APPLICATION NO:
F/2001/5311

LOCATION:
8 -12 London Road, Twyford Reading.

APPLICANT:
Mr J S Brar P M Brar C/O SEDGMAN NOBLE Architects,The Studio

PROPOSAL:
Proposed change of use from D1 (Fitness studio) to ~~B1 use~~ Rental, Sale, Repair, Refurbishment of photocopiers and offices (Sui Generis)

EARLIEST DATE FOR DECISION: **21/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
09/01/2002

CASE OFFICER: **Andrew Thorley**

APPROVED

425

RAILEX
Marbleboard

EASIFILE EP7

Andrew,

Please speak to Liz Gibbons in Policy + Plans re PA F/2001/5311. I am very unsure that the description is correct.

Liz

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J S Brar & P M Brar
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading
Berkshire RG10 8PZ

Application Number: F/2001/5311

Parish: **TWYFORD**

Location: **8 -12, London Road, Twyford, Reading.**

Proposal: **Proposed change of use from D1 (Fitness studio) to rental, sale, repair and refurbishment of photocopiers and associated offices (Sui Generis).**

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

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

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

Informative
1. This permission relates to the application as amended with revised description submitted to the Local Planning Authority on 31st Januarty 2002, stating the revised description of the change of use and does not approve the proposals as originally submitted.

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

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

Berkshire Structure Plan Policies EN5 and LD3.
Loddon Area Local Plan Policies LBE1, LBE2 and LTV1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WHE2/5 and WSH5/6.

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

Notice checked by: _____

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

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: April 8, 2002
Ref: HL/8-12 London Rd, Twyford

Francis Sedgman
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

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 F. Sedgman,

RE: PROPOSED SIGNAGE AT 8-12 LONDON ROAD, TWYFORD (APP NO. F/2001/5311)

I refer to your letter and plans received on the 5th February with reference to the above.

Unfortunately the case officer who originally dealt with this application has left the Authority. All correspondence relating to the site has now been handed over to Heidi Lynch (hence this delayed response).

Under the Town & Country Planning (Control of Advertisements) Regulations 1992, certain advertisements are permitted to be displayed on business premises under Class 5, without obtaining Local Authority consent. With respect to the signage on the above property, as long as the signs comply with the following they would be permitted:

- No part of the advertisement may be higher above ground level than whichever is the lower of:
  1. 4.6 metres; or
  2. the bottom level of any first floor window in the wall on which the advertisement is displayed;
- Advertisement must be displayed on the exterior of the building;
- No character or symbol on the advertisements may be more than 0.75 metres in height; and
- Illumination of signs is not permitted.

If any of the signs on the premises do not comply with the above rules, they would require advertisement consent from the Local Authority.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely

MLT

M.L. Thorp
Principal Development Control Officer

BY HAND 5TH FEB 02

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

04 February 2002

EBS/fs/L2

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Andrew Thorley

Dear Sir

8-12 LONDON ROAD, TWYFORD
Application Number: F/2001/5311

Further to our recent discussions I now enclose a copy of my drawing EBS/SK2 showing the proposed changes to the existing signage at the above building together with a photograph showing the existing signage and larger details of the new signs. The colour will be mid blue on a white background.

Please call me if you require any further information. I trust you will be able to confirm to me shortly that these proposals will be acceptable.

Many thanks.

Yours faithfully

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

copy to: EBS

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747
Fax: 0118 940 4749

EBS/fs/L2

04 February 2002

PLANNING SERVICES	HP/52 784
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COPIES TO:	ACK:
	FILE:

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Andrew Thorley

Dear Sir

8-12 LONDON ROAD, TWYFORD
Application Number: F/2001/5311

? NO DRAWING ENCL.

Further to our recent discussions I now enclose a copy of my drawing EBS/SK2 showing the proposed changes to the existing signage at the above building together with a photograph showing the existing signage and larger details of the new signs. The colour will be mid blue on a white background.

Please call me if you require any further information. I trust you will be able to confirm to me shortly that these proposals will be acceptable.

Many thanks.

Yours faithfully

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

copy to: EBS

N1 EXTG. SIGN, 4800 X 600, FRAME RETAINED, NEW INSERT.
N2 EXTG. SELF ADHESIVE LETTERING REPLACED WITH 'EBS' LOGO.
N3 EXTG. SIGN, 1245 X 1240, FRAME RETAINED, NEW INSERT.
N4 EXTG. SIGN, 450 X 580, RETAINED SHOWING OPENING TIMES.
N5 EXTG. AWNING REMOVED.
N6 EXTG. SIGN REMOVED.



© SEDGMAN NOBLE Architects
Do not scale from this drawing. Check all dimensions on site.

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: FEB '02
Scale: N/S
Drawn: FS
Job No: EBS
Drawing Title: PROPOSED SIGNAGE FOR BUILDING
Drawing No: SK2
Revision:
Project: 8 - 12 LONDON ROAD, TWYFORD

ELITE REPROGRAPHICS 971815


UNDER OFFER
HASLAMS
0118 960 1010

From: Kramer

Main Sign 16'

EBS

Tel: 0118 934 4003

Fax: 0118 934 4005

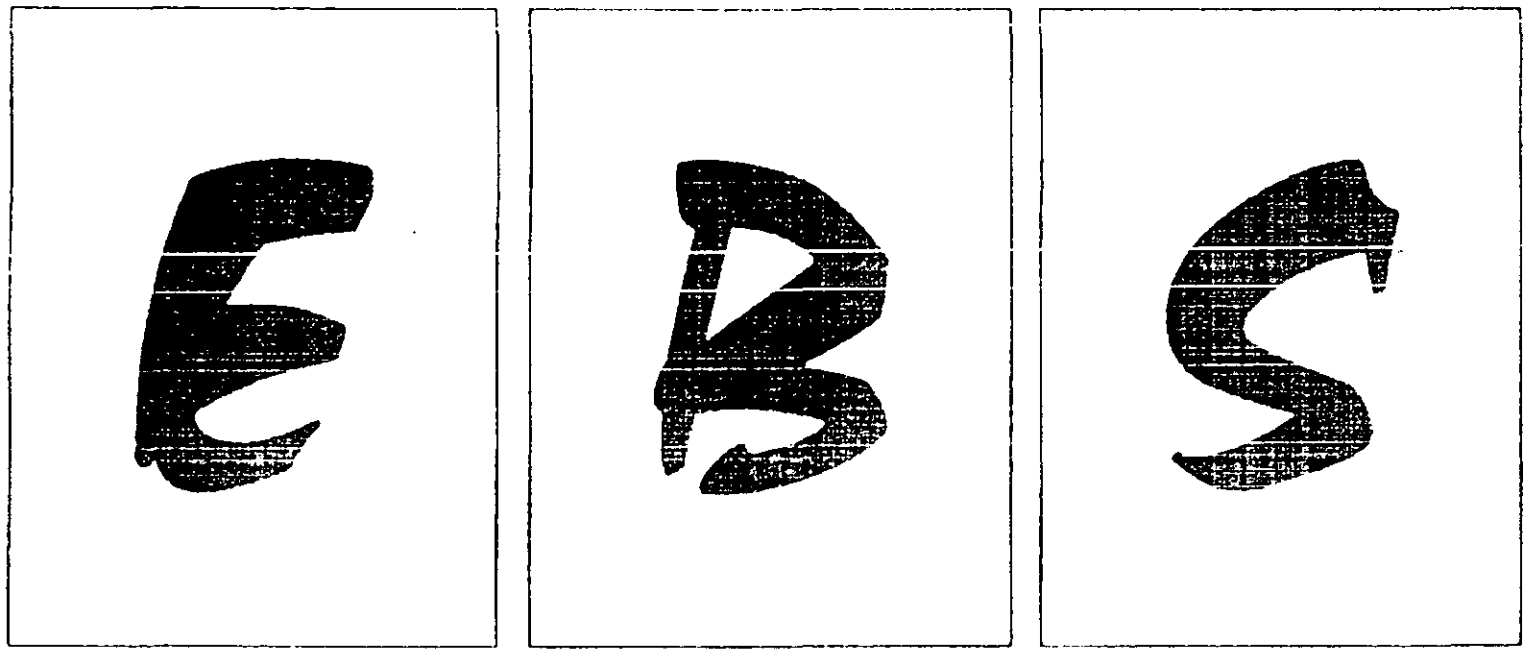
EBS

2

E496.6

Window Vinyls

E B S



OBS

PLANNING SERVICES	HPT
POL	TLS
DC AT	ENF
APP	
CS	
13 FEB 2002	
COPIES TO:	ACK: ✓
	FILE:

Box 4853
Twyford
RG10 9WW

12.02.02

Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

For the attention of: The Planning Department

Re' 8-12 London Road, Twyford.

Planning Application No. F/20015311

Sale, Repair, Refurbishment of Photocopiers

Dear Sirs,

I refer you to my objection to the above application for which, I understand, consent has not been granted, or refused.

In view of the fact that the premises at 8-12 London Road are now fully operational, i.e, selling, repairing and re-furbishing photocopiers, it would seem that planning control has been thoroughly flouted.

As matter of urgency, kindly explain what measures your authority intends to take.

Yours faithfully

R J Howeson

R.J.Howeson

Box 4853
Twyford
RG10 9WW

21.12.01

Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Re' 8-12 London Road, Twyford, Berkshire.

Planning Application No's. F/20015311
Sale, Repair, Refurbishment of Photocopiers.

OBJECTION

Please record this written objection to the above proposed development - for the following reason/s.

1. Even though the immediately previous use of the premises was not totally in keeping with a total retail environment, there is no over-riding reason why a similarly incongruous use should be perpetuated.

2. The proposed use has very little if any connection with a strictly retail environment, i.e. serving every-day shoppers, because such a use is primarily, if not totally, aimed at commercial users and would be more appropriately sited on a business park where such commercial users could readily avail themselves of photocopier services.

3. The proposed development being almost totally linked to the commercial sector would constantly generate associated traffic in a wholly retail environment.

4. Aside from very isolated instances, such a photocopier service would not service any 'home-residential' needs as do retail services.

Relatively small urban retail developments, such as that in Twyford are becoming increasingly rare with the trend toward the very large development and their increasing pressures on the existence and survival of a small group of diverse retail services as those in Twyford.

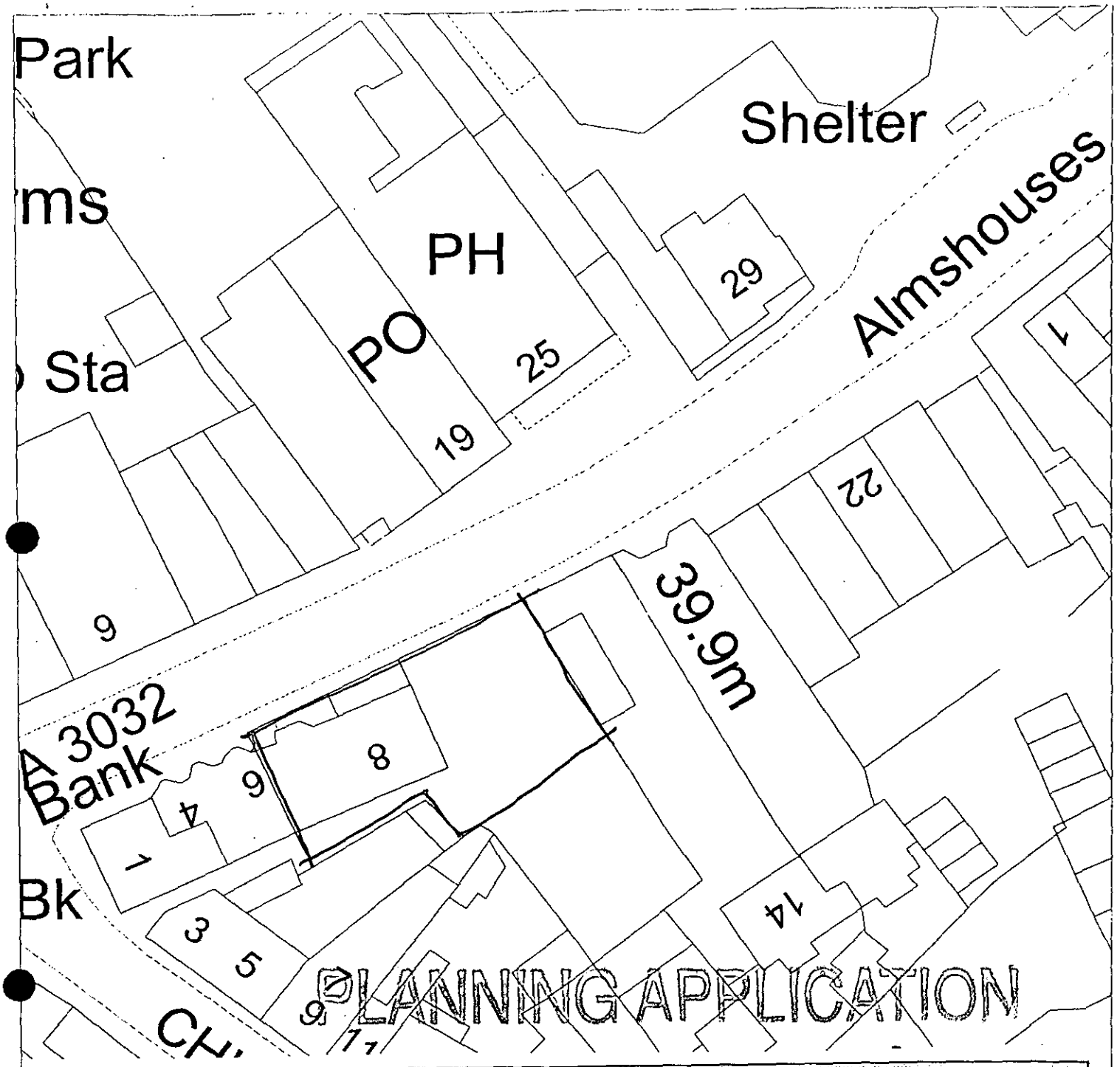
Contrary to perceived trends, the Twyford retail area is experiencing a healthy revival of services directly aimed at purely 'domestic' consumption. Such a healthy revival would be harmed by the intrusion of a largely 'commercially' aimed development.

I would urge the Planning Department to refuse this development.

Yours faithfully

R.J.Howeson

14.NOV.2001* 5511



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SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: NOV'01
Scale: 1.500
Drawn: ~

Drawing Title: BLOCK PLAN

Project: EBS
8-12 LONDON ROAD, TWYFORD

Job No: EBS

Drawing No: S2

Revision:

Site Plan, Scale: 1 to 500

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Date: 31 October 2001

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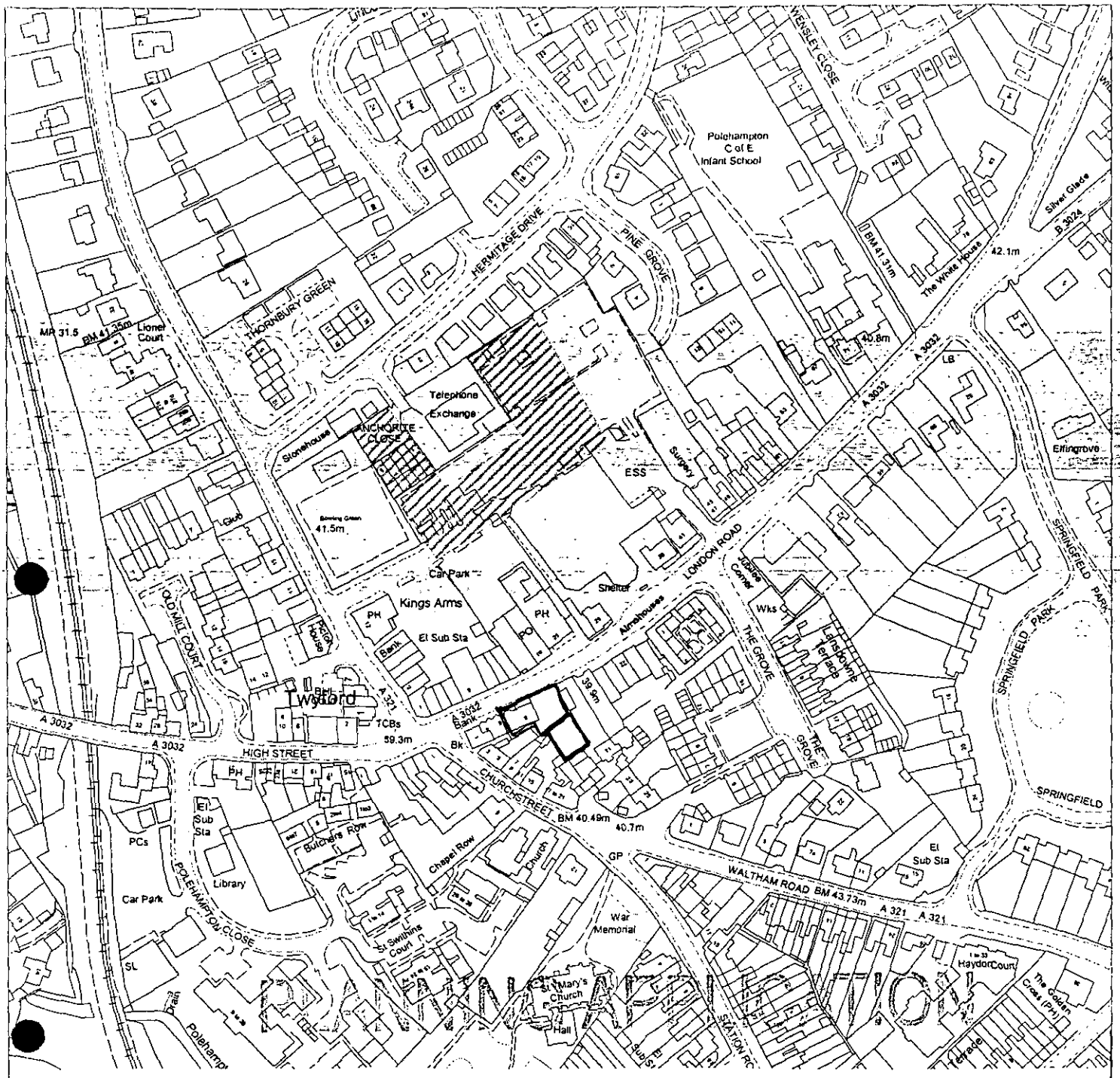
14.NOV.2001* 5511



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SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date: NOV '01
Scale: 1.2500
Drawn: ~

Drawing Title: LOCATION PLAN

Project: EBS
8-12 LONDON ROAD, TWYFORD

Job No: EBS

Drawing No: S1

Revision:

Site Plan, Scale: 1 to 2500

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Date: 31 October 2001

N W E S

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	FILE:

Date: 01 February 2002

To: Twyford Parish Council

We have received Revised Description for the following planning application:

Application Number: F/2001/5311

Location: 8 -12, London Road, Twyford, Reading.

Proposal: Proposed change of use from D1 (Fitness studio) to rental, sale, repair and refurbishment of photocopiers and associated offices.

Applicant: Mr J S Brar & P M Brar C/O SEDGMAN NOBLE Architects,The Studio.

Case Officer: Andrew Thorley

The new plans show the following: Revised description of change of use.

Comments are required by 08/02/2002.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

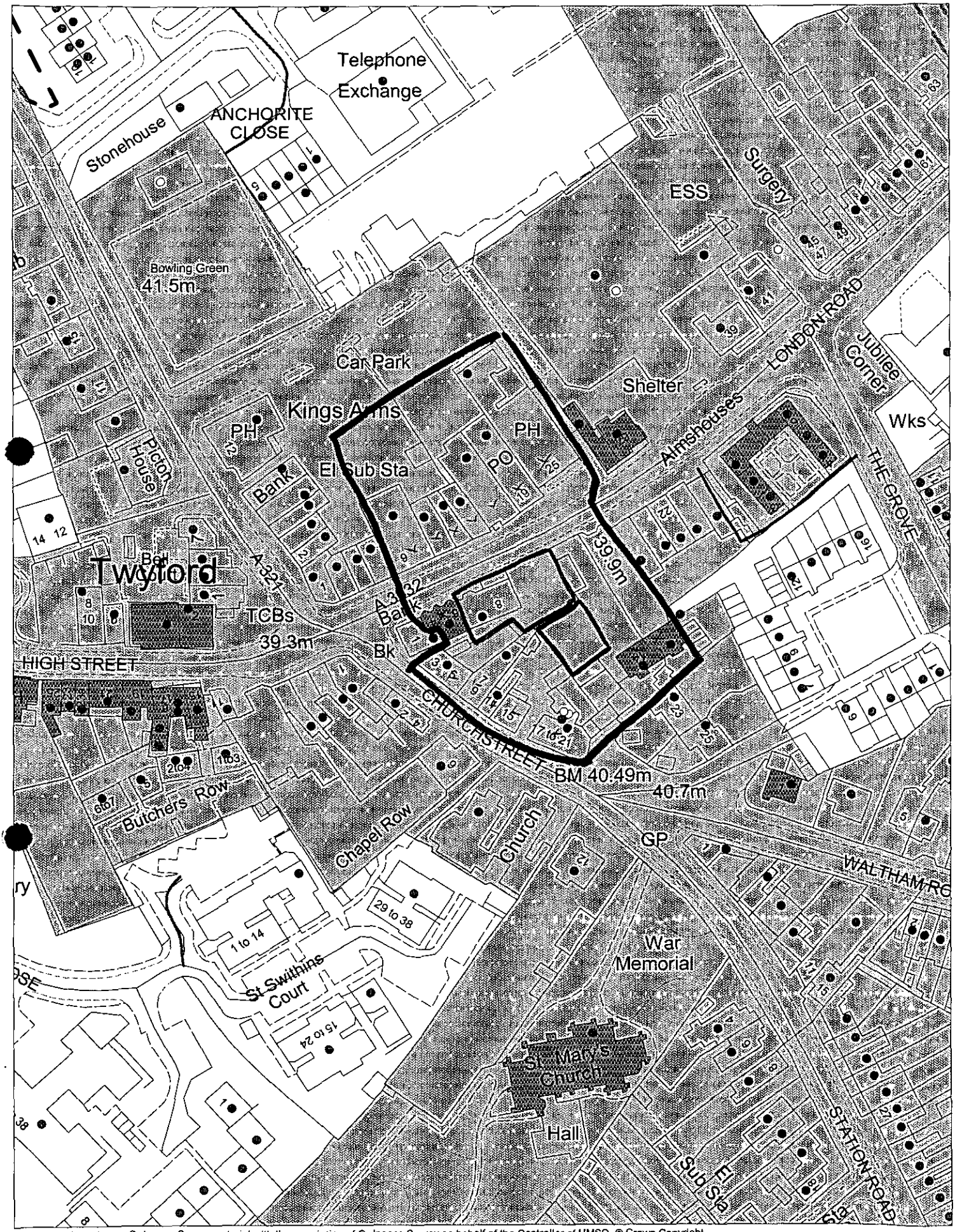
~~The Council objects to the number of windows as it is not appropriate for~~ a ~~conservation area and it would be detrimental to the street scene~~.

The Council is concerned that the change of use does not include a retail element as the location of the site is in the centre of the village shopping centre.

6/2/02.

T.P.C.

14.NOV.2001* 5311



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Development Control Section, Environmental Services, Wokingham District Council.

21 November 2001 Scale: 1 : 1250

N W E S

Applicationo	Name & Addres
F/2001/5311	R J Howeson Box 4853 TWYFORD RG10 9WW
Application approved	Letters sent 07.03.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Andrew Thorley

Application Number : F/2001/5311

Applicant : Mr J S Brar P M Brar C/O SEDGMAN NOBLE Architects,The Studio.

Location : 8 -12, London Road, Twyford, Reading.
Proposal : Proposed change of use from D1 (Fitness studio) to B1 use (Rental, Sale, Repair, Refurbishment of photocopiers and offices).

Site Notice Displayed ? :

YES	NO	DATE
✓		17/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/12/01

Date Registered : 14/11/2001

Earliest Date for Decision : 21/12/2001

Latest Consultation Date/Site Notice Expiry Date : 21/12/2001

This application will have expired on: 09/01/2002. 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 : Neighbours: No comments received
Twyford Parish Council: No Objection
Environmental Health: No Objections
Conservation Officer: No Objections
Policy + Plans: see letter/memo on file
Residents: see letter on file regarding
Highways: Conditional Approval

Planning Issues : (Conservation Area + Primary Shopping frontage)
WSHS+6

1) Neighbours
2) Conservation Area
3) Policy & Plans / Shopping frontage
4) Highways

Application Number: F/2001/5311
Appraisal :

No.8 to 12, London Road, is located in the retail centre of Twyford on a primary shopping frontage, (see policies: WSH5 & WSH6 of the WDLP). It is also located within the Twyford Conservation Area.

The original proposal was for the change of use from D1 (Fitness studio) to B1 use (Rental, Sale, Repair, Refurbishment of photocopiers and offices) however it was advised that the description of the proposal be changed in order to reflect the true nature of the proposed use (i.e. not B1 use). According to policy: WSH6 of the WDLP, B1 use would be discouraged.

Therefore the proposal is for the change of use from D1 (Fitness studio) to Rental, Sale, Repair, Refurbishment of photocopiers and associated offices(sui generis)

1) Impact on Twyford Retail Centre

According to our Policy Section the preferred use of the site would be for A1, A2 or A3 use subject to the impact on neighbouring residential properties in respect of A3. However the previous use of the site was for D1 (Fitness studio) which was not in the A use class. The proposed use includes the sale of photocopiers where members of the public would visit the premises. The premises are to meet the expansion needs of a local company currently located at 40A,Station Road, Twyford. Therefore as already mentioned above provided that the description is changed to reflect the true nature of the use (i.e. not B1) the proposal is acceptable.

Information only, (25.2% of frontage is in non-retail use based on length and 28% based on units. However this is unchanged).

2) Impact on neighbouring properties
It is considered that the change of use from D1 (Fitness studio) to Rental, Sale, Repair, Refurbishment of photocopiers and associated offices will have minimal impact on the neighbouring properties therefore considered acceptable.

3) Impact on conservation area /visual impact.
This site is also located within the identified settlement of Twyford and within the Conservation Area. It is not a listed building therefore our Conservation Architect has no objection to the change of use and as alterations are all internal there will be no impact on the conservation area.

4) Highways
There is off street parking located to the side of the premises. Our Highways Section therefore recommends conditional approval.

5) Environmental Health
No Objections.

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

Application Number F/2001/5311
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	Full Permission – 5 years
~~2.~~	~~C065~~	~~R065~~	~~Restriction of Use~~
			~~Insert:~~
			~~Insert:~~
3.	C122	R122	Parking & Turning
			Informatives
			N02 Revised Plans
			This permission relates to the application as amended with the revised description submitted to the Local Planning Authority on 31st January 2002 stating the revised description of the change of use and does not approve the proposals as originally submitted.
			N04 Planning Permission only (Not BR Approval)

Informative for approvals	
N16	
LODDON AREA LOCAL PLAN POLICIES:	LBE1/2, LTV1
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WOS2/3, WBE1, WHE2/5,WSH5/6
MINERALS LOCAL PLAN POLICIES:	
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	EN5, LD3,

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 8 -12 London Road
Twyford Reading.

APPLICATION NUMBER: F/2001/5311

OFFICER: Andrew Thorley

DATE OF SITE VISIT: 19/12/01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on front ~~door~~ windows

2. DESCRIPTION OF SURROUNDINGS

commercial / retail units + residential behind
2 storey houses

3. DESCRIPTION OF SITE/BUILDING

2 storey + single storey extension to side
white painted brick building with grey slate tiled roof

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan.

5. SITE CONSTRAINTS

TREES — N/A

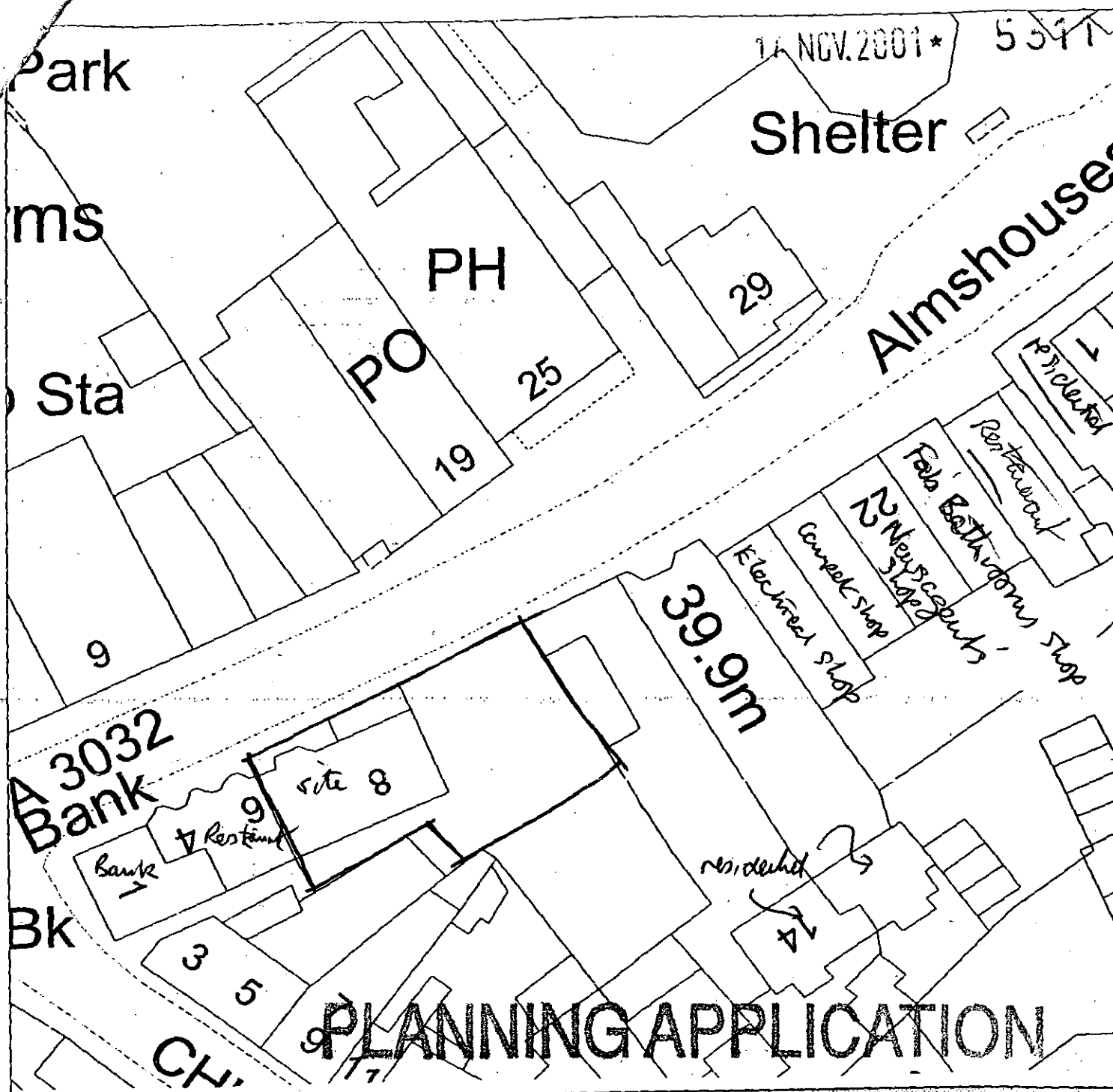
ACCESS/PARKING — As existing at side with car park + access of new road.

LEVELS — N/A 1.8m - 2m high approx

BOUNDARY TREATMENT — Brick walls at rear on boundaries ~~boundary~~ of car park.

OTHERS — open boundary at front facing High Street.

Nb Change of use, only internal changes no extensions etc.



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SEDGMAN NOBLE architects
The Studio,
Spring Meadows Business Centre, Highfield Farm,
Wargrave, READING, Berkshire. RG10 8PZ
Tel: 0118 940 4747 Fax: 0118 940 4749

Date:	Drawing Title:	
NOV '01	BLOCK PLAN	
Scale: 1.500		
Drawn: ~		
Project: EBS 8-12 LONDON ROAD, TWYFORD	Job No: EBS	Drawing No: S2
		Revision:

Site Plan, Scale: 1 to 500

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Date: 31 October 2001

N W E S

PLANNING PERMISSION FW

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: P.J.TURVEY
7 THORN CLOSE
BARKHAM
BERKSHIRE

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

Application No.42294 (F)

Proposal:
CHANGE OF USE FROM BANK (A2 USE) TO GYM, BEAUTY AND SLIMMING SALON.
8 LONDON ROAD, TWYFORD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(N4)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(N4R)

Date 15 MAR 1994 R.F.Wilson

District Planning Officer

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

This permission or approval is for the purposes of the Town and Country Plannin Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

Application 42294 continued

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a buildirg to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5311
CASE OFFICER: Andrew Thorley

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Received by Wokingham District Council

Application No: F/2001/5311

Proposal:
Proposed change of use from D1 (Fitness studio) to B1 use (Rental, Sale, Repair, Refurbishment of photocopiers and offices).

Location:
8 -12, London Road, Twyford, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5311 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Andrew Thorley P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

27 November 2001

Tel: 0118 974 6441

Date: 13 Feb 2002

My ref: F/2001/5311

WOKINGHAM UNITARY
Aiming for Excellence

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 Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2001/5311
8 -12, London Road, Twyford, Reading.
Proposed change of use from D1 (Fitness studio) to rental, sale, repair and refurbishment of photocopiers and associated offices (Sui Generis)

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 ~~Andrew Thorley~~ Mike Thorley on **0118 974 6441.**
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 25 February 2002

Yours faithfully

Mr Thorley

Principal Development Control Officer

LISTING FORM

Case officer: **Andrew Thorley** Application Number: **F/2001/5311**
8 -12, London Road, Twyford, Reading.
Proposed change of use from D1 (Fitness studio) to rental, sale, repair and refurbishment of photocopiers and associated offices.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Conway

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 6441

Date: 13 February 2002

My ref: F/2001/5311

CONFIDENTIAL

Councillor Tomlin
Wits End
Ruscombe Road
Twyford
Berks
RG10 9JL

WOKINGHAM UNITARY
Aiming for Excellence

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: F/2001/5311
8 -12, London Road, Twyford, Reading.
Proposed change of use from D1 (Fitness studio) to rental, sale, repair and refurbishment of photocopiers and associated offices. (Sui Generis)

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 Mike Thorp ~~Andrew Thorley~~ on **0118 974 6444.** If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: 0118 974 6441

Date: 13 February 2002

My ref: F/2001/5311

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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: F/2001/5311
8 -12, London Road, Twyford, Reading.
Proposed change of use from D1 (Fitness studio) to rental, sale, repair and refurbishment of photocopiers and associated offices. (Sui Generis)

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If you have any questions please do not hesitate to contact ~~Andrew Thorley~~ Mike Thorley on **0118 974 6444**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Andrew Thorley

From: Fiona Penn [fpenn@fish.co.uk]
Sent: 06 February 2002 18:28
To: Andrew.Thorley@wokingham.gov.uk
Subject: 2001/5311

Dear Mr Thorley

My Council has the following comment for application 2001/5311 8-12 London Road, Twyford.

There is concern that the change of use does not include a retail element as the location of the site is in the centre of the village shopping centre.

Fiona J Penn
Parish Clerk

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

Date: 01 February 2002

To: Case Officer

We have received Revised Description for the following planning application:

Application Number: F/2001/5311

Location: 8 -12, London Road, Twyford, Reading.

Proposal: Proposed change of use from D1 (Fitness studio) to rental, sale, repair and refurbishment of photocopiers and associated offices.

Applicant: Mr J S Brar & P M Brar C/O SEDGMAN NOBLE Architects,The Studio.

Case Officer: Andrew Thorley

The new plans show the following: Revised description of change of use.

Comments are required by 08/02/2002.

Should you have any queries regarding this application please contact the case officer Andrew Thorley on 0118 974 6441.

(RING ONE)

(REVISED PLANS) ADDITIONAL PLANS MINOR AMENDMENTS ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2001/5311 (Planaps) / (Ludhouse) Date Rec. 30/01/02

Location: 8 – 12, London Road

Parish Twyford

Applicant: Mr. J.S. Brar

Description of attached plans

Change of description & change of use (see attached letter)

~~Drawing~~ No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: No

_____ Date for Responses 7 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AT

Consultations Sent by Admin. on 01.02.02.

Yellow - Part One Copy
Green - Officer's Copy

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SECTION	52537
POL	
DC AT	ENF
APP	
CS	
31 JAN 2002	
COPIES TO:	ACK:
	FILE:

30 January 2002

EBS/fs/L1

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Andrew Thorley

REVISED DESCRIPTION 5311

Dear Sir

8-12 LONDON ROAD, TWYFORD
Application Number: F/2001/5311

Further to our meeting at your offices yesterday I now confirm the following change to the above planning application:

Please omit the reference to a change to a B1 use to read **Proposed change of use from D1 (Fitness Studio) to Rental, Sale, Repair, Refurbishment of Photocopiers and Associated Offices.**

Please expedite this modification to the planning application as quickly as possible because my clients need to move into the building very shortly.

Yours faithfully

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

copy to: EBS

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

FACSIMILE TRANSMISSION

Date:	**30 January 2002**
Time:	p.m.
SNA Reference:	EBS/fs/F1
Total number of pages sent (including header sheet):	2
From:	Francis Sedgman
To:	**Andrew Thorley, Planning Department WOKINGHAM DISTRICT COUNCIL**
Telephone number:	0118 974 6441
Fax destination number:	**0118 974 6484**
Copy to:	
Telephone number:	
Fax destination number:	
Subject:	**8-12 LONDON ROAD, TWYFORD**
Original to be posted:	Yes

Please telephone 0118 940 4747 if any page is either illegible or not received.

MESSAGE

Further to our telephone conversation just now I attach a copy of my letter to you requesting a revision to the planning application to omit the reference to a proposed B1 use. Please call me back to confirm that this will be acceptable. Many thanks.

Francis Sedgman

01189404749
SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone. 0118 940 4747 Fax. 0118 940 4749

30 January 2002 EBS/fs/L1

Planning Department
Wokingham District Council
P.O. Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR
For the attention of Andrew Thorley

Dear Sir

8-12 LONDON ROAD, TWYFORD
Application Number: F/2001/5311

Further to our meeting at your offices yesterday I now confirm the following change to the above planning application:

Please omit the reference to a change to a B1 use to read **Proposed change of use from D1 (Fitness Studio) to Rental, Sale, Repair, Refurbishment of Photocopiers and Associated Offices.**

Please expedite this modification to the planning application as quickly as possible because my clients need to move into the building very shortly.

Yours faithfully

Francis Sedgman

Francis Sedgman
SEDGMAN NOBLE architects

copy to: EBS

PA F/2001/5311

8-12 London Rd, Twyford

The building subject of application is located in the retail centre of Twyford on a primary shopping frontage. See policies WSH5 + WSH6 of WDLP

The preferred use of the site would be for an A1, A2 or A3 use subject to no impact on neighbouring residential property in respect of A3.

- However the application will have to be considered on its merits taking into account a previous use (B1) that was not in the A Use Class. You should consider how many visiting members of the public will use the premises (come + go) with the new use as opposed to the previous use when occupied. This should be the same number or preferably more to be appropriate for a shopping area. The premises would appear to meet the expansion needs of a local company.

- Provided the description of the application is changed to reflect the future nature of the use (i.e. not B1) the proposal will only be acceptable because of the past history. However the views of the Highways Officer should be sought given the close proximity of the site to the traffic lights and you should be certain that the shop frontage is not altered in such a way that it would not be appropriate for re-use as a shop in the future.

For information

25.2% of frontage is in non-retail use based on length + 28% based on width. However this is unchanged.

Recd PtP 29/11

VPS 50442 13/12

REPLY REQUIRED

To:
Policy And Plans Section

From: Andrew Thorley

Date: 27 November 2001

Application Number: F/2001/5311

Proposal: Proposed change of use from D1 (Fitness studio) to ~~B1 use~~ (Rental, Sale, Repair, Refurbishment of photocopiers and offices)

Sui generis or (A1)?

please amend

ancillary

Site Address:
8 -12, London Road, Twyford, Reading.

Applicant:
Mr J S Brar P M Brar C/O SEDGMAN NOBLE Architects,The Studio.

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

See attached sheet / over

5/12/01

To:
Harold Sanders
Urban Design And Conservation Officer

From: Andrew Thorley

Date: 27 November 2001 28 NOV 2001

Application Number: F/2001/5311

Proposal: Proposed change of use from D1 (Fitness studio) to B1 use (Rental, Sale, Repair, Refurbishment of photocopiers and offices)..

Site Address:
8 -12, London Road, Twyford, Reading.

Applicant:
Mr J S Brar P M Brar C/O SEDGMAN NOBLE Architects,The Studio.

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

NOS 8-12 LONDON ROAD IS NOT A LISTED BUILDING, BUT WITHIN THE TWYFORD CONSERVATION AREA.

I HAVE NO OBJECTION TO THIS CHANGE OF USE AND AS ALL THE ALTERATIONS ARE ALL INTERNAL I DO NOT CONSIDER THEY WILL HAVE ANY IMPACT ON THE CONSERVATION AREA.

SIGNATURE ?

Harold Sanders

05-12-01.

HIGHWAYS CONSULTATION SHEET

From: Andrew Thorley **Date:** 27 November 2001

Application Number: F/2001/5311

Proposal: Proposed change of use from D1 (Fitness studio) to B1 use (Rental, Sale, Repair, Refurbishment of photocopiers and offices).

Parish: TWYFORD PARISH

Site Address:
8 -12, London Road, Twyford, Reading.

Applicant:
Mr J S Brar P M Brar C/O SEDGMAN NOBLE Architects,The Studio.

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).

C122, R122.

Signed: _____ **Print name:** AT 29/11/01

Box 4853
Twyford
RG10 9WW

21.12.01

Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

AT bhs

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
24	2001
COPIES TO:	ACK: ✓

Re' 8-12 London Road, Twyford, Berkshire.

Planning Application No's. F/20015311
Sale, Repair, Refurbishment of Photocopiers.

OBJECTION

Please record this written objection to the above proposed development - for the following reason/s.

1. Even though the immediately previous use of the premises was not totally in keeping with a total retail environment, there is no over-riding reason why a similarly incongruous use should be perpetuated.

2. The proposed use has very little if any connection with a strictly retail environment, i.e. serving every-day shoppers, because such a use is primarily, if not totally, aimed at commercial users and would be more appropriately sited on a business park where such commercial users could readily avail themselves of photocopier services.

3. The proposed development being almost totally linked to the commercial sector would constantly generate associated traffic in a wholly retail environment.

4. Aside from very isolated instances, such a photocopier service would not service any 'home-residential' needs as do retail services.

Relatively small urban retail developments, such as that in Twyford, are becoming increasingly rare with the trend toward the very large development and their increasing pressures on the existence and survival of a small group of diverse retail services as those in Twyford.

Contrary to perceived trends, the Twyford retail area is experiencing a healthy revival of services directly aimed at purely 'domestic' consumption. Such a healthy revival would be harmed by the intrusion of a largely 'commercially' aimed development.

I would urge the Planning Department to refuse this development.

Yours faithfully

R.J.Howeson

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Andrew Thorley Development Control	Your Ref:	F/2001/5311
From:	Tom Payne Environmental Heath	My Ref:	20015623
		Date.	7 December, 2001

PROPOSED CHANGE OF USE FROM D1 (FITNESS STUDIO) TO B1 USE (RENTAL, SALE, REPAIR, REFURBISHMENT OF PHOTOCOPIERS) AND OFFICES.

GYM & BEAUTY SALON, 8-12 LONDON ROAD, TWYFORD

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

FROM: Andrew Thorley

DATE: 27 November 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5311

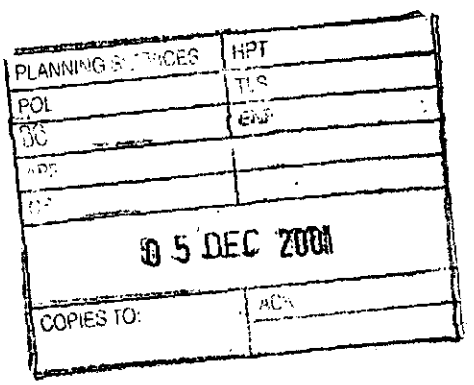
Proposal: Proposed change of use from D1 (Fitness studio) to B1 use (Rental, Sale, Repair, Refurbishment of photocopiers and offices)..

Site Address: 8 -12, London Road, Twyford, Reading.

Applicant: Mr J S Brar P M Brar C/O SEDGMAN NOBLE Architects,The Studio.

Your observations are required in respect of this application **by 21/12/2001** .

My Council has the following comments-
There is no objection to the change of use. The Council would like to see the application for signage and details of the elevations.



SIGNED: _____ DATE: 4/12/01

Clerk To Twyford Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 NOV 2001	
Officer: AT	Application No. F/2001/5311

Map No. 29 Site 0.04
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE FROM D1 (FITNESS STUDIO) TO B1 USE (RENTAL, SALE, REPAIR, REFURBISHMENT OF PHOTOCOPIERS, + OFFICES)

Location: 8 - 12 LONDON ROAD

Parish: TWYFORD Ward: TWYFORD

Applicant: MR J BRAR & MR P BRAR

Fee (7) Received 190-00 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			
4	Correct S 66 certificate			
5	Elevation plans	Any changes to elevations? (Shop signs?)	27/11	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Twyford .....

Listed Building 1 2 2*

Advertisement Required ..... Conservation Area. ✓ .....

Date Site Notice Sent : 27/11..... 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 relevant pre-apps. .....

NEIGHBOURS:

S/N + see map .....
.....
.....
.....
.....
.....
.....
.....
.....

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

14.NOV.2001* 5511

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

1.	APPLICANT'S NAME	J.S. BRAR AND P.M. BRAR trading
	ADDRESS	40A STATION ROAD, as EBS
		TWYFORD, READING, BERKSHIRE
	POST CODE	RG10 9NT PHONE 0118-934-4003
	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	THE STUDIO, SPRING MEADOWS BUSINESS
		CENTRE, HIGHFIELD FARM, WARGRAVE
	POST CODE	RG10 8PZ PHONE 0118-940-4747
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	8-12 LONDON ROAD
		TWYFORD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		FULL CHANGE OF USE FROM
		D1 TO B1.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.03 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	~~PROSPECTIVE PURCHASER~~ OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	EBS/S1, S2, S3 & SK1

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 ?

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

1769b

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

VACANT FOR 3 MONTHS
PREVIOUSLY D1 USE
(BODY SHAPERS)

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.

EXISTING WALLS / FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SOAKAWAYS

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

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

EXISTING BUILDING.
NO CHANGES PROPOSED.

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.

£190-00

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 J. R. Sedgman for ON BEHALF OF EBS DATE 13 NOVEMBER 2001

SEDGMAN NOBLE architects

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				266
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B2-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS		266		
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		266		266

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	12	—
Proposed	12	—

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.

RENTAL, SALE, REPAIR AND REFURBISHMENT OF PHOTOCOPIERS.

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

EBS, 40A STATION ROAD, TWYFORD

YES

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
6	6	1	7

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".

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.'

1789/a

SECTION 66 CERTIFICATE

Application No. 14.NOV.2001* 5511

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(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 . . J. R. Sedgman for SEDGMAN NOBLE

On behalf of . . EBS architects

Date . . 13 NOVEMBER 2001

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

① BARCLAYS BANK

ADDRESS 8-12 LONDON ROAD PARISH TWYFORD E

PLOT No. ORD. SHEET No. SU.7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
641/56	MANAGER	INT. ALTS.	11.9.56	APP. A
O/120/63	"	O/APP. RES. ACC. TO BANK	15.6.63	C
R/162/64	BARCLAYS BANK	ALTS. & ADDS.	3.9.64	APP C
R/164/64	"	TEMP. PREMISES DURING ALTS.	6.8.64	APP. C
A/23/65	"	ILL. SIGN	27.5.65	A
00989	"	2 "	11.7.74	R
01438	"	1 "	3.10.74	R
05672	"	ILL. FASCIA SIGN	16.12.76	R
07449	MR & MRS H. COALS	REPL. RETAIL PREMISES & RES. ACC. OVER (12)	16.2.78	R
07548	"	L.B.C. - DEM. UNLISTED BLDGS IN CONSERVATION AREA (12)	16.2.78	R
08173	BARCLAYS BANK	" (12)	11.5.78	C
08174	"	EXT. TO CAR PARK. (12)	11.5.78	C

DATE OF COMPLETION

MINISTRY DECISION 05672 - APPEAL GRANTED (5 YEARS) - 2.8.77

SPECIAL ORDERS

DRAINAGE

091074

② BARCLAYS BANK

ADDRESS 8-12 LONDON ROAD PARISH TWYFORD E

PLOT No. ORD. SHEET No. SU.7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
17395	BARCLAYS BANK	REDUCE BRICK WALL & ERECT STEEL GATE	7.5.82	N/A RE
18443	"	RENEWAL 05672	18.11.82	N/A 31.11. TP
18472	" LBC	RE. 17395	16.12.82	N/A RE
25091	"	LR. ENTRANCE & ALTS. TO WINDOWS	26.3.86	CLA
33238/9	"	CASH DISPENSER/ADV./FIRE EXIT	5.7.89	CLA
BRA 7057	"	FIRE EXIT	7.4.89	APP
42294	P.S. TURVEY	C/USE BANK (A2) TO GYM, BEAUTY & SLIMMING SALON	15.3.94	CLA
FP94/2409	FIGURE SHAPERS	BANK TO FITNESS STUDIO	16.5.94	APP
LB/2000/2250	W/D			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD. ENQ. - CRECHE - 11.10.95

DRAINAGE

091074

① BARCLAYS BANK

ADDRESS 8-12 LONDON ROAD PARISH TWYFORD E

PLOT No. ORD. SHEET No. SU.7876 29

BUILDER

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R/164/64	"	TEMP PREMISES DURING ALTS	6.8.64	APP. C
A/23/65	"	ILL. SIGN	27.5.65	A
00989	"	2 "	11.7.74	R
01438	"	1 "	3.10.74	R
05672	"	ILL. FASCIA SIGN	16.12.76	R
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07548	"	L.B.C. - DEM. UNLISTED BLDGS IN CONSERVATION AREA (12)	16.2.78	R
08173	BARCLAYS BANK	" (12)	11.5.78	C
08174	"	EXT. TO CAR PARK. (12)	11.5.78	C

DATE OF COMPLETION

MINISTRY DECISION 05672 - APPEAL GRANTED (5 YEARS) - 2.8.77

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