APPLICATION NO:
TP/2000/2816

LOCATION: land adjoining
Bulldog Service Station Reading Road, Winnersh Wokingham.

APPLICANT:
Bulldog Service Station Ltd C/O Michael Whiteway

PROPOSAL:
Application for temporary permission for portable building for use as car sales office.

EARLIEST DATE FOR DECISION: **16/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/01/2001

CASE OFFICER: **Emy Circuit**

Michael Whiteway Construction & Development Consultant
The Walled Garden, New Lane Hill, Tilehurst, Reading. RG30 4JJ. Telephone 0118 9417347

PLANNING SERVICES	P. 38834
POL	TLS
DC -EXC	ENF
APP	
CS	
18 JAN 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council,
Planning Dept,
Shute End,
Wokingham,
Berkshire.

TP/2000/2816 i think?

For the attention of Emy Circuit.

17.01.2001

Dear Emy,

Re : **Planning Application to sell motor cars from a site adjacent to the Bulldog Service Station, Reading Road, and Winnersh. For Mr M. Webb.**

I confirm my conversation of today's date and ask that you please withdraw the above planning application. I apologise for not providing the planning reference number but the planning files are with Mr Webb who is currently in the South of France.

If you require further information please phone me.

For and on behalf on Mr M. Webb.

M Whiteway

Michael Whiteway.

MKM aranted.
19/1/2001
M.

WORK SHEET FOR : Emy Circuit

Application Number : TP/2000/2816

Applicant : Bulldog Service Station Ltd C/O Michael Whiteway.

Location : Land adjacent to Bulldog Service Station, Reading Road, Winnersh, Wokingham.

Proposal : Application for temporary permission for portable building for use as car sales office.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

new s/n sent 5/12 with "Land adjacent to"

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/11/2000

Earliest Date for Decision : 16/12/2000

Latest Consultation Date/Site Notice Expiry Date : 16/12/2000

This application <u>will have expired on</u>: <u>08/01/2001.</u> 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 :

Environmental Health - no objections

Highways - ask for confirmation of use + level of use

Winnersh PC - object due to problems with access, traffic generation + limited parking

Landscape - need shrub beds for oaks (to replace TPO trees removed) shrubs to soften appearance, details of planting.

Local resident. - position / treatment of boundaries / site only recently used for parking + not for car sales / gravel spills onto highway / visitor parking? / road safety / traffic flow / access / parking for allotments / trees replace TPO's but different location / lease document only permits access from Esso site / Gap / scale / materials / disturbance to amenity / disabled access

Planning Issues :

Environment Agency - conditions

TP/2000/2816
Bulldog Service Station, Reading Road, Winnersh

Temporary permission is sought for a portable building for car sales. The application site is on the north side of Reading Road, adjoining the Identified Settlement but located outside it, in the Green Gap between Wokingham and Winnersh. Access would be shared with the adjacent allotments. To the east of the site is a petrol station and the Bulldog Garage.

History: The area to the north of the Reading Road and south of the M4 has been subject to development pressure since the 1950's, including an application by Sainsburys in 1992. Applications for parking on the land to the west of the Paddocks, 271 Reading Road were refused in 1977 (6339), 1984 (22368) and 1985 (24385). Two applications for redevelopment of the Bulldog Service Station were approved in 1983 (18625 & 19536), with a number of subsequent applications for amendments to the implemented scheme (19536). Applications for redevelopment of the petrol station were approved in 1999 (67960, 68872 + duplicate application 69052).
(appn site was within blue line but not red.

Appraisal: The site is located within the Countryside and a Green Gap. The application is for temporary permission for the siting of a portable building for use as a car sales office. It appears from discussion with the applicant that its use would be (8/1/01) associated with the existing vehicle sales facilities to the east and that the intention is to use the remainder of the land with in the application boundary for display/sale of motor vehicles. The change of use of the land would require planning permission.

Although the proposed temporary building would be small scale and not in itself excessively obtrusive, car sales is not a type of development that is acceptable in principle outside the Identified Settlement and there do not appear to be any exceptional circumstances which would warrant approval of the proposal and the erection of a new, albeit temporary building in this location. Furthermore, the surface of the surrounding area has recently been covered in gravel and it is being used for parking – this use appears to be unauthorised. This surfacing and the parked vehicles are obtrusive, having an urbanising impact on the countryside adjoining the settlement. The paraphernalia associated with car sales would cause the site to be more obtrusive.

The proposals would represent an incursion of an inappropriate use into the countryside adjoining the settlement boundary and would encroach on the, already narrow and therefore vulnerable, gap separating Wokingham and Winnersh. The proposals would have an urbanising impact on this important open area and would, therefore, be detrimental to the character of the area.

Recommendation: refusal

Application Number TP/2000/2816
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed siting of the building ~~for car sales~~ would ~~result in~~ an inappropriate use in the countryside and Gap between Wokingham and Winnersh, ~~and~~ which would be harmful to the character and appearance of the area.
			The proposals ~~are~~ is, therefore, contrary to policies LTV2 and LC1 of the LALP, policies WOS2, ~~WOS~~ WCC1 and WCC2 of the WDLPDD and policy C2 of the BSP.
Informative			The applicant is reminded that an application for change of use of the land would be required, in order to use the site for car sales and it is unlikely that this would be considered favourably due to the location in the designated Countryside and Green Gap.

appear uncongruous and indicative of

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LC1, LBE1, LBE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC2, WBE1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2
MINERALS LOCAL PLAN POLICIES:

[signature]
5/1/07

RECORD OF SITE VISIT

SITE ADDRESS: Bulldog Service Station Reading Road Winnersh Wokingham.

APPLICATION NUMBER: TP/2000/2816

OFFICER: Emy Circuit

DATE OF SITE VISIT: 5/12/00

1 SITE/STATUTORY NOTICE DISPLAYED ? on telegraph pole .

2. DESCRIPTION OF SURROUNDINGS

vacant site adjacent to petrol station

3. DESCRIPTION OF SITE/BUILDING

gravel surface

4. RELATIONSHIP TO ADJOINING PROPERTIES

allotments + petrol station .

5. SITE CONSTRAINTS

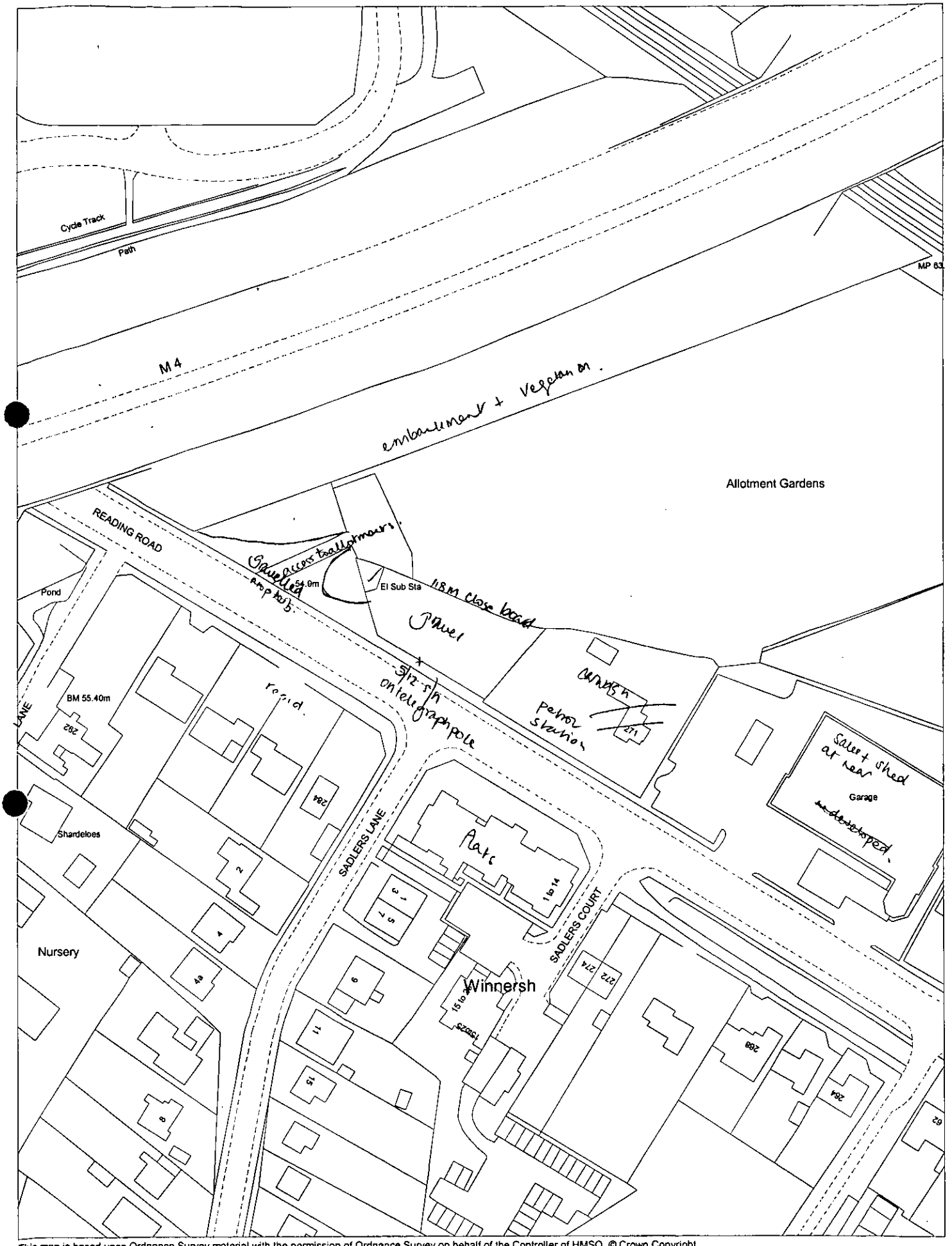
TREES

ACCESS/PARKING from allotment entrance .

LEVELS

BOUNDARY TREATMENT

OTHERS



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Development Control Section, Environmental Services, Wokingham District Council.

4 December 2000

Scale: 1 : 1250

N
W E
S

CLUE for use of site

- appns

6339 - same site - adjoin 211 carpark for Bulldog departure
22368
24385

residential of Sadlershaw R'Rd.
18625(0) Bulldog + Services to right of 271
19536

271+ pers svn - sales/office + appn site blue
67960
68872 red line Bulldog No 271 blue.

Highways.

s/v date

NOTICE OF REFUSAL

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

JRS/KH

Wokingham District Council,
Council Offices,
Shute End,
Wokingham, Berks

To: Building Service Station Limited
c/o Messrs. John H. Gould & Partners,
20 Broad Street,
WOKINGHAM,
Berks. RG11 1AE

Application No. 04339 0339 - same site

Proposal: Car park on land adjoining "The Paddocks" 271 Reading Road, Winnersh.

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to permit the above development to be carried out in accordance with the application and accompanying plans submitted by you to the Council on the 13th day of April 1977, for the following reasons:-

1. The proposal conflicts with the provisions of the approved Wokingham Town Map in that the site is outside the areas which are allocated for business or industrial purposes. The application also conflicts with the proposals contained in the approved Local Plan for Winnersh and will be prejudicial to the successful implementation of the principles of the plan.

2. The proposal will intrude into a rural break between the development areas of Winnersh and Wokingham and will make an undesirable contribution towards the coalescence of these two settlements.

3. In December 1973 the Secretary of State, following a Public Inquiry, upheld an enforcement notice served by the Wokingham Rural District Council acting on behalf of the then Planning Authority Berkshire County Council relating to the use of this site for car parking under reference APP/2511/C/22365-8. One of the reasons for the decision was that it was considered that the appeal site should remain as part of an area of mainly undeveloped land, classified "White Land" on the Town Map, which provides a narrow but valuable buffer between the built-up areas of Wokingham and Winnersh. It appears to the Planning Authority that there has been no material change of circumstances subsequently to justify their reversing this decision.

Dated: 13 JUL 1977

District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

6339

RIBA CONVERSION SCALE A

INCHES

MILLIMETRES

REFUSAL OF PLANNING
PERMISSION

P
JRS

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR M WEBB
C/O MR S WILLIAMS
KEEPERS COTTAGE
WEXHAM PARK LANE
WEXHAM BUCKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No (O) 22368

Proposal:
ERECT TWO LOCK UP SHOP UNITS WITH TWO SELF CONTAINED FLATS OVER
LAND OPPOSITE SADLERS LANE, READING ROAD, WINNERSH

The Wokingham District Council in pursuance of their powers under the above Act hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council for the following reasons:

1. The proposal conflicts with the provisions of the approved Wokingham Town Map in that the site lies outside the areas which are allocated for development purposes and is within an unnotated or basically rural area wherein no specific proposals for development have been made and no major changes in land use are expected.(R153)

2. The proposal conflicts with the proposals contained in the approved Local Plan for WINNERSH and will be detrimental to the successful implementation of the principles of the plan.(R160)

3. The proposal will intrude into a rural break between two settlements and will make an undesirable contribution towards the coalescence of these settlements, contrary to the principles of good planning.(R185)

4. The proposal will result in the loss of trees on the site which the District Planning Authority consider should be retained and which at present enhance the visual amenity of the area.(R42)

5. The site is not considered suitable for residential development in the opinion of the District Planning Authority, having regard to the close proximity of the M4 Motorway which would be likely to cause considerable noise and general disturbance to the occupiers of the new houses. The proposal would furthermore be likely to create an unfortunate precedent for the development of other sites in a similar situation.(R70)

6. In the opinion of the District Planning Authority, it would be inappropriate to locate the type of development proposed by the application on this site, having regard to the likely adverse affect on nearby properties. In the circumstances the proposal will be out of keeping and will detract from the visual amenity of the area.(4411)

20 NOV 1984

Continued / .....

Application No. 22368 continued

7. In 1974 the Secretary of State for the Environment dismissed an Appeal against an earlier Refusal by the Planning Authority to permit the development of this land. It appears to the Planning Authority that there has been no material change of circumstances subsequently to justify their reversing this decision. (R77)

8. The proposal is premature and prejudicial to the consideration of the draft Structure Plan Review Consultation Document and the decisions thereon. This document seeks to preclude this type of development.(R412)

9. The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that:(R230)

"It is the County Council's policy that the local planning authorities in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:

(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.

(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.

(c) To ensure, in towns, villages and suburbs that undeveloped land that has a special visual significance in relation to the character of the place is identified and safeguarded from development.

(d) To protect important open land between settlements particularly between Wokingham and Bracknell." (Policy EN2)

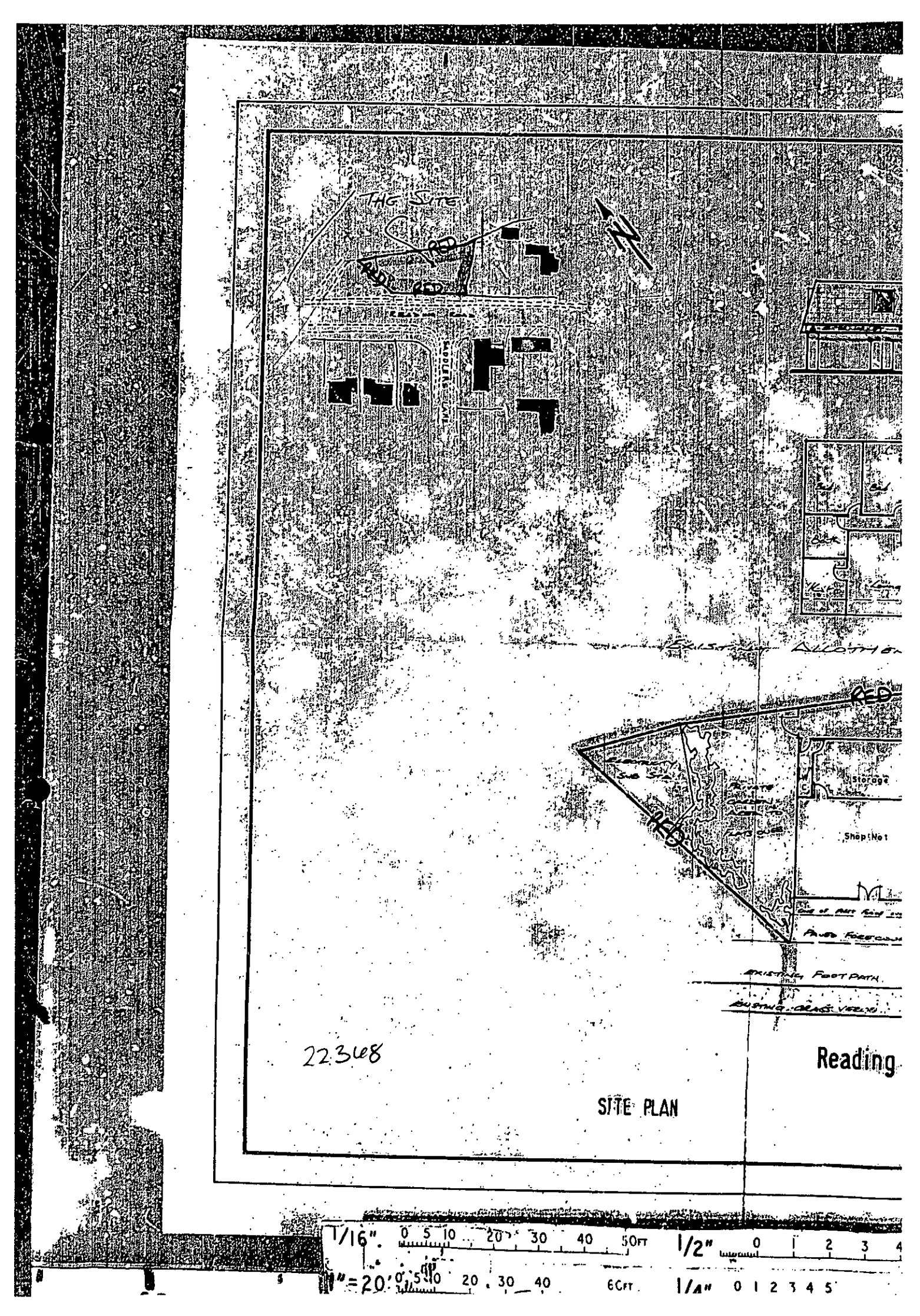
10. Under the provisions of Article 12 of the Town and Country Planning General Development Orders, 1977-81, the Berkshire County Council, as Highway Authority, has directed that permission be refused for the following reasons:-(R261)

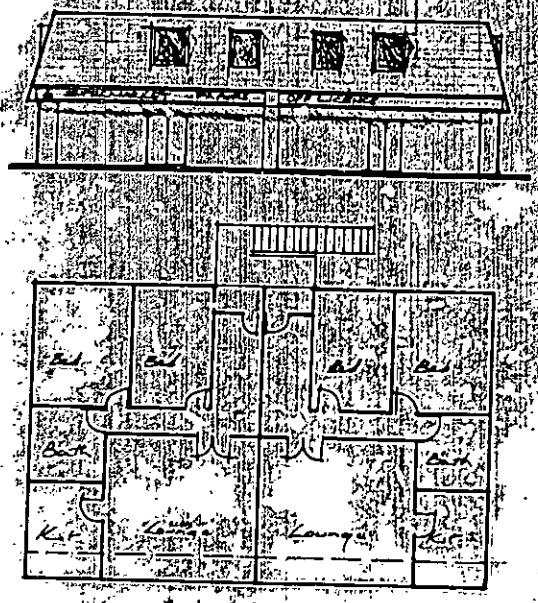
The proposal would generate additional traffic movements into and out of a distributor road and the flow and safety of traffic would be adversely affected.(R279)

Date 20 NOV 1984 .....

District Secretary

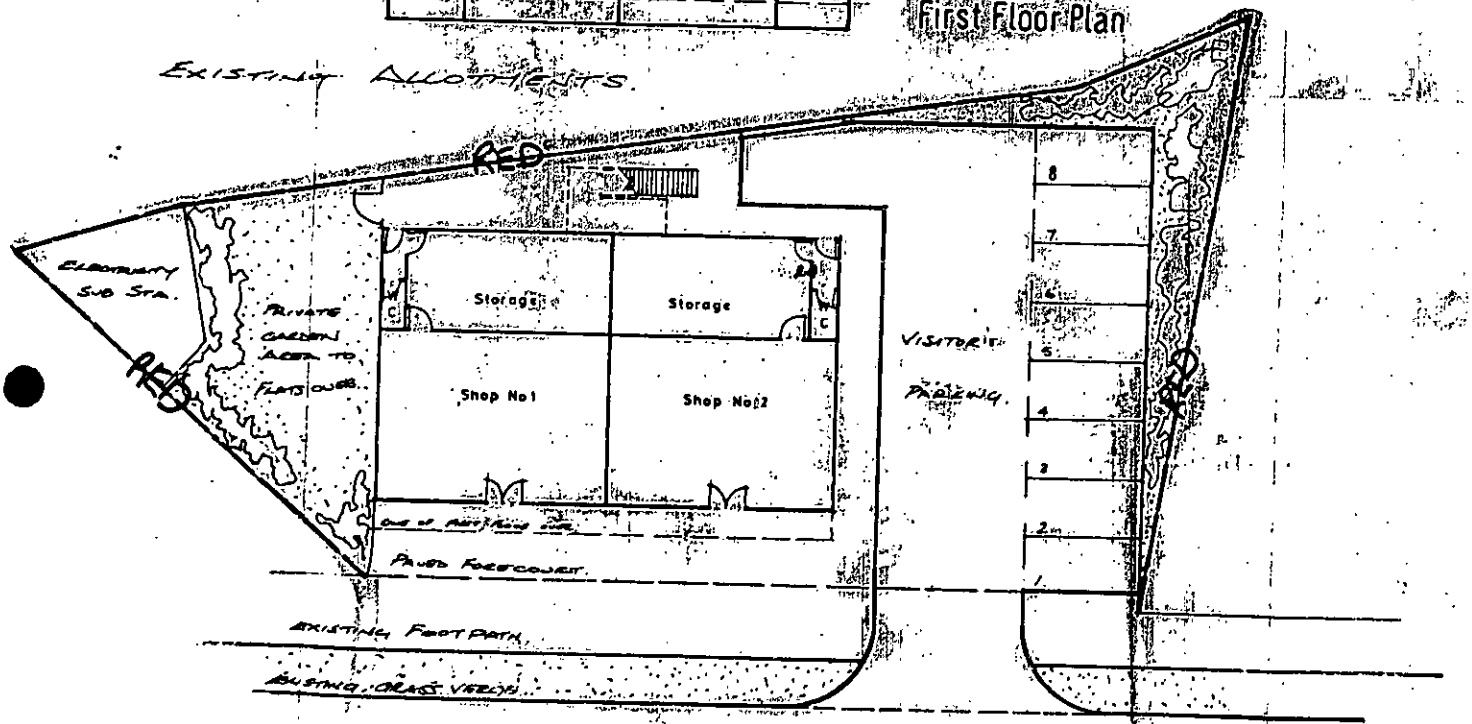
N.B. A statement of the applicant's rights is attached


THE SITE
RED
RED
RED
N
RED
RED
Storage
Shop No 1
EXISTING FOOT PATH
EXISTING GRASS VERGE
22.3.68
Reading
SITE PLAN
1/16". 0 5 10 20 30 40 50FT
1/2" 0 1 2 3 4
1"=20'-0" 0 5 10 20 30 40 60FT
1/AN 0 1 2 3 4 5



Elevation

First Floor Plan



Reading Road

SITE PLAN

40 50FT 1/2" 0 1 2 3 4 5FT 1:200 0 1 2 3 4 5 10 15M 1:2500 0 20

60FT 1/4" 0 1 2 3 4 5 10FT 1:100 0 1 2 3 4 5 6 7 8M 1:1250 0 10

90FT 1/8" 0 5 10 15

REFUSAL OF PLANNING PERMISSION

JRS

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

TO: MR M WEBB
C/O STEPHEN WILLIAMS
KEEPERS COTTAGE
WEXHAM PARK LANE
WEXHAM BUCKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. (F) 24385

Proposal:

USE OF LAND FOR CAR PARKING

LAND TO THE WEST OF THE PADDOCKS READING ROAD WINNERSH

Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

1. The proposal conflicts with the provisions of the approved Wokingham Town Map and the Winnersh Local Plan in that the site lies outside the areas which are allocated for development purposes and is within an unnotated or basically rural area wherein no specific proposals for development have been made and no major changes in land use are expected. (6669)

2. The proposed use is inappropriate in a gap between the built up areas of a settlement and will detract from the visual amenity of the street scene at this point. (6670)

3. The proposed development is contrary to policies of the Central Berkshire Structure Plan which state that: (R230)

"It is the County Council's policy that the local planning authorities, in considering proposals for development and in drawing up local plans to guide this development, should take full account of the need:

(a) To safeguard areas of special architectural, historic, townscape or landscape character, whether or not they are designated conservation areas.

(b) To prevent additions to existing sporadic or dispersed development which is not within an existing settlement possessing a basic range of services.

(c) To ensure, in towns, villages and suburbs that undeveloped land that has a special visual significance in relation to the character of the place is identified and safeguarded from development.

(d) To protect important open land between settlements particularly between Wokingham and Bracknell." (Policy EN2)

Continued / .....

In these areas, wholly or partly given over to rural land uses (whether productive or having a rural character), the conservation of the countryside and the landscape should predominate and there is a presumption against development except in the following categories:

(a) Development essential to the use of land for agriculture or forestry.

(b) Mineral extraction.

(c) Development associated with recreation of a scale and type appropriate to the countryside.

(d) Public utilities which cannot be located elsewhere.

(e) Any other purpose wholly appropriate to a rural area." (Policy EN5)

4. The proposal will result in the loss of trees on the site which the District Planning Authority consider should be retained and which at present enhance the visual amenity of the area.(R97)

5. Under the provisions of Article 12 of the Town and Country Planning General Development Orders, 1977-81, the Berkshire County Council, as Highway Authority, has directed that permission be refused for the following reason:-(6671)

The proposal would generate additional traffic movements into and out of a distributor road and the flow and safety of traffic would be adversely affected.(R279)

15 NOV 1985

Date.....

.....
District Secretary

N.B. A statement of the applicant's rights is attached

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: TP/2000/2816

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

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: TP/2000/2816
Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for temporary permission for portable building for use as car sales office.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 29 January 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **TP/2000/2816**
Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for temporary permission for portable building for use as car sales office.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: TP/2000/2816

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

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John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **TP/2000/2816**
Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for temporary permission for portable building for use as car sales office.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6479

Date: 17 January 2001

My ref: TP/2000/2816

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

Application Number: TP/2000/2816
Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for temporary permission for portable building for use as car sales office.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24 January 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **TP/2000/2816**
Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for temporary permission for portable building for use as car sales office.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

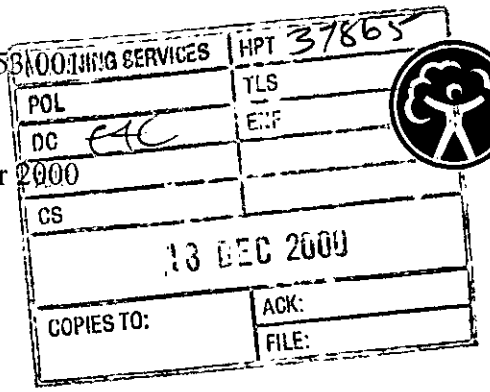
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Applicationo	Name & Address
TP/2000/2816	Mr & Mrs D Etheridge 7 Chackfield Drive Winnersh RG41 5PH

App. withdrawn
Letter sent 23/01/01

Our ref: SP\2000\002753\00
Your ref: TP/2000/2816

Date: 11th December 2000



ENVIRONMENT AGENCY

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

For the attention of: Emy Circuit

Dear Sir/Madam

TEMPORARY PERMISSION FOR PORTABLE BUILDING
BULLDOG SERVICE STATION, READING RD, WINNERSH

Thank you for your letter dated 22 November 2000 which was received on 24 November 2000. You are asked to quote the following reference in any correspondence: SU77SE/4/14. The Environment Agency has the following comments:

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: 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 buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Cont/d..

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

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

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

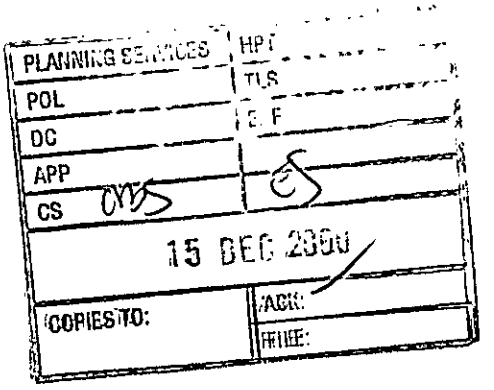
If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Michael Whiteway, The Walled Garden, New Lane Hill, Tilehurst, RG30 4JJ

Rec'd 11.45AM 14.12.00



Mr. & Mrs. D Etheridge
7 Chackfield Drive
Winnersh
Wokingham
RG41 5PH

Tel: 0118 978 6265

13th December 2000

Wokingham District Council
Planning Services
Shute End
Wokingham
RG40 1WR

For the attention Ms Emily Circuit

Dear Emily Circuit

RE: LAND LEASED BY BULLDOG GARAGE FROM WOKINGHAM D C ADJACENT TO ESSO GARAGE, READING ROAD, WINNERSH.
REF: TP/2000/2816

Further to my visit to your department we wish to confirm our objections regarding the proposals contained in the above application. These are as follows, and are not in any order of importance.

1 The site plan does not match the present layout of the site. I.e. the current front fence is approx. 37 metres in length. The land in use by the applicant at the present time would appear to encompass 5 metres of land not owned or leased by the applicant at the present time, as it is not included in his application. Further more this fence must also have been installed without permission and contrary to the planning approval given for the Esso development. The front fence is in a dilapidated state and could cause a hazard to pedestrians that may wander off the footpath or may cause injury to any cyclist that happened to fall at that position. In this state it may be contrary to the companies Health and Safety Policy and any injured person may seek recompense from the owners of the land.

2 The site had **never been used for storage and car parking** prior to the Esso Development last December 1999. This area has been used for car parking purposes for offices above the Bulldog showrooms only since the Esso development some 10 months ago. It has **never been used for Car Sales** and has **never** had any new non-plated cars stored upon it. The whole site is covered in shingle that has been contaminating the adjacent footpath and road for over 6 months now. This is mainly where cars have been gaining access for parking on the area according to the regulations that I was previously been given by your planning department, issued by the Highways, all areas adjacent to access to the

highway has to be tarmac, brick paving or other non-contaminating material. We would also contend that as this area, which was never intended by the council, the owners, to be used as a car park, it use should revert to a natural environment for minimal maintenance cost for the council. Details of the previous use can be obtained from the arial photographs of this site that are on file with your department.

3 No provision for the parking of visitors for the proposed sales area is shown within the file drawings and none are in use at the present time, as sales have not undertaken on this site.

4 No alterations to the traffic flow road markings, that are essential for road safety, are shown with the application.

5 The entrance for the allotments is shown as a defined road. This is not the case and often the allotment permit holders cars are parked in this area. This entrance, which is only for single vehicle egress, would have to have major alteration to the roadside kerbs in order to conform to the Highways standards for commercial access. This should have been done prior to the current usage of the site and would need to be included as a retrospective application separate to this application. Furthermore, since the unauthorised use of this area for the office parking has been in use this area it has encouraged the area being used for overnight parking by lorries. The addition of parking posts by the allotment holder's entrance abutting the footpath should be installed to prevent this.

6 One of the most important points is that of the trees that the leaseholder has been ordered to replace on the site. The position of the trees shown on the site plan do not correspond to the position of those taken down, which had preservation orders upon them. As can be seen from the Arial photographs with your department, these were substantial Oak trees that were growing along the **Southern frontage and proposed entrance to the site**, not to the rear. These trees are detailed in some extent on the approved developers road layout drawing 98-847-0002 contained within of the previous application for the redevelopment of the now Esso site. These application files are 99/68872/f, 99/69052/F, 9970825/A, 99/670960/f, 96/63382/I. Presumably a mention of this should have been made within the application.

7 We understand that the Wokingham District Council's lease on the land only authorises access to it from the Esso Garage site only and not from the Reading Road.

8 The land in question is within a strategic gap between developments and as such should not be put to commercial use and have any buildings erected upon it.

9 The temporary building shown is hardly in keeping with surrounding area being a substantial one measuring 3.5m x 5.0m and with an exceptional height for a temporary building of over 4.3m scaled from the drawing within the application. Furthermore it does not detail the construction or materials. Furthermore it is also detailed as being in the only position that the councils only authorised access to site can be obtained.

10 The land being used as a car park at the present time is causing pollution, as stated, to the footpaths and roads. More intense commercial use will cause more pollution with additional noise and substantial traffic increase. It has also in the past months been used for leaving cars for so long that they have been vandalised causing an eyesore and potential hazard to the general public. Maintenance of this site has been lacking as is shown by the state of the knee rail fence which has been broken now for well over six months without and attempt made to replace or mend it. No attempt is ever made to clear up the contamination of the footpath or highway of the shingle.

11 The site as shown and as is unsuitable for disabled access as no wheelchairs can access the site due to the shingle in place. No specific access points are listed in the application or indeed that the area is going to be provided with a hard surface.

We therefor submit that this application must be refused due to the above detail and also because of the uncompleted enforcement orders in place at the present time. We also fail to understand how the council is apparently unaware of how there own land is being used and does not keep its self appraised of the situation.

Yours faithfully

D F & M E Etheridge

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 7 December 2000

Location:	Bulldog Service Station, Reading Road, Winnersh
Proposal:	Application for temporary permission for portable building for use as car sales office.
Application Number:	TP/2000/2816

In response to your consultation dated 22 November 2000 for the above application, the landscape comments are as follows:

All three of the mature Oak trees shown to be planted, need to be planted within a shrub bed that is formally delineated, as it is essential for the protection of the tree from the cars. A shrub bed needs to be formed around the Oak at the entrance to the site, as shown on the attached plan. The trees are replacements for the protected TPO'd Oaks that were removed without consent approximately a year ago.

Shrub beds should also be extended either side of portable office as shown in red on the attached plan, to soften the dominance of the portable building within this open area.

The applicants need to provide details of full species name of all new trees and shrubs to be planted, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Emy Circuit

DATE: 22 November 2000

DELEGATED
CS 37481
07 DEC 2000
COPIES TO: ACK:
FILE:

WINNERSH PARISH CONSULTATION SHEET

Application Number: TP/2000/2816

Proposal: Application for temporary permission for portable building for use as car sales office..

Site Address: Bulldog Service Station, Reading Road, Winnersh, Wokingham.

Applicant: Bulldog Service Station Ltd C/O Michael Whiteway.

Your observations are required in respect of this application **by 16/12/2000** .

The Committee **OBJECTED** to this application on the following grounds:

1 Access would be problematical
2 Extra traffic would be generated
3 Parking for sales cars and purchasers' cars would be limited

SIGNED: _____ DATE: 06.12.00

Clerk To Winnersh Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 22 November 2000

Application Number: TP/2000/2816

Proposal: Application for temporary permission for portable building for use as car sales office.

Parish: WINNERSH PARISH

Site Address:
Bulldog Service Station, Reading Road, Winnersh, Wokingham.

Applicant:
Bulldog Service Station Ltd C/O Michael Whiteway.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s)

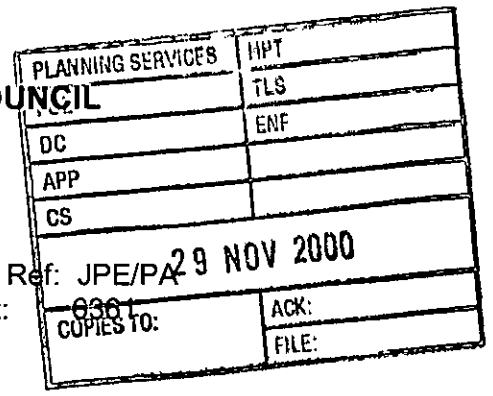
Comment

REQUEST CONFIRMATION OF THE EXACT USE OF THE SITE AND ADDITIONAL INFORMATION AS TO THE PROPOSED LEVEL OF USE OF THE SITE.

Signed: _____ **Print name:** ADAM COGGINS 1/12/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis
Senior Environmental Health Officer
Environmental Health & Housing
Public Protection

My Ref: JPE/PA
Ext: 0361

To: Emy Circuit/
Planning /

Your Ref:

Date: 28 November 2000

APPLICATION NUMBER: TP/2000/2816
PROPOSAL: APPLICATION FOR TEMPORARY PERMISSION FOR PORTABLE BUILDING FOR USE AS CAR SALES OFFICE
SITE ADDRESS: BULLDOG SERVICE STATION READING ROAD WINNERSH

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

Joanne Ellis

Received by Wokingham District Council

Application No: TP/2000/2816

Proposal:
Application for temporary permission for portable building for use as car sales office.

Location:
Bulldog Service Station, Reading Road, 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 16/12/2000. 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

22 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 NOV 2000	
Officer: EAC	Application No. TP/2000/2816

Map No. 60 Site 0.09
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(TP) PROPOSED APPLICATION FOR TEMPORARY PERMISSION FOR PORTABLE BUILDING FOR USE AS CAR SALES OFFICE

Location: LAND ADJ BULLDOG SERVICE STATION READING ROAD

Parish: WINNERSH Ward: .....

Applicant: BULLDOG SERVICE STATION LTD
re-submission TP/1999/0171 withdrawn

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q.16? ~~Schedule 2 not~~ Q24? compleated correctly	22-11.	
4	Correct S 66 certificate			
5	Elevation plans	- elevations of fencing? - other end elevation.		
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 : 22.11.2006 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

NO PRE-APPS.
RURAL AREA!

NEIGHBOURS:

S/N + 284 → 292 (EVEN) READING RD.
1 → 14 Saddlers Court ✓

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.

13.NOV.2000* 2816

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.

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

OR

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
Property Section Wokingham DC Council	Shute End Wokingham Berkshire	1 Nov 2000

+ See Note (a) to Certificate A

OR

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) .....

.....

(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).

- 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) . . . . . .

. . . . . .

(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).

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

on (d) . . . . . ●

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 . Bulldog S.S. Ltd . . . . . .

Date . 21 . NOV 2000 . . . . . .

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

LAND BOUNDED BY RAILWAY & M.4.

ADDRESS ADJACENT TO READING RD. PARISH WINNERSH.

PLOT No. ALLOTMENT SITE ORD. SHEET No. SU.7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1418/73	K+H Construction Ltd	Outline Res. Dev 5 acres	22-11-73	N/A Refuse
05612	Winnersh Parish Council	allotments	20.1.77	N/A C/A
39838	SAINSBURY	O/L SHOP/CARPARK/ACCESS	9.9.92	Rol
39839				ON EXPIRY DATE

DATE OF COMPLETION

MINISTRY DECISION 1418/73 - APPEAL DISMISSED - 15.11.74

SPECIAL ORDERS

DRAINAGE

"THE PADDOCKS"

(1)

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/208/58	Mr R J Schubert O/A	Petrol filling station on site of 271	19. 11. 58	N/A Ref
R 68/60	Mr R F. Riddington	Addition	5. 5 60	app Ref
R/101/60	" "	Revised plan.	16. 6 60	app app
PD 526/60	" "	Garage	1 12. 60	app NA
R 34/62	Mrs S. Mirozek	Conservatory & WC	19 4. 62	app APP
0/105/62	Mr R J Schubert O/A	Petrol filling station on site of 271.	21. 5. 62	N/A Ref
0/173/62	" "	as above.	14. 8. 62	N/A Ref
0/283/63	" "	" "	8 11. 63	N/A Ref
R/287/63	Mrs M S Mirozek	Private Club	7. 5 64	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION Appeals dismissed 0/173/62, 0/283/63

SPECIAL ORDERS

DRAINAGE

091074

THE PADDOCKS

(2)

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/174/65	Mr M Webb	Petrol filling station	12. 7. 65	N/A Ref
R/4/66	Walter Davis & Son (Blds)	use of site & out blds as Builders Yard	2. 2. 66	N/A Ref
0/137/68	Mr M Webb O/A	Convert house into flats	8. 8 68	N/A cf
225/72	Mr M Webb	Change of use to car parking purpose	16. 3. 68	N/A Ref
2009/72	Riddling Webb & Kendrew O/A	Petrol filling station & 8 det houses	25. 1. 73	N/A Ref
2075/72	" " " O/A	demolish house 8 det houses & 6 flats	25 1. 73	N/A Ref

~~398884~~

DATE OF COMPLETION

MINISTRY DECISION 225/72 appeal dismissed 13.12.73. 2009/72 Appeal dismissed 8. 5. 74

SPECIAL ORDERS

DRAINAGE

091074

THE PADDOCKS Bulldog Service Station

(3)

E

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. 567870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 244	Mr M Webb	Convert house to 4 flats (Refused)	19. 3. 74	app N/A
BR 1401	Bulldog Services Station	" " "	15 9 74	app N/A
02303	" "	as above	15 5 75	N/A C/A
BR 5152	Mr Mrs Saunders	S/S extension	5 8 76	app N/A
05100	" "	" "	26. 8. 76	N/A C/A
05468	" "	" "	28 10 76	N/A Ref
39838	SAINSBURY O/L	SHOP/CARPARK/ACCESS. 9.9.92		Ref
39839	"			ON HOLD DATE
96/63382/A	BULLDOG SERVICE STATION	DEPT FOR SHOWROOM		C/A?
97/66305/A	McDonalds Restaurant	Ext. of illum Signs 5.1.98		REF.
97/66146/A	McDonalds	Restaurant - 3.11.97		Ref
97/66147/A				

MINISTRY DECISION

SPECIAL ORDERS * BR 244 Cancelled by WDC * BR 1401 Cancelled by WDC.

DRAINAGE

091074

LAND TO THE WEST OF THE PADDOCKS

ADDRESS READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No.

BUILDER

Plan No. 06339	Applicant	Description of Development	Date of Decision	Decision
24385	MR. M. WEBB	LAND FOR CAR-PARKING	6.11.85	N/A Ref
22368	" O/L	SHOPS/FLATS	18.10.84	Ref
39838	SAINSBURY O/L	SHOP/CARPARK/ACCESS	9.9.92	Ref
39839				ON HOLD DATE
43384	W/DR.			

DATE OF COMPLETION

MINISTRY DECISION APPEAL AGAINST ENF. NOTICE (STORAGE) DISMISSED - 15.4.86 ENF. NOTICE UPHELD

SPECIAL ORDERS

DRAINAGE

091074

THE CROFTERS

(1)

ADDRESS 271 A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 7204.	Mr G A Saunders	Int alt. to coach to form flatlet	26. 9. 77	Ref N/A
7252	Bulldog S. S.	parking & unloading to west of 271A.	24. 11. 77	N/A Ref
R 7652.	Mr G. A Saunders	alterations	20. 12. 77	app NA
R 7974	R. G Andrews	Grounds & 1st floor ext	23. 2. 78.	Ref N/A
7912	" "	alteration extn.	16. 3 78	N/A Ref
R 8142	Mr P Newbury	S/S flat to 2/3 house	21. 3. 78	app N/A
8744.	" "	alteration 1st floor add	6. 7. 78	N/A Ref
BR 8869	" "	" "	10. 7. 78	Ref N/A
09110	Mr G Saunders	Ped & Vech access	28. 9 78	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE CROFTERS

(2)

ADDRESS 271 A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870. (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09435	Mr P Newbury	alter & add.	14. 12. 78	N/A CA
10163	Mr R Pratley O/A	Demolish Crofters erect Det hs on site	15. 3. 79	N/A CA
BR 11049	Wendy Woodcock	Provs of water supply drainage to kitchen & bathroom	27. 6. 79	Ref N/A
BR 11103	" "	Int alt etc	8. 7. 79	app NA
BR 15337	Mrs W Lindsay Davies	Weather Porch	8. 8 80	app NA
BR 15529	" "	Ext to form bedroom	8. 9. 80	app NA
4159	" " "	~~2 BEDROOM & BATHROOM~~	25-9-80	N/A CA
R 19921	"	bedroom & ~~bathroom~~ DINING ROOM	25. 9. 83	N/A Ref
18793	"	"	10. 2. 83	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 30630 " STORE/GARAGE/ACCESS 9-9-88 CA

3) ADDRESS 271A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39838	SAINSBURY O/L	SHOP/CAR PARK/ACCESS	9.9.92	REF
39839	"			ON APPEAL DATE
96/63382/F	BULLDOG SERVICE STATION	ALT. FOR SHOWROOM		CIA/A
97/66447/F 64146	MCDONALDS 271/271A	RESTAURANT	3.11.97	Ref
97/66305/A	"	Erec. of illumi Signs	5.1.98	REF.
97/06306/A	"	" "	"	REF
99/70825/A	Petromar Plc	Int. ill. Petrol Signs	6.1.00	
A/2000/1198	Margram	illuminated gantry sign + 3 fascia signs	15.8.00	ref
/2000/1216	Margram.	Ext to shop to form store	30.08.00	App

DATE OF COMPLETION * Grant Signs 2, 4 + 6 + Ref. Signs 1, 3 + 4

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

LAND EAST OF PADDOCKS / BULLDOG SERVICE STATION E

) READING ROAD

67/269 ADDRESS PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
583/53	Miss D Ford. O/L	Dwelling	8. 9. 53	N/A CA
307/56.	D. E. Richards	Temp Sign	26. 6. 56.	N/A TP 30.6.61
278/57	Mr P T Canning	O/L 3 dwellings	25. 10. 57	N/A Ref
075/57	Miss D M Ford.	O/L Res Dev	17. 1. 58	N/A Ref
2/27/58	Mr P T Canning	O/L 2 dwellings	22. 4. 58	N/A Ref
2/144/59	Mr P T Canning	as above	11. 8. 59	N/A Ref
2/179/61	Mr S J Rose	" "	27. 7. 61	N/A Ref
2/284/62	Mrs M S Mrozek	" 1 dwelling	8. 1. 63	N/A Ref
06300	Mr M Webb	O/L Res Dev	9. 6. 77	N/A Ref
12618	Bulldog Service Station	Car Showroom storage etc	10. 4 80	N/A Ref
14784	"	Res Dev. O/L Petrol Service Station	12.2.81	N/A CIA
18178			18.11.82	WITHDRAWN N/A
16473				Ref

DATE OF COMPLETION

MINISTRY DECISION* 06300 appeal dismissed 25.4.78.

SPECIAL ORDERS TPO 270/FP

DRAINAGE

091074

(2) LAND TO EAST OF THE PADDOCKS / BULLDOG SERVICE STATION

E

ADDRESS [redacted] READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18625	BULLDOG SERVICE STATION	RESITE SERVICE STATION + REF. DEV. OF SERVICE STATION	13.1.83	N/A CIA
19536	"	NEW SERVICE STATION	25/8/83.	N/A C/A
BR 21601	"	"	28.10.83	APP N/A
20705	"	ALTS. TO 19536 (EXTENSIONS)	9.2.84	N/A CIA
21928	"	ALTS. car wash	26.7.84	N/A R
22644	"	REFUSE - CAR WASH (19536)	7.3.85	N/A CIA
22980	"	ILL SIGNS	7.3.85	N/A CIA
BR 24483	MR. A. WEBB	CAR WASH ENCLOSURE	3.5.85	REF N/A
BR 24829	"	"	2.8.85	REF N/A
24474	COLT CAR CO.	ILL. PYLON SIGN	6.11.85	QA
24386	MR. A. WEBB	CAR-PARKING R/O 265 A.R	6.11.85	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 270/8c

DRAINAGE

091074

(3) BULLDOG SERVICE STATION

ADDRESS 267/269 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
4896	BULLDOG SERVICE STATION	RE 19536: WITHOUT COMPLIANCE TO COND. 25- % USE FROM OFFICES ANCILLARY TO GARAGE TO INDEPENDANT USE	26.3.86	REF
19304	"	RELAX COND. 25 ON 19536	20.1.88	QA
95644	MR. M. WEBB	INT. ILL. SIGN	15.4.88	REF
1494	COLT CAR CO.	"	4.11.88	CIA
98382	SAINSBURY O/L	SHOP/PARKING/ACCESS	9.9.92	REF
98393	"			ON APPEAL DATE
3384	W/DR.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 (4) BULLDOG SERVICE STATION

ADDRESS 267/269 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No SU. 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
76/63382/F	BULLDOG SERVICE STATION	REDEVELOPMENT - NEW SHOWROOM, ANCILLARY OFFICES, CANOPY, PETROL PUMPS & SHOP WITH FLAT OVER		C/A L/A N/ISSUED
78/67960/F	MR M WEBB	REDEV. OF NEW PETROL STATION WITH SHOP CAR WASHER CANOPY ALTS. TO EXISTING		C/A L/A
99/68872/F	Colt Cars Mid West Ltd	Dem. of Petrol Station- Erect new Ped. entrance	3.6.99 + canopy + minor Alts.	C/A
99/69052/F	Mr. M. Webb	Dem. Petrol Station & Car Wash & Redevelop + canopy (Duplicate App)	4.10.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933 (5) BULLDOG SERVICE STATION

ADDRESS 267/269 Reading Road PARISH Winnersh

PLOT No ORD. SHEET No. SU. 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~P/69052/01~~		~~Temporary permission for siting of portable building as car sales office~~		
/69052/11	Mr. M. Webb	D. & C - Appl of Drainage Plan	12.1.00	Appl
/69052/02	"	D. & C - Appl of Materials	4.2.00	A

MINISTRY DECISION

SPECIAL ORDERS

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
13 NOV 2000 * 2816

1.	APPLICANT'S NAME	Bulldog Service Station Ltd
	ADDRESS	
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Michael Whiteway The Walled Garden
	ADDRESS	New Lane Hill, Tilehurst, Reading
	POST CODE	RG30 4JJ PHONE 01189 417347
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	Land at Reading Road Winnersh adjacent to the Bulldog Station
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Temporary Permission to site a portable Building for use as a car sales office
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.086
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Wokingham District Council.
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Site Plan 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 ?

SITING	☐	EXTERNAL APPEARANCE	☑
DESIGN	☐	MEANS OF ACCESS	☐
LANDSCAPING	☐		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

Was general storage, was used as a car park

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Post & Rail Fence with hedge planted in front

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

Existing access to the Local Authority Allotments.

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

No Difficulty

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	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES ~~YES/NO~~ — * STATE No. OF HABITABLE ROOMS — 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.

Paid previous application TP/1999/0171

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 Bulldog Services DATE 26.10.2000

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

PLANNING APPLICATION — PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
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	30	
Proposed	30	

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.

N/A

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

Bulldog Service Station

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
		3	

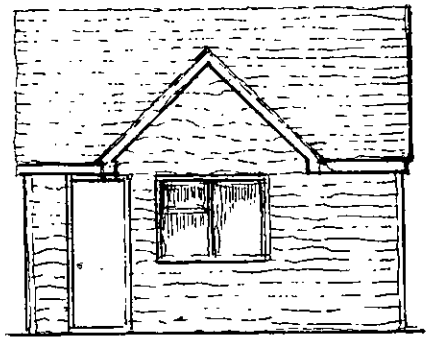
30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

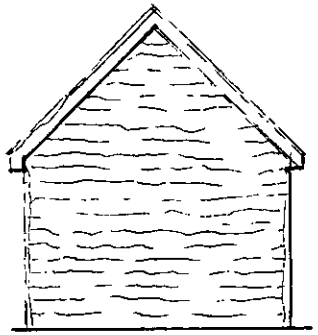
Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Michael Whiteway Construction & Development Consultant.
The Walled Garden, New Lane Hill, Tilehurst. RG30 4JJ.

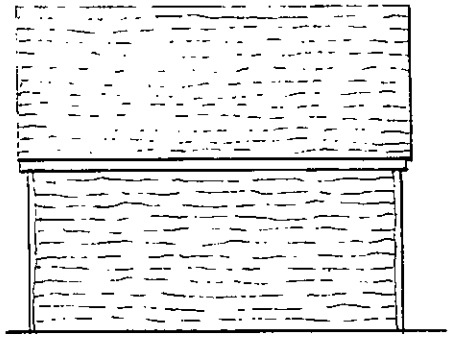
13.NOV.2000* 28116



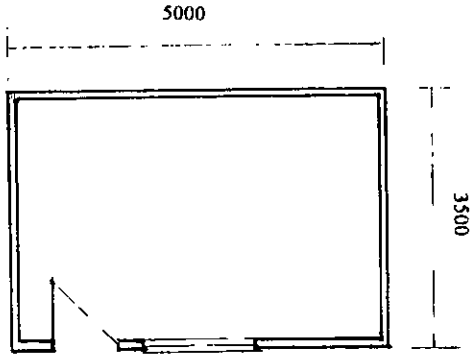
Front Elevation.



End Elevations.



Rear Elevation



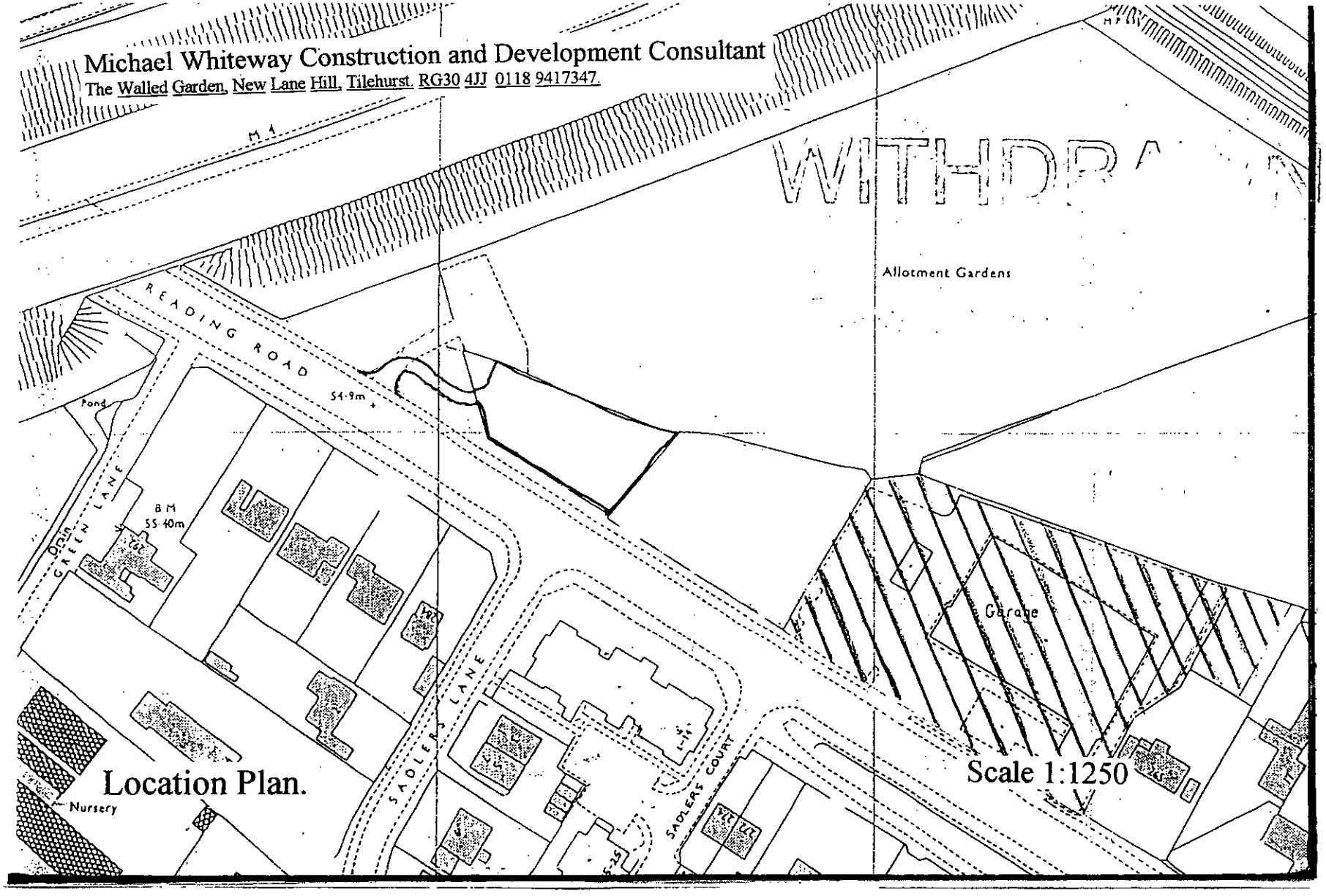
Floor Plan.

Portable office at Reading Road, Winnersh

WITHDRAWN

Scale 1:100

Michael Whiteway Construction and Development Consultant
The Walled Garden, New Lane Hill, Tilehurst. RG30 4JJ 0118 9417347.

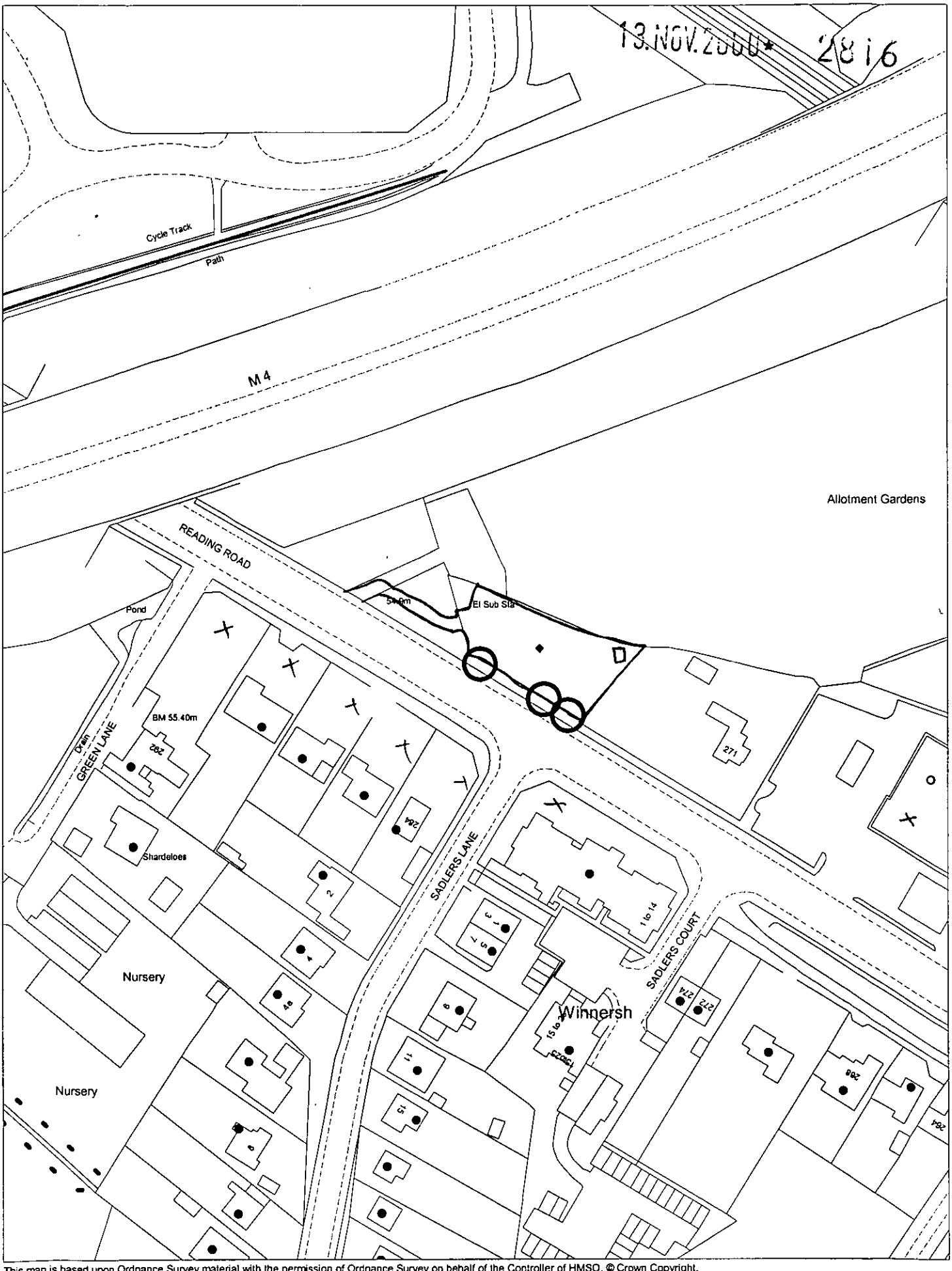


Location Plan.

Scale 1:1250

WITHDRAWN

13 NOV 2000 * 2816



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16 November 2000 Scale: 1 : 1250

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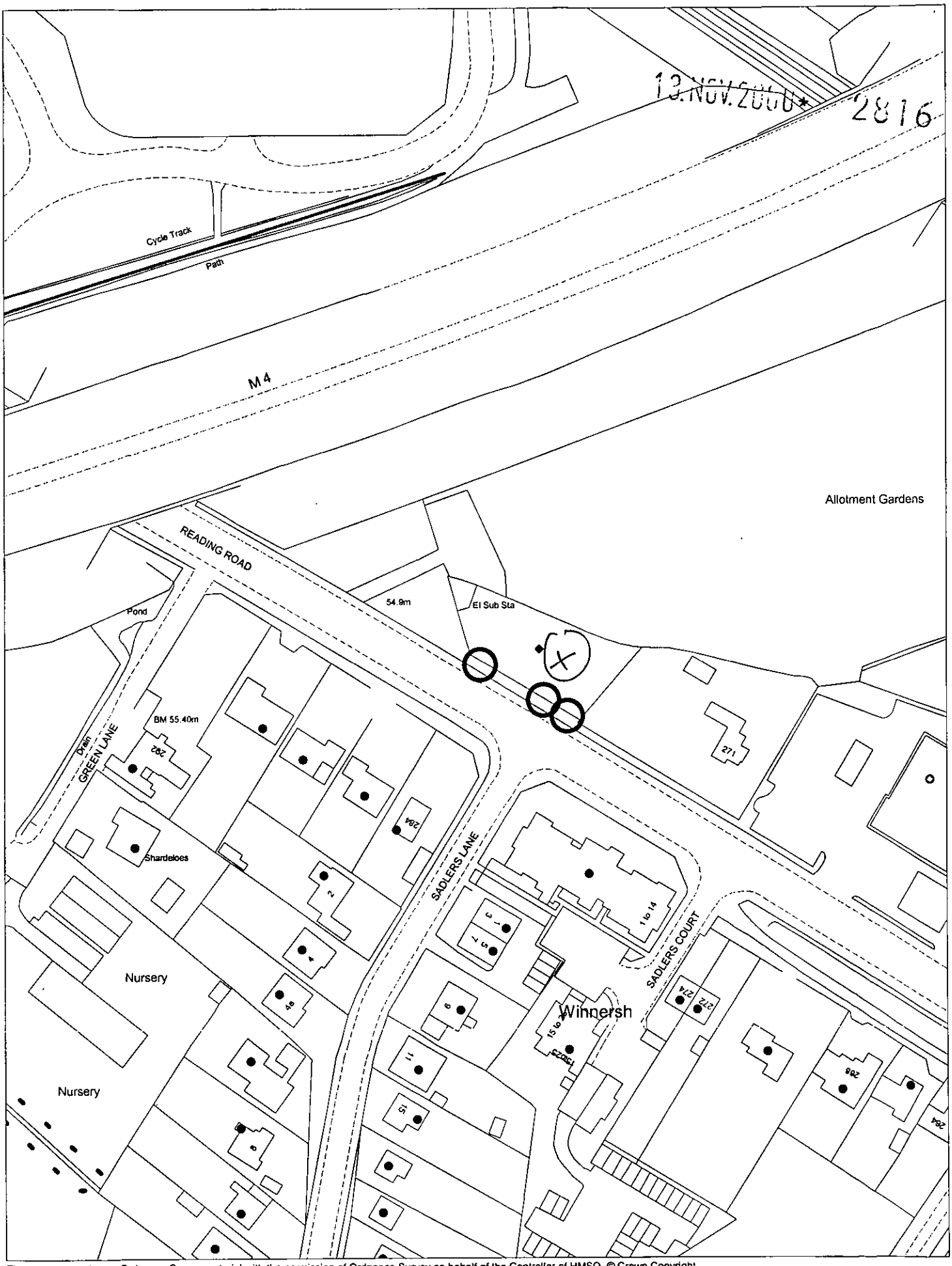

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