APPLICATION NO:
O/2000/2702

LOCATION:
Staysure Tyres 60 Langley Common Road, Barkham Wokingham.

APPLICANT:
L Johnson C/O Day Tanner Partnership

PROPOSAL:
Outline application for the proposed demolitio of car sales facility and erection of 2 dwellings with associated parking.

EARLIEST DATE FOR DECISION: **03/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 26/12/2000

CASE OFFICER: **Emy Circuit**

APPROVED

SYSTEMS LTD

SOUTHPORT U.K. Tel.0704-26866 Fax.0704-25814
LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

WITHDRAWN 4-11-11

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

L Johnson
C/O Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: O/2000/2702

Parish:	**BARKHAM**
Location:	**58/60, Langley Common Road, Barkham, Wokingham.**
Proposal:	**Outline application for the proposed demolition of car sales facility and erection of 2 dwellings with associated parking.**

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. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building(s) and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition
2. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Condition
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
6. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
7. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
11. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

Reason
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. To safeguard visual amenities.

Reason
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
6. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
7. To ensure that the external appearance of the building is satisfactory.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

Informative
1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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

Berkshire Structure Plan Policies C2, C6 and EN1.
Loddon Area Local Plan Policies LTV2, LC1, LH1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC2, WH1, WBE1 and WT7.

John Mitchell
Development Control Manager
Date: 17/01/2001

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.

60-62 Langley Common Rd

1359

4 October 2000 (O/2000/1724 | W'ham pre-app)

- revised drawings with No of dwellings reduced from 3 to 2 had been misplaced + appn was refused on basis of 3 dwellings – both applicant + agent were under impression that 2 would be acceptable + appn would be determined on this basis. As refusal has been issued advised to make a new application –

Sent forms + 6 copies of drawing received with letter of 8 September to applicant at his home address (Jonike, Lowles W'ham Rd not as on appn form) – discussed with John Mitchell + advised applicant 2 as shown* would probably be ok.

Vincent

* drawing No 1575/01 A with correspondence on file

Application No.	Received	Barkham	Listed By
O/2000/1724	31/10/00		Cllr Miller

Applicant: L Johnson
Location : 58/60 Langley Common Road
Proposal : Outline application for the demolition of car sales facility and erection of 2 dwellings with associated parking

1. **Planning History** – The application site is located in the countryside, within an area designated as a Green Gap/Wedge in the emerging local plan. In the adopted local plan the area is identified as one of sporadic development and an area of Separation of Settlement. The site lies within a built up frontage, which consists of several dwellings and small commercial enterprises.

   It appears that the site formerly formed part of the curtilage of two properties; a dwelling at 58 Langley Common Road (identified as 60 on the OS map) and a petrol station at 60 Langley Common Road. As uses of the sites have evolved part of these plots has been amalgamated with Staysure Tyres, 62 Langley Common Road, while the remainder, which forms the application site is currently use for car sales. In addition to the vehicles displayed on the site, there is temporary sales office.

   In September 2000 an outline application for redevelopment of the site for three dwellings was refused as it was considered that the proposals would represent *"an overdevelopment of the site, resulting in a cramped development harmful to the character and appearance of the area"*.

2. **Proposal** – This is an outline application for redevelopment of the site for two detached dwellings. The siting and means of access are to be considered with all other details being reserved matters.

   The application has been listed by Cllr Miller due to concerns regarding the impact on the rural character of the area.

3. **Consultations** -
   - ***Landscape Officer*** – existing use is visually intrusive; no objection to residential use; two proposed dwellings would overcrowd the site leaving little room for rear garden or planting in the front garden.
   - ***Environmental Health Officer*** – no objection subject to conditions
   - ***Highway Officer*** – comment that a single point of access would be more appropriate and request revised plan also including 2.4 metre x 120 metre visibility splays

4. **Appraisal** – The main issues are:

   A. The principal of redevelopment of the site for residential use (policies WOS2, WCC1, WCC2 and WH1 of the WDLPDD and policies LTV2, LC1 and LH1of the LALP)

   B. Impact on the character and amenities of the surrounding area (policies WOS3, and WBE1 of the WDLPDD and policies LBE1 and LBE2 of the LALP)

   C. Highway issues (policy WT7 of the WDLPDD)

A. The principal of redevelopment of the site for residential use
Whilst taking into account that the site lies within a Green Gap, where development is usually restricted, the proposal would represent redevelopment of a previously developed site in an existing built up frontage and would be accordance with the guidance given in PPG3, Housing and PPG7, The Countryside – Environmental Quality and Economic and Social Development. In addition, due to the nature of the existing use, it is unlikely that the residential redevelopment would result in any additional harm to the rural character of the area. Therefore, in this instance the principle of residential development is considered acceptable.

B. Impact on the character and amenities of the surrounding area
Development on the north-western side of Langley Common Road has a predominantly linear form, with detached and semi-detached dwellings of variable ages and designs fronting the road. Plot sizes, including the width, and the set back from the highway are also varied so, although the proposed plots would be relatively small and the dwellings would be closer to the highway than many of the neighbouring properties, the proposal would fit in with the general pattern of development.

Although the scale of the built development on the site would increase the current use has an intrusive character and, hence, overall it is not considered that the proposals would represent a more obtrusive form of development.

C. Highway issues
The site has two existing accesses from Langley Common Road. The Highway Authority would prefer to reduce this to a single-access point but, since the proposal would not alter the existing accesses and to have a separate access for each property would be more in keeping with the surrounding development, it is considered, on balance, that the proposed arrangement is acceptable in this instance.

5. **Conclusion** – Residential redevelopment of the site is acceptable in principle and, although the proposals would result in two dwellings on relatively small plots, the siting and layout would be in keeping with the pattern of development in the area and, on balance, it is considered that the proposals would be acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

CONDITIONS

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building[s] and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

C170

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

C070

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

C050

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

C100

6. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

C017

7. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

C012

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes

C122

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

C150

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species

C151

REASONS

1. a) No such details have been submitted.

R002

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

R170 2. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

R070 3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

R050 4. To safeguard visual amenities.

R160 5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

R017 6. To safeguard the visual amenities of neighbouring properties and the locality.

R012 7. To ensure that the external appearance of the building is satisfactory.

R122 8. To ensure a satisfactory for of development and to avoid adverse impact on the public highway in the interests of highway safety

R150 9. In the interests of visual amenity.

R151 10. In the interests of visual amenity.

+ 11 C040 | R040

INFORMATIVES

1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

IN04

2. You are advised, in compliance with The Town & 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:

IM6

Berkshire Structure Plan policies C2, C6 and EN1

Loddon Area Local Plan policies LTV2, LC1, LH1, LBE1 and LBE2

Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC1, WCC2, WH1, WBE1 and WT7

Emy Circuit

WORK SHEET FOR : Emy Circuit

Application Number : O/2000/2702

Applicant : L Johnson C/O Day Tanner Partnership.

Location : Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.

Proposal : Outline application for the proposed demolition of car sales facility and erection of 2 dwellings with associated parking.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31/11/00

Date of Neighbour Notifications : .....

Date of Site Visit : 21 November 2000

Date Registered : 31/10/2000

Earliest Date for Decision : 03/12/2000

Latest Consultation Date/Site Notice Expiry Date : 03/12/2000

This application will have expired on: 26/12/2000. 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 :

Planning Issues :

Application Number: O/2000/2702

Appraisal :

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

Application Number O/2000/2702
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Staysure Tyres 60 Langley Common Road Barkham Wokingham.

APPLICATION NUMBER: O/2000/2702

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21 November 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? on telegraph pole at front of site

2. DESCRIPTION OF SURROUNDINGS

dwellings | garrison + car sales & tyre garage

3. DESCRIPTION OF SITE/BUILDING

car sales area, gravel + low front wall, tyre bay
wall separates from tyre garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

neighbour's dwelling has 1st floor side window

5. SITE CONSTRAINTS

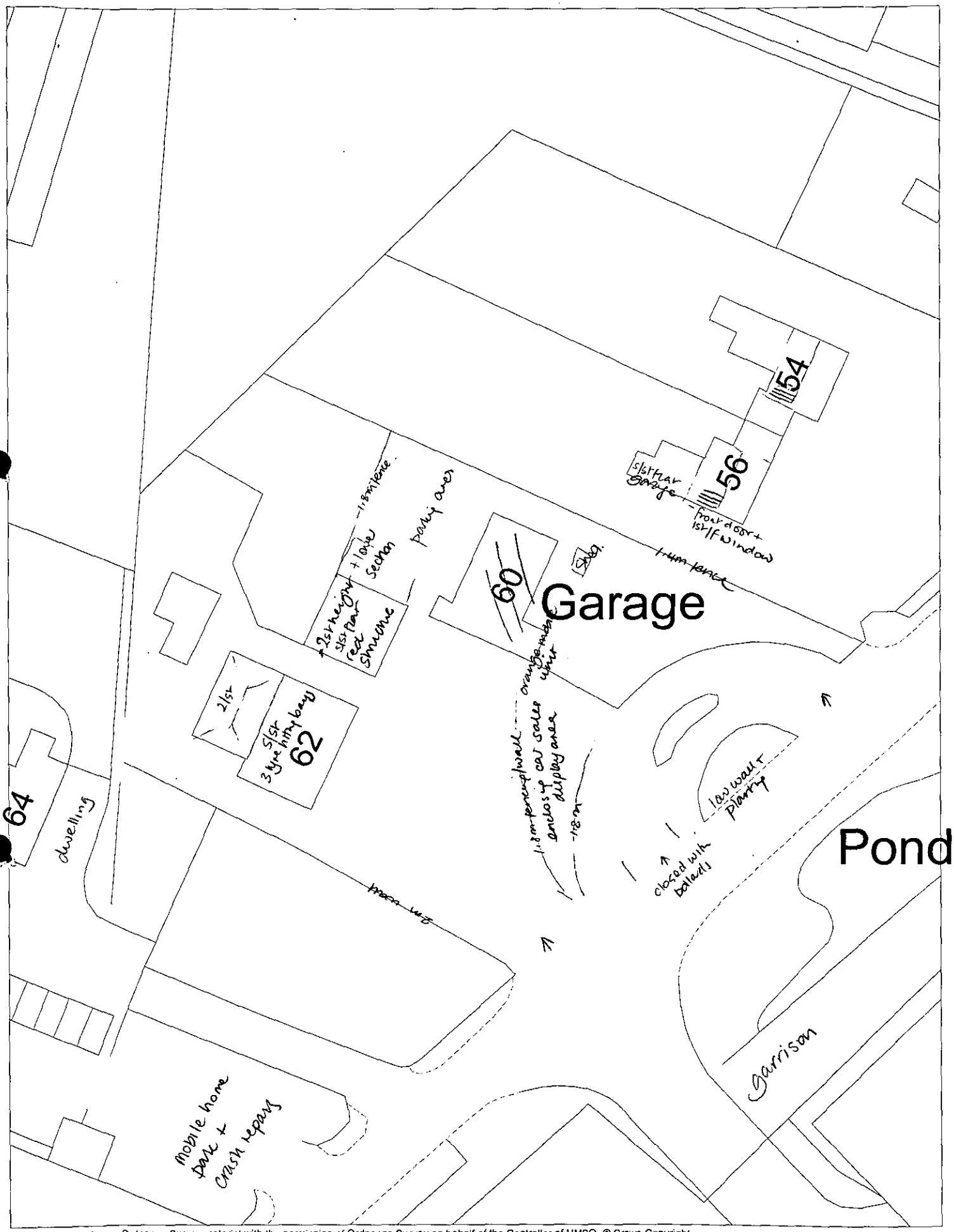
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

20 November 2000

Scale: 1 : 500

N
W E
S

Emy Circuit

From: AGM2000@aol.com
Sent: 11 November 2000 14:04
To: Emy.Circuit@wokingham.gov.uk
Cc: John.Mitchell@wokingham.gov.uk; Andy.Miller@uk.ngrid.com
Subject: O/2000/2702

Dear Emy

I would be opposed to granting of the above-mentioned planning application, on the grounds that the resultant dwellings would be out of keeping with the rural character of the area. However, were the applicant to apply for just one house, and the design and materials were consistent with the area generally, I would be prepared to accept it.

Please consider this E-mail to be a request for listing in the event that you decide to recommend approval of the planning application.

Should you wish to discuss this with me, please contact me at work on 0115 9456950.

Kind regards.

Andy Miller
Cllr for Barkham

PS Mr Wayne in Bearwood Road rang me asking when a decision would be made on his planning application (which I do not oppose). I gather it's now over the 8 week period. What's happening?

PLANNING SERVICES	RPT 36910
POL	TLS
DC	EMF
APP	
OS	
22 NOV 2000	
COPIED TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Emy Circuit,
Development Control

Your Ref: O/2000/2702

Date: 21 November 2000

PROPOSAL: DEMOLITION OF GARAGE AND ERECTION OF 2 DWELLINGS
ADDRESS: 60 LANGLEY COMMON ROAD, BARKHAM.

These proposals have been evaluated and I have the following comments:

I have no environmental health objections to this proposal with the imposition of the following conditions:-

Standard Planning Condition:

C170 Contaminated Land
C070 Hours of Construction

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 16 November 2000

Location:	Staysure Tyres, 60 Langley Common Road, Barkham, Wokingham
Proposal:	Outline application for the proposed demolition of car sales facility and erection of 2 dwellings with associated parking.
Application Number:	O/2000/2702

In response to your consultation dated 9 November 2000 for the above application, the landscape comments are as follows:

Although the site is located within a Green Gap designation, the existing car sales area is a visually intrusive element along this part of the road and does not form part of the residential street scene. Although I would have no objection to an appropriate residential dwelling on the site, the submitted proposal for two dwellings overcrowds the site leaving very little room for the rear gardens or planting within the front garden. It is not entirely clear whether the business to the rear of the site, which at present includes a large container, is to be retained and what the consequences of this are, in close proximity to the proposed dwellings.

Catherine Brimble

Catherine Brimble
Landscape Architect

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

PLANNING SERVICES	HPT 37182
POL	TLS
DC EXC	ENF
APP	
CS	
29 NOV 2000	
COPIES TO:	ACK:
	FILE:

AID/LC/1575

28 November 2000

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

Dear Ms. Circuit

62 LANGLEY COMMON ROAD, BARKHAM (0/2000/2702)

Following your recent query I can confirm that the existing sales building is 50 square metres gross floor area.

Yours sincerely

L. Clarke

A I Day

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT **SHAUN TANNER** MBIAT

11-13 DUKES RIDE, CROWTHORNE BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Please do a new 21 day consultation with:

58/60 Langley common Rd

delete Shaysure Tyres

new S/N + neighbours

✓ 18/12.

Received by Wokingham District Council

Application No: O/2000/2702

Proposal:
Outline application for the proposed demolition of car sales facility and erection of 2 dwellings with associated parking.

Location:
58/60, Langley Common Road, Barkham, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/01/2001. 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 Planning and Transportation

18 December 2000

Received by Wokingham District Council

Application No: O/2000/2702

Proposal:
Outline application for the proposed demolition of car sales facility and erection of 2 dwellings with associated parking.

Location:
Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.

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

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Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

09 November 2000

(*) PRE-APP ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~18 OCT 2000~~ 31/10/00	Map No. 89 Site 0.07
Officer: EXC Application No. 0/2000/2702	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: OUTLINE APPLICATION FOR THE (D) PROPOSED DEMOLITION OF CAR SALES FACILITY AND ERECTION OF 2 DWELLINGS WITH ASSOCIATED PARKING

Location: 60 LANGLEY COMMON ROAD

Parish: BARKHAM Ward: Barkham 9.11.2000 JJ

Applicant: L JOHNSON

re-submission 2000/1724 - refused.

Fee Received 00-00 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		← details to follow	
3	Forms unsigned	– Part 2 required (re change of use) – Q 20 states 3 houses proposed, but application is for only 2 ✓		
4	Correct S 66 certificate		Phoned	changed 31/11
5	Elevation plans		31/10	
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 : 9.11.2000 ➪ 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 (BABTIE) .....

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: (Rural Area)

..... Pre-app attached.

.....

- C.P.R.E.

.....

NEIGHBOURS:

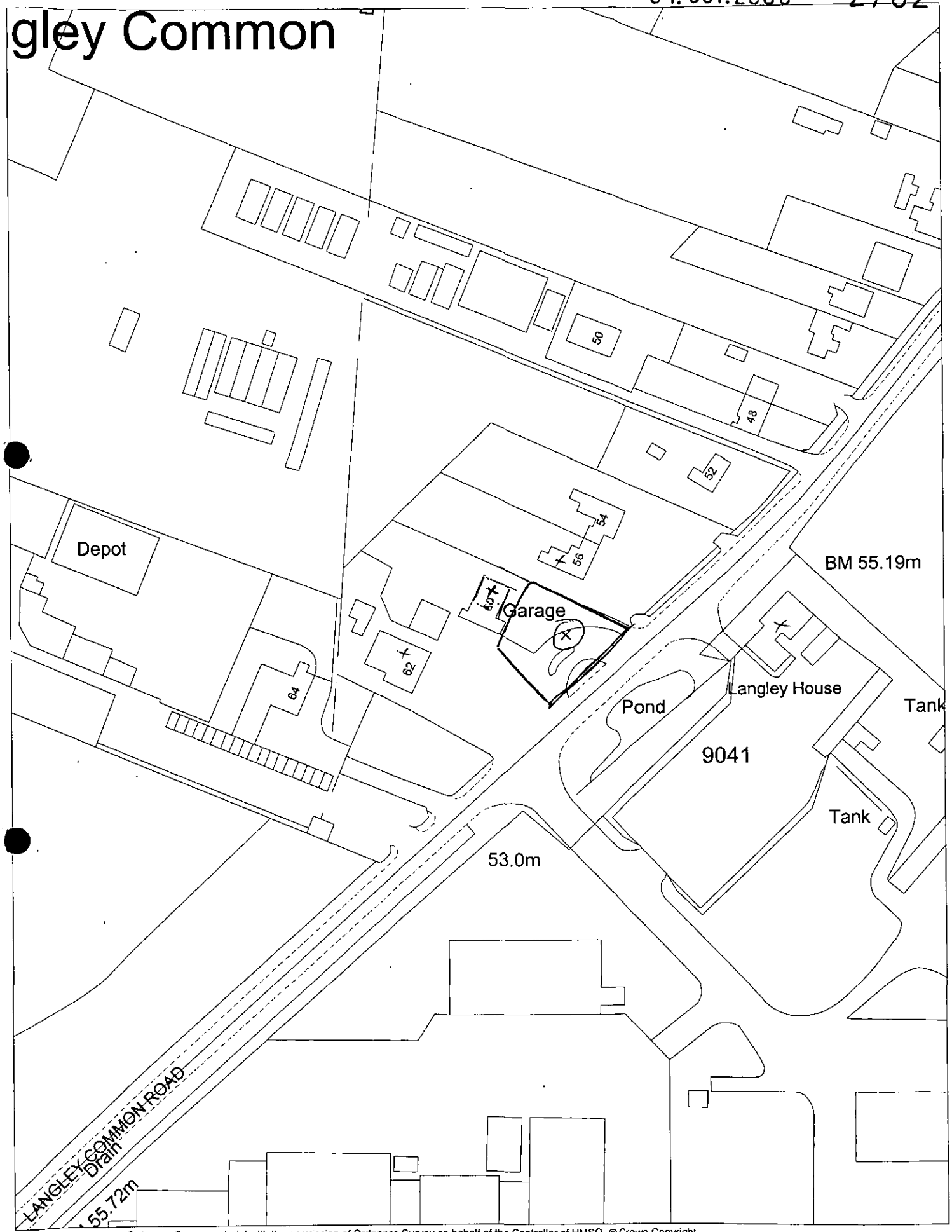
SN + 60 56 & 62 Langley Common Road

Langley House, Langley Common Road

Small Oaks, Dales Lane, Wokingham ✓

31.OCT.2000* 2702

gley Common



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Development Control Section, Environmental Services, Wokingham District Council.

24 October 2000

Scale: 1 : 1250

N W E S

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

31.OCT.2000*

2702

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	L JOHNSON
	ADDRESS	60 LANGLEY COMMON ROAD BARKHAM
	POSTCODE	PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
	ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
	POSTCODE	RG45 6LZ PHONE: 01344 777143
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:	60 LANGLEY COMMON ROAD BARKHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		DEMOLITION OF EXISTING CAR SALES FACILITY AND ERECTION OF 2 HOUSES WITH ASSOCIATED PARKING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.06
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1575/01 AND LOCATION PLAN

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

CHANGE OF USE	X	REDEVELOPMENT	X
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION	X	See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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	X		
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS	X	LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	CAR SALES	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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	NO	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	TWO VEHICULAR ACCESSES PROPOSED - 1 ACCESS BLOCKED UP.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	3 / 15	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	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?	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.	NO FEE - RE-SUBMISSION	

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: L. Clarke ON BEHALF OF: L JOHNSON DATE: 17.10.00

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".

SECTION 66 CERTIFICATE 31.OCT.2000*

Application No.

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

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

OR

● * See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

●

(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 not be 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

OR

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

(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 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 a 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 L. Clarke

On behalf of **L JOHNSON**

Date **17.10.00**

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

(1) ~~WALKERS FILLING STATION~~ LANGLEY COMMON GARAGE

ADDRESS LANGLEY COMMON ROAD. PARISH Barkham

(62 was SMOKEY'S JOE'S CAFE)

PLOT No. A/3/59 R/67/58 ORD. SHEET No.

BUILDER 08112 Chiltern Autos Ltd dem. café + erect workshop/office 11.5.78 N/A RE

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
1949/72	Mr. R J. Walker	Extend Wkshop x 11'	21.12.72	—	C/A
BR 9532	MR. M. BARROW	CAR TESTING BAY	4.10.78	APP.	N/A
[illegible]/65	"	SERVICE SHOP	18.3.65	A	C/A
[illegible]/68	"	[illegible]	[illegible]	[illegible]	A
09342	LANGLEY COMMON GARAGE	ADDS. FOR MIN. OF TRANS. TESTS	26.10.78	N/A	C/A
BR 10275	MR. M. BARROW	RE-SITE KIOSK	16.2.79	APP.	N/A
~~[illegible]~~ 10144	"	"	15.3.79	N/A	C/A
10781	"	EXTENSION TO FORECOURT	8.6.79	N/A	C/A
15039	LANGLEY COMMON GARAGE	10,000 GALL. U/GROUND PETROL TANK	12.3.81	N/A	C/A
BR 21320	—	DEM. OF EX. BUILDINGS / NEW GARAGES	13.9.83	APP	N/A
20114	"	"	22.9.83	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BR 22946 " MOT TESTING AREA 22.6.84 APP. N/A

(2) ADDRESS LANGLEY COMMON GARAGE PARISH BARKHAM F

PLOT No. ORD. SHEET No. APP PORTAKA

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
22315	L.C. GARAGE	CAR SHOWROOM: FLAT TO OFFICE; OFFICE TO SHOWROOM	18.10.84	N/A	C/A
22995	"	S/ST. FR. EXTENSION TO SHOWROOM	7.3.85	N/A	C/A
BR24876	MR. M. BARROW	EXT. TO FR. OF EX. BLDG	13.8.85	APP	N/A
28985	PACE PETROLEUM	RE-DEV. OF EX. FILLING STATION	5.11.87		C/A
30406	"	"	4.8.88		C/A
31469 APPEAL	EASY WARD BUILDERS O/L	B1 OFFICE UNITS	29.9.88		R
38490	BOW FUELS	PORTACABIN	5.11.91		R
38542	"	REDEV. PETROL FILLING ST.	12.2.92		C/A
60 6239361 APPEAL	STATSURE TYRES	DEM. BUNGALOW / WORKSHOP FOR TYRE CENTRE	10.8.92		R
39844	"	MOT BAY	2.9.92		C/A
FP/92/1028	"	"	23.12.92	APP	
FP 98/8128	L S Johnson	Det. Office Bldg.	26.10.98		

MINISTRY DECISION 39361 — APPEAL DISMISSED — 27.4.93

SPECIAL ORDERS

DRAINAGE

091074 0/2000/1724 Mr. L. Johnson O/L Erect 3 + Parking - Dem. car sales facility 27.9.00 Ref

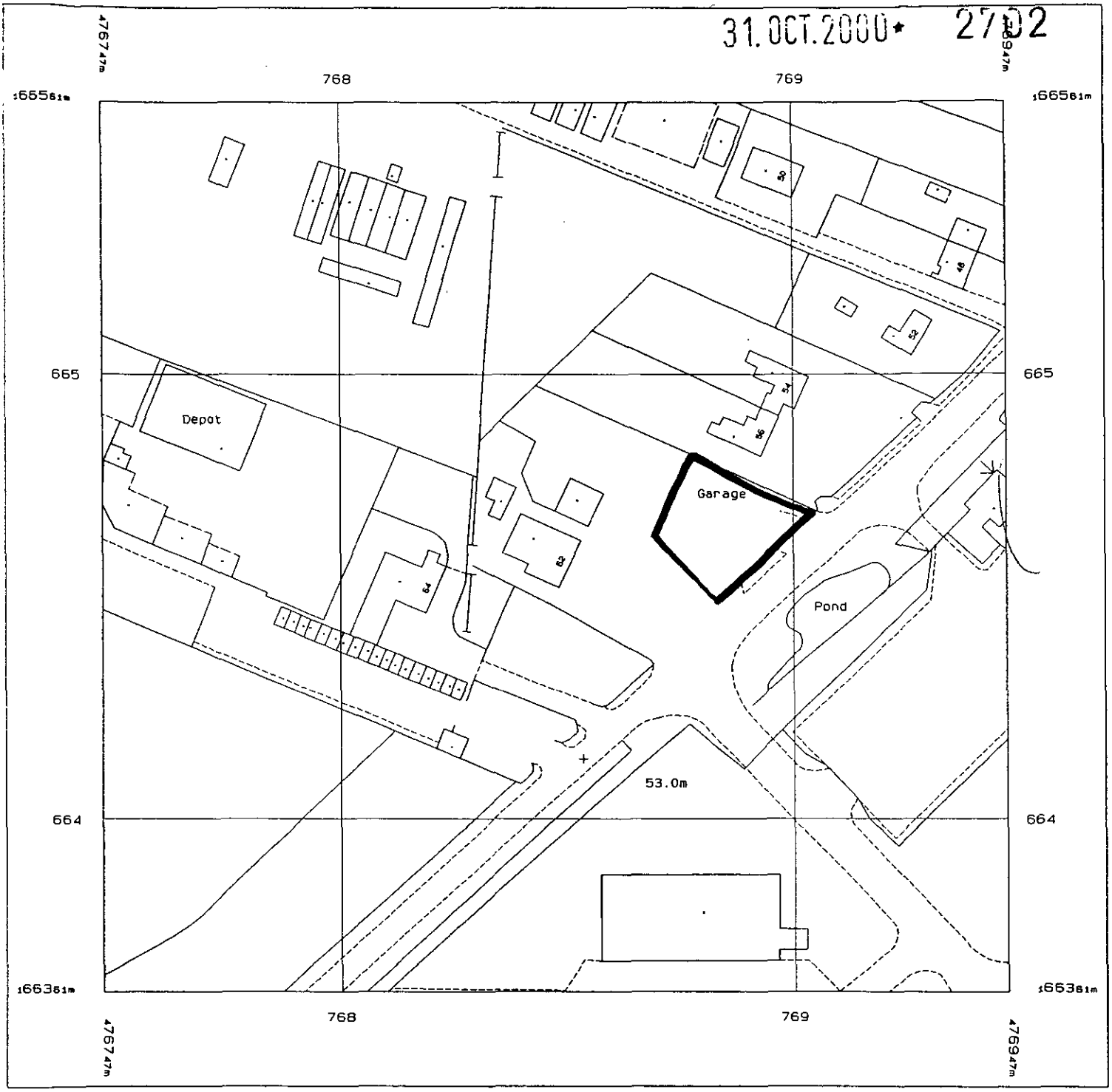
Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred

31.OCT.2000* 2702



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Scale 1:1250

National Grid sheet reference at centre of this Superplan: SU7666

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 476847 166461

Supplied by: Blackwell's Reading

Serial Number: 12862