APPLICATION NO:
F/2000/0881

LOCATION:
Units B & C Lambs Farm Business Park, Basingstoke Road, Swallowfield Reading.

APPLICANT:
J P Winkworth C/O Robert Davies John West Ltd

PROPOSAL:
Proposed demolition of existing barn and industrial units. Construction of 2 units for B2/B8 use.

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

J P Winkworth
C/O Robert Davies John West Ltd
Lawford House
Leacroft
Staines
Middlesex
TW18 4NN

Application Number: F/2000/0881

Parish: **SWALLOWFIELD**

Location: **Units B & C, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.**

Proposal: **Proposed demolition of existing barn and industrial units. Construction of 2 units for B2/B8 use.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the north side elevation of Unit C.

Condition
4. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

Condition
5. Operations for which noise is audible at the nearest residential boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays, bank or other public holidays without the prior written consent of the Local Planning Authority.

Condition
6. Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

Condition
7. Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

Condition
8. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
9. Suitable ventilation and filtration equipment shall be installed if necessary to supress and disperse fumes and/or smell created from any operations on the premises. [The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues]. Equipment shall be installled and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building].

Condition
10. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Class A, Part 8 of Schedule 2 of that Order in connection with the uses hereby approved.

Condition
12. The buildings shall not be occupied until the parking and circulation area shown on the approved plan drawing no.L583/20 Revision E hereto has been drained and surfaced [or other steps as may be specified] in accordance with details submitted and approved by the Local Planning Authority, and that area shall not thereafter be used for any purpose other than the parking and circulation of vehicles.

Condition
13. No development shall be commenced until visibility splays of 2.0 x 33m (left) and 2.0 x 33m (right) have been provided at all exits from the car park onto the service road.

Condition
14. Neither building shall not be occupied until space has been provided within the curtilage shown on drawing No. L583/20 Rev E for HGV 15.5m long design vehicle to turn so that it may exit and join the service road in a forward gear and this space thereafter shall be maintained at all times for this purpose.

Condition
15. Before development commences warning signs shall be provided in Back Lane in agreement with and in accordance with details to be first submitted to and approved by the Local Planning Authority.

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

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. In the interests of residential amenity.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of residential amenity.

Reason
9. In the interests of residential amenity.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of the character and amenities of the locality.

Reason
12. Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

Reason
13. In the interests of highway safety.

Reason
14. In the interests of highway safety and convenience.

Reason
15. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 25th May 2000.

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

F/2000/0881.

Tel: (0118) 974 6441
Fax: (0118) 974 6484
Date: 19 March, 2003
My ref: Lambs Lane Business Park - Swallowfield
Your ref:

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 John F. Winkworth
Willow Tree Works
Swallowfield Street
Swallowfield
Berkshire
RG7 1QX

Dear Sir

RE: LAMBS LANE BUSINESS PARK - SWALLOWFIELD

I refer to the above site, and your letter of the 31st January 2003. My apologies for not replying to your letter sooner.

Condition 1 reads: *'The development hereby permitted shall be begun before the expiration of five years from the date of this permission'*. If, as outlined in your letter, you have indeed constructed Unit B, then you have indeed implemented the scheme and will comply with this condition and its requirement under Section 91(1) of the Town and Country Planning Act 1990.

I trust that this is helpful. Should you require any further information please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW
Principal Planner – South Area

File:
LambsLaneBusinessF
arm

J. P. WINKWORTH LIMITED

Willow Tree Works
Swallowfield Street
Swallowfield, Nr. Reading
Berkshire RG7 1QX
England

Administrative Office:
General Tel: 0118 9883551
Fax: 0118 9884031
Accounts Tel: 0118 9840284

PLANNING SERVICES UNIT 65662
POL
DC KL
ASP
CS
03 FEB 2003
COPIES

Ms. Kerrin Lithgow
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

JFW/ja
31 January 2003

Dear Ms. Lithgow

Re: Lambs Farm Business Park – Swallowfield

I hope you are keeping well.

There is a little information which I would like your assistance on concerning two units at the business park.

We had a planning application passed on 1 June 2000 to build two units, units B and C and I enclose a copy of this for you. Am I correct in my understanding that as we have completely constructed Unit B, this constitutes a full implementation of the planning permission as granted (though we haven't as yet built C).

I shall be extremely grateful for your advice in due course.

Meanwhile, kindest regards

John F Winkworth

Enc. Copy of Planning Permission

WORK SHEET FOR : Angela Odell

Application Number : F/2000/0881

Applicant : J P Winkworth C/O Robert Davies John West Ltd.

Location : Units B & C, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.
Proposal : Proposed demolition of existing barn and industrial units. Construction of 2 units for B2/B8 use.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 27.3.00.

Date Registered : 08/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses : P.C. No objection but request planting to shield Unit C from Bas-Rd.

E.H.O : Recs. conditions.

HWS: No obj. subj to conditions

Planning Issues :

Application Number F/2000/0881
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2		SR12.	All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings.
3	SC08	SR05	~~north~~ side elevation of Unit C

4 All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers. /SR10

5 Operations for which noise is audible at the nearest residential boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays, bank and other public holidays without the prior written consent of the Local Planning Authority. /SR10

6 Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority. /SR10

7 Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority. /SR10

8 Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority. /SR10

9 Suitable ventilation and filtration equipment shall be installed if necessary to suppress and disperse fumes and/or smell created from any operations on the premises. [The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues]. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building]/SR10. ~~Contd~~.

PTO.

10. SC60/ SR09.

"4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no development shall take place under the terms of Class A Part 8 of Schedule 2 of that Order in connection with the uses hereby approved. / SR17

~~12 SC31 "2.0m x 80m (left)" "2.0m x 60m (right)"~~
SR13

12 SC27 buildings
on the approved plan
No. LS83/20 Revision E

SR07

13 No development shall be commenced until visibility splays of 2.0x33m (left) and 2.0x33m (right) have been provided at all exits from the car park onto the service road"
SR13

14 Neither ~~The~~ buildings shall not be occupied until space has been provided within the curtilage shown on Drawing No LS83/20 Rev E for HGV 15.5m Long Design Vehicle to turn so that it may ~~enter and~~ exit and join the service road in a forward ~~space~~ gear and this space thereafter be maintained at all times for this purpose / SR14.

15 Before development commences warning signs shall be provided ~~within Back Lane~~ in Back Lane in agreement with and in accordance with details to be first submitted to and approved by the LPA / SR13.

RECORD OF SITE VISIT

SITE ADDRESS: Units B & C Lambs Farm Business Park, Basingstoke Road Swallowfield Reading.

APPLICATION NUMBER: F/2000/0881

OFFICER: Angela Odell

DATE OF SITE VISIT: 27.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 1.5.00

2. DESCRIPTION OF SURROUNDINGS Existing business park & ex-farm & developed ex-farm buildings.

3. DESCRIPTION OF SITE/BUILDING Blg B is mix of timber/breeze block with tiled roofs/corrugated roofs. Blg C is ~~corrug~~ metal walls & roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES Lambs Farmhouse backs onto blg C.

5. SITE CONSTRAINTS

TREES NA

ACCESS/PARKING via business park entrance to existing parking apron

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

Application Number: F/2000/0881

Appraisal :

History : Unit C has p.p No - 98/687531F for replacement with a brick & tile bldg, in first floor inside roof area, for B1 offices. ~~(35~~ (350m²). Bldg B has p.p for conversion to B1 use.

Proposals : Unit B demolish bldg B & erect a 271 m² bldg comprising ~~of~~ warehouse with ancillary offices, all on gr. floor. Materials: sheet steel. height: 5.75 m to ~~eave~~ top of roof. As bldg will be tucked behind bldg A which is larger & taller consider visual effect acceptable. Also will provide B8 (rather than B1 use) which policies encourage; and will be a smallish unit.

Unit C demolish existing & erect a 228 m² bldg, also comprising a warehouse with ~~of~~ ancillary offices, all on gr. floor. Materials as for bldg B. ~~Also~~ ~~replaces~~ Instead of an extant pp for B1 office use, so again ~~a~~ B8 for small unit preferred by policies.

Effect on neighbour

Lambs Farmhouse rear ~~[illegible]~~ looks onto site of Unit C. Proposed bldg will be higher than existing bldg., but not as high overall than the extant pp bldg, but that had more hipped type roof. As bldg will be approx. 14m from nearest first floor rear window of Lambs Farmhouse, consider overall ~~eff~~ visual effect not unacceptable ~~and~~ compared with extant pp

Re: potential disturbance: EHO recs conditions to control this.

P.C. comments: Re: landscaping - consider unnecessary as Unit C largely screened from Bairingstoke Rd.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

☎ 0118 974 6379 (Direct Line)
Wednesday, 22 March 2000

Robert Davies John West Ltd
Lawford House
Leacroft
Staines
Middx
TW18 4NN

Access Officer
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Dear Sir

Planning Application No 0881
Address: Units B & C, Lambs Farm Business Park, Basingstoke Road,
The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the disabled parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure the entrance doors and or the frames need to be clearly identified by tonnally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. Ensure guarding fitted to outside doors etc. that cross circulation routes.
4. Identify any hazardous glazing.

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. E. Garrett

Duncan Garrett
Access Officer

Received by Wokingham District Council

Application No: F/2000/0881

Proposal:
Proposed demolition of existing barn and industrial units. Construction of 2 units for B2/B8 use.

Location:
Units B & C, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/04/2000. 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

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 20 March 2000

Application Number: F/2000/0881

Proposal: Proposed demolition of existing barn and industrial units. Construction of 2 units for B2/B8 use.

Site Address:
Units B & C, Lambs Farm Business Park, Basingstoke Road, Swallowfield, Reading.

Applicant:
J P Winkworth C/O Robert Davies John West Ltd.

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).

---

1) SC31 2.0m x 80m (left)
2.0m x 60m (right)

SR13

2) SC27 buildings
on the approved plan
No. LS83/20 Revision E

SR07

3) The location of the proposed building improvements and extensions shall be provided in a manner that is acceptable to the LPA.

4) No development shall be commenced until visibility splays of 2.0x33m (left) and 2.0x33m (right) have been provided at all exits from the car park onto the service road

SR13

Signed: T Cuell **Print name:** T CUELL

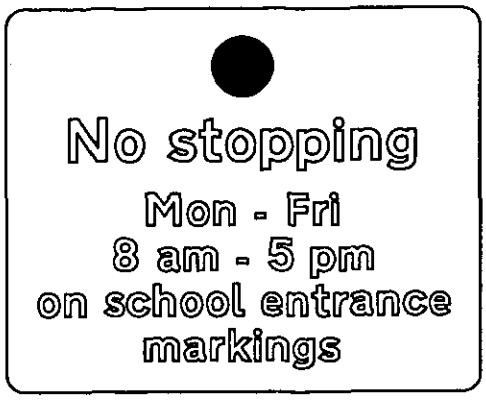
PTO

5) The building shall not be occupied until space has been provided within the curtilage shown on Drawing No 4583/20 Rev E for HGV 15.5m long Design Vehicle to turn so that it may ~~enter and~~ exit and join the service road in a forward gear and this space thereafter be maintained at all times for this purpose.

6) The developer shall enter into a legal agreement with the LPA to secure improved road signage along Back Lane in relation to the School.

Signing would be provided in accordance with the Traffic Signs Regulations and General Directions 1994. Proposed signs are 'School Crossing' Diagram 642.2 Approximate cost £950. (3 No Signs)

Item No.	Description	Quantity	Unit	Rate	Amount
	SIGN FACES				
137	Supply of Class 1 reflective sign face not exceeding 1 sq.m. in area	2	m^2	129.09	£258.18
138	Erection of Class 1 reflective sign face not exceeding 1 sq.m. in area	2	m^2	17.74	£35.48
	TRAFFIC SIGN POSTS				
166	76mm diameter tubular steel sign posts 4 metres in length	3	no.	51.95	£155.85
183	Sign post foundation with in-situ concrete mix C25P	2	m^3	91.18	£182.36
	NUMBERING OF TRAFFIC SIGNS				
247	Numbering of traffic signs	3	no.	4.31	£12.93
				Sub-total	**£644.80**
				+ Inflation (7.5%)	£48.36
				+ Contingencies (20%)	£138.63
				+ Purple Time Adjustment (12.5%)	£103.97
				Series 1200 Total	**£935.77**



Scheme Ref.			
Sign Reference	642.2	'x'-height	
Letter colour	BLACK	SIGN FACE	
Background	YELLOW	Width	780mm
Border	BLACK	Height	640mm
Material	Class-1	Area	0.50sq.m

POST(S) & FOUNDATIONS			
Mounting Height	2100mm	Bases	Individual
Number	1	Base Width	900mm
Size	76.1x4CHS	Base Length	900mm
Length	3390mm	Base Depth	600mm
Centres	N/Amm	Base Vol. o/a	0.49 m3
Illumination	No	Earth Cover	150mm

28567

PCL
DC AO
AP
CS
20 APR 2000
COPIES TO: ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell Planning Dept.

Date: 18/04/00

UNITS B & C, LAMBS FARM BUSINESS PARK, BASINGSTOKE ROAD, SWALLOWFIELD

Having considered the above application and the close proximity of residential accomodation, I recommend the following conditions are applied should planning consent be granted.

1. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

2 Operations for which noise is audible at the nearest residential boundary shall only be carried out between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays, bank and other public holidays without the prior written consent of the Local Planning Authority.

3 Commercial vehicles (including fork lift trucks) shall only be started up, manoeuvred, operated, loaded or unloaded between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

4 Deliveries by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

5 Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

6 Suitable ventilation and filtration equipment shall be installed if necessary to suppress and disperse fumes and/or smell created from any operations on the premises. [The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues]. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building]. Contd.

J Mullaney

John Mullaney
Environmental Health Officer

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS
06 APR 2000
COPIES TO: | ACK

5th April 2000

Faxed and posted
9744 6484

Planning Dept.
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Sirs,

Please find below the Parish Council's comments on recent applications:

F/2000/0835 - Proposed single storey rear extension to dwelling and front porch, 2 Lowlands, The Street, Swallowfield
The Parish Council has no objection to the demolition of the side extension together with the proposed single storey side and rear extension provided that the front elevation is rebuilt as shown to match the existing. To ensure that the front and side elevation brickwork matches the existing brickwork, the Parish Council suggests that a stipulation is made that the existing bricks are reused.

However, the Parish Council does object to the proposed front porch. The dwelling forms one half of a pleasing semi-detached pair of symmetrical dwellings, on the edge of a conservation area, and the property almost faces the village shop. Consequently the property has a high visual impact on the street scene. The addition of a front porch will adversely detract from the aesthetic appearance of the building, and on the grounds of visual amenity should not be permitted.

AMO

F/2000/0881 - Proposed demolition of existing barn and industrial units. Construction of 2 units for B2/B8 use, Units B&C Lambs Farm Business Park, Basingstoke Road, Swallowfield
The Parish Council has no objection to this application. However the Parish Council requests that planting is incorporated to shield Unit C from the Basingstoke Road. It should also be noted that as at 26th March 2000 no red planning notice appeared to be displayed.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

No. 0472 P. 1/1
SWALLOWFIELD PARISH COUNCIL
5. Apr. 2000 12:16

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/0881 relates.

Address of site LAMBS FARM BUSINESS PARK

BASINGSTOKE ROAD SWALLOWFIELD

Signed

Date 27/3/2000

Postage will be paid by licensee

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

Business reply service
License no. RG147

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~0 1 MAR 2000~~ 8/3/00	Map No. 14 Site 1.0
Officer: AO	Application No. F/2000/0881
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:

(F) PROPOSED DEMOLITION OF EXISTING BARN AND INDUSTRIAL UNITS; CONSTRUCTION OF 2 UNITS FOR B2/B8 USE

Location: UNITS B & C LAMBS FARM BUS: Part: BASINGSTORE RD

Parish: SWALLOWFIELD Ward: Swallowfield 20.3.2000

Applicant: J P WINKWORTH

Fee Received 1330-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required (1)

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 : 20.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

Lambs Farm, Basingstoke Rd

Lambs Farm Cottage,

ROBERT DAVIES JOHN WEST LIMITED
Chartered Architects

08.MAR2000* 0881

L583/IY/LJR

26775

7th March 2000

08 MAR 2000

Revised Plan

Mrs A O'Dell
Planning Department
Wokingham District Council
P.O. Box 157, Council Offices,
Shute End,
WOKINGHAM
Berkshire, RG11 1WR

Dear Mrs O'Dell

UNITS B AND C, LAMBS FARM BUSINESS PARK, BASINGSTOKE ROAD, SWALLOWFIELD, BERKS

Please find enclosed revised drawings to unit B indicating reduced area as discussed, together with revised application forms indicating the amended figures, and ask that they may be substituted for those previously submitted.

We trust that all is in order and that the processing of this application may now proceed.

Yours sincerely

Ian Yarham
ROBERT DAVIES JOHN WEST LIMITED

Encs L583/20^{E} and 21^{B}

c.c. J Winkworth Esq

Lawford House, Leacroft, Staines, Middlesex TW18 4NN
Tel: 01784 459211 Fax: 01784 463816 Email: RDJWLtd@aol.com
Registered at Cardiff No. 2669276 Reg.Office Stafford House, 33-30 Station Road, Aldershot, Hampshire, GU11 1BA

08.MAR2000* 0881

ROBERT DAVIES JOHN WEST LIMITED
Chartered Architects

L583/IY/ALI

29 February 2000

Planning Dept.

WOKINGHAM DISTRICT COUNCIL
P.O. Box 157, Council Offices,
Shute End,
Wokingham, Berkshire, RG11 1WR

Dear Sirs,

UNITS B & C, LAMBS FARM BUSINESS PARK, BASINGSTOKE ROAD, SWALLOWFIELD

Please find enclosed six copies of application forms and supporting drawing with which we wish to apply for planning permission under the Town and Country Planning Acts. A cheque in the sum of £1,330 is attached to cover the processing of this application.

Following discussions with Mrs. O'Dell and subject to receiving no formal objections, we hope this application may be dealt with under delegated powers. Please note that our client would appreciate a B2/B8 use approval to apply equally to both units, in order to appeal to a greater tenant base.

We trust the above is in order, but should you require any further information, please do not hesitate to contact us.

Yours faithfully,

Ian Yarham
ROBERT DAVIES JOHN WEST LIMITED

Encs: L583/20D, 21A, 22, L682/30A & 31.

cc: John Winkworth

Lawford House, Leacroft, Staines, Middlesex TW18 4NN
Tel: 01784 459211 Fax: 01784 463816 Email: RDJWLtd@aol.com
Registered at Cardiff No. 2669276 Reg.Office Stafford House, 33-30 Station Road, Aldershot, Hampshire, GU11 1BA

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

08.MAR2000* 0881

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.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) Insert description of steps taken

(b) .....

.....

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

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

(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).

on (d) ..... ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 ... D.A.N. YARHA .....

On behalf of Robert Davies John West Ltd. for J. Winkwort

Date ..... 29 / FEB / 2000 .....

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

① ~~FOXHILL STABLES~~ Business Park / Lambs Farmhouse E

ADDRESS LAMBS FARM BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. LAMBS COURT ORD. SHEET No SU7065-7165 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R373/66 ✓	Mr D R Goodey	Change of use to form Riding stables & driving school for Horse drawn vehicles	19. 1. 67	NA Cf
R/21/68	" "	Use of land for tipping adj farm.	13. 2. 68	NA Ref
R/591/70	"			
PD204/72 ✓	"	New kitchen to farm house STORE	13. 4. 72 W/DR	App NA
PD567/73	"	Agricultural building	5. 9. 73	App NA
PD696/73	"	" "	19. 11. 73	App NA
07318 ✓	"	2 storey extn.	24. 11. 77	NA Ref
BR7433	"			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② Business Park / Lambs Farmhouse E

ADDRESS LAMBS FARM. BASINGSTOKE ROAD PARISH SWALLOWFIELD.

PLOT No. ORD. SHEET No SU7065-7165 (9

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
07904 ✓	Mr D Goodey	Alteration & adds.	16. 3. 78	NA Cf
BR7989	" "	" "	22. 2. 78	App NA
BR10222	" "	Agricultural B/d.	9. 2. 78	App NA
BR15384	" "	Barn for storage eqp	13. 8. 80	App
BR17601	" "		30. 9. 81.	App NA
23523	"	S/St. STORE	23. 5. 85	CA
38955	W/DR.			
39597	W/DR.			
41306	MESSRS GOODEY	CARPARK FOR RIDING STABLES & MUSEUM. % use AGR. BLDG. TO MUSEUM	3. 11. 93	Cf
43459	"	4 LOCATION BOARDS & 2 FLAGPOLES	14. 11. 94	Ref

SPECIAL ORDERS

1933 (3) LAMBS FARMHOUSE & UNITS A,B,C,D,E,F,G LAMBS FARM. BUSINESS PARK

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. (94)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
44030	MR. D. GOODEY	NON-ILL. DIR. SIGN	28.3.95	C/
95/60419/A				
97/66547/F	J.P. WINKWORTH LTD	C/U/SE USES FROM AGRICULTURAL/STABLES TO B1, B2 & B8 C/U/SE LAND TO CAR PARK	23.4.98	C/A
98/67961/F	J P Winkworth UNIT B	Rebuilding of Unit B for B1 Use	30.9.98	C/
FP98/7851	J.P WINKWORTH LTD. - LAMBS FARM - NEW DRAINAGE		23.7.98	APP
98/68753/F	" UNIT C	Erect Replace Demolish existing Unit for B1 Use	26.1.99	C/
98/68799/F	" " D	Replace & Refurbish Indust. Bldg.	2.2.99	C/
99/69169/F	" UNIT B1/B2	Repos. Ext. & Refurb. B2/B8 Units	4.5.99	C/
99/69705/F	UNIT D.			
FP98/8088	"	Ext Alts. & Improvements	6.11.98	APP
C/66547/02	"	Details to comply with COND. & Cons. 97/66547/F - APPROVAL OF LANDSCAPING PROPOSALS	26.5.99	C

MINISTRY DECISION

SPECIAL ORDERS

FP99/9136	"	Steel framed & clad, light ind/storage bldg	21.9.99	APP

1933 (4) LAMBS FARMHOUSE + UNITS A, B, C, D, E, F, G LAMBS FARM BUSINESS PARK

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/9064	J P Winkworth	2 St. office Bldg	1.10.99	REF
99/70838/F	B McEnroe	2 St. Rear Ext to Dwelling Rem. of Exis Rear Ext.		

MINISTRY DECISION

SPECIAL ORDERS

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

08 MAR 2000

08 MAR 2000 0631

1.	APPLICANT'S NAME	J.P. WINKWORTH LTD
	ADDRESS	WILLOW TREE WORKS, THE STREET, SWALLOWFIELD, BERKS
	POST CODE	RG7 1QX PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBERT DAVIES JOHN WEST LTD
	ADDRESS	LAWFORD HOUSE, LEACROFT, STAINES, MIDDX.
	POST CODE	TW18 4NN PHONE 01784 59211
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	UNITS B & C, LAMBS FARM BUSINESS PARK OFF BASINGSTOKE RD, SWALLOWFIELD
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 BARN AND INDUSTRIAL UNIT. CONSTRUCTION OF 2 UNITS B2/B8 USE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	1.26 ha
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	SIX COPIES L583/20E, 21B, 22, L682/30A, 31 AND LOCATION PLAN

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

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

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

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

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

NOT APPLICABLE

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

INDUSTRIAL / STORAGE

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.

PROFILED METAL SHEET CLADDING TO WALLS AND ROOF. BRICKWORK PLINTH, PLASTIC COATED LOADING BAY DOOR, WHITE PAINTED DOOR FRAMES, COLOURS TO MATCH SURROUNDING UNITS.

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.

AS EXISTING - PART OF OPEN SITE BUSINESS PARK

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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 GRANTED UNDER 97/66547/F

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

YES - DISABLED PARKING SPACES, RAMPED ACCESS AND TOILETS

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

NOT APPLICABLE

	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.

£1,330.00

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 J.P. WINKWORTH LTD DATE 07.03.2000

ROBERT DAVIES JOHN WEST LTD

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	-	225 sq.m	-	-
B2	GENERAL INDUSTRIAL	-	228 sq.m	271 sq.m	-
B3-7	SPECIAL INDUSTRIAL	-	-	-	-
B8	STORAGE OR DISTRIBUTION	-	-	228 sq.m	-
C1	HOTELS AND HOSTELS	-	-	-	-
C2	RESIDENTIAL INSTITUTIONS	-	-	-	-
D1	NON-RESIDENTIAL INSTITUTIONS	-	-	-	-
D2	ASSEMBLY AND LEISURE	-	-	-	-
OTHER	Please Specify	-	-	-	-
OTHER	Please Specify	-	-	-	-
	TOTAL	-	453 sq.m	499 sq.m	-

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

APPROVED

	Cars	Lorries
Existing	19	-
Proposed	38	2 vans

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.

END USER UMKNOWN AT THIS TIME

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

END UNSER UNKNOWN AT THIS TIME

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.

NONE

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 ?

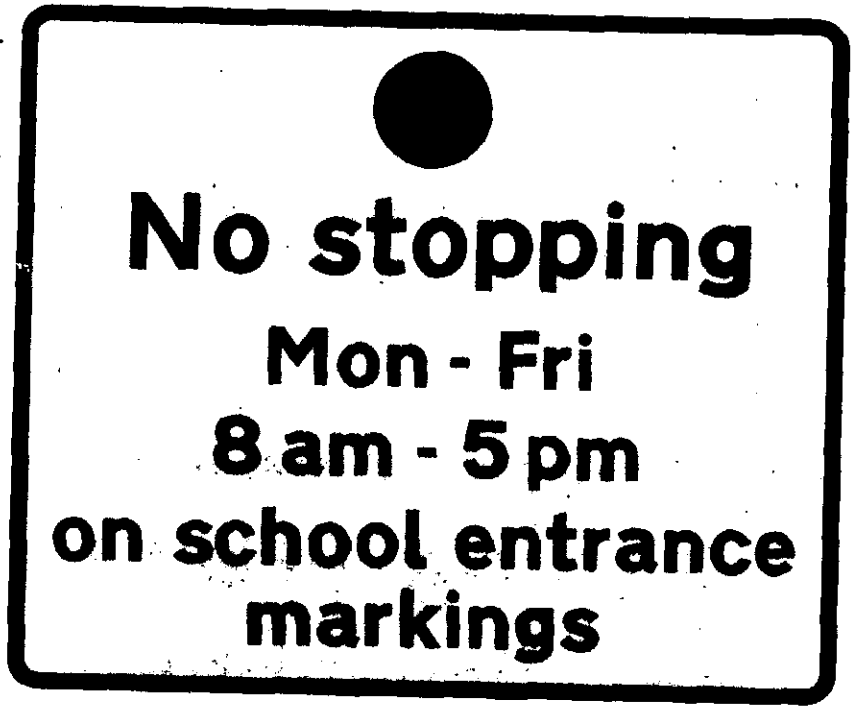
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive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

Item	
1	Regulations: None
2	Directions: 7
3	Diagrams: None
4	Permitted variants: None
5	Illumination requirements: Schedule 17, item 9

100



50

37.5

642.2

No stopping at school entrance during periods indicated

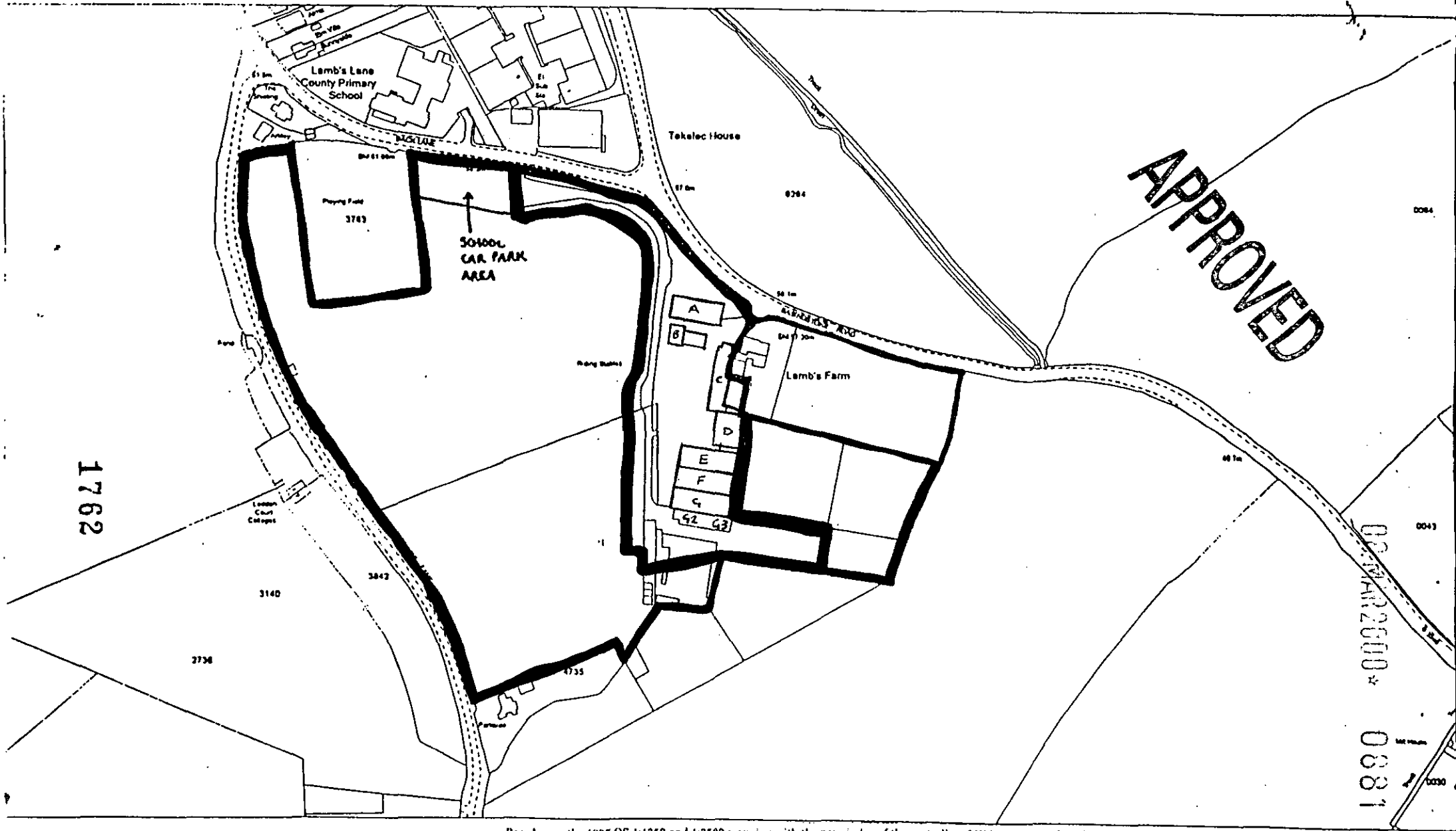
Item	
1	Regulations: None
2	Directions: 7, 20, 22
3	Diagrams: 1027.1
4	Permitted variants: Schedule 16, item 37
5	Illumination requirements: Schedule 17, item 9

* * * TRANSMISSION RESULT REPORT (21.SEP.2000 14:09) * * *

TTI WOKINGHAM COUNCIL

DATE	TIME	ADDRESS	MODE	TIME	PAGE	RESULT	FILE
21.SEP.	14:08		0784 463816 S	1'22"	P. 2	OK	550

S : STANDARD
M : MEMORY
D : DETAIL
P : POLLING
F : FINE
L : SEND LATER
E : ECM
* : PC



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Development Control Section, Planning Department, Wokingham District Council.

February 1998

scale: 1 : 2500