APPLICATION NO:
F/2000/0891

LOCATION:
The Reef 60 High Street, Wargrave Reading.

APPLICANT:
Mr & Mrs Yates C/O Martin And Butler Planning Consultant

PROPOSAL:
Proposed erection of external chiller unit and enclosure to bistro.

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

APPLICATION EXPIRY DATE: **04/05/2000**

CASE OFFICER: **Nicola Lake**

26 June 2000

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Yates
C/O Martin And Butler Planning Consultant
31 Tattersall Close
Wokingham
Berkshire
RG40 2LP

Application Number: F/2000/0891

Parish: **WARGRAVE**

Location: **The Reef 60, High Street, Wargrave, Reading.**

Proposal: **Proposed erection of external chiller unit and enclosure to bistro.**

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 new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing number 990203A submitted to the Local Planning Authority on 17/05/00 showing the removal of the proposed first floor door, the fire resistant window, escape ladder and the relocation of the proposed condenser unit.

Condition
4. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) who measured according to British Standard BS4142 1997 at a point 1 metre external to the nearest noise sensitive property, at any time.

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. For the avoidance of doubt.

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

Informative
Before any development works are carried out to the boundary wall, it is advised that you establish the ownership of it.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 28/06/2000

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.

Received by Wokingham District Council

Application No: F/2000/0891

Proposal:
Proposed erection of external chiller unit and enclosure to bistro.

Location:
The Reef 60, High Street, Wargrave, 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 Nicola Lake 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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/0891

Applicant : Mr & Mrs Yates C/O Martin And Butler Planning Consultant.

Location : The Reef 60, High Street, Wargrave, Reading.
Proposal : Proposed erection of external chiller unit and enclosure to bistro.

Site Notice Displayed ? :

YES	NO	DATE
✓		30·3·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 30·3·2000

Date Registered : 09/03/2000

Earliest Date for Decision : 13/04/2000

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

Application Expiry Date: 04/05/2000

Consultation Responses :
Wargrave P.C - As neighbours Not the Parish Council objection to the Proposed development.

Environmental Health - No objection subject to conditions

Letter - 1 letter from the trustees of the Listed Building (objection)

Planning Issues :
Site Designation - within the Identified Settlement
- within the Conservation Area

1.) Impact upon neighbouring dwellings

2.) Impact upon the setting of the Listed Building

3.) Impact upon the character or appearance of the conservation Area.

Application Number: F/2000/0891

Appraisal :

1) Impact upon the neighbouring dwellings

The proposed development is to create a roofed enclosure to replace a self contained toilet block (larger unit the unit would have a small parapit wall over above the existing side wall. The rest of the roof over would be flat roofed, the parapit wall will rise 0.5m above the existing wall.

The previously proposed alterations have been removed from the application as they are no longer necessary.

There will be no overlooking, overshadowing or overbearing. Hence, there will be no detrimental impact upon the residential amenity of the adjacent properties.

2.) Impact upon the setting of the Listed Building

The adjacent property at 56-58 is a listed Building. However, only a very small area of the extension 0.5m would be visible above the boundary wall. This would have no detrimental impact upon the setting of the adjacent listed Building.

3.) Impact upon the character and appearance of the Conservation area.

The proposed development would be largely not visible from the street, and would only appear as an increase in the height of the wall as such there will be no detrimental impact upon the character of the conservation area.

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

Application Number F/2000/0891
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC52	SR12	Works
3	SC04	SR04	Permission Revised drawing number 9902.03A Submitted 17 May 2000 Showing the removal of the proposed first floor door, the fire resistant windows, escape ladder and the relocation of the proposed condenser unit.
4	→	SR05	All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10 dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997 at a point 1 metre external to the nearest noise sensitive property at any time.
1	INFORMATIVE		
			Before any development works are carried out to the Boundary Wall, it is advised that you establish the ownership of it.

RECORD OF SITE VISIT

SITE ADDRESS: The Reef 60 High Street Wargrave Reading. APPLICATION NUMBER: F/2000/0891	OFFICER: Nicola Lake DATE OF SITE VISIT: 30.3.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - in front window

2. DESCRIPTION OF SURROUNDINGS

Commercial / Village Settlement

3. DESCRIPTION OF SITE/BUILDING

2/5 Bestro A3 use, next to LB.

4. RELATIONSHIP TO ADJOINING PROPERTIES application is partly retrospective, the wall has already been partly replaced and the unit is in place. The fire facilities on roof over the [illegible] has not been done.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel:

Date: 15 June 2000

My ref: F/2000/0891

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 F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/0891
The Reef 60, High Street, Wargrave, Reading.
Proposed erection of external chiller unit and enclosure to bistro.

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 **Nicola Lake** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 20 June 2000

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/0891**
The Reef 60, High Street, Wargrave, Reading.
Proposed erection of external chiller unit and enclosure to bistro.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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:

Date: 15 June 2000

My ref: F/2000/0891

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/0891
The Reef 60, High Street, Wargrave, Reading.
Proposed erection of external chiller unit and enclosure to bistro..

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 **Nicola Lake** on . If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Marsh

Head of Planning and Transportation

MINUTES / COMMENTS

60/60A HIGH ST. WINKFIELD

APP. NO. F/2000/0391 ?

WOKINGHAM DISTRICT COUNCIL

item		action
1.	PROPOSED MEANS OF ESCAPE AS SHOWN IS NOT ACCEPTABLE TO BUILDING CONTROL OR FIRE OFFICER ESCAPE DOOR + STEPS SHOULD BE REMOVED FROM DRAWING.	
2.	BEING AWARE OF THE SENSITIVITY OF THIS LOCATION AND THE QUESTIONABLE OWNERSHIP OF THE WALL IT WOULD APPEAR NECESSARY TO HAVE A SECTION THROUGH THE EXTENDED WALL + COPING	
3	NO 60/60A IS NOT A LISTED BUILDING BUT IT DOES ADJOIN THE WOODCLIFF HALL WHICH IS LISTED	
4	IT IS ESSENTIAL THAT THE BRICKWORK AND COPINGS MATCH THE WALL WHICH APPEARS TO BE A CURTILAGE STRUCTURE TO THE ADJOINING PROPERTY	

Harold Sanders

14/06/00

Harold Sanders
CONSERVATION ARCHITECT

The Revd. Canon J.W. Ratings M.A
Vicar of St Mary's Church Wargrave

The Vicarage
Station Road
Wargrave
Berkshire
RG10 8EU

Tel: 0118 940 2202
Parish Office: 0118 940 2300
Fax: 0118 940 1470

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0155	NC
07 APR 2000	
COPIES TO:	ACK:
	FILE:

4th April 2000

Nicola Lake
Planning Officer
Environmental Services Department
Wokingham District Council
P O Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Madam,

Application No. F/2000/0891
Site Address: The Reef 60, High Street, Wargrave, Reading.
Proposal: Proposed erection of external chiller unit and enclosure to bistro.

I received your letter dated the 20th of March, about the above proposal of work to be carried out at the bistro in Wargrave High Street. Of course, I realise this must be retrospective planning permission, as the owners of The Reef have already erected the external chiller unit adjacent to the Woodclyffe Hall and Hostel, of which I am the Trustee and Chairman.

It may well be known to you that the owner of The Reef has consistently, despite all letters and phone calls and even meetings, disobeyed and refused to listen to the decisions of the Trustees relating to this matter and you will also know that he actually made an entry into the wall of the Woodclyffe Hall in order to deliver and erect the chiller unit. In view of his outrageous behaviour in terms of courtesies, permissions and other planning factors, I feel that I must object on behalf of the Trustees to this retrospective planning permission. Furthermore, the chiller unit will exceed the height of the wall against which it is placed and therefore is obtrusive to the view and also may well mean that the wall will have to be heightened to hide it. I am totally opposed to this and therefore I wish to make my views against this proposal noted and known.

I also totally endorse the views expressed on this matter by the Wargrave Parish Council, in their letter to you dated 23/3/00

Yours faithfully,

Chairman of Trustees
The Woodclyffe Hall
Chairman of the Trustees
the Woodclyffe Hostel

Wargrave PC have declared a non-pecuniary interest in this application as the Council is in dispute with the applicant. This letter expresses the view of the Council as a neighbour to the applicants property and also as tenant of the Woodclyffe Hall

Wargrave Parish Council

Woodclyffe Hall Committee
Woodclyffe Hall
High Street
Wargrave
Reading
Berks
23/3/00

Planning Department
Wokingham District Council
Wokingham Berks.

With regard to the application F/2000/0891 we would like to make the following clarifications :-

- Parts of this application are retrospective.
- The plan refers to 'existing footway access unchanged' - there is NO footway access to the Reef alongside the Woodclyffe Hall.
- The Trustees can prove that the wall forming part of the application is their property and does not belong to the applicant. (see enclosed Letter from the Canon Rev Ratings)
- The applicant has served no notice of intended planning application on the Trustees or Tenants of the Woodclyffe Hall.

We would also bring to your notice the following planning points with regard to the Conservation area :-

- The fridge unit and building will irrevocably change the style of the rear of this building.
- No application has been made for the air conditioning unit mounted on the wall.
- A side window at the front of the property has been blocked up.
- Doors and windows that face into the rear yard have been changed or blocked up.
- The request for an upstairs window to be changed to a door for the provision of a fire escape is unacceptable.
- The temporary plastic and wood covering of the fridge area should not be allowed to continue in the absence of proper permission.

Yours sincerely,

Richard Bush, Chairman Wargrave Parish Council.

Len Roberts, Chairman Woodclyffe Hall Committee.

Peter Vercoe, Chairman Finance Committee.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPT 27918
DC | ENF
CS
31 MAR 2000
COPIES TO: | FILE

From: Joanne Ellis, Environmental Health — My Ref: JPE/reef

To: Nicola Lake, Development Control — Your Ref: F/2000/0891

Date: 30 March 2000

PROPOSAL: ERECTION OF EXTERNAL CHILLER UNIT AND ENCLOSURE TO BISTRO
ADDRESS: THE REEF, HIGH STREET, WARGRAVE

These proposals have been evaluated and I have no environmental health objections to the application with the imposition of the following condition in order to protect neighbouring properties from a potential noise nuisance:-

1. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

Joanne Ellis

To:
Harold Sanders
Urban Design And Conservation Officer

22 MAR 2000

From: Nicola Lake

Date: 20 March 2000

Application Number: F/2000/0891

Proposal: Proposed erection of external chiller unit and enclosure to bistro..

Site Address:
The Reef 60, High Street, Wargrave, Reading.

Applicant:
Mr & Mrs Yates C/O Martin And Butler Planning Consultant.

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

---

1. THIS PROPOSED ROOF ENCLOSURE APPEARS TO REMOVE ALL LIGHT + POSSIBLY VENTILATION FROM THE BISTRO KITCHEN. IS THIS ACCEPTABLE TO BUILDING CONTROL ?

2. THE NEW DOOR AT FIRST FLOOR LEVEL IS UNFORTUNATE; THE PROPOSED FIRE ESCAPE MUST HAVE STANDARD SUPPORTS. WHAT IS REQUIRED ACROSS THE ROOF ? WHAT IS REQUIRED FOR THE VERTICAL DROP SECTIONS. THESE ADDITIONAL FITTINGS COULD HAVE VISUAL IMPLICATIONS IN RELATION TO THE CONSERVATION AREA AND PUBLIC ACCESS TO THE ADJOINING HALL.

3. WHY IS THE CONDENSER UNIT POSITIONED SO HIGH ?

4 THE ABOVE QUESTIONS PLUS DETAILS OF THE ROOF IS REQUIRED IN ORDER TO MAKE A JUDGEMENT ON THESE ADDITIONAL WORKS

5. ANY ADDITIONS TO THE EXISTING CANOPY WILL SHOULD BE WITH THE AGREEMENT OF THE OWNER AND BE BUILT TO MATCH THE EXISTING WALL INCLUDING COPING DETAIL

Harold Sanders. 31.03.00.

FROM: Nicola Lake

DATE: 20 March 2000

PLANNING SERVICES | HPT | 27759
POL | TLB
DC | CHF
APP
CS
29 MAR 2000
COPIES TO: | ACK:
FILE:

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/0891

Proposal: Proposed erection of external chiller unit and enclosure to bistro..

Site Address: The Reef 60, High Street, Wargrave, Reading.

Applicant: Mr & Mrs Yates C/O Martin And Butler Planning Consultant.

Your observations are required in respect of this application **by 13/04/2000** .

THE PARISH COUNCIL CANNOT RESPOND TO THIS REQUEST FOR COMMENTS BECAUSE IT IS IN DISPUTE WITH THE APPLICANT AND THEREFORE HAS AN "INTEREST." THE CLERK HAS WRITTEN TO THE DISTRICT COUNCIL WITH COMMENTS AS THE PARISH COUNCIL IS THE LEASEHOLDER OF THE WOODCLYFFE HALL WHICH IS THE NEIGHBOURING PROPERTY.

SIGNED: D Close. DATE: 28 MARCH 2000.

D. CLOSE

DEPUTY Clerk To Wargrave Parish/~~Town~~ Council.

WARGRAVE PARISH COUNCIL

Woodclyffe Hall Committee
Woodclyffe Hall
High Street
Wargrave,
Reading, Berks
26.3.00

27748
2000
ACK:
FILE:

F.A.O. Nicola Lake
The Planning Department
Wokingham District Council
Shute End
Wokingham, Berks

Dear Miss Lake

Wargrave Parish Council has declared a non-pecuniary interest in this application as the Council is in dispute with the applicant. This letter expresses the view of the Council as a neighbour to the applicant's property and also as a tenant of the Woodclyffe Hall, a listed building sited in the Conservation Area.

With regard to the application number F/2000/0891 we would like to draw attention to the following:

1. Certain items have been omitted from the application and others may have been carried out without permission
- A large air conditioning unit has been sited on the rear wall.
- A side window at the front of the property has been blocked up
- Doors and windows which face into the rear yard have been altered.
- At some point lights illuminating the signs at the front of the property have been installed.
- Part of the boundary wall has been altered. (see no.3)

2. The plan refers to "Existing footway unchanged"
- There is no footway access to The Reef alongside the Woodclyffe Hall
- There is no access to the property from the Woodclyffe Hall access drive.
- The Trustees of the Hall can prove that the wall forming part of the application is their property. (See enclosed letter from Canon Rev John Ratings)
- The Trustees have absolutely refused to give their permission for an access to be constructed.

3. A refrigeration unit has already been installed at the rear without planning permission.
- This is a substantial freestanding unit which occupies most of the rear area.

- The position of this severely restricts such access to the boundary wall that may be required for maintenance
- The unit stands above the height of the existing wall
- The provision of a flat roof over this area is accompanied by a proposal to raise the height of the wall
- The proposal indicates that the flat roof would be supported on the boundary wall which is Listed as part of the Woodclyffe Hall.
- The applicant has partly demolished and subsequently partly rebuilt the wall without permission.
- The applicant has served no notice of intended planning application on the Tenant or the Trustees of the Hall

4. The request for an upstairs window to be changed to a fire escape with access onto the proposed roof covering the refrigeration unit is unacceptable in such a highly visible position adjacent to a Listed Building.

5. Conclusion

The property known as The Reef stands in the conservation area of the village and the Parish Design Statement states that proposals for change in the Conservation Area should:

a. Maintain the scale and harmony of the existing building
b. Pay special regard to the setting of listed buildings
c. Resist the intrusion of inappropriate signs, fascias, etc.

The Parish Council believes that these alterations are unacceptable within that framework and within the District Councils planning policy no. WHE4 which states that with new buildings in the Conservation Area:

- "Development must respect the historical plot layout and characteristic relationships between buildings"
- "Roof forms should reflect the local tradition"

and Planning Policy WHE5 which states that alterations should, among other points:

- Not detract from the traditional integrity of the building or its relationship with other buildings etc.

For these reasons the Parish Council in its capacity as a neighbour and tenant of the Woodclyffe Hall objects to these proposals

Yours sincerely,

R. C. J. Bush

Richard Bush, Chairman Wargrave Parish Council.
Angela Hodgson, Vice Chairman WPC
Len Roberts, Chairman Woodclyffe Hall Committee WPC
Peter Vercoe, Chairman Finance Committee WPC

Cc Cllr Frank Browne.

The Revd. Canon J.W. Ratings M.A.
Vicar of St Mary's Church Wargrave

The Vicarage
Station Road
Wargrave
Berkshire
RG10 8EU

Tel: 0118 940 2202
Parish Office: 0118 940 2300
Fax: 0118 940 1470

21st March 2000

Chairman of the Parish Council
Mr Richard Bush,
Gibstroude Farm
Crazies Hill
Wargrave
Berkshire
RG10 8LT

Copies to: Mr. N.E. Raybone
Mr. Len Roberts

Dear Dick,

Reference the Boundary Wall
Woodclyffe Hall

I have been in contact with the Diocesan Trustees and also the Registrar of the Diocese, i.e. the Legal Adviser to the Trustees, have shown them the Trust Deed and it is the opinion of the Diocesan Registrar that the wall in question is in the ownership of the Trustees. Therefore, in the light of this information, I hope this will be conclusive evidence to any claim the Parish Council wishes to place before the Wokingham District Council in consideration of any planning application by the owner of the new restaurant, to damage or alter the wall, either in its height or in its access or egress.

Yours sincerely,

John W. Ratings

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0891

Proposal:
Proposed erection of external chiller unit and enclosure to bistro.

Location:
The Reef, 60, High Street, Wargrave, Reading

This application is being advertised in the Henley Standard newspaper on the 31/03/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/04/2000** from the date of this notice. 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 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.

Date: 31/03/2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 09 MAR 2000

Officer: NL | Application No. F/2000/0891

Map No. 21. Site ...0.02...

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED ERECTION OF EXTERNAL CHILLER UNIT & ENCLOSURE TO BISTRO

Location: 60/60A HIGH STREET

Parish: WARGRAVE Ward: Rem. + War. 20.3.2000

Applicant: MR/MRS YATES

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section (3) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate		request with	
5	Elevation plans	Other elevations of chiller unit.		SW.
6	Floor plans			
7	Metric scale disclaimer			
8	*Encroachment letter*			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ... Wargrave .....

Listed Building 1 2 2*

Advertisement Required ..... Cons., not listed .....

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:

.....

.....

..... No pre-apps .....

NEIGHBOURS: S/N + 54, 56, 58, 62, 64, 71 & 73 High Street

Woodcliffe Hostel, Church Street

Library, Church Street

Rec'd PM £95.00

MARTIN BUTLER

Architectural Design & Planning Consultant

31 Tattersall Close, Wokingham, Berkshire RG40 2LP
Telephone: 01189 787292

06 MAR 2000* 0891

6th March 2000

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

For the attention of Nicola Lake.

Dear Sirs,

Re: 60 / 60A High street, Wargrave.

Amendment to Planning Permission 99 / 69097.

Further to the above consent & subsequent telephone conversation I now submit an application under the relevant Town & Country Planning Acts including the following:

1. Six copies of planning forms.
2. One copy of certificate A.
3. Six copies of drawing No. 9902 / 03 showing Plans & Elevations.
4. A cheque for the sum of £95 being the appropriate fee.

Should you have any queries please contact the undersigned.

Yours faithfully

Martin Butler

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

09 MAR 2000 * 0891

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

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

FOR OFFICE USE ONLY

1. APPLICANT'S NAME: MR & MRS YATES
ADDRESS: 'THE REEF', 60/60A WARGRAVE HIGH STREET, WARGRAVE, BERKSHIRE
POST CODE: — PHONE: —

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: MARTIN BUTLER PLANNING CONSULTANT
ADDRESS: 31 TATTERSALL CLOSE, WOKINGHAM BERKSHIRE
POST CODE: RG40 2LP PHONE: 0118 9787292

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: 60/60A WARGRAVE HIGH STREET, WARGRAVE, BERKSHIRE.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
PROPOSED EXTERNAL CHILLER UNIT & ENCLOSURE. TO BISTRO.

5. Give the area in hectares or part of a hectare
AREA OF SITE: ·001

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNERS

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 9902/03 - PLANS & ELEVATIONS

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.

BISTRO GROUND FLOOR
FLAT FIRST & SECOND FLOORS

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.

FACING BRICK TO MATCH EXISTING.
FELTED ROOF.

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

EXISTING WALL EXTENDED BY APPROX 450mm IN FACING BRICKWORK TO MATCH EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING
FOOTPATH TO HIGH STREET / SIDE ACCESS TO REMAIN UNCHANGED.

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

No

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£ 95.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF MR & MRS YATES DATE 6.3.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK	55M²	—	4M²	—
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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	55M²	—	4M²	—

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NIL	NIL
Proposed	NIL	NIL

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.

CHILLER UNIT FOR STORAGE OF FOODS FOR 'THE REEF', BISTRO. APPROX. 30 COVERS IN SEATED AREA.

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

MR & MRS YATES
60/60A WARGRAVE HIGH STREET,
NO PREVIOUS BUSINESS.

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
4	—	—	4

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

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

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 bythe Chief Officerresponsible 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.'

1789/a

SECTION 66 CERTIFICATE

09 MAR 2006

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . MR & MRS . . . YATES . . . . . .

Date . . 6:3:00 . . . . . .

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

DOLLS HOUSE

E

ADDRESS 60 + 60A HIGH STREET. PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
339/71 60A	Hart + Seary	Change of use to office	15 4 71	- C/A
307/72	" "	Erection of illuminated sign	14 2 72	N/A Refuse
01699	" "	" " "	19 12 74	N/A REFUSE
27031			18.3.87	RAF
BRA 1969	NICHOLAS EST. AGENTS	SHOP FR. & NEW WINDOWS	4.12.86	APP
27163 CRE	"	"	18.3.87	RAF
28107	" 60	ALTS. TO SHOP WINDOW	5.8.87	C/A
28322	MR. R. HART 60A	OFFICES — NON-COMPLIANCE TO COND 2 339/71	5.8.87	C/A
36993	GRANT WOLLINDEN 60	~~[illegible]~~ AGENTS TO OFF. (REGRD) LIC.	6.2.91	C/A
99/69097/F	Mr & Mrs Yates. 60/60A	ch. use from shop to bistro with flat over includ. rear dormer extn → rm in left.	22/6/99	C/A

DATE OF COMPLETION

FP 99/8994	" "	Int. Alts. to g. fl.	27/8/99	APP



Site Plan, Scale: 1 to 1250

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Date: 16 March 2000

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