7 prohibits amplified music and condition 10 requires that the building not be used between 23.00 hours and 07.00 hours. These four reasons seek to restrict and contain any activity that might give rise to noise outbreak from the building. With these in place, and strictly adhered to, as they are, the prohibition on assembly functions and activities involving the playing of musical instruments on the first floor is unnecessary insofar as its purpose is to contain noise. More than enough control exists already to make this aspect of the condition superfluous.

Prayer/worship meetings at the community centre are permitted on the first floor because the condition allows those uses stipulated on the approved drawing, of which prayer is one. As with many religions, this involves occasional singing and musical accompaniment. These activities take place at the most once a week, generally on Sundays during the daytime. There is, therefore, a discrepancy in the condition in this regard. It allows prayers and religious service but precludes the music which is an integral part of it. By the same token, a service of prayer (permitted) might also be held to be an assembly (not permitted), a further dichotomy which leads me to conclude that the condition, already unnecessary, is imprecise. These flaws make the condition, as it relates to noise, unsound and unable to pass the tests required of conditions by Circular 11/95. For these reasons the condition ought to be struck down.

THE NATURE AND EXTENT OF THE USES

The other element of the reason relates to the nature of RSR's activities and the consequent need for car parking. Again this appears flawed and, perhaps, out of touch with current trends towards a reduction in the reliance upon travel by private car. The permitted use of the property is D1 and the attempt in the condition to limit its use on grounds of car parking deficiencies has given rise to the current problem, on paper but not on the ground. If you look at the plans which formed the basis of the two applications (copies attached), you will see that the support facilities are spread throughout the building (kitchen, toilets, wash room, stairs, lobby, stores, reception area, admin offices) and that the principal rooms (reception, class rooms, meeting areas, committee rooms, study/prayer rooms, library) together only amount to about 160 sq.m. This coincides with your parking standard of 1 space per 10 sq.m. for D1 uses, even if this were not to be relaxed in the light of PPG13.

We appreciate that the original condition was probably intended to be helpful, to allow the use of the premises when parking based on gross floor areas might otherwise have been a problem, but the wording has proven too confusing. I have marked a set of plans with what I believe to be the principal (red) and ancillary (black) uses/rooms and, if we could agree on a revised condition which reflects either the rooms or the floor areas involved, I believe this would be acceptable.

These two options were discussed at our meeting and you favoured an approach which defined the primary and ancillary functions and allocated an agreed floor area to the former which might then be incorporated in the revised condition. This seems an eminently sensible solution as it avoids any misunderstanding over the nature and intensity of the activities while allowing my clients a sensible degree of flexibility over their use of the building. There is really no need for a condition which directs some uses to the ground floor and others to the first, provided that the traffic generating element of the use, the primary use, is of an agreed size. I liken this to an A3 permission in which a parking requirement is generally geared to the public space and not to back-of-house facilities.

I hope you will find that the condition is unnecessary and that it can be removed without replacement, but, if not, then we can, I am sure, produce a workable alternative and I offer the following:

"The primary purpose of the land use, by which is meant its use for religious, social, educational and cultural events and activity, shall be so restricted that no more than 150 sq.m. of internal floor area shall be so used, with all other activities, including kitchen, storage, toilets, offices and circulation, ancillary to the primary use. Reason: as the limited parking available on the site precludes a greater level of activity within the building."

CONDITION 3

At our meeting the matter of the building works permitted by 97/65815/F was discussed in the context of the temporary accommodation that had been installed to the rear of the building. It was explained to you that some work had been done, for example the boundary wall which was required as a prerequisite of the building's use by condition 8, but that other works, notably the new toilets had been delayed through lack of funding. RSR explained that Condition 3, which makes the use personal to the Trustees of RSR, is a barrier to raising money as lenders are cautious of lending on the basis of planning permissions which are constrained in this way. For this reason RSR would like to apply to have the personal user condition removed. In my submission the other conditions on the consent, including the revision to No.4 set out above, properly control the nature of the building's use and as such there is no real need to make the use personal to the applicants, who have in the last three years shown themselves to be responsible and reasonable neighbours and users of the building. The physical changes explicit in the original permission no longer make the building suitable for retail use and the special circumstance which made the building suitable for RSR's use would apply equally to any other community group to which the other conditions would continue to apply.

Notwithstanding this application, it is not RSR's intention to sublet any part of the building to any other group, but, having established the nature of their use and having seen how the condition constrains their improvement of the building, they believe that the condition has served its purpose and might reasonably be removed.

CONDITION 10

With regard to this condition, which prevents the use of the building between 2300 hours and 0700 hours the following day for purposes of "assembly, cultural and social events", the applicants seek clarification rather than change. It is in the nature of their religion and therefore their legitimate use of the building that overnight prayer vigils take place, involving individuals or small groups. These have been taking place over the last few years without complaint and most probably without residents even being aware of the activity, so quiet is it. The question has been raised as to whether this use would be in breach of condition 10. Your answer, when we met, was that acts of worship would not fall to be considered within the headings of assembly, cultural or social events and that there was, as such, no breach of this condition. I should be grateful for your written confirmation of this view, either in a separate letter or, while we are tidying up the planning permission, by way of an amendment to Condition 10 or an informative.

OTHER MATTERS

As we are trying to sort out previous misunderstandings, could I finally deal with the question of the temporary toilet accommodation to the rear of the community centre. Prompted by your enforcement officer's visit last year, RSR made an application for these units and it was refused on amenity grounds. There is, I understand, no question of enforcement action being taken, and it was explained to you that, finances permitting, the permanent facilities, also part of the 1997 permission, will be erected this year. For the peace of mind of my clients, who were concerned that they might have inadvertently fallen foul of the local planning authority, could you please confirm that these works / buildings, which are "required temporarily in connection with and for the duration of operations being or to be carried out on that land", constitute permitted development under Class A, Part 5 of Schedule 2 to the GPDO of 1995. RSR appreciate that this situation cannot go on indefinitely, and this harks back to the reason for deleting Condition 3, but it would be a comfort to them to have your written confirmation that for a reasonable period the toilet block is immune from enforcement action.

The Trustees of Ramgarhia Sabha Reading very much appreciate the time that you have taken to listen to and to understand their concerns and aspirations and were especially pleased to hear that their use of this building has been welcomed and well received by Wokingham District Council and by RSR's neighbours. I therefore hope that with this application we can put behind us any misunderstandings that there might have been over the previous permission and its interpretation. Should you or your consultees have any questions or reservations about the application, please do not hesitate to contact me. I look forward to receiving the planning permission, which I understand should follow your delegated powers procedures, in the near future.

Yours sincerely,

Mark Thackeray BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

Encl.

cc. Raj Kalsi

WORK SHEET FOR : Joss Miller

Application Number : VAR/2001/3253

Applicant : Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

Location : Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Proposal : Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Site Notice Displayed ? :

YES	NO	DATE
✓		12/2

Date of Neighbour Notifications : 2/2

Date of Site Visit : 14/2

Date Registered : 25/01/2001

Earliest Date for Decision : 26/02/2001

Latest Consultation Date/Site Notice Expiry Date : 26/02/2001

This application will have expired on: 22/03/2001. 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 :
1 supports application
8 object - Parking issues.
Petition - object - 30
Env Health - No objections
Town Council - noise, parking,

Planning Issues :
Effect on street scene & neighbouring properties WBE1.
Identified settlement.

Application Number: VAR/2001/3253

Appraisal :

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

Application Number VAR/2001/3253
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Ramgarhia Sabha(reading) 234-234a London Road Earley Reading.

APPLICATION NUMBER: VAR/2001/3253

OFFICER: Joss Miller

DATE OF SITE VISIT: 12/2

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes in front window

2. DESCRIPTION OF SURROUNDINGS

Id. set.

3. DESCRIPTION OF SITE/BUILDING

Semi-d. building of brick & tile

4. RELATIONSHIP TO ADJOINING PROPERTIES

Res up. shop down.

Res. surrounding.

5. SITE CONSTRAINTS

TREES \

ACCESS/PARKING car park at rear + 3 at front

LEVELS \

BOUNDARY TREATMENT Open.

OTHERS

Applicationo	Name & Address
VAR/2001/3253	M Ali & Petition 3 The Drive Earley Berks
VAR/2001/3253	D Singh 236 London Road Earley RG6 1EH
VAR/2001/3253	J Bhangra 14 Erleigh Court Gardens Earley RG6 1EH
VAR/2001/3253	J K Sehi 10 Erleigh Court Gardens Earley RG6 1EH
VAR/2001/3253	M Khan 26 Erleigh Court Gardens Earley RG6 7EM
VAR/2001/3253	D E Bates 12 Erleigh Court Gardens Earley Reading Berks
VAR/2001/3253	M S Jagden 64 Delamere Road Earley Berks
Application approved	Letter sent 19/07/01

Application No. **Received** **Earley**
VAR/2001/3253 **25.01.01**

Applicant: Trustees of Ramgarhia Sabha, Reading
Location: Ramgarhia Sabha, Reading 234 London Road, Earley
Proposal: Variation to conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

1. **Planning History** – The site is located on London Road, which is situated within the identified settlement in Earley. It is used as a community centre by Ramgarhia Sabha, Reading, with a library service, education, cultural and social events, catering, elderly and youth groups, and some religious teaching and prayer.

   Planning permission was granted in 1997 (97/65815/F refers) and was subject to a number of conditions designed to ensure compatibility with residential amenity. The current application seeks the variation of conditions 3 & 4. The conditions read as follows:

- The use hereby permitted shall be carried on only by the Trustees of Ramgarhia Sabha Reading and the building shall not be hired out to any other organisations. Reason: Permission would not normally be granted and this consent is justified only by the applicant's personal circumstances.

- Only the ground floor of the building shall be used for assembly functions and activities involving the playing of musical instruments, and the first floor shall be used in ancillary use only in accordance with the approved plans.
  Reason: There is insufficient on-site parking and to prevent noise disturbance to nearby residents.

In the past, there have been two applications for the change of use of the community centre. The first relates to the variation of conditions submitted in this application, and the second was a similar application with a rear extension, which was subsequently refused.

There have also been a number of complaints about activities at the site which have been investigated by enforcement officers and found to have no substance.

A copy of the decision notice is attached.

2. **Proposal** – It is proposed to vary conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users. A plan showing how 15 cars can be parked on site is submitted as part of the proposal.

   A long supporting statement accompanies the application. In summary it considers that condition 3, which makes the use personal to the applicant, is unnecessary because its aims are achieved by other conditions. It further points out that the condition prevents borrowing money as lenders are reluctant to loan money on the security of a constrained planning permission. With regard to condition 4, the statement considers that this is ambiguous and fails to achieve its

aims as set out in the reason. It permits ancillary uses on the first floor, yet these are annotated on the approved plans and are clearly primary uses. Further, although the condition is partly imposed to control car parking, the floorspace available for primary uses (religious, social, educational and cultural events) is around 150 sq. m, which requires 15 car park spaces to meet the Council's standard for D1 uses. This provision is available on site. A car parking survey was undertaken in April, which is the busiest month of the Sikh calendar, and showed up to 18 cars at any one time, all of which were accommodated on site.

3. **Consultations** -
Earley Town Council – See attached sheet.
Highways – No objection provided conditions are imposed limiting the floor area for the primary activities on the site.
Environmental Health – No objections.
Neighbours (x8) – Object on grounds of highway implications and loss of privacy.
Neighbours (x1) - Supports application.
Petition with 26 signatures – The undersigned object.

4. **Appraisal** – The main issues with regard to both conditions are whether they are necessary, relevant to planning, relevant to the development, enforceable, precise and reasonable in all other respects. In looking at these issues the effect on the following is relevant:

A. Impact on neighbouring properties: LALP Policy LBE1, WDLP Policy WBE1 and BSP OS1 and EN1.
B. Impact on the street scene: LALP Policy LBE1, WDLP Policies WBE1, and BSP OS1 and EN1.
C. Effect on highway safety
D. Concerns of the Town Council.

A. Impact upon neighbouring properties
This proposal is for the variation to conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Condition 3 The justification for the condition is that permission would not normally be granted and this consent is justified only by the applicant's personal circumstances. It is considered, in the light of experience of the operation of the community centre that the personal condition is no longer necessary and that the other conditions which control the use, as set out on the attached decision notice, are sufficient to protect amenity of neighbouring properties.

Condition 4 Condition 4 was imposed because there is insufficient parking and to prevent disturbance to nearby residents.

Parking is dealt with below. In terms of disturbance however it is considered that the other conditions provide adequate control. These include control over noise on the boundary, amplified music, hours of operation, containment of the use within the building and the provision of

double glazing. In the circumstances it is not considered that the use of part of the upper floor for the primary, rather than ancillary, use would give rise to disturbance to the occupiers of adjoining properties.

B. Impact upon the street scene
There would be no effect on the street scene.

C. Highway Issues
Condition 3 There would be no adverse effect on highway safety from the relaxation of condition 3.
Condition 4 The proposal would involve the use of the upper floor partly for the primary use and partly for ancillary use. At present it is restricted to ancillary use. It is considered that, if unrestricted, the use of the upper floor and lower floor for the primary use could give rise to on street parking to the detriment of road safety.

However, the original planning permission restricts the primary use to the ground floor, which has an area of approximately 155 sq. m. The proposed variation of condition 4 would distribute the amount of floorspace available for the primary use between the first and second floors. There is a substantial element of the community centre that remains ancillary so that only some 160sq m of the floorspace is primary use, the remaining 112 sq. m being ancillary uses, such as kitchen, lobby, wash room, toilets, administrative offices.

The primary use of the site is the one which gives rise to the need for car parking, rather than the ancillary elements of the use. It is considered that no harm would result from the use of the first floor in itself. Rather it is the cumulative effect of the use of both floors for the primary use which could give rise to harm from on-street parking. It is considered that a condition could be imposed which limits the floor area available for the primary use so as to retain an equivalent area to that already permitted, but to give the flexibility required by the applicants. This would mean that there would be no extra demand for car parking created by the proposal.

D. Concerns of the Town Council
The concerns of the Town Council have been addressed in the previous paragraphs. A restriction on the hours of operation would continue to apply.

5. **Conclusion** – The proposed variation to conditions 3 & 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users would be satisfactory in relation to amenity and the street scene. Provided that a condition restricting the amount of floorspace in primary use is imposed it is considered that there would be no adverse effect on highway safety. The other conditions of permission no 97/65815/F would continue to apply.

6. **Recommendation** – GRANT planning permission for the continued use of 234 London Road Earley as a D1 (community centre) use subject to the deletion of

condition 3 and 4 of planning permission 97/65815/F and subject to the following additional conditions.

1. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and 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 in this reserved space.

2. The primary purpose of the land use, by which is meant its use for religious, social, educational and cultural events and activities, shall be so restricted that no more than 150 square metres of internal floor area shall be so used, with all other activities, including kitchen, storage, toilets offices and circulation, ancillary to the primary use.

Reasons:

1. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

2. The limited parking available on the site precludes a greater level of activity within the building without giving rise to on street parking to the detriment of road safety.

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 EN1, OS1
Loddon Area Local Plan Policy LBE1
Wokingham District Local Plan Policy WBE1

Joss Miller

FROM: Joss Miller

DELEGATED

DATE: 02 February 2001

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES	HPT 40102
POL	TLS
DC	EMF
19 FEB 2001	
COPIES TO:	

Application Number: VAR/2001/3253

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Site Address: Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Applicant: Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 26/02/2001** .

This application was the subject of considerable discussion at the recent meeting of the Planning Committee.

The reason for the imposition in the first instance of the two conditions concerned was to ensure that, as far as possible, the wishes of the Trustees of RSR to operate a community facility from this site could be met; whilst still, in the main, protecting the interests of neighbouring residents. As I am sure the District Council is aware, the Town Council currently operates two community centres in the Town and is, therefore, fully aware of the disturbance that can be caused to nearby residents if the operations at such Centres are not regulated.

Whilst Councillors were extremely sympathetic to the reasons given by the applicant for these two conditions being removed, one of the main concerns previously expressed by the Town Council, that of adequate parking, does not appear to have been addressed. To allow greater use of the facility by 'outside groups' is likely to increase the pressure on the already limited parking available, which, in turn, is likely to lead to parking spreading into nearby residential roads. If the Trustees were able to establish some formal arrangement with other commercial premises nearby to provide additional parking, this, in part, would allay the Town Council's concerns.

However, there was also concern that increased use of the premises is likely to increase the level of noise disturbance.

Councillors, therefore, considered that this application should be refused. However, if the Planning Officer is mindful to approve these variations of conditions 3 and 4, it is requested that the hours of operation of the Centre, i.e. 0700 to 2300 be reinforced and that the applicants be required to instal noise control equipment in the centre, to regulate the level of output of any amplified music, before any use of the facility by 'outside group'. Furthermore, the applicants be asked to try to negotiate a formal arrangement with neighbouring commercial concerns for use of their parking facilities outside normal working hours.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

The Trustees R.S.R. (c.c. No 277041R)
C/O Kalsi Associates Ltd
9 Byron Road
EARLEY
Berkshire
RG6 1EP

Application No : 97/65815/F

Parish : EARLEY PARISH

Proposal : PROPOSED CHANGE OF USE OF BUILDING FROM A1 (SHOP AND ANCILLARY RESIDENTIAL) USE TO D1 (COMMUNITY CENTRE) USE AND SINGLE STOREY REAR EXTENSION

Location : 234 LONDON ROAD, EARLEY

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number 389.02A submitted to the Local Planning Authority on 3.11.97 showing amended floor plans.

03
The use hereby permitted shall be carried on only by the Trustees of Ramgarhia Sabha Reading and the building shall not be hired out to any other organisations.

04
Only the ground floor of the building shall be used for assembly functions and activities involving the playing of musical instruments, and the first floor shall be used in ancillary use only in accordance with the approved plans.

05
All the windows and glazed doors shall be fitted with double glazing.

06
Music noise from within the building shall be inaudible at the boundary of any neighbouring properties.

07
The community centre shall not be used for any form of entertainment involving amplified music.

08
Before the use commences a 2m high brick wall shall be erected around the boundaries of the rear car park.

09
Before the use commences an entry/exit gate to the rear car park shall be installed and kept locked shut between 2300 hours and 0700 hours.
10
The building shall not be used for assembly, cultural and social events between 2300 hours and 0700 hours.
11
Before the use commences revised plans showing amendment to the proposed car parking layout shall be submitted to and approved by the Local Planning Authority. The car park shall be laid out in accordance with the approved revised plans and thereafter shall be kept available for parking only.
12
The use hereby approved shall take place in the building only and not in the outside car parking areas, or on the flat roof of the single storey rear extension.
13
Details of any signs to be displayed on the building shall be first submitted to and approved by the Local Planning Authority and only approved signs shall be displayed.
14
All new external brickwork shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

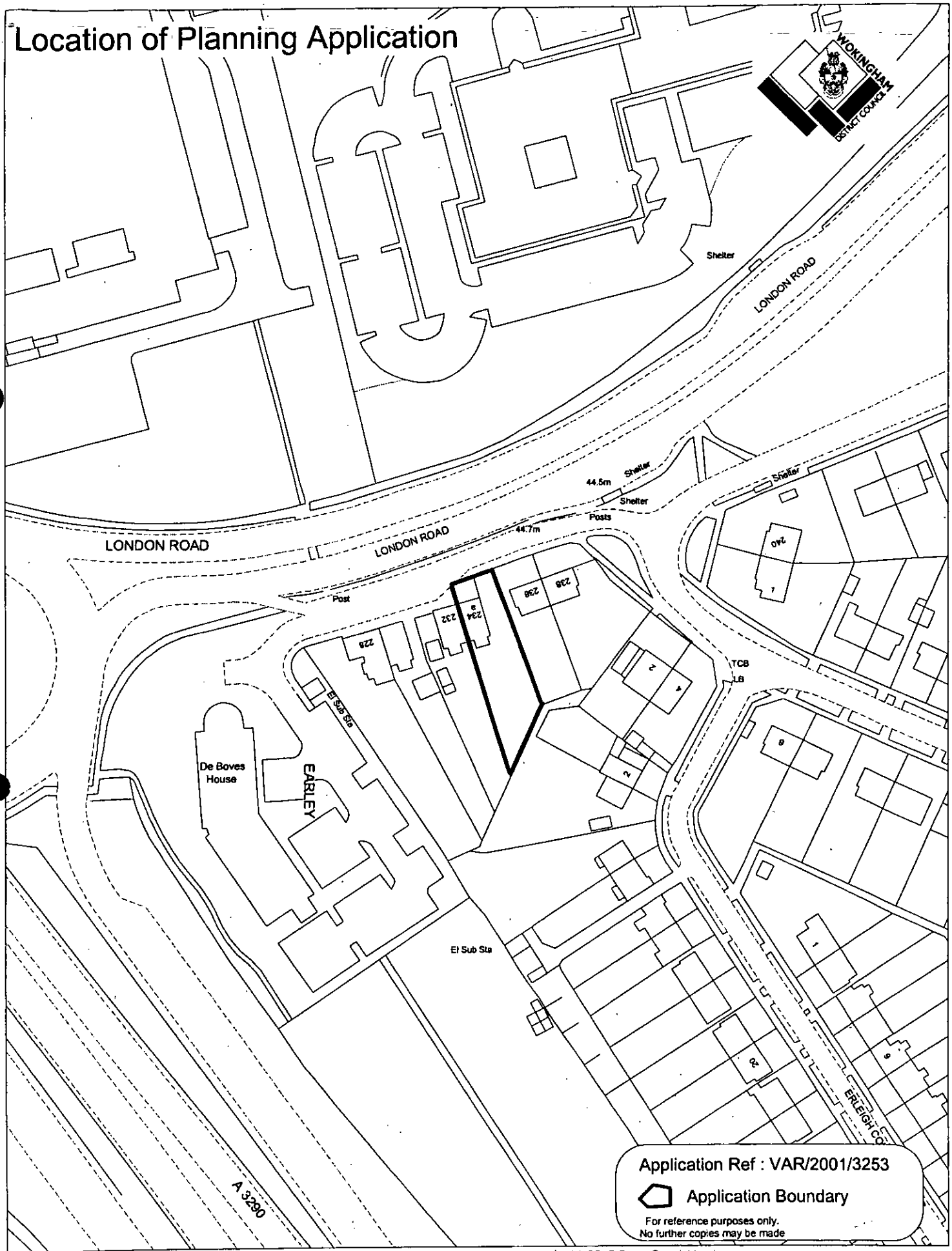
REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
For the avoidance of doubt.
03
Permission would not normally be granted and this consent is justified only by the applicant's personal circumstances.
04
Because there is insufficient on site parking and to prevent noise disturbance to nearby residents.
05
To prevent noise disturbance to nearby residential properties.
06
To prevent noise disturbance to nearby residential properties.
07
To prevent noise disturbance to nearby residential properties.
08
To prevent noise disturbance to nearby residential properties.
09
To prevent noise disturbance to nearby residential properties.
10
To prevent noise disturbance to nearby residential properties.
11
To prevent noise disturbance to nearby residential properties.
12
To prevent noise disturbance to nearby residential properties.
13
In the interests of visual amenity.
14
To ensure a satisfactory external appearance.

Date 9 January 1998

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

Location of Planning Application



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Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

Scale: 1 : 1250

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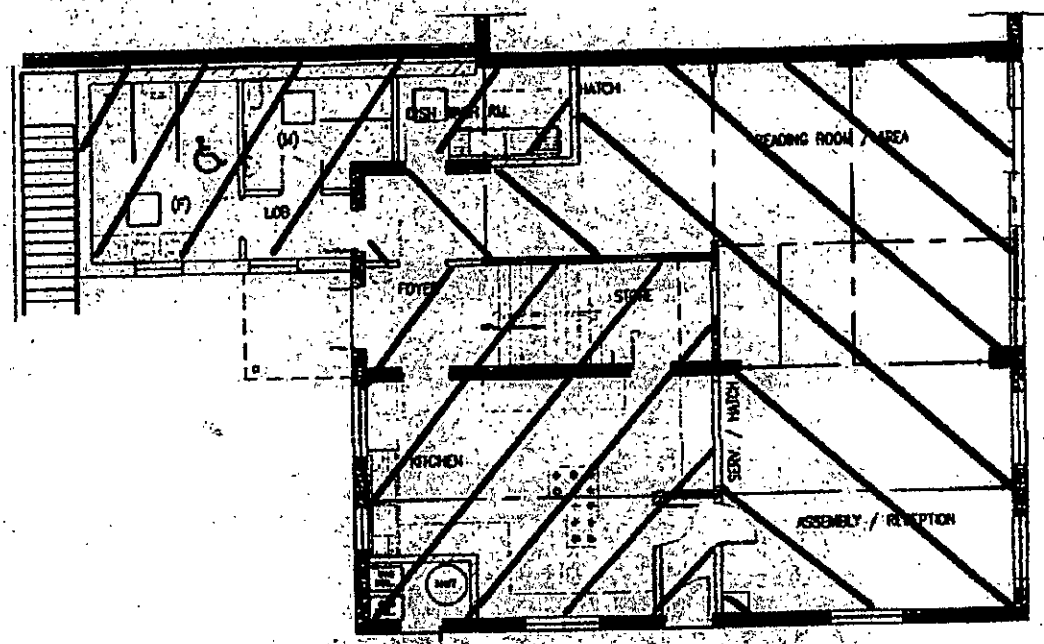
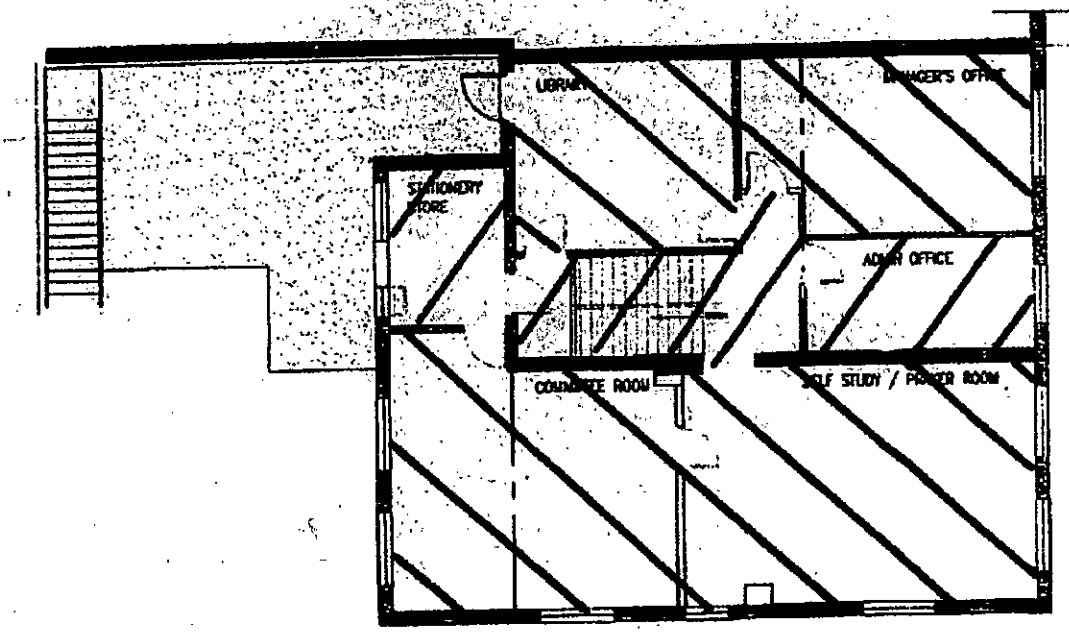


ORIGINAL APPROVED GROUND FLOOR PLAN PROPOSAL

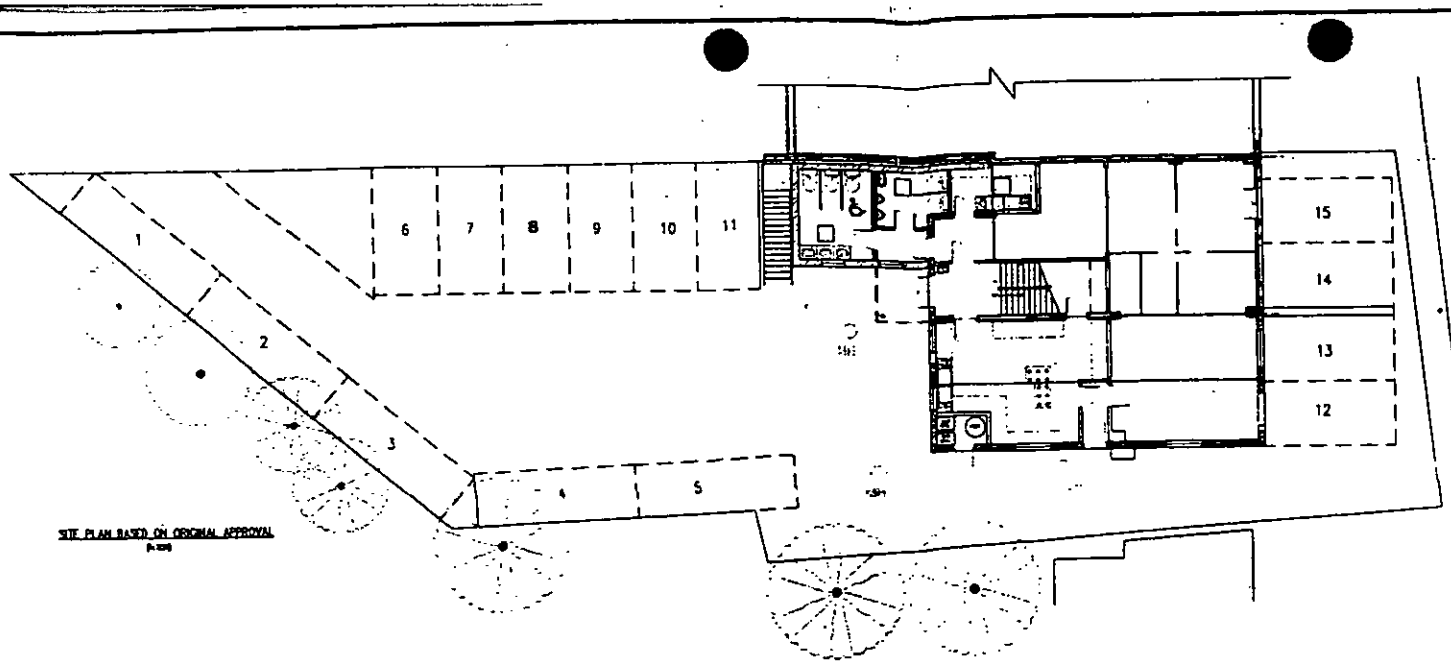
(1:100)



ORIGINAL APPROVED FIRST FLOOR PLAN PROPOSAL

(1:100)

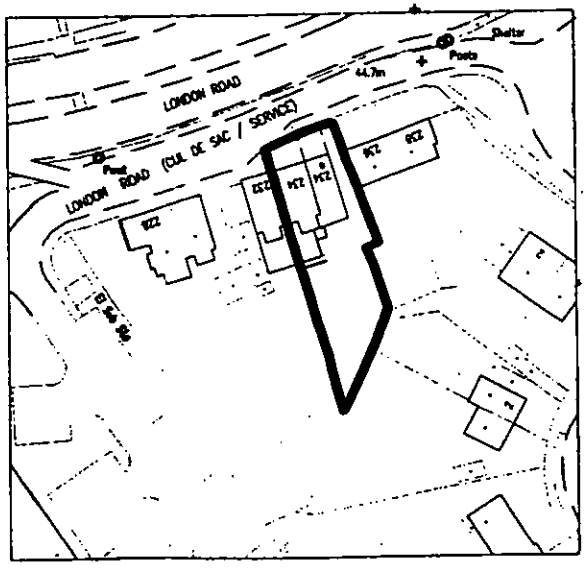
25 JAN. 2011 • 3256



SITE PLAN BASED ON ORIGINAL APPROVAL

25. JAN. 2011 • 3253

(APPROX.)



SITE LOCATION PLAN
(1:1250)

N

NOTES AND SPECIFICATION

1. DO NOT SCALE OF THIS DRAWING.
2. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
3. THIS DRAWING IS ONLY FOR PLANNING PERMISSION AND PRELIMINARY ESTIMATION PURPOSES AND NO OTHER.
4. ALL EXTERNAL MATERIALS SHALL MATCH EXISTING.
5. ALL COPYRIGHTS ARE RESERVED WITH THE ORIGINATOR.
6. NO PART OF THE WORKS SHALL ENCROACH UNDERGROUND, OR ABOVE, OR OVERHANG IN ANY WAY BEYOND THE APPLICATION SITE BOUNDARIES.

0	18.1.11	FIRST ISSUE

KALSI ASSOCIATES
CONSULTING ENGINEERS
9 Byron Road, Earley
Reading, RG6 1EP
Tel: (0734) 264452
Fax: (0734) 661920
Planning, Architectural
Civil and Structural Design,
Survey & Project Management Services
Prin.: R.S. KALSI

THE TRUSTEES - R.S.R - READING

RSR CENTRE MODIFICATIONS (TC&P)
AT NO 234 LONDON ROAD EARLEY
READING (WOK. D.C.) BERKSHIRE

SITE LAYOUT & BLOCK PLANS

SCALE	DATE	DRN	JOB NO.	DWG NO.	REV	SHEET NO.
1:500 1:200	18.1.11	RSK	430 99.10	430.1	0	4 OF 4

A3 1:100

Reading
BOROUGH COUNCIL

Mr Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Our Ref: Out of Reading Borough
Your Ref:

Direct: ☎(0118) 939 0450

39631
DC JM
APP
CS
07 FEB 2001
COPIES TO: ACK: FILE:

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

06 February 2001

FAO Mr Joss Miller

Your contact is: Christopher Bintcliffe

Dear Sir or Madam:

CONSULTATION BY WOKINGHAM DISTRICT COUNCIL ON APPLICATION FOR PLANNING PERMISSION AT 234-234A LONDON ROAD EARLEY FOR THE PROPOSED VARIATION TO CONDITION 3 AND 4 OF CONSENT 97/65815/F TO ALLOW USE OF FIRST FLOOR FOR MEETINGS AND USE OF BUILDING BY UNRESTRICTED USERS

Thank you for your letter consulting this Council on the above application.

This Council does not wish to comment on this application.

Yours faithfully

CRBintcliffe

Christopher Bintcliffe
Planning Technician

FROM: Joss Miller

DATE: 02 February 2001

DELEGATED

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | HPT 40100
POL | TLS
DC | ENF
19 FEB 2001
COPIES TO:

Application Number: VAR/2001/3253

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Site Address: Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Applicant: Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 26/02/2001** .

This application was the subject of considerable discussion at the recent meeting of the Planning Committee.

The reason for the imposition in the first instance of the two conditions concerned was to ensure that, as far as possible, the wishes of the Trustees of RSR to operate a community facility from this site could be met, whilst still, in the main, protecting the interests of neighbouring residents. As I am sure the District Council is aware, the Town Council currently operates two community centres in the Town and is, therefore, fully aware of the disturbance that can be caused to nearby residents if the operations at such Centres are not regulated.

Whilst Councillors were extremely sympathetic to the reasons given by the applicant for these two conditions being removed, one of the main concerns previously expressed by the Town Council, that of adequate parking, does not appear to have been addressed. To allow greater use of the facility by 'outside groups' is likely to increase the pressure on the already limited parking available, which, in turn, is likely to lead to parking spreading into nearby residential roads. If the Trustees were able to establish some formal arrangement with other commercial premises nearby to provide additional parking, this, in part, would allay the Town Council's concerns.

However, there was also concern that increased use of the premises is likely to increase the level of noise disturbance.

Councillors, therefore, considered that this application should be refused. However, if the Planning Officer is mindful to approve these variations of conditions 3 and 4, it is requested that the hours of operation of the Centre, i.e. 0700 to 2300 be reinforced and that the applicants be required to instal noise control equipment in the centre, to regulate the level of output of any amplified music, before any use of the facility by 'outside group'. Furthermore, the applicants be asked to try to negotiate a formal arrangement with neighbouring commercial concerns for use of their parking facilities outside normal working hours.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/3253 PLANNING OFFICER: Joss Miller

PARISH: Earley

PROPOSAL: Additional Plans showing car parking data and car parking information.

ADDRESS: Ramgarhia Sabha (Reading), 234-234a London Road

APPLICANT: Trustees of Ramgarhia Sabha Reading.

Whilst members of the Planning Committee had no objection to the parking planning, etc., which is the subject of this additional plan, Councillors still remain concerned that there will not be adequate parking on the site, and concerned at the disturbance to neighbouring residential properties the expanded use of the Centre could have.

If the Planning Officer is mindful to approve this application, it is requested that serious consideration is given to imposing the conditions detailed in the Town Council's observations on the original application.

SIGNED: _____ DATE: 21 JUN 2001

CLERK ~~TO~~ EARLEY TOWN COUNCIL

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: John Mitchell - Planning

My Ref: PA VAR/2001/3253

Your Ref: PA VAR/2001/3253

Date: 2nd July 01

PLANNING APPLICATIONS VAR/2001/3253
PROPOSED VARIATION TO CONDITION 3 AND 4 OF CONSENT 97/65815/F TO ALLOW USE OF FIRST FLOOR FOR MEETINGS AND USE OF BUILDING BY UNRESTRICTED USERS.

As you know the HA are concerned that the proposed variation of the existing conditions could lead to uncontrolled use of the site thereby increasing the demand for parking which cannot be accommodated within the curtilage of the site. However, as you explained, conditions can be imposed on the consent that would still ensure that the upper floor would remain predominantly ancillary to the main uses on the ground floor. On this basis, I acknowledge that the current car park should be able to accommodate the likely demand for the majority of the time, although undoubtedly on some occasions there will be overspill parking onto the highway. I therefore recommend the application be approved subject to the conditions set out within your draft Committee Report.

Many thanks

Tom Callaghan

Date: 11 June 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: VAR/2001/3253

Location: Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Applicant: Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

Case Officer: Joss Miller

The new plans show the following: Car parking data and car parking plan.

Comments are required by 18/06/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. WAP/2001/3253 (Planaps) / (Ludhouse) Date Rec. 31/5/01

Location: 234 London Rd,

Parish Earley

Applicant: Trustees of Ramgarhia Sabha, Reading

Description of attached plans Car parking data & car parking plan

Drawing No's: Sheet 1 book 2.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

Date for Responses 7 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 11.06.PS

Yellow - Part One Copy
Green - Officer's Copy

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

3253

ADDITIONAL PLAN

Our Ref: MT/JY/b215/00
Your Ref: VAR/2001/3255

30th May 2001

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Attn: Joss Miller

Dear Sirs,

Re: 234 London Road, Earley

I refer to the above application and to your request for car parking data.

This has now been collected over the month of April, this being the busiest month in the Sikh calendar, as it marks the beginning of a new year. The results are attached. They show a peak accumulation for each event, with the movements being spread through the duration of each event. The recitals on 12/13/14th April mark the new-year celebrations. The parking facilities have, over this busiest time, proven well-able to cope with the traffic generated by the use.

I trust that this is sufficient for your purpose and that we may shortly expect the approval for the relaxation of the conditions.

Yours faithfully

Mark Thackeray
BSc Dip TP MRTPI
BOURNE END OFFICE

Encl.

43924

PLANNING SERVICES	HPT
POL	TLS
DC JKM	ENF
APP	
CS	
31 MAY 2001	
COPIES TO:	ACK:
	FILE:

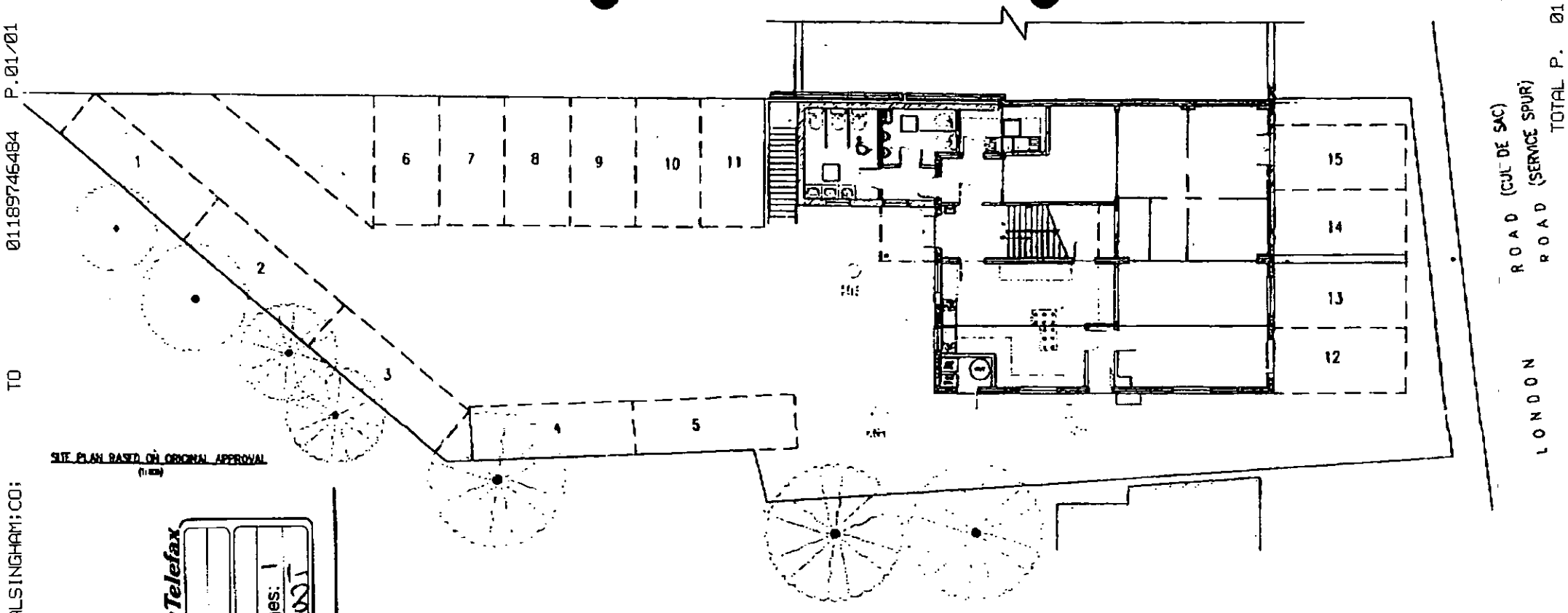
KALSI ASSOCIATES LIMITED6 Devonshire Park Reading Berks. RG2 7DX Tel.: (0118) 975 7988 Fax.: (0118) 975 7966

ADDITIONAL PLAN

3253

TRAFFIC SURVEY COUNT - APRIL 2001
FOR RAMGARHIA SABHA READING
AT 234 LONDON ROAD EARLEY READING

DAY	DATE	MEETING TYPE	MORNING COUNT	AFTERNOON COUNT	EVENING COUNT
TIME SLOT:			*08.00 - 14.00 HRS*	*14.01 - 18.00 HRS*	*18.01 - 22.00 HRS*
FRI	06-Apr-01	20.00 - 21.00 MONTHLY SIMRAN (MEDITATION)	NONE	NONE	10
SUN	08-Apr-01	F'-NIGHTLY DIVAN (SERVICE) - 10.00 - 14.00 HRS	15	F'-NIGHTLY DIVAN	
THU	12-Apr-01	AKHAND PATHE (RECITAL)	10	4	15
FRI	13-Apr-01	AKHAND PATHE (RECITAL)	4	6	17
SAT	14-Apr-01	AKHAND PATHE (RECITAL)	18	NONE	NONE
SUN	29-Apr-01	F'-NIGHTLY DIVAN (SERVICE) - 10.00 - 14.00 HRS	13	NONE	NONE
		DAILY ADMIN VISITORS (VOLUNTEERS) INCLUDING ABOVE	1 TO 2	NONE	1 TO 2
APRIL IS THE MOST POPULAR (BUSIEST) MONTH OF THE SIKH YEAR - NEW YEAR STARTS					



SITE PLAN BASED ON ORIGINAL APPROVAL

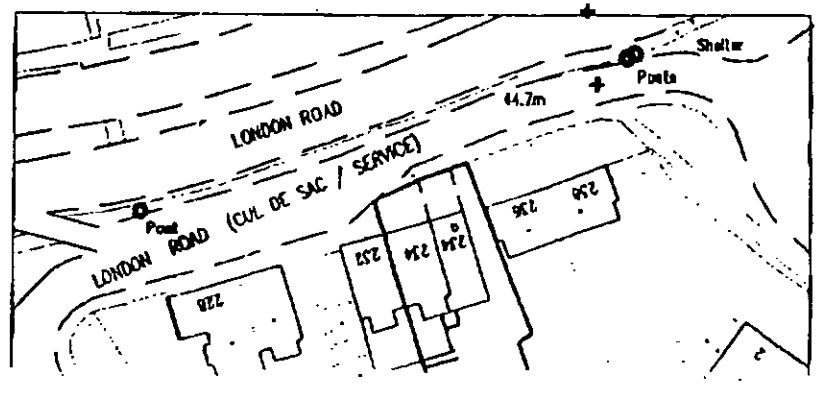
Telefax

To: JOSS MILLER
Fax: 0118 9746484
From: MARK THACKERAY
Date: 8/6/01
Pages: 1
APPROVED PARKING LAYOUT
254 LONDON ROAD

Post-it® Notes 7663

ADDITIONAL PLAN

3253





Date: 11 June 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: VAR/2001/3253

Location: Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Applicant: Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

Case Officer: Joss Miller

The new plans show the following: Car parking data and car parking plan.

Comments are required by 18/06/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

See attached memo dated 12/06/01

Adam C. 12/06/01

Tel: (0118) 974 6463

Date: 18/6/01

My ref: VAR/2001/3253

CONFIDENTIAL

Councillor G Storry
50 Church Road
Earley
RG6 1HT

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: VAR/2001/3253
Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.
Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control 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 6463

Date: 13/6/01

My ref: VAR/2001/3253

CONFIDENTIAL

Councillor J Lissaman
46 Palmerstone Road
Earley
RG6 1HL

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: VAR/2001/3253
Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.
Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

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 **Joss Miller** on **(0118) 974 6463**. 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 25/6/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Joss Miller** Application Number: **VAR/2001/3253**
Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.
Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor J Lissaman

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

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

Our Ref: MT/LB/B215/00
19th March 2001

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR
Attn: Joss Miller

41375.

JKM

COPIES TO:

FILE:

Your Ref: IAR/2001/3253

Dear Sirs

234 London Road, Earley

I refer to our application in respect of the above premises and to my conversation with Ms Miller on Friday last.

The information requested will be obtained either from existing records or through a new survey and sent to you as soon as possible.

For the sake of clarification, especially for your traffic adviser, could I point out that this is not an application for a change of use nor does it involve an intensification of the permitted use. The use of the building will be as it has always been and no more and no less of the building will be so used. Condition 4 of the original consent restricts "assembly functions and activities involving the playing of musical instruments" to the ground floor, that is to an area of 156 sq.m. (net internal). There is some confusion as to what was meant by "ancillary use only in accordance with the approved plans" in the context of the first floor.

In brief the LPA sought to restrict the primary use of the building to an area which would be linked to the level of car parking that is available. We have no problem with that approach and no wish to change the principle behind it. All that is required is that the same amount of space and the same uses should be distributed throughout the building and not confined to the ground floor. This is neither change of use nor intensification of use and therefore has no bearing on the use or availability of the car park.

I am told that some objectors have questioned whether the use of the premises has been restricted to RSR. There has been no unauthorised use of the premises, although, given the nature of the conditions pertaining to its use, there is no reason why other groups should not benefit from the building.

I trust that this clarifies the matter.

Yours faithfully

Mark Thackeray BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

cc. R Kalsi

CLIFF WALSINGHAM & Company

Specialist Planning & Development Consultants

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR Tel: 01628 532244 Fax: 01628 532255 email: bourne.end@walsingplan.co.uk

Brandon House, King Street, Knutsford, Cheshire WA16 6DX Tel: 01565 757500 Fax: 01565 757501 email: knutsford@walsingplan.co.uk

www.walsingplan.co.uk

25.JAN.2001* 3253

25.JAN.2001* 3253

Our Ref: MT/LB/B215/00
19th. January 2001

Development Control Manager
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1BN

Dear Mr Mitchell

234 London Road, Earley

I refer to the meeting which took place at your office on 10 January at which the circumstances relating to the use of the above premises were discussed and when it was agreed that an application ought to be made to deal with the ambiguities inherent in the conditions of the planning permission for the premises, so as to avoid the confusion and worry which followed the visit of your enforcement officer to the site last year. I believe that it was accepted at the meeting that, while no breach of planning control has occurred and while the use of the premises has not been the subject of any sustainable planning-related complaints, the making of an application would clear the air and avoid any future misunderstandings.

As you know, I act for the Trustees of Ramgarhia Sabha Reading and have been asked by them to make such a planning application for the removal of a condition from the permission which permits the use of the above premises as a community centre. (97/65815/F). The appropriate forms, drawings and fee are attached. In seeking the continued use of the premises without compliance with the condition, RSR accept and understand that Wokingham District Council may, at their discretion, choose to substitute one form of words for another should they deem it necessary and appropriate in terms of Circular 11/95.

CONDITION 4

The first condition in question, no. 4, requires that:

"Only the ground floor of the building shall be used for assembly functions and activities involving the playing of musical instruments, and the first floor shall be used in ancillary use only in accordance with the approved plans".

The reason being that:

"there is insufficient on-site parking and to prevent noise disturbance to nearby residents".

In general terms the condition is contradictory. It permits only ancillary uses and those uses that are "in accordance with the approved plans" on the first floor and yet these are mutually exclusive terms, when the uses identified on the approved plans are principal and not ancillary uses. Meetings, study groups, teaching and prayers/services are fundamental to the use of the premises by RSR and were clearly shown on the approved plans to be uses for which permission was sought. There is therefore some confusion as to what can or cannot take place. In my view the uses which take place are quite legitimate and in accordance with the condition, but, for a number of reasons the condition is flawed and needs to be removed / reviewed.

The ambiguity in the wording of the condition, prohibiting activities that might be classed as assembly but allowing, through the approved plan, similar activities, as described above, makes the condition imprecise, unreasonable and incapable of enforcement. It is also unnecessary, for reasons that will become apparent later on in this submission.

NOISE

I deal first with the reason relating to noise and to the prohibition on principal uses and the playing of musical instruments upstairs.

Within the same consent, dated 8 January 1998, condition 5 requires that all windows and glazed doors be fitted with double glazing, condition 6 stipulates that music noise shall be inaudible at the sites boundaries, condition 7 prohibits amplified music and condition 10 requires that the building not be used between 23.00 hours and 07.00 hours. These four reasons seek to restrict and contain any activity that might give rise to noise outbreak from the building. With these in place, and strictly adhered to, as they are, the prohibition on assembly functions and activities involving the playing of musical instruments on the first floor is unnecessary insofar as its purpose is to contain noise. More than enough control exists already to make this aspect of the condition superfluous.

Prayer/worship meetings at the community centre are permitted on the first floor because the condition allows those uses stipulated on the approved drawing, of which prayer is one. As with many religions, this involves occasional singing and musical accompaniment. These activities take place at the most once a week, generally on Sundays during the daytime. There is, therefore, a discrepancy in the condition in this regard. It allows prayers and religious service but precludes the music which is an integral part of it. By the same token, a service of prayer (permitted) might also be held to be an assembly (not permitted), a further dichotomy which leads me to conclude that the condition, already unnecessary, is imprecise. These flaws make the condition, as it relates to noise, unsound and unable to pass the tests required of conditions by Circular 11/95. For these reasons the condition ought to be struck down.

THE NATURE AND EXTENT OF THE USES

The other element of the reason relates to the nature of RSR's activities and the consequent need for car parking. Again this appears flawed and, perhaps, out of touch with current trends towards a reduction in the reliance upon travel by private car. The permitted use of the property is D1 and the attempt in the condition to limit its use on grounds of car parking deficiencies has given rise to the current problem, on paper but not on the ground. If you look at the plans which formed the basis of the two applications (copies attached), you will see that the support facilities are spread throughout the building (kitchen, toilets, wash room, stairs, lobby, stores, reception area, admin offices) and that the principal rooms (reception, class rooms, meeting areas, committee rooms, study/prayer rooms, library) together only amount to about 160 sq.m. This coincides with your parking standard of 1 space per 10 sq.m. for D1 uses, even if this were not to be relaxed in the light of PPG13.

We appreciate that the original condition was probably intended to be helpful, to allow the use of the premises when parking based on gross floor areas might otherwise have been a problem, but the wording has proven too confusing. I have marked a set of plans with what I believe to be the principal (red) and ancillary (black) uses/rooms and, if we could agree on a revised condition which reflects either the rooms or the floor areas involved, I believe this would be acceptable.

These two options were discussed at our meeting and you favoured an approach which defined the primary and ancillary functions and allocated an agreed floor area to the former which might then be incorporated in the revised condition. This seems an eminently sensible solution as it avoids any misunderstanding over the nature and intensity of the activities while allowing my clients a sensible degree of flexibility over their use of the building. There is really no need for a condition which directs some uses to the ground floor and others to the first, provided that the traffic generating element of the use, the primary use, is of an agreed size. I liken this to an A3 permission in which a parking requirement is generally geared to the public space and not to back-of-house facilities.

I hope you will find that the condition is unnecessary and that it can be removed without replacement, but, if not, then we can, I am sure, produce a workable alternative and I offer the following:

"The primary purpose of the land use, by which is meant its use for religious, social, educational and cultural events and activity, shall be so restricted that no more than 150 sq.m. of internal floor area shall be so used, with all other activities, including kitchen, storage, toilets, offices and circulation, ancillary to the primary use. Reason: as the limited parking available on the site precludes a greater level of activity within the building."

CONDITION 3

At our meeting the matter of the building works permitted by 97/65815/F was discussed in the context of the temporary accommodation that had been installed to the rear of the building. It was explained to you that some work had been done, for example the boundary wall which was required as a prerequisite of the building's use by condition 8, but that other works, notably the new toilets had been delayed through lack of funding. RSR explained that Condition 3, which makes the use personal to the Trustees of RSR, is a barrier to raising money as lenders are cautious of lending on the basis of planning permissions which are constrained in this way. For this reason RSR would like to apply to have the personal user condition removed. In my submission the other conditions on the consent, including the revision to No.4 set out above, properly control the nature of the building's use and as such there is no real need to make the use personal to the applicants, who have in the last three years shown themselves to be responsible and reasonable neighbours and users of the building. The physical changes explicit in the original permission no longer make the building suitable for retail use and the special circumstance which made the building suitable for RSR's use would apply equally to any other community group to which the other conditions would continue to apply.

Notwithstanding this application, it is not RSR's intention to sublet any part of the building to any other group, but, having established the nature of their use and having seen how the condition constrains their improvement of the building, they believe that the condition has served its purpose and might reasonably be removed.

CONDITION 10

With regard to this condition, which prevents the use of the building between 2300 hours and 0700 hours the following day for purposes of "assembly, cultural and social events", the applicants seek clarification rather than change. It is in the nature of their religion and therefore their legitimate use of the building that overnight prayer vigils take place, involving individuals or small groups. These have been taking place over the last few years without complaint and most probably without residents even being aware of the activity, so quiet is it. The question has been raised as to whether this use would be in breach of condition 10. Your answer, when we met, was that acts of worship would not fall to be considered within the headings of assembly, cultural or social events and that there was, as such, no breach of this condition. I should be grateful for your written confirmation of this view, either in a separate letter or, while we are tidying up the planning permission, by way of an amendment to Condition 10 or an informative.

OTHER MATTERS

As we are trying to sort out previous misunderstandings, could I finally deal with the question of the temporary toilet accommodation to the rear of the community centre. Prompted by your enforcement officer's visit last year, RSR made an application for these units and it was refused on amenity grounds. There is, I understand, no question of enforcement action being taken, and it was explained to you that, finances permitting, the permanent facilities, also part of the 1997 permission, will be erected this year. For the peace of mind of my clients, who were concerned that they might have inadvertently fallen foul of the local planning authority, could you please confirm that these works / buildings, which are "required temporarily in connection with and for the duration of operations being or to be carried out on that land", constitute permitted development under Class A, Part 5 of Schedule 2 to the GPDO of 1995. RSR appreciate that this situation cannot go on indefinitely, and this harks back to the reason for deleting Condition 3, but it would be a comfort to them to have your written confirmation that for a reasonable period the toilet block is immune from enforcement action.

The Trustees of Ramgarhia Sabha Reading very much appreciate the time that you have taken to listen to and to understand their concerns and aspirations and were especially pleased to hear that their use of this building has been welcomed and well received by Wokingham District Council and by RSR's neighbours. I therefore hope that with this application we can put behind us any misunderstandings that there might have been over the previous permission and its interpretation. Should you or your consultees have any questions or reservations about the application, please do not hesitate to contact me. I look forward to receiving the planning permission, which I understand should follow your delegated powers procedures, in the near future.

Yours sincerely,

Mark Thackeray BSc (Hons) DipTP MRTPI
BOURNE END OFFICE

Encl.

cc. Raj Kalsi

PLANNING SERVICES	HPT
POL	TLS
DC	EMF
APP	
CS OBS	JKM
20 FEB 2001	
COPIES TO:	ACK:
	FILE:

10th February 2001

12 Esleigh Court Gdns
Earley
Reading

Environmental Services Dept
Planning Services
P.O. Box 157, Shute End
Wokingham, RG40 1WR

REF: VAR/2001/3253

Dear John Mitchell,

RE: Proposed variation to consent 3 & 4

Please be advised that we strongly object to this application.
This building has been objected to from the very start. We were assured by council members that permission was to be granted taking into account our objections and concerns. The council at the time accepted our concerns and imposed restrictions.

We have reviewed the original consent and the reasons given for the objections. The variation 3 was rejected because it was clearly stated that the building would not normally be hired out to individuals. Please may we take this opportunity to advise you, that this building is currently hired out to individuals who undertake religious gatherings. The current regulation is already being broken. Please can you provide to the general public and community here what actions the council has taken to stop what is currently being done? This issue needs to be seriously looked into.

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Thank you very much for your time.

Yours Sincerely,

D E Bates

PLANNING SERVICES	HPT
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20 FEB 2001	
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	FILE

10th February 2001

26 Erleigh Court Gdns
Earley, Reading
Berkshire
RG6 1EH

Environmental Services Dept
Planning Services
P.O. Box 157, Shute End
Wokingham, RG40 1WR

REF: VAR/2001/3253

Dear John Mitchell,

RE: Proposed variation to consent 3 & 4

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Yours Sincerely,

Mikhan.

PLANNING SERVICES | HPT
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DC | ENF
APP
CS | JRM
20 FEB 2001
COPIES TO: | ACK
FILE:

10th February 2001

Environmental Services Dept
Planning Services
P.O. Box 157, Shute End
Wokingham, RG40 1WR

10 ~~SHELLEY~~ COURT GARDENS
EARLEY READING

REF: VAR/2001/3253

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RE: Proposed variation to consent 3 & 4

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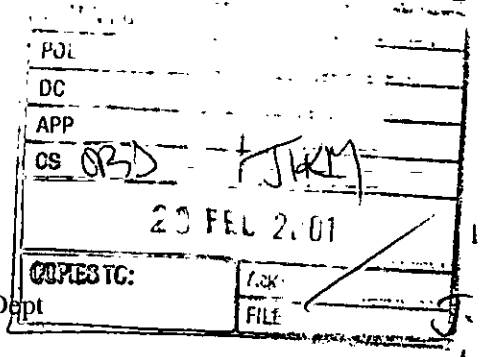
Yours Sincerely,

J.K. Sehra



10th February 2001

J. S. BHANGRA
14 ERLEIGH COURT GARDENS
EARLEY
RG6 1EH

Environmental Services Dept
Planning Services
P.O. Box 157, Shute End
Wokingham, RG40 1WR

REF: VAR/2001/3253

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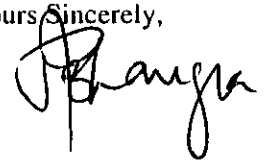

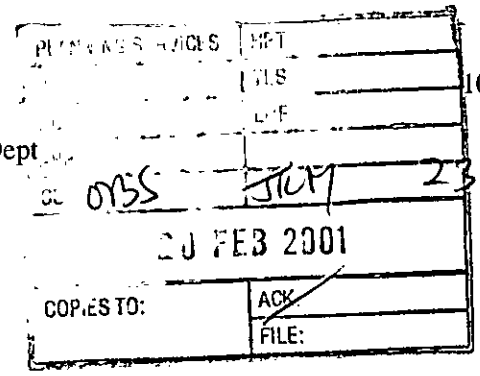

10th February 2001

D. SINGH
236 LONDON ROAD
EARLEY
RG6 1EH

Environmental Services Dept
Planning Services
P.O. Box 157, Shute End
Wokingham, RG40 1WR

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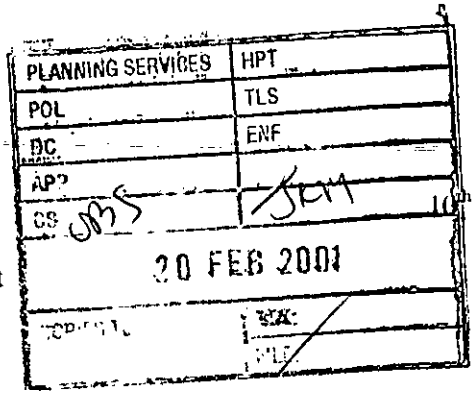
3. The Drive
EAKLEY



10 February 2001

Environmental Services Dept
Planning Services
P.O. Box 157, Shute End
Wokingham, RG40 1WR

REF: VAR/2001/3253

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Thank you very much for your time.

Yours Sincerely,

MUSHTAQ ALI

VAR/2001/3253

We the undersigned strongly object to the proposed variation 3 and 4 (Ref.: VAR/2001/3253) at 234 London Rd, Reading.

Name	Address	Signature
MRS H EVANS	32 THE DRIVE.	H Evans
MRS S SHARMA	30 THE DRIVE	S Sharma
A. MAMAN	23 THE DRIVE	A Maman
Boojo Singh	24 " "	Malkiat Singh
MRS SHEIKH.	26 The Drive.	S Sheikh
DILBAGH SINGH	236 London Rd.	Dilbagh Singh
M. Taylor	1 Erleigh Crt. Gdns	M. Taylor
M. CHAUDHRY	26 ERLEIGH CRT. GDNS	M Ch
D & Bates	12 Erleigh Crt Gdns	D & Bates
JUGAL KISHOR	10 ERLEIGH COURT GARDENS	J. K. Pathak
D. Munawar.	8 ERLEIGH COURT GARDENS	
Mr Alam	248 London RD, Reading	

VAR/2001/3253

We the undersigned strongly object to the proposed variation 3 and 4 (Ref.: VAR/2001/3253) at 234 London Rd, Reading.

Name	Address	Signature
Jaglar Singh	9 Erciegh Court Gardens	J. Singh
* MUSHTAQ ALI	3 THE DRIVE EARLEY	[illegible]
PG BIRD	5 THE DRIVE	PG Bird
DALIP SINGH	10 THE DRIVE	D. Singh
SARVJEET SINGH	246 LONDON Rd	S. Singh
L WATERS	9 THE DRIVE	L Waters
R E Yould	15 THE DRIVE	R E Yould
K. AHMED	19 THE DRIVE	K. [illegible]
D JAMES	25 THE DRIVE	[illegible]
K Speers	35 THE DRIVE	K Speers
[illegible]	37 THE DRIVE	[illegible]
Abdul Waheed	39 The Drive	Waheed
[illegible]	41 THE DRIVE	[illegible]
R Majcha	43 THE DRIVE	R Majcha
FARHAT ALI	45 THE DRIVE	Farhat Ali
SHABINA HUSSAIN	47, The Drive	[illegible]
M. Sundar	43 THE DRIVE	M. Sundar
* J. SBHANGRA	14 ERLEIGH CT GDNS	J Bhangra

OBS.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	SKM
CS	

21 FEB 2001

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	FILE:

M. S. JAGDEV
64 DELAMERE RD.
EARLEY
BERKS RG6 1AP

17 Feb. 2001

Development Control Manager
Wokingham Dist. Council
Wokingham
RG 40 1WR

Dear Sir,

Your re: JOSS MILLER VAR/2001/3253
Re: R.S.R. 234-234A LONDON ROAD, EARLEY

I thank you for your letter dated 2 February 2001.

I fully support the application for the use of the first floor for meetings for prayers and meditation. My reasons are:

All Sikh meetings, religious or social, consist of two activities

(1) Reading from the Holy Book and meditation and singing of Hymns.

(2) Partake of food from the Comm. kitchen

Both of these activities are essential for spiritual uplift.

When both activities are restricted to one floor only problems arise:

(a) Children are unable to concentrate for long periods of time. Hence they become playful and noisy and so disturb other people who are still meditating. They will then go either to the front of the building - a busy road - or into the car park at the back of

the building. There they may become a nuisance to the neighbours and/or do damage to the parked vehicles. We want to avoid this at all costs.

(b) Some people may wish to leave early. But they are unable to eat their food as this again will disturb other people who are meditating. Hence it is of utmost importance and beneficial that one activity - religious part - be held on the first floor. Then children can come down to the ground floor where they can be watched so that they do not create any kind of disturbance; and people who want to leave early can dine on the ground floor and leave quietly having fulfilled their aim of visiting this place. This will also help to ease the parking problem as 'visits' will be staggered.

I therefore hope that a very favourable consideration will be given to this application at an early date.

Yours faithfully

Inderjit Singh

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Joss Miller, Planning

My Ref: JPE/RSR2

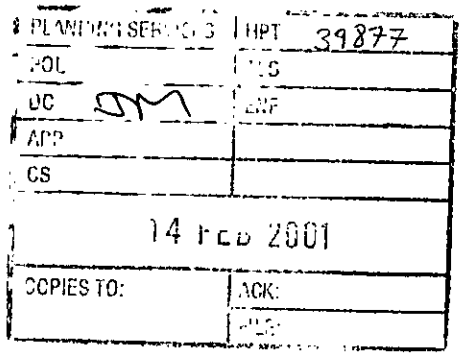
Your Ref: VAR/2001/3253

Date: 13 February 2001

PROPOSED VARIATION TO CONDITION 3 & 4 OF CONSENT 97/65815/F TO ALLOW USE OF FIRST FLOOR FOR MEETINGS AND USE OF BUILDING BY UNRESTRICTED USERS
RAMGARHIA SABHA (READING), 234-234A LONDON RAOD, EARLEY

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis



FROM: Joss Miller

DELEGATED

DATE: 02 February 2001

EARLEY TOWN CONSULTATION SHEET

PLANNING SERVICES | HPT 40100
POL | TLS
DC | ENF
19 FEB 2001
COPIES TO:

Application Number: VAR/2001/3253

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/E to allow use of first floor for meetings and use of building by unrestricted users.

Site Address: Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Applicant: Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

Your observations are required in respect of this application **by 26/02/2001** .

This application was the subject of considerable discussion at the recent meeting of the Planning Committee.

The reason for the imposition in the first instance of the two conditions concerned was to ensure that, as far as possible, the wishes of the Trustees of RSR to operate a community facility from this site could be met, whilst still, in the main, protecting the interests of neighbouring residents. As I am sure the District Council is aware, the Town Council currently operates two community centres in the Town and is, therefore, fully aware of the disturbance that can be caused to nearby residents if the operations at such Centres are not regulated.

Whilst Councillors were extremely sympathetic to the reasons given by the applicant for these two conditions being removed, one of the main concerns previously expressed by the Town Council, that of adequate parking, does not appear to have been addressed. To allow greater use of the facility by 'outside groups' is likely to increase the pressure on the already limited parking available, which, in turn, is likely to lead to parking spreading into nearby residential roads. If the Trustees were able to establish some formal arrangement with other commercial premises nearby to provide additional parking, this, in part, would allay the Town Council's concerns.

However, there was also concern that increased use of the premises is likely to increase the level of noise disturbance.

Councillors, therefore, considered that this application should be refused. However, if the Planning Officer is mindful to approve these variations of conditions 3 and 4, it is requested that the hours of operation of the Centre, i.e. 0700 to 2300 be reinforced and that the applicants be required to instal noise control equipment in the centre, to regulate the level of output of any amplified music, before any use of the facility by 'outside group'. Furthermore, the applicants be asked to try to negotiate a formal arrangement with neighbouring commercial concerns for use of their parking facilities outside normal working hours.

SIGNED: _____ DATE: 15 FEB 2001

Clerk To Earley Parish/Town Council.

12 February 2001

PLANNING SERVICES	HPT
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DC JM	ENF
APP	
CS	39822
13 FEB 2001	
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	FILE:

Norwegian Log

Norwegian Log Chalets Limited
230 London Road
Reading
RG6 1AH

T 0118 966 9236
F 0118 966 0456
e-mail: sales@norwegianlog.co.uk
website: www.norwegianlog.co.uk

Mr John Mitchell
Development Control Manager
Wokingham District Council
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Mr J Mitchell

Dear Sir,

Re: VAR/2001/3253 - 234 - 234a London Road

We are very concerned at the possibility of unrestricted users. When the building is in use, its parking facilities are not sufficient and there is considerable overflow parking in London Road. Fortunately this is mainly at the weekend and does not affect local business.

When considering this application, please give particular attention to usage times and parking.

Yours faithfully,

Keith Knight
Technical Department

Directors - R.G.N.K. Forrester M.I.S.P.E. - M.A. Chatfield Registered in England No. 1830727 - V.A.T. Registration No. 363 1090 78

Tel. (0118) 974 6463

Date: 02 February 2001

Your Ref:

My Ref: Joss Miller
VAR/2001/3253

PLANNING SERVICES	HPT
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21 FEB 2001	
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	FILE:

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

Mr C Fox
6
The Drive
Earley
Reading
Berkshire

Joss,
Comments made note relevant to race of Local Councillor & applicant, you may wish to return this or disregard
JM

Dear Sir/Madam

Application Number: VAR/2001/3253

Site Address: Ramgarhia Sabha(reading) 234-234a, London Road, Earley Reading.

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995 or at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays and 9.30am to 1.00pm Saturdays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or Earley Town Council please allow at least 4 days from the date of this letter for delivery of plans.**

If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **VAR/2001/3253** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Joss Miller**, on **(0118) 974 6463**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

P.T.O.

15TH FEB 2001

With reference to this application, as I said in my telephone conversation with a member of your staff today, there is little point in asking local residents for their views or comments because one way or another these people will get their way eventually. Every few months now there is a planning application of some description, whether it be for something new, or a previously rejected proposal from these people, and now that there is an asian LB Sefton councillor recently elected, there will be additional leverage for them to get what they want.

As regards the "USE OF BUILDING BY UNRESTRICTED USERS" this will create additional bodily & vehicular congestion for LORRY TRANSPORT, cars, vans & pedestrians, and God help any emergency vehicles when they need to get along that stretch.

Yours etc

Colin (Mr. C.J. Fox)

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 02 February 2001

Application Number: VAR/2001/3253

Proposal: Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

Parish: EARLEY TOWN

Site Address:
Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

Applicant:
Trustees Of Ramgarhia Sabha Reading C/O Cliff Walsingham & Company.

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).

Comment

① Please provide surveys which show how many vehicles use the car park for the various activities throughout the week.

② Demonstrate that there is sufficient spare capacity in the car park to accommodate the extra vehicles that would be generated by a change of use of the first floor.

Signed: _____ **Print name:** Adam Coggins 12/02/01

Received by Wokingham District Council

Application No: VAR/2001/3253

PROPOSAL:
Proposed variation to condition 3 and 4 of consent 97/65815/F to allow use of first floor for meetings and use of building by unrestricted users.

LOCATION:
Ramgarhia Sabha(reading) 234-234a, London Road, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/02/2001. 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 of Planning and Transportation

02 February 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	25 JAN 2001
Officer: JM	Application No. VAR/2001/3253

Map No. 41. Site 0.06
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(V) PROPOSED VARIATION TO CONDITIONS 3 & 4 OF CONSENT 97/65815/F TO ALLOW USE OF FIRST FLOOR FOR MEETINGS AND USE OF BUILDING BY UNRESTRICTED USERS

Location: 234 LONDON ROAD

Parish: EARLEY Ward: WHITEGATES 02.02.01

Applicant: TRUSTEES OF RAMGARHIA SABHA READING

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

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 .....

Date Site Notice Sent : 02.02.01. Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A .....
Adjacent Parish .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) .....
Sport England .....

OTHERS: NO pre-apps on file.

- Reading Borough Council ✓

S/N + See map +

NEIGHBOURS:

K. KNIGHT, Norwegian Log Chalets Ltd, 230 London Road
Mr J.S. BHANGRA, 11 Erleigh Court Gardens
J.D. VAUGHAN, 238 London Road
D. SINGH, 236 London Road.
M.S. JAGDEV, 64 Delamere Road, Earley
G.S. SURDHAR, 1 The Drive "
MR A. MUNAWAR, 8 Erleigh Court Gardens "
A.A. MIR, 6 Erleigh Court Gardens "
THE OCCUPIER, 1 Erleigh Court Gardens "
MR S.S. MANGAT, 2 The Drive "
MR C. FOX, 6 The Drive "
MR & MRS M.S. DOGRA, 5 Yarnton Road, Emmer Green, Reading
Mr M. HOLT, 4 Erleigh Court Gardens, Earley

RESIDENTS OF 1-26 ERLEIGH COURT GARDENS, c/o 28 Erleigh Court Gardens.

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.'

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, RG11 1WR

FOR OFFICE USE ONLY

25 JAN 2001 * 3253

1.	APPLICANT'S NAME	THE TRUSTEES OF RAMGARHIA SABHA, READING
	ADDRESS	234 LONDON ROAD, EARLEY, READING,
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CLIFF WALSINGHAM + COMPANY
	ADDRESS	BOURNE HOUSE, CORES END ROAD, BOURNE END, BUCKS
	POST CODE	SL8 5AR PHONE 01628 532244
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	234 LONDON ROAD, READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONTINUED USE WITHOUT COMPLIANCE WITH CONDITIONS 3 AND 4 OF PERMISSION 97/65815/F
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.09 hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE 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 97/65815/F Conditions to be relaxed 3 AND 4

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.

COMMUNITY CENTRE

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.

N/A

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.

EXISTING WALLS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

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

AS EXISTING - TO CAR PARK AT REAR

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

N/A

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	/ *	/ *	/ *

*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.

£95.00

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 C. WILKINSON & CO. ON BEHALF OF RSR DATE 23-1-01

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES		25.JAN.2001* 3253		
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				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE	160			
OTHER	Please Specify ANCILLARY TO D2	100			
OTHER	Please Specify				
	TOTAL	260			

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	15	—
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.

WORSHIP, STUDY, PRAYER, MEETINGS, COMMUNITY ACTIVITY

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

R.S.R

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
			0

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 25.JAN.2001* 3253

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

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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . . . . C. LSALSINGHAM + Co

On behalf of . . . . . R. S. R. . . . . .

Date . . . . 23-1-01 . . . . . .

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

①

ADDRESS 234 LONDON ROAD PARISH EARLEY

PLOT No. Old Property ORD. SHEET No. 41 SU 7473

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1883/73	Mr. G.R. Hodges.	Change of use from retail shop to Wholesale Office	8.8.74	Refused
00738	MR. A.M. JONES	CHANGE OF USE FROM SHOP + REPAIR TO PRINT SHOP	13.6.74	N/A REFUSED
1210	MR. D SINGH	2/STOREY & 3/STOREY EXTS TO PROVIDE ADD. RES ACC + SHOPS FOR SHOP	2.8.79	N/A REF.
BR/5462	"	2/STOREY EXTENSION	3.9.80	REF. N/A
14064	"	"	25.9.80	N/A REF
25653	N/P			
31168			9.9.86	CA
ALA 5468	MR. B. SUNDERLAND	2/ST. EXT.	22.8.88	REFUSED
97/65815/F	TRUSTEES OF R.S.R.	SINGLE/RES. TO COMMUNITY CENTRE & 3/ST. EXT.	9.1.98	C/A
FP99/8532	RSR Community Centre	C of U of Comm. Centre	31.3.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

25 JAN 2001 * 3253

1933

②

ADDRESS 234 LONDON ROAD PARISH EARLEY

PLOT No. ORD. SHEET No.

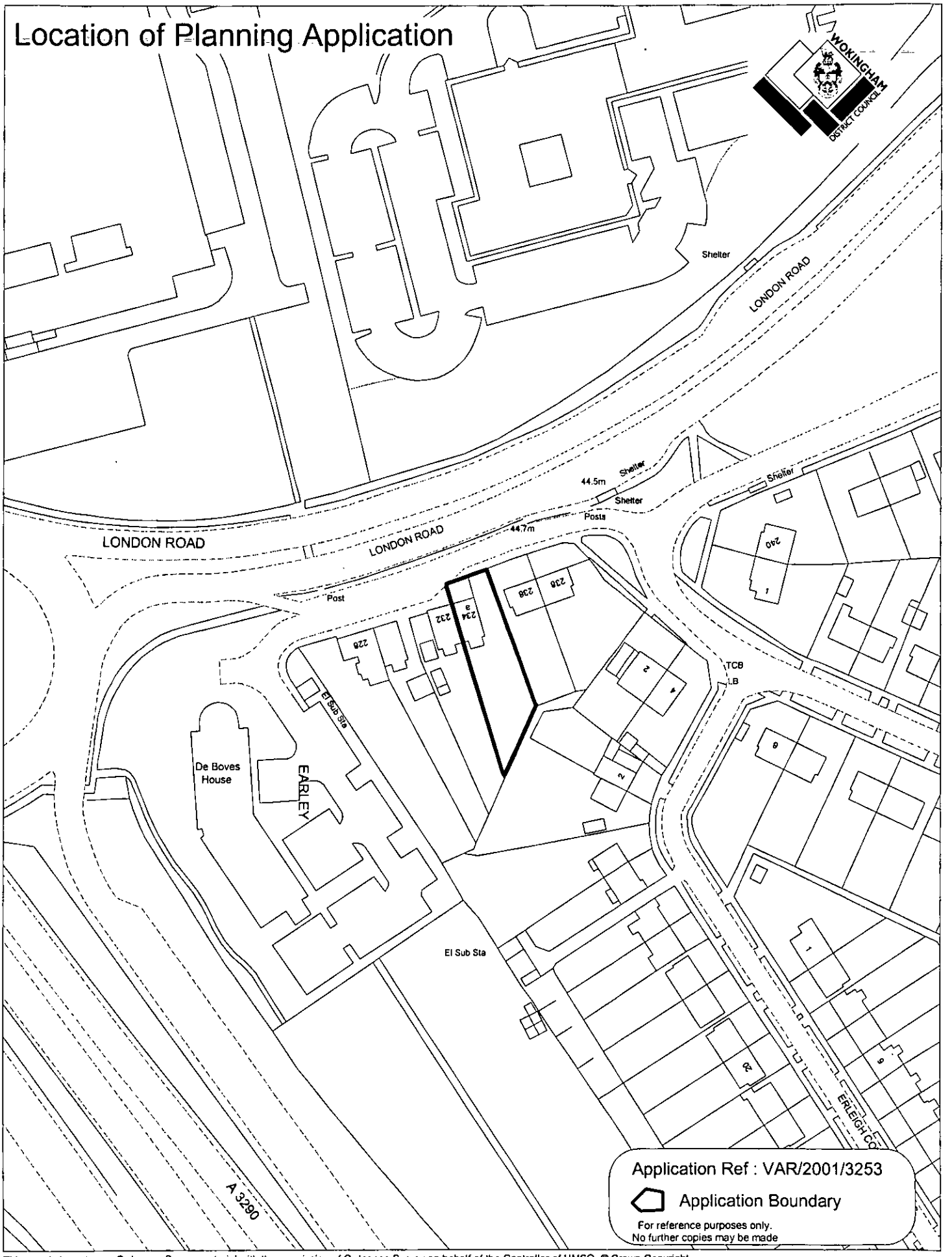
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70691/F	The Trustees R.S.R.	C. of U. A1-D1 & Ext to Bldg	10.7.00	RE
A/2000/0578	Ramgarhia Sikh Centre	Externally illum fascia sign	14.06.00	RE
A/2000/2228	" " "	Ext. ill fascia sign	21.11.00	A

MINISTRY DECISION

SPECIAL ORDERS

Amendment to Cons. 6581



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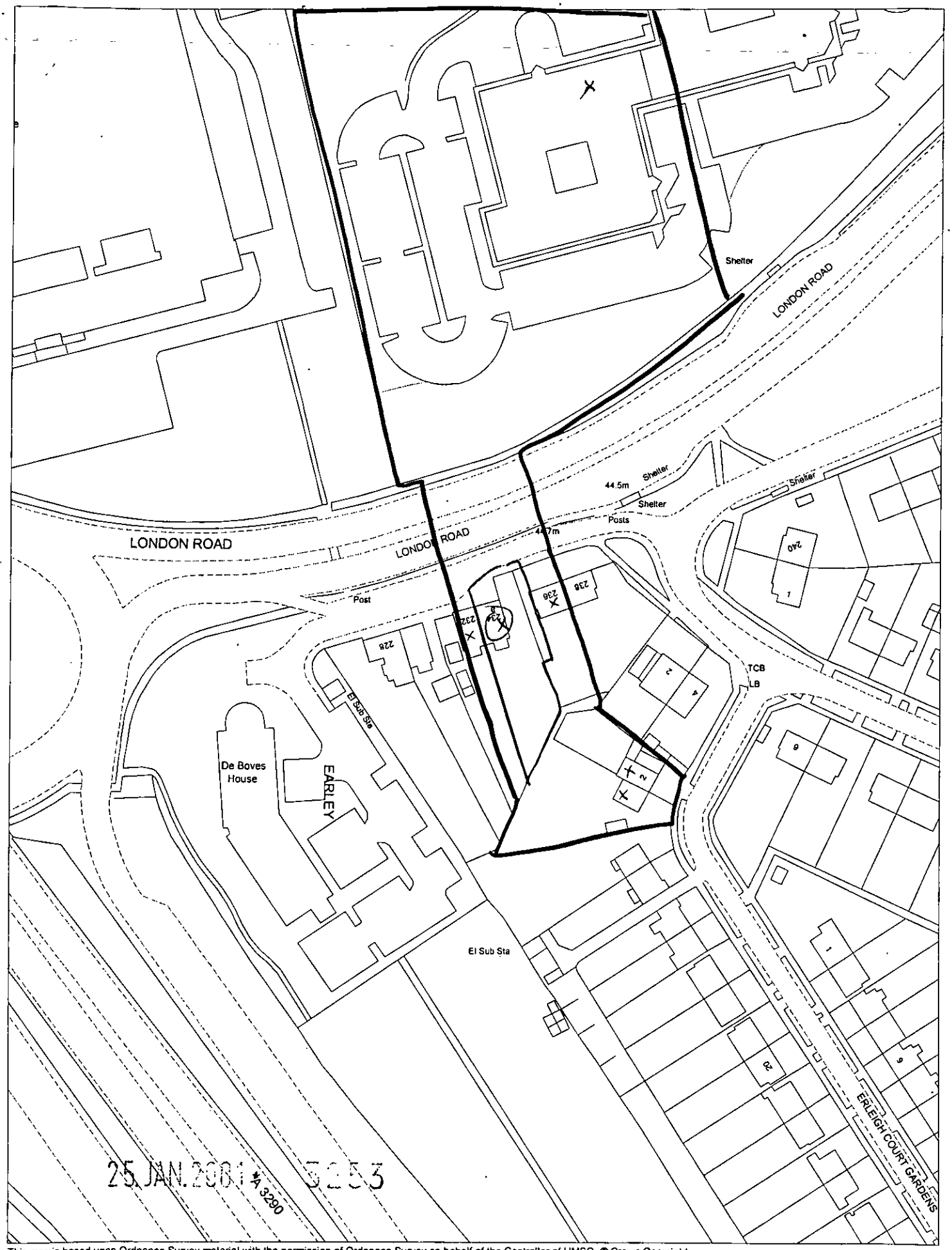
Development Control Section, Environmental Services, Wokingham District Council.

11 July 2001

Scale: 1 : 1250

N
W E
S



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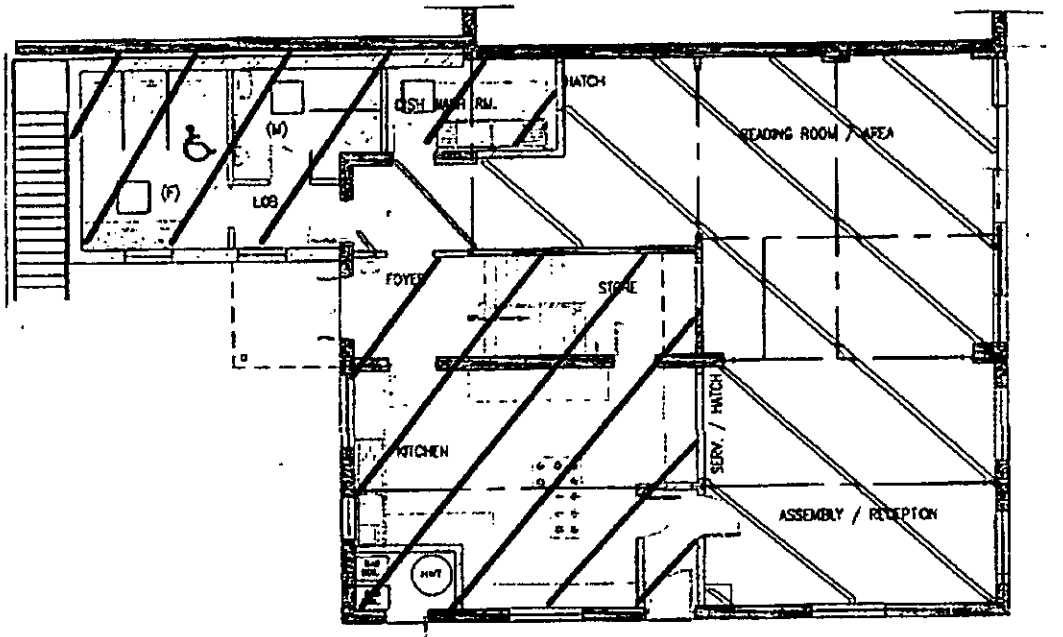
Development Control Section, Environmental Services, Wokingham District Council.

31 January 2001

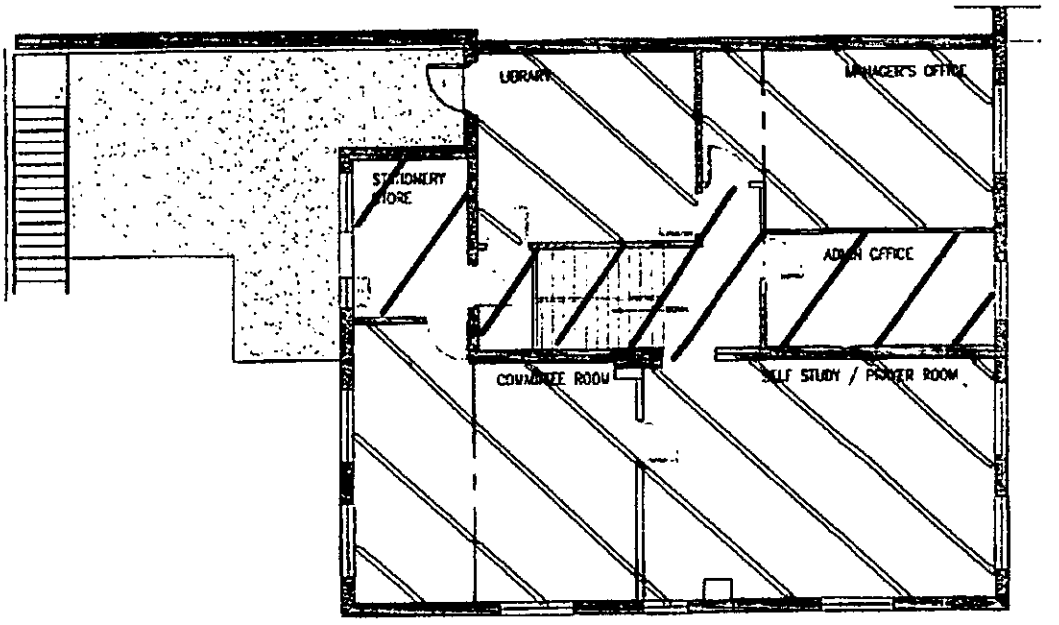
Scale: 1 : 1250

N W E S



ORIGINAL APPROVED GROUND FLOOR PLAN PROPOSAL

(1:100)



ORIGINAL APPROVED FIRST FLOOR PLAN PROPOSAL

(1:100)

APPROVED

25 JAN. 2011 * 3253