APPLICATION NO:

# F/2000/2703

LOCATION:
**32 Arbor Lane, Winnersh Wokingham.**

APPLICANT:
**Milbury Care Services**

PROPOSAL:
**Proposed formation of car park for care home.**

EARLIEST DATE FOR DECISION: **02/12/2000**

***APPLICATION WILL HAVE EXPIRED ON:***
***27/12/2000***

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

Tel. **(0118) 974 6479**

Date: 13 February 2001

Your Ref:

My Ref: **Emy Circuit - F/2000/2703**

Milbury Care Services
Garrick House 2
Queen Street
Lichfield
Staffs
WS13 6QD

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

Dear Sir/Madam

**Application Number: F/2000/2703**

**Site Address: 32, Arbor Lane, Winnersh, Wokingham.**

**Proposal: Proposed formation of car park for care home.**

I write to confirm that the above mentioned application was withdrawn on 06/02/2001 in accordance with instructions received from you.

Unfortunately there is no refund of the planning fee paid as the application was a valid submission, however you may submit 1 further application on the same site and of a similar nature without payment of a further fee within 1 year of the date that you withdrew this application (i.e by 6.2.2002).

Yours faithfully,

*John Mitchell*

Development Control Manager

Winnersh 1B

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 15 September 2000
My ref. Development Control/MLT/P.D.
Your ref. RY/MC

Roger Young (Building Surveyor)
Milbury Care Services
Garrick House
2, Queen Street
Lichfield
Staffs, WS13 6QD

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

Dear Mr Young,

**PROPOSED CAR PARK WORKS AT 'CORNERWAYS', 32 ARBOUR LANE, WINNERSH**

I refer to your letters of 17 and 25 August 2000 concerning the above, and apologise for the delay in replying. I also refer to our telephone conversation on 14 September.

Given the number of residents and employees at the above property, I am of the opinion that the property cannot be considered to be a Class C3 dwellinghouse. Therefore, given the nature of the proposed car park works shown on your drawing no. TV2001.100, they would require planning permission.

Please find attached the relevant application forms for your convenience

Yours sincerely

M L THORP
*Principal Development Control Officer*

Enclosure: TP forms

# Milbury Care Services

*Commissioners of Services and Providers of Residential and Day Services*

TLS 33561

Our Ref: RY/JL

Your Ref:

COPIES TO: ACK: FILE:

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

25th August 2000

Wokingham
Planning Department
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berks.
RG40 1WR

C/2000/0836

Dear Sirs

**RE: PROPOSED CAR PARK WORKS AT "CORNERWAYS", 32 ARBOR LANE, WINNERSH, WOKINGHAM, RG41 5JD**

Further to our letter of 17/8/00 and our subsequent discussions we confirm the following:-

| | | | |
|---|---|---|---|
| 1. | Number of adult residents | = | 6 |
| 2. | Number of day time staff | = | 4 |
| 3. | Number of night staff | = | 2 |

We trust this will now enable you to determine whether planning permission is required and we look forward to hearing from you in due course.

Yours faithfully

**Roger Young**
Building Surveyor
For and on behalf of
**MILBURY CARE SERVICES**

# Milbury Care Services

*Commissioners of Services and Providers of Residential and Day Services*

33264

MST

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: RY/MC

Your Ref:

Reply rqd

17 August 2000

Planning Department
Environmental Services Department
PO Box 157
Shute End
WOKINGHAM
Berks
RG40 1WR

Dear Sirs

**PROPOSED CAR PARK WORKS AT CORNERWAYS, 32 ARBOUR LANE, WINNERSH, WOKINGHAM, RG41 5JD**

We enclose a copy of our drawing No. TV2001.00 and would be grateful if you would inform us whether planning permission is necessary in order to carry out the works.

Yours faithfully

**Roger Young**
Building Surveyor
For and on behalf of
**MILBURY CARE SERVICES**

Rec'd 18/8/00 + requested details of no. of residents x no. of employees - to be sent (needs PP if care home, not if C3)

MST

Enc

**WORK SHEET FOR :** Emy Circuit

**Application Number** : F/2000/2703

**Applicant** : Milbury Care Services .

**Location :** 32, Arbor Lane, Winnersh, Wokingham.
**Proposal :** Proposed formation of car park for care home.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 21/11/00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....21/11/00.....

**Date Registered : 01/11/2000**

**Earliest Date for Decision : 02/12/2000**

**Latest Consultation Date/Site Notice Expiry Date : 02/12/2000**

**This application will have expired on: 27/12/2000. 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: F/2000/2703**

**Appraisal :**

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

## Application Number F/2000/2703
## Conditions/Reasons for Refusal

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

# RECORD OF SITE VISIT

SITE ADDRESS: 32 Arbor Lane
Winnersh Wokingham.

APPLICATION NUMBER: F/2000/2703

OFFICER: Emy Circuit

DATE OF SITE VISIT: 21/11/00

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

2. DESCRIPTION OF SURROUNDINGS
residential - immediate neighbours s/st residential but also 2st in area - Lane has quite a rural feel due to large no of mature trees/hedges + lack of footpaths

3. DESCRIPTION OF SITE/BUILDING
s/st dwelling

4. RELATIONSHIP TO ADJOINING PROPERTIES
existing boundary treatment screens proposed parking area from neighbours

5. SITE CONSTRAINTS

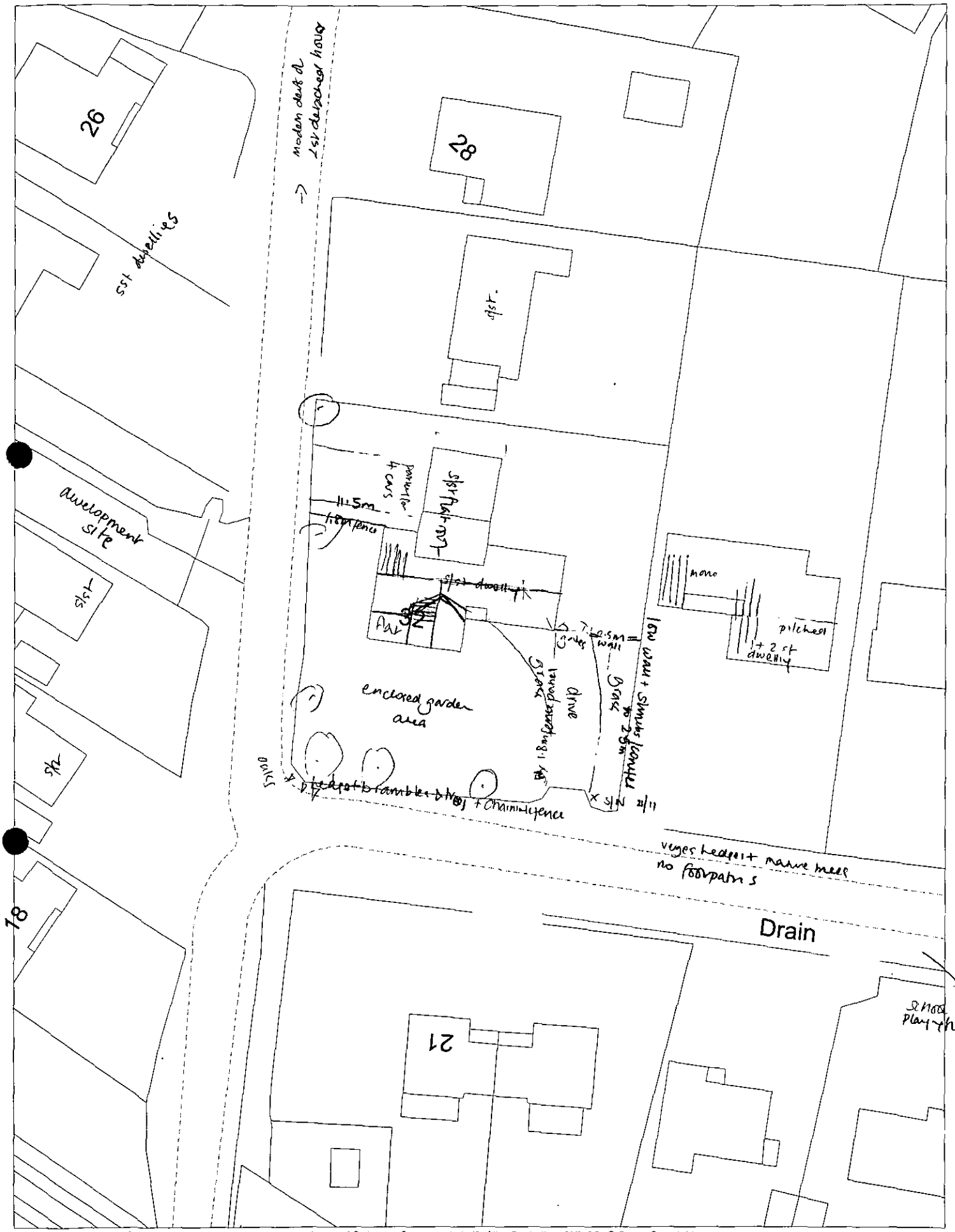
TREES

ACCESS/PARKING 4 from Arbor close (3+ 1 arrived dum s/v) + 9 parked on drive (6)

LEVELS

BOUNDARY TREATMENT See attached

OTHERS


26
28
78
21
Drain
development site
enclosed garden area
drive
pitched roof
flat roof
garage
11.5m
32
Grass verge
Grass verge
Grass verge

# Milbury Care Services

*Commissioners of Services and Providers of Residential and Day Services*

| PLANNING SERVICES | HPT 39624 |
|---|---|
| POL | TLS |
| DC EXC | ENF |
| APP | |
| CS | |
| 17 FEB 2001 | |
| CO. RECTO | ACK: |
| | FILE: |

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: RY/JL

Your Ref:

6 February 2001

Mr. M.L. Thorp
Principal Development Control Officer
Wokingham District Council
Planning Services
P.O. Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

Dear Mr. Thorp

**RE: 32 ARBOR LANE, WINNERSH – F/2000/2703**

Thank you for your letter dated 15th December 2000, and I apologise for the delay in responding to it.

It has been confirmed to myself that we are registered for 6 persons and that there are no sleep-over facilities at the above property.

Notwithstanding the above we no longer wish to proceed with the car park scheme as submitted and would therefore be grateful if you would withdraw the planning application and reimburse the fee paid. — no refund on valid applications.

For your information we are now proposing to upgrade the existing parking facility accessed from Arbor Meadows by re shaping the grassed borders and re-gravelling the parking area together with re-gravelling the existing driveway accessed from Arbor Lane.

We trust that planning permission will not be required for this work.

Yours sincerely

Fees regulations make no provision for refund of fees in respect of valid app'ns that have been processed.

**Roger Young**
Building Surveyor
For and on behalf of
**MILBURY CARE SERVICES**

Cc: C. Jones – Building & Technical Services Manager

POSITIVE ABOUT DISABLED PEOPLE

*Limited Company Registered in England and Wales No. 2215899*

*Working to Investors in People, Working to Quality Standards ISO 9002*

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 15 December 2000
My ref: EXC/F/2000/2703
Your ref: RY/JL

Roger Young
Milbury Care Services
Garrick House
2 Queen Street
Lichfield
Staffordshire
WS13 6QD

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 Mr Young

**32, ARBOR LANE, WINNERSH – F/2000/2703**

Thank you for your letter of 29 November, regarding the number of residents at 32 Arbor Lane. I apologise for the delay in responding to it.

With regard to whether an application for a change of use is required, although the home is registered for five residents, the number of care staff is also a consideration and, I understand that there are four staff during the day and two at night. This indicates that the number of occupants would vary between seven and nine, averaging eight, and, on this basis, an application for a change of use from C3, dwelling house to C2 convalescent/nursing home would be required.

The need for additional parking capacity on the scale of the current application also supports the need for a change of use application. It appears that there is already parking for four cars to the west of the property, accessed from Arbor Meadows, which, combined with the five spaces proposed, would give a total of nine spaces. This would significantly exceed the number of spaces normally expected for a dwelling of this size and would impact on the character of the property and the surrounding area.

Hence, the advice given by Emy Circuit, during your telephone conversation still applies. I would advise that the change of use should be considered in conjunction with the application for additional parking and therefore, the current application should be withdrawn and a new application submitted, covering both issues. The fee paid for the current application would be offset against the new application. I apologise for the inconvenience caused but consider this is necessary to regularise the current situation. The relevant application forms are enclosed.

On a related matter, in your letter you refer to correspondence dated 25 August. Please note that this letter and the response to it are confidential pre-application advice

and, as such, cannot form part of the application file, which is a public document. I would request, therefore, that details of the number of occupants and bedrooms are confirmed in writing as part of any application.

I apologise again for any inconvenience caused and request that you notify me in writing of you intentions.

Yours sincerely

M L Thorp,
Principal Development Control Officer

37216

FAC

# Milbury Care Services

*Commissioners of Services and Providers of Residential and Day Services*

COPIES TO: | ACK: | FILE:

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: RY/JL

Your Ref:

29 November 2000

Wokingham District Council
Planning Services
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Sirs

**RE: APPLICATION F/2000/2703 – 32 ARBOR LANE, WINNERSH, WOKINGHAM**

I refer to my recent telephone conversation with your case officer Emy Circuit, when it was requested that we should submit a change of use application for the above premises, alongside the above car park application.

I have made further enquiries with regard to resident numbers and the numbers confirmed to you in my letter of 25th August 2000 are incorrect.

The home is in fact registered with the local Health Authority for 5 residents only and as such falls within the Class C3 dwelling house.

I apologise for the misleading information and trust that planning permission will no longer be required for the car park.

I await your comments.

Yours faithfully

**Roger Young**
Building Surveyor
For and on behalf of
**MILBURY CARE SERVICES**

Cc: Chris Jones – Building & Technical Services Manager

## HIGHWAYS CONSULTATION SHEET

**From:** Emy Circuit **Date:** 08 November 2000

**Application Number:** F/2000/2703

**Proposal:** Proposed formation of car park for care home.

**Parish:** WINNERSH PARISH

**Site Address:**
32, Arbor Lane, Winnersh, Wokingham.

**Applicant:**
Milbury Care Services .

*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).

Comments.

(1) Please supply additional information indicating the existing staff/visitor numbers and any proposed.

(2) The parking layout does not comply to our standards: there needs to be a 6m gap between the row of spaces and the car park edge instead of 5m.

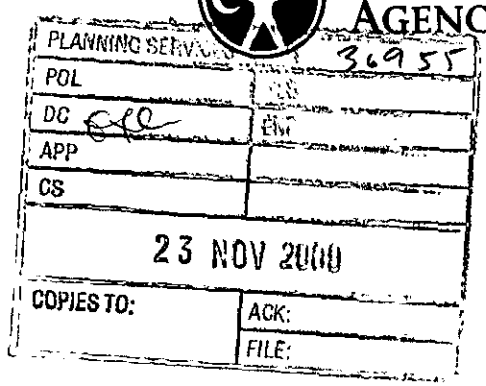
**Signed:** _____ **Print name:** Adam Coggins.

17/11/00

**Our ref:** SP\2000\002678\001
**Your ref:** F/2000/2703

**Date:** 20th November 2000

ENVIRONMENT AGENCY




District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Ref: Emy Circuit

Dear Sir/Madam,

**PROPOSED FORMATION OF CAR PARK FOR CARE HOME AT 32 ARBOUR LANE, WINNERSH, WOKINGHAM**

Thank you for your letter dated 8th November 2000 which was received on 13th November 2000. You are asked to quote the following reference in any correspondence: **SU77SE/8/28.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS**

**CONDITION**: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
**REASON**: To prevent pollution of groundwater.

**CONDITION**: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
**REASON**: To prevent the increased risk of flooding and to improve water quality.

**CONDITION**: No soakaways shall be constructed in contaminated ground.
**REASON**: To prevent pollution of groundwater.

**PLANNING INFORMATIVES**

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from

Cont/d..

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Nick Weddell on 01276 454 405 for further details.

## ADVICE TO PLANNING AUTHORITY

**LAND DRAINAGE CONTACT AMANDA REED ON 01276 454 331**

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

## ADVICE TO APPLICANT

**ENVIRONMENT PROTECTION CONTACT NICK WEDDELL ON 01276 454 405**

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from hard surfaced areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

A copy of this letter has been sent to the applicant.

If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

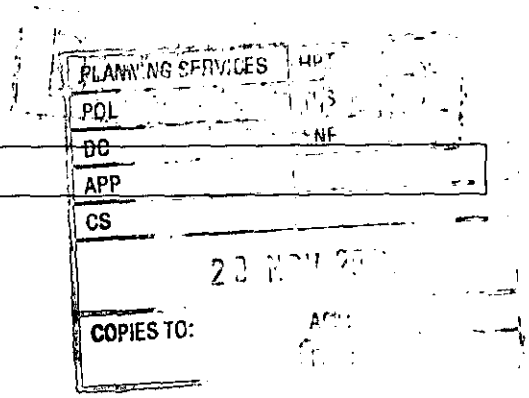
Sarah Paxman

PP **Sarah Paxman**
**Development Planning Officer**

Cc. Milbury Care Services, Garrick House, 2 Queen Street, Lichfield, Staffordshire,, WS13 6QD

FROM: Emy Circuit

DATE: 08 November 2000




## WINNERSH PARISH CONSULTATION SHEET

**Application Number:** F/2000/2703

**Proposal:** Proposed formation of car park for care home..

**Site Address:** 32, Arbor Lane, Winnersh, Wokingham.

**Applicant:** Milbury Care Services .

Your observations are required in respect of this application **by 02/12/2000** .

---

**NO COMMENT**

SIGNED: _____ DATE: 16-11-00

Clerk To Winnersh Parish/Town Council.

**TO:** **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 15 November 2000

| | |
|---|---|
| Location: | 32 Arbor Lane, Winnersh, Wokingham |
| Proposal: | Proposed formation of car park for care home. |
| Application Number: | F/2000/2703 |

In response to your consultation dated 8 November 2000 for the above application, the landscape comments are as follows:

I have no objections to the proposals as the car parking area is well screened from views from the south and west by shrub planting and trees along these boundaries. There is a cherry tree located in the proposed parking area but this is a fairly poor, small specimen and therefore I have no objection to it being removed. There is some shrub planting on the boundary with no. 34 which may be removed as a result of the proposals, however the applicant should provide details of the boundary treatment in this location.

Catherine Brimble

Catherine Brimble
Landscape Architect

**Received by Wokingham District Council**

# Application No: F/2000/2703

**Proposal:**
Proposed formation of car park for care home.

**Location:**
32, Arbor Lane, Winnersh, 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 02/12/2000. 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**

**08 November 2000**

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: ~~19 OCT 2000~~ Valid 01 NOV 2000 | Map No. 53 Site 013 |
| Officer: EXC / Application No. F/2000/2703 | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FORMATION OF CAR PARK FOR CARE HOME

Location: 32 ARBOR LANE

Parish: WINNERSH Ward: Winnersh 8.11.2000 B

Applicant: MILBURY CARE SERVICES

Fee Received 95-00 (3) 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 | Need block plan to show adj. properties – not clear where this is on the plot. | 24/10 | — |
| 3 | Forms unsigned | Not signed/dated only 1 copy | 24/10 | ✓ |
| 4 | Correct S 66 certificate | No date. | 24/10 | ✓ |
| 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 : 8.11.2000 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:** No pre-apps

.....

..... Consultee Newts

- Andy Glencross, Dixon — Pastures

### NEIGHBOURS:

re 32

S/N+ 21, 23, 25, 34 Arbor Lane

20, 22, 24, 26, 30 Arbor Lane

No. 22 - demolished 11/11 - part of redevelopment site

# Milbury Care Services

01.NOV.2000* 2703

*Commissioners of Services and Providers of Residential and Day Services*

Registered Office:
Garrick House,
2 Queen Street,
Lichfield,
Staffordshire.
WS13 6QD
Telephone: (01543) 416106
Fax: (01543) 414850

Our Ref: RY/JL

Your Ref:

6 October 2000

Wokingham
Planning Department
Environmental Services Department
P.O. Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Dear Sirs

**RE: PROPOSED CAR PARK AT "CORNERWAYS", 32 ARBOR LANE, WINNERSH, WOKINGHAM, RG41 5JD**

Please find enclosed 6 copies of drawing number TV.2001.100 together with location plans, fee and planning application forms duly completed.

Should you require any further information, please contact the undersigned.

Yours faithfully

**Roger Young**
Building Surveyor
For and on behalf of
**MILBURY CARE SERVICES**

1789/a

# SECTION 66 CERTIFICATE

Application No.

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

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

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

## CERTIFICATE A

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** 01.NOV.2000* 2703

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 . . . . . .

On behalf of . . . MILBURY CARE SERVICES . . . . . .

Date . . . . . 30/10/00 . . . . . .

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

"CORNERWAYS"

Pc 20 011 032E

ADDRESS 32 ARBOR LANE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7771 53

BUILDER

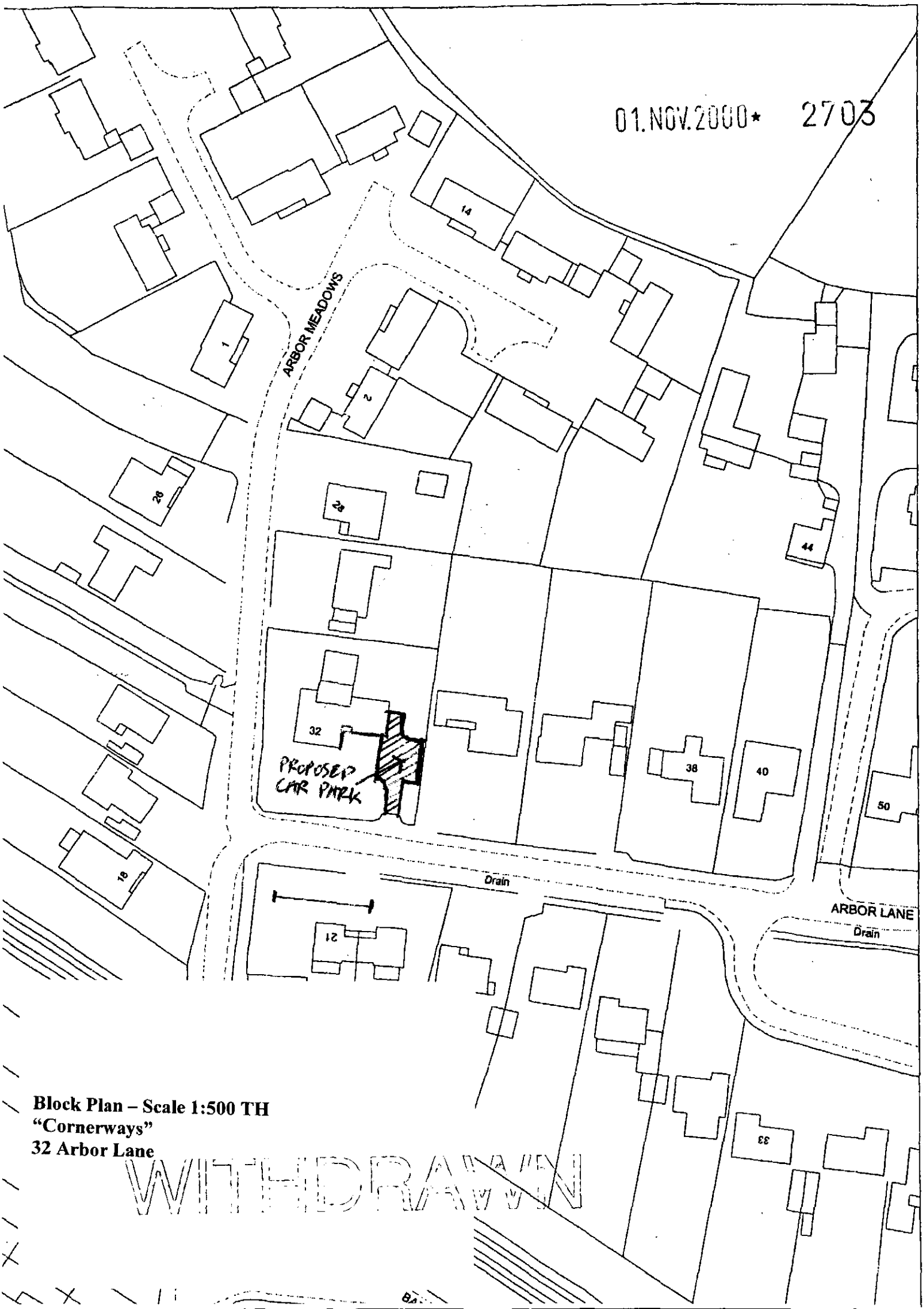
| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 208/57 | Messrs. E.W. & N.S. Baker | Outline | 25.3.57 | N/A. C/A. |
| 1/57 | Mr. M. B. Ward | " | 10.9.57 | N/A. C/A. |
| 86/58 | " | Detached Bungalow | 13.5.58 | App. C/A. |
| O/178/66 See 32 | Mr. C. B. Hannam | outline - 1 dwelling on land North of Cornerways | 4.8.66 | N/A. C/A. |
| 26805 | | | 20.2.87 | C/A |
| BRA 1939 | MR. R. WHEELER | ROOF CONV. | 26.1.88 | App |
| BRA 1275 | HILLBURY CARE SERVICES | CONV. OF DWELLING STAND BY 6 PEOPLE WITH LEARNING DISABILITIES | 13.2.92 | App |
| LP94/2416 | " | WC/OFFICE ETC. | 3.5.94 | C/App |

DATE OF COMPLETION November 1959

~~MINISTRY DECISION~~ FP97/6989 Hillbury Care garage to disabled res. bedrooms + utility 11/12/97 C/A

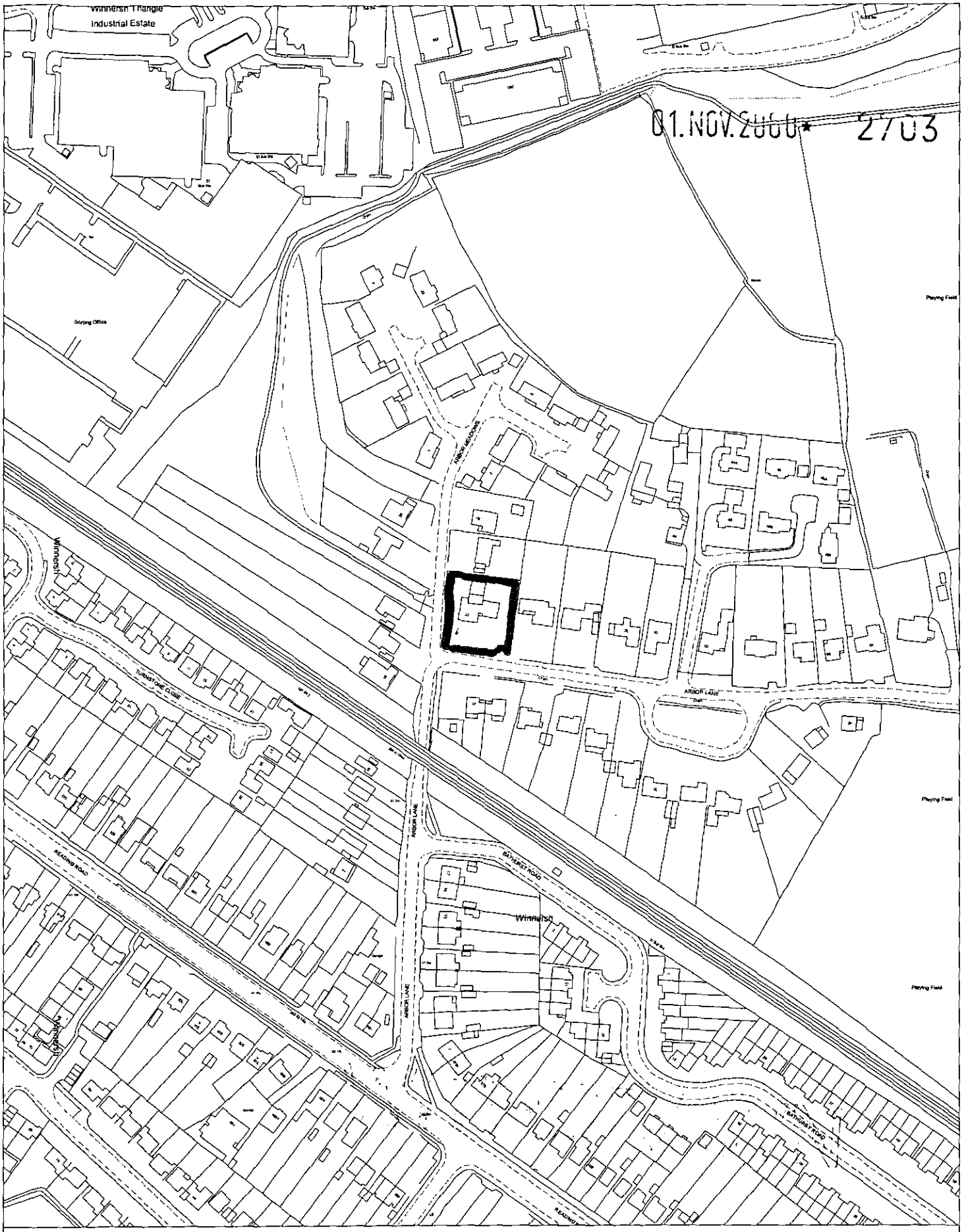
SPECIAL ORDERS PD Enq - car park - Roger Young 15.09.00

DRAINAGE




**Block Plan – Scale 1:500 TH**
**"Cornerways"**
**32 Arbor Lane**

WITHDRAWN




# Site Plan, Scale: 1 to 2500

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Date: 3 October 2000

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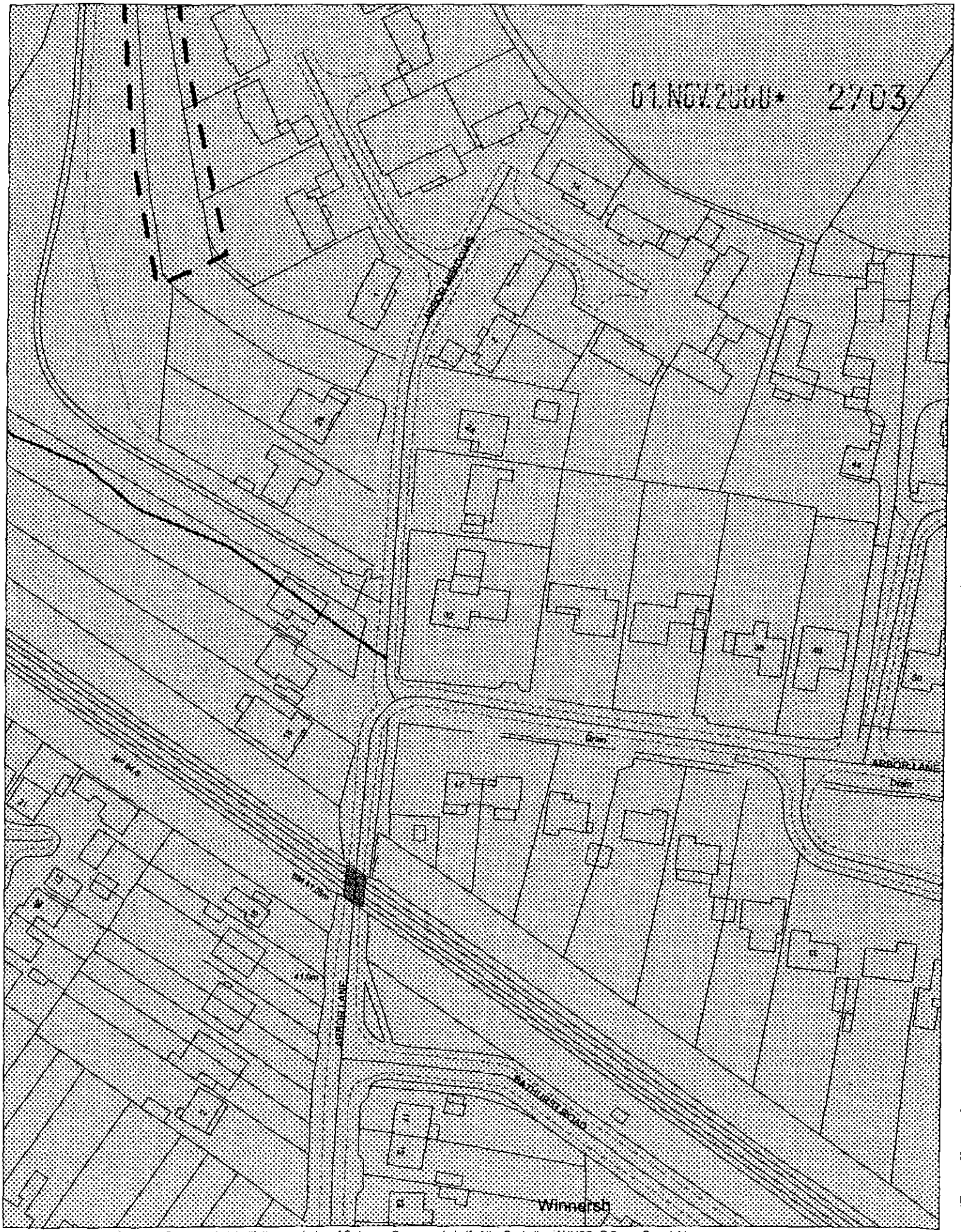


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Development Control Section, Environmental Services, Wokingham District Council.
18 October 2000

Scale: 1 : 1250

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY 01 NOV 2000* 2703

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MILBURY CARE SERVICES |
| | ADDRESS | GARRICK HOUSE, 2 QUEEN STREET LICHFIELD, STAFFS |
| | POST CODE | WS13 6QD PHONE 01543 416106. |
| | AGENT'S NAME | |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | ADDRESS | |
| | POST CODE | PHONE |
| 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 | 'CORNERWAYS' 32, ARBOUR LANE WINNERSH. WOKINGHAM RG11 5JD |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | PROPOSED CAR PARK TO CARE HOME |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | .14 |
| 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 | TV 2001.100. |

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

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

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

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

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

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

1769b

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.

EXISTING CARE HOME.

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.

TARMACADAM DRIVE AND CAR PARK AND PRECAST CONCRETE KERBS.

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 FENCE REINSTATED.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SOAKAWAYS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A. 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

SEE PLAN.

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

YES.

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

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | | TO BE RETAINED | | TO BE LOST | |
|---|---|---|---|---|---|---|
| HOUSE | / | * | / | * | / | * |
| BUNGALOW | / | * | / | * | / | * |
| FLAT/MAISONETTE | / | * | / | * | / | |
| OTHER | / | * | / | * | / | * |

*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 [signature] ON BEHALF OF MILBURY CARE DATE 30/10/00

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".

1769c

# PLANNING APPLICATION

PART 2

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

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

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

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 | | |
| 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.

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

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 |
|---|---|---|---|
| | | | |

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.

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

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

## WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

## WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

## HOW LONG WILL IT TAKE ?

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

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

**DATA PROTECTION ACT 1984**

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