APPLICATION NO:

F/2002/7923

LOCATION:

60 Peach Street, Wokingham.

APPLICANT:

Molyneux Securities (Metropolitan) Ltd C/O RPS Consultants

PROPOSAL:

Proposed change of use of shop A1 to A3 food and drink use.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
29/01/2003

CASE OFFICER: **Heidi Lynch**

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Molyneux Securities (Metropolitan) Ltd
C/O RPS Consultants
Harboutside House
4 - 5 The Grove
BRISTOL
BS1 4QZ

Application Number: F/2002/7923

Parish: **WOKINGHAM**

Location: **60 Peach Street, Wokingham**

Proposal: **Proposed change of use of shop A1 to A3 food and drink use.**

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

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

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation and shall be installed before the use hereby approved commences and shall thereafter be maintained. (Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building).

Condition
4. Deliveries and collections by commercial vehicles shall only be made to or from the site between 0700 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or Bank or other Public Holidays without prior agreement in writing of the Local Planning Authority.

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

Condition
6. The A3 use hereby permitted shall not be open for the supply and consumption of food or drink before 0800 hours or after 2300 hours on any day.

Condition
7. The development hereby approved shall not be open to the public or otherwise trading until full details of the external lighting have been submitted to and approved in writing by the Local Planning Authority.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties.

Reason
4. To safeguard the amenities of the occupiers of adjoining properties.

Reason
5. To safeguard the amenities of the occupiers of adjoining properties.

Reason
6. To safeguard the amenities of the occupiers of adjoining properties.

Reason
7. In the interests of visual amenity.

Informative
1. 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 LD3, EN1, EN2, EN5, S3
South East Area Local Plan Policies SSH3, SBE1; SBE2, SBE14, ST5
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS6, WOS10, WBE1, WHE4, WSH5, WSH5, WSH7, WSH21a, WT6

T. G Watson

Trevor Watson
Development Control Manager
Date: 08/01/2003

Notice checked by: CHurst

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 July, 2003
My ref. AO/F/2002/7923

Allen & Associates
Chandos House
19 Back Street
Wendover
Bucks
HP22 6EB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Allen

PLANNING APPLICATION F/2002/7923
PROPOSED CHANGE OF USE OF SHOP A1 TO A3 FOOD & DRINK USE AT 60 PEACH STREET, WOKINGHAM

Thank you for your letter of 2 June and enclosed information. I confirm the submitted details are acceptable for compliance with condition 3 of the above permission.

I trust the above is clear, but meanwhile if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

Angela Odell

From: Leanne Parlour
Sent: 07 July 2003 08:50
To: Angela Odell
Subject: RE: F/20022/7923 - 60 peach Street, Wokingham

Excellent.
No further comments then.
Thanks
Leanne

-----Original Message-----
From: Angela Odell
Sent: 04 July 2003 15:00
To: Leanne Parlour
Subject: F/20022/7923 - 60 peach Street, Wokingham

Hi!

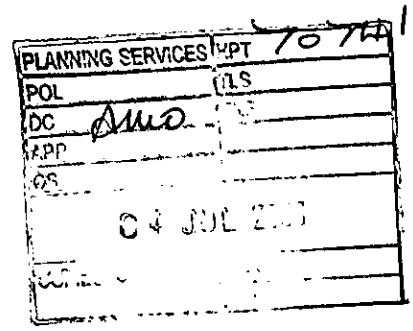
Re. your e-mail the agents have replied that teh ventilation unit will be fully accessible and unrestricted within the shop for servicing and maintenance.

Angi

Allen + associates

Chandos House,
19 Back Street,
Wendover, Bucks, HP22 6EB
Tel. 01296 625295 Fax. 01296 625984
Email: gallen.associates@btinternet.com

Wokingham District Council
FAO Mrs A Odell
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR



03 July 2003

Dear Mrs Odell

Re: 60 Peach Street Wokingham A3 approval, F/2002/ 7923.

Thank you for your letter of the 1 July 2003. The ventilation unit will be fully accessible and unrestricted within the shop for servicing and maintenance.

Yours Sincerely

Gary Allen
Allen & associates

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 July, 2003
My ref. AO/F/2002/7923

Allen & Associates
Chandos House
19 Back Street
Wendover
Bucks
HP22 6EB

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Allen

PLANNING APPLICATION F/2002/7923
PROPOSED CHANGE OF USE OF SHOP A1 TO A3 FOOD & DRINK USE AT 60 PEACH STREET, WOKINGHAM

Thank you for your letter of 2 June and enclosed information. I have now received advice from our Environmental Health Officer, Leanne Parlour, who advises that her only concern is whether the unit will be accessible for service/maintenance if the parts are under the concrete flat roof. Please provide information on this point.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact Leanne parlour on 974 6357.

Yours sincerely

AO.

MRS A ODELL
Planning Officer

cc: Leanne Parlour

Angela Odell

From: Leanne Parlour
Sent: 27 June 2003 14:02
To: Angela Odell
Subject: RE: F/2002/7923 - 60 Peach Street, Wokingham

Sorry about the delay - John is on leave and I've had to seek assistance.

Ive looked at the plans and they seem to be ok. The only concern we have is wether the unit will be accessible for service/maintenance if the parts are under the concrete flat roof.

Leanne

-----Original Message-----
From: Angela Odell
Sent: 25 June 2003 09:15
To: John Mullaney
Cc: Leanne Parlour
Subject: F/2002/7923 - 60 Peach Street, Wokingham

Hi!

Details of the ventialtion system for this permitted change to A3 use were sent down to you on 9 June. Please may I have your advice.

Thanks

Angi

Date: 09 June 2003 10 JUN 2003

To: Harold Sanders – Urban Design & Conservation

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/7923

Location: 60, Peach Street, , Wokingham.

Proposal: Proposed change of use of shop A1 to A3 food and drink use.

Applicant: Molyneux Securities (Metropolitan) Ltd C/O RPS Consultants.

Case Officer: Angela Odell

The new plans show the following: Details to comply with conditions 3 and 5 - ventilation system. Drawing nos: SK-01, 078E01, 078P03 & 078P05.

Comments are required by 23/06/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

VENTILATION SYSTEMS OUTLETS INTO SERVICE AREA. IN VISUAL TERMS IT WILL HAVE A MINIMAL IMPACT.

Harold Sanders

19.07.03.

Date: 09 June 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/7923

Location: 60, Peach Street, , Wokingham.

Proposal: Proposed change of use of shop A1 to A3 food and drink use.

Applicant: Molyneux Securities (Metropolitan) Ltd C/O RPS Consultants.

Case Officer: Angela Odell

The new plans show the following: Details to comply with conditions 3 and 5 - ventilation system. Drawing nos: SK-01, 078E01, 078P03 & 078P05.

Comments are required by 23/06/2003.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/7923. Date Rec. 3.6.03.

Location: 60 Peach Street

Parish: Wokingham.

Applicant: Molyneux Securities.

Description of attached plans: ~~[illegible]~~ ~~[illegible]~~ for conditions ~~[illegible]~~ 3 & 5 — ventilation system.

Drawing No's: SK-01 + 078E01, 078P03 + 078P05.

CONSULTEES

Copies of plans will automatically be sent to ~~Woodley Library,~~ Part 1 Reg., ~~Parish Council~~, ~~Ward Councillors~~ and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation H-Sanders	✓
Highways	
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: Nos. ~~[illegible]~~ 54-66 (evens) Peach St + any flats etc. above Nos. ~~[illegible]~~ 54-66 Peach Street.

Date for Responses 2 weeks.

FURTHER ACTION

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

Redate Application ✓/N From: _____

New Site Notice ✓/N

Revised Proposal Description: _____

CASE OFFICER AO

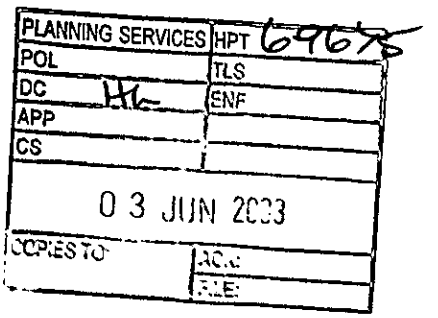
Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

Allen + associates

Chandos House,
19 Back Street,
Wendover, Bucks, HP22 6EB
Tel. 01296 625295 Fax. 01296 625984
Email: gallen.associates@btinternet.com

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



02 June 2003

7923

Dear Sirs

PLANS TO MEET CONDITIONS

Re: 60 Peach Street Wokingham A3 approval, F/2002/ 7923.

We wish to advise you that this property is now being let to Pizza Hut, and that we are the architects acting on their behalf.

With reference to the A3 planning approval we wish to deal with conditions 3 and 5 by the submission of further information.

Enclosed are copies of internal plans and elevations of the proposed fitting out for your information and these include details of the proposed sound proofing works between the unit and the flats above, and the proposed mechanical ventilation system.

With regard to condition 3, we have considered carefully the geography of the site, we have elected to provide an extract system to the pizza cooking oven which exits through the far rear of the building, rather than taking it up through the flat roof and past the residential accommodation. The benefit of this is that there will be no visual plant for extract or intake. The motors can be slung inside the unit under the concrete flat roof away from the residential accommodation, thus avoiding structural noise transmission and also avoids any penetration of the slabs, again avoiding noise transmission problems and possible fire routes.

Pizza Baking as you may well know from experience else where, is one of the least odious of take away cooking forms and is grease free. Bearing this in mind we are proposing carbon filtrated extract to remove the baking smell from the air and by placing the outlet in a position furthest away from the residential accommodation in the car park, will also give a good air mix and dilution away from the accommodation above.

You will see from the photographs enclosed that the residential accommodation is set well back from the rear of the building, which gives us an ideal opportunity to keep any nuisance away from the residents.

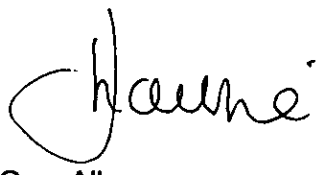
Our extract system as detailed, will include washable grease filters within the oven hood, carbon filters and a final noise atenuator before extract through a weather louver.

The only other alternative is to remove the redundant brick chimney that you can see on the roof to the rear of the accommodation above, take a duct up to this position and re-incase with brickwork. As described above this would put any potential nuisance near to the residential accommodation. Given the nature of what we are cooking the biggest nuisance that we wish to avoid is noise transference, and therefore our scheme is based on avoiding that issue, and as such this building and its construction and layout is ideal for our purposes.

Condition 5 is covered by dealing with condition 3, and should be considered at the same time.

We are keen to commence works as soon as possible and your early views on our proposals would be appreciated.

Yours Sincerely



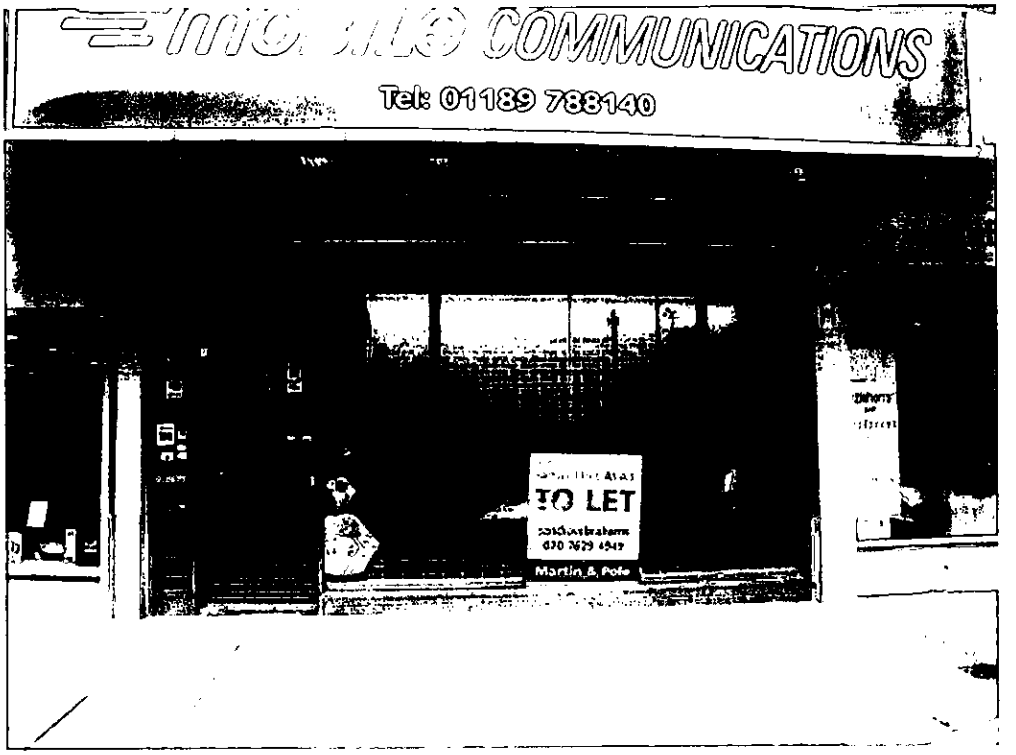
pp Gary Allen
Allen & associates

CC. Wasim Ahmed.

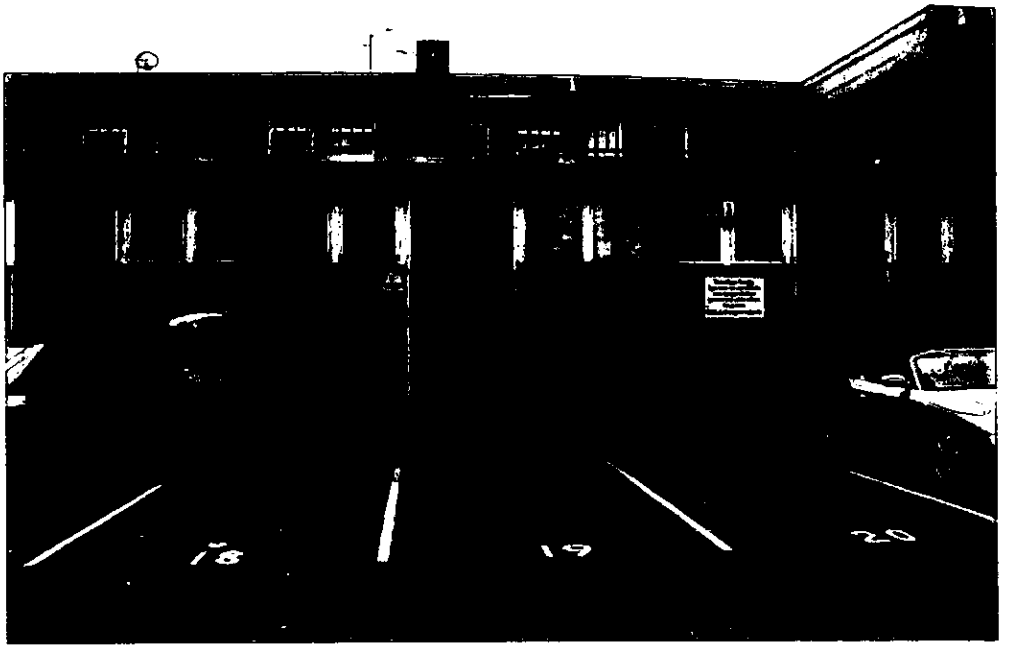
THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

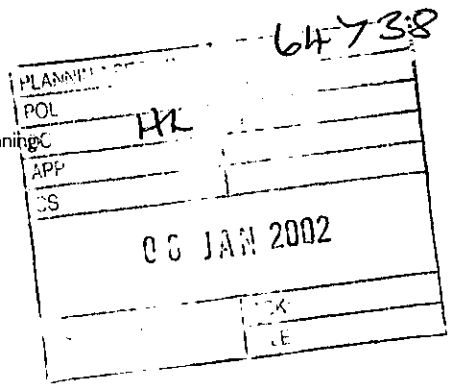
60 Peach St Wokingham

PLANS TO MEET CONDITIONS

7923

RPS Planning, Transport and Environment

Harbourside House, 4-5 The Grove, Bristol BS1 4QZ
T 0117 917 7250 F 0117 917 7251 E rpsbr@rpsplc.co.uk W www.rpsplc.co.uk/planning



DVE/KMW/JTA.2086/2087

7 January 2003

Ms H Lynch
Development Control Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

By Fax & Post: 0118 974 6484

Dear Ms Lynch

Change of Use of 60 & 64 Peach Street, Wokingham
Your Refs: F/2002/7923 & F/2002/7924

I refer to the above planning applications and our recent telephone call where you intimated that your Planning Policy colleagues may raise an objection to the applications on the basis of Policy WSH21A.

I have looked at this policy and while I note the text proceeding it referring to the Wokingham Initiative (paragraph 8.69c)) the restriction of changes of use from A1 is not reflected in the Policy itself.

On the contrary the issue is directly and specifically dealt with in Policy WSH7 and this must be the dominant policy in respect of considering the merits of these applications.

Following the change of use of both these premises there will still be over 60% of this secondary retail frontage in A1 use and this is clearly 'sufficient to sustain a predominantly retail function'.

In my view the directly applicable and therefore dominant Planning Policy within your own local plan supports these applications and therefore I would expect planning permission to be granted. However, notwithstanding your own local plan, your policy colleagues do raise objections sufficient to concern you as the Case Officer, then I would ask that I be notified so that I may consider the issues raised and comment as necessary. I would certainly wish to have the opportunity to comment on any adverse policy matters raised, even if this causes a short delay in decisions being made, rather than receiving a refusal within the 8 week period. A refusal will inevitably result in the submission of planning appeals thereby causing significant further expense to both the Council and my client, obviously significant delay and disruption to my clients smooth management of these town centre properties and potential periods of vacancy contrary to the commercial interests of the town.

RPS Planning, Transport and Environment

If you have any queries in relation to the above or wish to discuss any matter arising please feel free to telephone me. I look forward to hearing from you.

Yours sincerely

Dale Evans
Associate

cc. S Green Devonshire Properties

COMMENTS ON APPLICATION: F/2002/7923

YOUR NAME: PETER W.J. LEIGH FRICS

YOUR ADDRESS: (if these details are incorrect please amend)
41 Sandy Lane
Wokingham RG41 4SS

PLEASE RETURN YOUR COMPLETED FORM TO:

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

PLANNING SERVICES	HPT
POL	TLS
DC APPS	FMF

06 JAN 2002

COPIES TO	ACK 7/1/02
	FILE

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☒

SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

SEE LETTER ATTACHED

[NOTE: APPLICATION IS NOT CORRECT ON CAR PARKING, WHICH IS ALLOCATED TO ALL OCCUPANTS OF THE PARADE, AND OWNERSHIP]

Continue over the page if more room required

COMMENTS ON APPLICATION: F/2002/7924

YOUR NAME: PETER W. J. LEIGH FRICS

YOUR ADDRESS: (if these details are incorrect please amend)
41 Sandy Lane
Wokingham

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑ SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

JAN 2002

PLEASE RETURN YOUR COMPLETED FORM TO:

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

Comments:

1. APPLICATION INFERS THAT APPROX. 18 CAR PARKING SPACES ARE AVAILABLE, WHEREAS THAT IS THE NUMBER WITHIN THE SERVICE YARD AND ALLOCATED TO ALL THE SHOPS IN THIS PARADE.

2. APPLICANTS OWNERSHIP DOES NOT INCLUDE No. 66 AS SHOWN.

3. NO CASE IS MADE FOR A1 TO A2 CHANGE AND IS CONTRARY TO COUNCIL POLICY TO STRENGTHEN THE APPEAL OF TOWN CENTRE RETAIL.

[FOR OTHER RELEVANT OBSERVATIONS / REASONS, PLEASE SEE MY SUBMISSION ON CASE No. 7923 - 60 PEACH ST.]

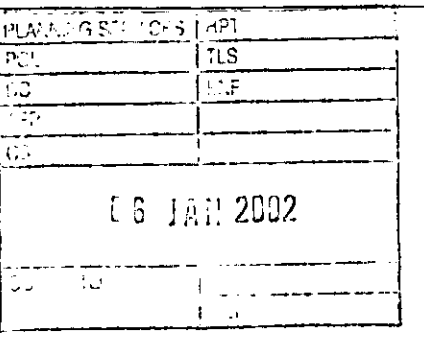
Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

PETER W.J. LEIGH FRICS
Chartered Surveyor
Property Consultant

Telephone: 0118 9782732

41 SANDY LANE • WOKINGHAM • BERKSHIRE • RG41 4SS



30 December 2002

Development Control Manager,
Planning Services,
P O Box 157, Shute End,
Wokingham, RG40 1WR

For the attention of Heidi Lynch

Dear Ms. Lynch,

Ref: F/2002/7923

60 Peach Street, Wokingham - Proposed change of use - A1 to A3

Thank you for your letter notifying me of this application. I regret that my being away for a period before the onset of the Christmas break has prevented the earlier submission of views in this case. I hope, however, that you will give them due consideration.

May I say that I am heavily involved with Wokingham town centre, acting as a professional adviser to most of the independent traders through WITS; also as Commercial Sub-group chairman of Wokingham TCMI.

It is my view that this application should be **REFUSED** for the following reasons:

1. The District Plan contains policies to preserve and strengthen the essential retail function of Wokingham town centre. Indeed it is specifically stated that class A1 uses should be positively encouraged in Broad Street, for example, where the class A1 retail activity has nearly disappeared.

2. The Chesterton Report also recommended that the Class A1 element be encouraged and strengthened.

3. Changes of use should not be arbitrarily sought and permitted without adequate justification being given. In this case, there is a market for retail A1 users and little or no evidence that this shop has been actively or aggressively marketed in order to attract class A1 retailers; instead, the easy option is being taken to let these premises for class A3 use for which there appears to be a demand. Having obtained a change to class A3 at 54 Peach Street, it might appear that the owners of six shops in this parade are showing little regard for the wider welfare of the town centre.

4. This parade of shops has a history of many changes of occupancy; indeed, you are already dealing with yet another example of this at no.64, albeit to class A2 use in that case.

5. The introduction of either A3 or A2 uses will almost certainly weaken the covenant strength of the existing A1 retailers to the wider detriment of traders in Peach Street who are dependent upon a required level of customer footfall which is adversely affected by A3 users whose hours of opening seldom coincide.

6. There are already 39 class A3 outlets within the town centre area - i.e. 12 public houses and 27 other premises. In addition to this, the proposed development of the Rose Street South site shows nearly 900 square metres of additional A3 use. A huge proportion of the former Tesco building is also earmarked for this class of use.

7. It seems to me essential for the welfare of Wokingham as a shopping centre, already facing growing opposition from other adjacent towns, that a meaningful and cohesive policy be pursued to arrest the decline in class A1 retail opportunity. Please excuse me if I say that planning decisions must not be influenced by landlords' pecuniary interests.

I hope to hear that you have reached the conclusion that this application should be refused.

Yours sincerely,



F/2002/7923

No	Std Con	Std Reas	Non Std Conditions
1.	C001	R001	Time limit
2.	C012	R012	Materials
3.	C025	R025	Amended to read: ...to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties. Details of the nature.... In writing by the Local Planning Authority before installation and shall be installed before the use hereby approved commences and shall thereafter be maintained. (Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building).
4.			Deliveries and collections by commercial vehicles shall only be made to or from the site between 0700 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without prior agreement in writing of the Local Planning Authority. Reason: To safeguard the amenities of the occupiers of adjoining properties.
5.			All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers. Reason: To safeguard the amenities of the occupiers of adjoining properties.
6.			The A3 use hereby permitted shall not be open for the supply and consumption of food or drink before 0800 hours or after 2300 hours on any day. Reason: To safeguard the amenities of the occupiers of adjoining properties.
7.			The development hereby approved shall not be open to the public or otherwise trading until full details of the external lighting have been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of visual amenity.

Policies

Wokingham District Plan: WOS3, WOS6, WOS10, WBE1, WHE4, WSH5, WSH7, WSH21a, WT6
South East Local Area Local Plan: SSH3, SBE1, SBE2, SBE14, ST5
Berkshire Structure Plan: LD3, EN1, EN2, EN5, S3,

Signed: D Watson Date: 8/1/03

Application Number: F/2002/7923

Appraisal:
The application is for a proposed change of use from a vacant A1 shop to A3 Food and Drink use. The building in question is located in Wokingham Town Centre, Wokingham Conservation Area as well as being within an existing retail area and secondary shopping frontage. The shop is situated in the middle of a two-storey terraced parade of 12 units. It has a ground floor area of approximately 104sqm (inclusive of an existing W.C/bathroom facility. The application is only for the ground floor and the existing shop is vacant.

No material change to the exterior of the building will take place as part of this application and the number of staff is not yet known.

Policy WSH5 states that in order to maintain and enhance the vitality of the retail area of Wokingham Town, proposals for change of use of a retail unit to a non-retail use will be determined according to certain factors. It is considered that the proposed change of use is one that does provide a service to visiting members of the public (factor A). However the site does have a location of prominence within the frontage (factor D) and is designated as part of the secondary frontage.

1. Impact upon neighbouring properties
The building already exists and therefore there will be no overbearing, overlooking or day-lighting issues. A3 uses generally result in longer hours of operation however the site is in a commercial area and is therefore generally noisy. It is therefore considered that there would be no further significant detrimental impacts upon neighbouring properties arising from this development, as compared to the previous occupiers and approved uses. Conditions can be placed on any approval given to ensure ventilation and filtration systems do not impact adversely on neighbouring property owners.

2. Impact upon the amenity of the Conservation Area and Town Centre
The site is located within the Wokingham Conservation Area. There is no change to the external features of the building as part of this application. The Conservation Officer considers there to be no impact on the surrounding conservation area.

The change of use from retail to a A3 use must be carefully considered because it is essential that retailing is maintained as the principle function in town centres – especially in areas designated as primary frontage. Excessive incursion of non-shopping uses into the town centre will result in the loss of town centre character and vitality. In principle some non-shopping uses are appropriate within areas that are primarily occupied by shop uses. To exclude all non-shopping uses over wide areas would be inappropriate, as variety and activity are essential to the health of town centres and allow multi-purpose trips. Places to eat are considered to support the main shopping activity. Policy WSH7 states that a change of use from A1 to A3 will be acceptable in principle in a secondary frontage where the proportion of retail uses is sufficient to sustain a predominantly retail function and character in the frontage. Out of the twelve shops in this particular terraced parade, there is:

- A Spanish restaurant (A3);
- A Fabric/Wall hanging showroom/shop (A1);
- A Flooring showroom/shop (A1);
- A vacant premises (subject of this planning application);
- A Kitchen/Bathroom showroom/shop (A1);
- Music shop (A1);
- Hair salon (A1);
- Video rental shop (A1);
- An Indian restaurant (A3);
- A copying shop;
- A security shop; and
- a fire place shop (A1).

The Music shop currently has an application to change to A2 use. This illustrates that even with two shops potentially changing use (this application and application F/2002/7924), there will still be a predominantly

retail function and character to the parade frontage. This is in line with policy WSH7 of the Wokingham District Plan.

Policy WSH21A of the Wokingham District Plan (Deposit Draft) pertains to Wokingham Town Centre. This specifically states that the Council will seek to retain and enhance the historic market town character of Wokingham and maintain its position as a major town centre in the retail hierarchy by strengthening the retail character of the town centre especially within the existing shopping frontages. Supporting text to this policy in paragraph 8.69C specifically states that the Council will work with the Wokingham Initiative for town centre management to help strengthen the retail character of the town. To achieve this, it is proposed to resist the loss of A1 retail uses in premises in primary and secondary shopping frontages. The proposal will result in a change from A1 use to A3 in the secondary frontage. However it is considered that the frontage is near the edge of the town centre and will not impact on the retail function of the town centre overall.

It is therefore considered that the change of use away from A1 would be acceptable in this location as it would not detract from the retail character of the surrounding area.

3. Impact upon highway safety

The highways officer is satisfied the change in use will have no significant further affect on highway safety.

Recommendation: Approval: ✓ Refusal:

WORK SHEET FOR : Heidi Lynch

Application Number : F/2002/7923

Applicant : Molyneux Securities (Metropolitan) Ltd C/O RPS Consultants.

Location : 60, Peach Street, , Wokingham.
Proposal : Proposed change of use of shop A1 to A3 food and drink use.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 3/01/03

Date Registered : 04/12/2002

Earliest Date for Decision : 30/12/2002

Latest Consultation Date/Site Notice Expiry Date : 30/12/2002

This application will have expired on: 29/01/2003. 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 :

Conservation Officer - no objects
Environ. Health - conditional approval
Policy - object
Highways - no objections
access officer - no response

Planning Issues :

Conservation Area
Identified settlement
Town Centre
Retail Centre
archaeological site

Local Plan : id. sett
historic core
principal business area

120 sq m vacant retail

South East Local Area Plan

RECORD OF SITE VISIT

SITE ADDRESS: 60 Peach Street Wokingham.

APPLICATION NUMBER: F/2002/7923

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 03/01/03

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS

Town Centre -

3. DESCRIPTION OF SITE/BUILDING

Empty shop in terraced parade (2 stry) shops along bottom, parking in front Glass front

4. RELATIONSHIP TO ADJOINING PROPERTIES

In a terraced parade

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING In front of shop off road & behind

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

Spanish restaurant	Fabric shop	Flooring shop	Empty	Kitchen Bathroom shop	music shop	Hair salon	video shop	Indian restaurant	copying shop	security shop	Fire places

Policy and Plans Consultation

Date: 20/12/02

Case Officer: Heidi Lynch

Location: 60 Peach Street, Wokingham

Proposal: Proposed change of use from A1 to A3 food and drink use

Application Number: F/2002/7923

Applicant: Molyneux Securities (Metropolitan) Ltd c/o RPS consultants

---

The proposed site is located within the retail centre of Wokingham Town Centre. Policy WSH5 states to maintain and enhance the vitality and viability and essential retail character of the town centre proposals to change of use away from A1 will be allowed only in certain circumstances. This would be where:

- The proposed use should be one that primarily provides a service to visiting members of the public
- Where a clustering of non-A1 uses will not occur
- Exceptions may be acceptable where there are long term vacancy levels
- The proposed change will not result in an adverse visual impact of the conversion
- There will not be an adverse effect on the vitality and viability of the street and shopping centre as a whole

The site is located within a secondary shopping frontage. Policy WSH7 states that change of use from retail is acceptable where the proportion of retail uses is sufficient to sustain a predominantly retail function. There are existing A3 and A2 uses along the parade. There is concern that the change of use from A1 in this unit may detract away from a predominantly retail character of the area.

Other relevant policy is WSH17 related to proposed environmental improvements.

Therefore unless evidence is produced relating to proposed levels of activity or long term vacancy rates then the principle of change of use away from retail use is contrary to policy.

I think it is 19. and anyway it is deleted.

I share concern about balance of uses in this area - loss of retail : perhaps though a cluster of eating is a good thing though!

RPS Planning, Transport and Environment

Harbourside House, 4-5 The Grove, Bristol BS1 4QZ
T 0117 917 7250 F 0117 917 7251 E rpsbr@rpsplc.co.uk W www.rpsplc.co.uk/planning

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DVE/KMW/JTA.2086/2087

7 January 2003

Ms H Lynch
Development Control Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

By Fax & Post: 0118 974 6484

Dear Ms Lynch

Change of Use of 60 & 64 Peach Street, Wokingham
Your Refs: F/2002/7923 & F/2002/7924

I refer to the above planning applications and our recent telephone call where you intimated that your Planning Policy colleagues may raise an objection to the applications on the basis of Policy WSH21A.

I have looked at this policy and while I note the text proceeding it referring to the Wokingham Initiative (paragraph 8.69c)) the restriction of changes of use from A1 is not reflected in the Policy itself.

On the contrary the issue is directly and specifically dealt with in Policy WSH7 and this must be the dominant policy in respect of considering the merits of these applications.

Following the change of use of both these premises there will still be over 60% of this secondary retail frontage in A1 use and this is clearly 'sufficient to sustain a predominantly retail function'.

In my view the directly applicable and therefore dominant Planning Policy within your own local plan supports these applications and therefore I would expect planning permission to be granted. However, notwithstanding your own local plan, your policy colleagues do raise objections sufficient to concern you as the Case Officer, then I would ask that I be notified so that I may consider the issues raised and comment as necessary. I would certainly wish to have the opportunity to comment on any adverse policy matters raised, even if this causes a short delay in decisions being made, rather than receiving a refusal within the 8 week period. A refusal will inevitably result in the submission of planning appeals thereby causing significant further expense to both the Council and my client, obviously significant delay and disruption to my clients smooth management of these town centre properties and potential periods of vacancy contrary to the commercial interests of the town.

RPS Planning, Transport and Environment

If you have any queries in relation to the above or wish to discuss any matter arising please feel free to telephone me. I look forward to hearing from you.

Yours sincerely

Dale Evans
Associate

cc. S Green Devonshire Properties

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7923. (Case Officer:Heidi Lynch)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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23 DEC 2002

CONSU 30/12
FILE:

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7923

YOUR NAME: EDWARD FLINT

YOUR ADDRESS: (if these details are incorrect please amend)
WOKINGHAM DECOR
56 PEACH STREET
WOKINGHAM
BERKSHIRE
RG40 1XG

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I FEEL THAT YET ANOTHER FOOD OUTLET WILL REDUCE THE ATTRACTION OF THE TOWN DURING NORMAL SHOP HOURS AND THEREFORE IN THE LONG TERM DETRACT FROM THE TOWN.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7923. (Case Officer:Heidi Lynch)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

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CIL CLF
23 DEC 2002
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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7923

YOUR NAME: MOKBUL ALI

YOUR ADDRESS: (if these details are incorrect please amend)
72A PEACH STREET
WOKINGHAM
BERKSHIRE
RG40 1XH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: AT PRESENT THERE ARE TWO RESTAURANT IN THE PARADE, ONE ON ~~EACH~~ EITHER END.
HOW CAN YOU HAVE ANOTHER FOOD OUTLET IN THE MIDDLE OF THIS PARADE.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7923. (Case Officer:Heidi Lynch)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

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HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7923

YOUR NAME: MR. ABDUL KHALIQUE

YOUR ADDRESS: (if these details are incorrect please amend)
ROYAL INDIA RESTAURANT
72 PEACH STREET
WOKINGHAM
BERKSHIRE
RG40 1XH

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
TOO MANY EATING PLACES IN THE AREA.

Continue over the page if more room required

WOKINGHAM TOWN CENTRE MANAGEMENT INITIATIVE

Winners of a Mars & Berkshire Award for the Environment

OBS

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18 DEC 2002

24/12

Planning Department
Wokingham Unitary Authority
Shute End
Wokingham
Berkshire

16th December 2002

f.a.o. **Heidi Lynch**

Ref: Application No's F2002/7923 & F2002/7924

We refer to the above applications in respect of Molyneaux Securities (Metropolitan) Ltd regarding their properties at 60 and 64 Peach Street, Wokingham.

7923 requests change of use from A1 to A3. Already we have in this parade of shops two restaurants and a further 4 within shouting distance.
Likewise 7924 requests A1 to A2.

Effectively, these change of use requests, would reduce this parade of nine shops to just two conventional shops plus a hairdresser. We are already aware that there is at least one retailer who would like to move into one of the premises. It would, however, appear that the continual requests on planning applications for A3 usage stems only from the fact that it demands a higher rental for the landlord and not for any other reason that would benefit the town.

We would therefore request that these applications are not approved and that the usage on these shops remain A1.

Yours faithfully

John W. Bingham - Town Centre Manager
cc: Rebekah Hayes - Chairman - W.T.C.M.I.

Wokingham Town Centre Initiative Limited (Registered in England 3845024)
Registered Office: Town Hall, Market Place, Wokingham, Berkshire, RG40 1AS.
Telephone/Facsimile: 0118-9781985 - Mobile: 07720-558991 - e-mail: jb&tcmi-wokingham.freeserve.co.uk

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 06 December 2002 06 DEC 2002 06 DEC 2002

Application Number: F/2002/7923

Proposal: Proposed change of use of shop A1 to A3 food and drink use..

Site Address:
60, Peach Street, , Wokingham.

Applicant:
Molyneux Securities (Metropolitan) Ltd C/O RPS Consultants.

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

THIS CHANGE OF USE WOULD NOT HAVE A IMPACT ON THE WOKINGHAM CONSERVATION AREA, UNLESS FACILITIES WERE PROVIDED ON THE FRONTAGE. (FOR FOOD + DRINK)

THIS COULD ENHANCE THIS END OF PEACH ST AND THE CONSERVATION AREA.

Harold Sanders
20.12.02

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 06 December 2002

Application Number: F/2002/7923

Proposal: Proposed change of use of shop A1 to A3 food and drink use.

Parish: WOKINGHAM TOWN

Site Address:
60, Peach Street, , Wokingham.

Applicant:
Molyneux Securities (Metropolitan) Ltd C/O RPS Consultants.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AR 19/12/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7923. (Case Officer:Heidi Lynch)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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HIGHWAY SAFETY.
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LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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17 DEC 2002	
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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, ~~music licensing~~).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

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COMMENTS ON APPLICATION: F/2002/7923

YOUR NAME: KEVIN ANSTIS

YOUR ADDRESS: (if these details are incorrect please amend)
19 CROSS STREET
WOKINGHAM
RG40 1XR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: Please can you ensure that the parking area to the rear of this property is not used by Customers to this business. I have recently moved from 64A Peach St to Cross St + I know Customers to the Spanish restaurant are parking to the rear, stopping residents from parking near their homes. This also increases the chance of damage or theft from others Vehicles parked in this area.
Unfortunately there are frequent thefts from cars parked here already, including my own 1 week ago + therefore any increase

Continue over the page if more room required

use of this parking area by unauthorised Vechicles should not be permitted.

Also please note that these same Vechicles block both the access & the view to exit both the parking areas behind the Shops at this part of Peach St. many of these Vechicles park a double yellow lines

if this can be ensured then everything should be fine

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: F/2002/7923

From: John Mullaney
Environmental Heath

My Ref:

Date. December 11, 2002

PROPOSED: CHANGE OF USE OF SHOP FROM A1 TO A3 USE.

LOCATION: 60 PEACH STREET, WOKINGHAM

I have no environmental health objections to the proposal but would recommend that the following conditions are attached should consent be granted:

(i) Deliveries and collections by commercial vehicles shall only be made to or from the site between 0700 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

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

(iii) All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and agreed in writing by the local Planning Authority before installation and shall be installed before the use hereby approved commences and shall thereafter be maintained. (Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building).

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

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: 2002/7923

Proposal:
Proposed change of use of shop A1 to A3 food and drink use.

Location:
60 Peach Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 18/12/2002 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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **08/01/2003**. 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: 18/12/2002

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7923
CASE OFFICER: Heidi Lynch

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

Application Number : F/2002/7923	**Map No :** 7SB
Case Officer : HL	**Site Area :** 0.01
Valid Date : 04 DEC 2002	**Received Date: 01/11/2002**

Level : Delegated Application

Description : Proposed change of use of shop A1 to A3 food and drink use.

Location : 60, Peach Street, , Wokingham.

Parish : WK **Ward : WES**

Applicant : Molyneux Securities (Metropolitan) Ltd C/O RPS Consultants.

Fee Required: £220 **Fee Received: £220** (6)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	existing & proposed floor plans	phoned 20/11	04 DEC 2002
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Wokingham

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

NEIGHBOURS

..... ✓

S/N 1 see map .....

+ site inside red Use ✓ .....

+ pls ind. Peter Sullivan, "Avatea", 56A Peach Street
& Peter Leigh, 41 Sandy Lane, Wokingham. ✓ .....

No pre-apps .....

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 06 December 2002

My ref: F/2002/7923

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

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2002/7923
60, Peach Street, , Wokingham.
Proposed change of use of shop A1 to A3 food and drink use.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/7923**
60, Peach Street, , Wokingham.
Proposed change of use of shop A1 to A3 food and drink use.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor J Green

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 06 December 2002

My ref: F/2002/7923

WOKINGHAM UNITARY
Aiming for Excellence

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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/2002/7923
60, Peach Street, , Wokingham.
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I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/7923**
60, Peach Street, , Wokingham.
Proposed change of use of shop A1 to A3 food and drink use.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor R Wyatt

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7923

Proposal:
Proposed change of use of shop A1 to A3 food and drink use.

Location:
60, Peach Street, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/7923 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. 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.

Trevor Watson
Development Control Manager

06 December 2002

Organisation_Name	Building_Name	address1	Postcode
DELTA CLEANING CONTRACTORS	49B	49BPEACH STREETWOKINGHAM	RG40 1XP
T & G SERVICES	35B	35BROSE STREETWOKINGHAM	RG40 1XS
INNOVISION RESEARCH & TECHNOLC	ASH COURT	ASH COURTROSE STREETWOKINGHAM	RG40 1XS
	55A	55APEACH STREETWOKINGHAM	RG40 1XP
COUSINS & PARTNERS LTD	49B	49BPEACH STREETWOKINGHAM	RG40 1XP
R P MUSIC		64PEACH STREETWOKINGHAM	RG40 1XH
WOKINGHAM & BRACKNELL TIMES SI	NEWSPAPER HOUSE	NEWSPAPER HOUSEPEACH STREETWOKINGHAM	RG40 1XQ
ASSAM		48PEACH STREETWOKINGHAM	RG40 1XG
BOWYERS PETS		52PEACH STREETWOKINGHAM	RG40 1XG
WOKINGHAM DECOR		56PEACH STREETWOKINGHAM	RG40 1XG
PEACH STREET INTERIORS		58PEACH STREETWOKINGHAM	RG40 1XG
MOBILE COMMUNICATIONS		60PEACH STREETWOKINGHAM	RG40 1XG
		100PEACH STREETWOKINGHAM	RG40 1XH
DOLPHIN MOBEN SHOWROOM		62PEACH STREETWOKINGHAM	RG40 1XH
PEACHES		66PEACH STREETWOKINGHAM	RG40 1XH
ROYAL INDIA RESTAURANT		72PEACH STREETWOKINGHAM	RG40 1XH
PROFILE DESIGNS		53PEACH STREETWOKINGHAM	RG40 1XP
	104A	104APEACH STREETWOKINGHAM	RG40 1XH
	68A	68APEACH STREETWOKINGHAM	RG40 1XH
	70A	70APEACH STREETWOKINGHAM	RG40 1XH
	43A	43APEACH STREETWOKINGHAM	RG40 1XJ
PANASONIC TECHNICS CENTRE	43C	43CPEACH STREETWOKINGHAM	RG40 1XJ
CARE UNLIMITED	53A	53APEACH STREETWOKINGHAM	RG40 1XP
WOKINGHAM INSTANT PRINT		74PEACH STREETWOKINGHAM	RG40 1XH
THRESHER WINE MERCHANTS	43B	43BPEACH STREETWOKINGHAM	RG40 1XJ
		49PEACH STREETWOKINGHAM	RG40 1XJ
	ASH COURT	ASH COURTROSE STREETWOKINGHAM	RG40 1XS
23	ASH COURT	ASH COURTROSE STREETWOKINGHAM	RG40 1XS
	45-47	45-47PEACH STREETWOKINGHAM	RG40 1XJ
BLOCKBUSTER VIDEO EXPRESS	68-70	68-70PEACH STREETWOKINGHAM	RG40 1XH
SIGMA MANAGEMENT		51PEACH STREETWOKINGHAM	RG40 1XP
SYNERGY		55PEACH STREETWOKINGHAM	RG40 1XP
LAND AT		Peach St.	
		1CROSS STREETWOKINGHAM	RG40 1XR
		19CROSS STREETWOKINGHAM	RG40 1XR
		21CROSS STREETWOKINGHAM	RG40 1XR

64, Peach St.
66A, "
72A, "
47A,
43, "
56A, "
58A, "
60A "
62A
54A "
52A, "

41, Sandy Lane :
Programmed Logic services, 49,B, Peach St.
Neighbours list F/2002/7923

RPS Planning, Transport and Environment

Harbourside House, 4-5 The Grove, Bristol BS1 4QZ
T 0117 917 7250 F 0117 917 7251 E rpsbr@rpsplc.co.uk W www.rpsplc.co.uk/planning

04.[illegible]02 7923

01 NOV 2002

7923

DVE/KW/JTA2086

28 October 2002

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WJ

Dear Sir/Madam

Town & Country Planning Act 1990
60 Peach Street (Ground Floor) Wokingham
Change of use to A3

I refer to the above and enclose a planning application for the change of use of the ground floor of the 60 Peach Street Wokingham to a class A3 use. The application comprises:

1. 6 copies of the application forms, including part 2, duly completed and signed.
2. 6 copies of your section 66 certificate form, duly completed and signed.
3. 6 copies of a site location plan (JTA2086:01/1)
4. Planning fee cheque for £220.

Background

The application site, along with 60A (first floor) and nos. 54-58 and 62-66 are owned by the applicants.

The rear yard is communal and is available for vehicle parking and servicing and refuse storage/collection.

You will recall a previous application submitted by ourselves on behalf of the applicants for the change of use at no. 54 Peach Street (ground floor) to A1/A2 or A3 (F/5233 dated 29 April 2002).

The Proposal

The proposal is to redevelop the ground floor into an A3 use. At this stage no external alterations are proposed. The commercial rear servicing and parking courtyard will remain available for the proposed new use.

RPS Planning, Transport and Environment

04.12.2002 7923

The Merits

The application site is located in a town centre secondary shopping frontage (Wokingham District Local Plan Deposit Draft 2000). Policy WSH7 is positive in respect of the change of use off premises in this frontage to A3 uses subject to the proportion of retail uses remaining sufficient to sustain a predominantly retail frontage and its character. Pursuant to this change of use 7 of the existing 10 units in this frontage will remain in retail use and thus retail uses will still be the dominant use.

A parallel application, for change of use to A3, has been submitted in relation to no. 64 Peach Street. Development plan policies would not preclude a change of use for both properties, given that 60% of the frontage will remain in A1 use. The proposals will not result in a series of non-A1 units. The frontage is a 'Secondary Frontage' and therefore 60% A1 use is considered perfectly acceptable.

Without any external shop front changes the appearance and character of the Conservation Area is preserved. Should any perspective tenant require a new shop front this will be the subject of a further submission to the council.

So far as any requirement to provide external ventilation equipment to the rear is concerned please impose an appropriate planning condition, if necessary, as agreed as appropriate for the permission granted on 54A (F/2001/5233).

Conclusion

The site is situated within a secondary shopping frontage where 'A Class' uses are appropriate. The change of use sought will still leave a predominance of A1 uses in the parade and the character and appearance of the Conservation Area will be preserved at least. There is the possibility that the character and appearance of the Conservation Area will in fact be enhanced via the introduction of an active day and evening use.

Environmental and visual issues arising from any requirement to install external equipment at the rear of the premises can be adequately dealt with by appropriate planning conditions. There are no other technical reasons why the application could be considered as unacceptable.

RPS Planning, Transport and Environment

04.DEC.2002 7923

04.DEC.2002 7923

I hope to receive your prompt positive decision in due course but if you have any queries or if I can clarify any matter in relation to the application, please feel free to telephone me.

Yours faithfully

Dale Evans
Associate

Enc.

cc. S Green Devonshire Property

04.DEC.2002 7923

RPS Planning, Transport and Environment

Harbourside House, 4-5 The Grove, Bristol BS1 4QZ
T 0117 917 7250 F 0117 917 7251 E rpsbr@rpsplc.co.uk W www.rpsplc.co.uk/planning

DVE/KMW/JTA.2086/2087

63941

CAH	
04 DEC 2002	
COPIES TO	FILE

3 December 2002

Mrs Hurst
Planning Department
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WJ

Dear Mrs Hurst

Town & Country Planning Act 1990
Change of Use to A3 - 60 Peach Street (Ground Floor) Ref: F/2002/7923
Change of Use to A2 – 64 Peach Street (Ground Floor) Ref: F/2002/7924
Wokingham

I refer to our previous telephone conversations in relation to the above applications. I now attach 6 copies of existing ground floor plans 4158/01 for number 60 and 4158/02 for number 64 to enable registration and consideration of both application.

The applications are speculative at this stage although negotiations are underway with specific occupiers, and therefore it is not possible to supply proposed floor plans.

However, in relation to number 60 (change of use to A3) I am able to refer to application reference F/2001/5233 for number 54 Peach Street where the proposed trading area of the unit was approximately 60sq m. It is likely that the trading area in number 60 will be similar. This should be sufficient information to enable the Case Officer to make any necessary judgements in relation to activity levels.

The delay in registration is already causing the applicant problems in their negotiations with prospective tenants and therefore can I please ask that these business related applications be registered and promptly considered.

If you have any queries in relation to the above or wish to discuss the merits of the applications please feel free to telephone me.

Yours sincerely

KWilson

PP **Dale Evans**
Associate

cc. S Green Devonshire Properties
P Sasha Devonshire Properties

1769a

04.10.2002 7923

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

07 NOV 2002

1. **APPLICANT'S NAME** Molyneux Securities (Metropolitan) Ltd

ADDRESS c/o Devonshire Property, 53 Brooks Mews, London

POST CODE W1K 4EF **PHONE**

AGENT'S NAME RPS Consultants

If the applicant has an agent, all correspondence will be sent to the agent

ADDRESS Harbourside House, 4-5 The Grove, Bristol

POST CODE BS1 4QZ **PHONE**

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.

SITE LOCATION 60 Peach Street, Wokingham

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

Change of use to A3 (ground floor)

5. Give the area in hectares or part of a hectare — **AREA OF SITE** 0.012

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — **OWNERSHIP** Owner

7. List all the plans and drawings submitted with the application — **PLANS/DRAWINGS** JTA2086:01/1

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.

Vacant - Retail

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

As existing

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, including joint rear parking and service yard

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

Yes

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

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

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

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

£220

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 RPS ON BEHALF OF Molyneux Securities (Metropolitian) Ltd DATE 28th October 2002

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		120		
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				120
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	Approx 18	0
Proposed	Approx 18	0

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.

A3 - Food and Drink
See covering letter

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

N/A

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
			Not known

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

04. 13.2002 75 23

21 NOV 2002

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: Molyneux Securities (Metropolitan) Ltd

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

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

on (d) . . . . . .

(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

Agricultural Holdings Certificate

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

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.

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 . . . . . RPS . . . . .

On behalf of Molyneux Securities (Metropolitan) Ltd . .

Date . . . 28th . . October 2002 . . . . . .

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

ADDRESS 60 T[illegible]ACH STREET PARIS[illegible] WOK

PLOT No. SOUTHERN GAS BOARD ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/27/60 4916	City & Town Bldg Ltd	9 shops & flats 54/76	14/7/60	C/A
R/41/61	do	Depot at rear	27/7/61	UNC
A/21/62	Gas Board	Illum fascia sign	27/9/62	Std
R/71/62	do	Shop front	27/9/62	UNC
BR 5978	Southern Gas	refurbishing of showroom interior	4.2.77	APP N/A
09628	"	ILL. SHOWROOM FASCIA	14.12.78	N/A REF
13970	"	REPL. FASCIA PANEL	28.8.80	N/A C/A
24959	BRITISH GAS	ALT. TO SHOP FRONT	18.6.87	C/A
BRH3761	"	REPL "	25.11.87	APP
37389	"	SIGN	10.4.91	C/A
F/2002/7923	Molyneux Securities	c/o/u A1 -> A3 food + drink		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074