APPLICATION NO:

F/2002/7925

LOCATION:
Swallowfield Service Station Swallowfield By Pass, Swallowfield Reading.

APPLICANT:
GE Capital TLS Ltd C/O Stephen Buxton And Associates

PROPOSAL:
Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

EARLIEST DATE FOR DECISION: **07/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 27/12/2002.

CASE OFFICER: **Kerrin Lithgow**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

GE Capital TLS Ltd
C/O Stephen Buxton and Associates
Reedham House
31 King Street West
Manchester
M3 2PN

Application Number: F/2002/7925

Parish: **SHINFIELD**

Location: **Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.**

Proposal: **Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.**

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 external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
3. No signs shall be displayed on the building or within the site without the prior written approval of the Local Planning Authority.

Condition
4. Any repairs of vehicles undertaken on the site shall be ancillary to the main B8 storage use.

Condition
5. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

Condition
6. The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.

Condition
7. The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development is commenced.

Condition
8. A Buffer Zone 5 metres wide alongside any watercourses/ditches on the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Condition
9. No direct hire of vehicles to the public shall take place from the site unless otherwise agreed in writing by the Local Planning Authority.

Condition
10. The use hereby permitted shall not commence until details of the layout of the external vehicle parking and storage areas together with the number of vehicles to be stored at the site have been submitted to and approved in writing by the Local Planning Authority. The use of the site shall subsequently be carried out in accordance with the approved details.

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of amenity.

Reason
4. In the interests of amenity.

Reason
5. In the interests of visual amenity.

Reason
6. To prevent pollution of the water environment.

Reason
7. To prevent pollution of the water environment.

Reason
8. To maintain the nature conservation value of any watercourses/ditches and to prevent pollution of the water environment.

Reason
9. In order to prevent an over intensification of use at the site.

Reason
10. In order to ensure that there is satisfactory provision for vehicle parking and turning on the site, and to avoid adverse imp0act on the public highway in the interests of highway safety.

Informative
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 45 4509 for further details.

Informative
2. 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 C2, C6, BU1, BU2, T7 and T9.
Loddon Area Local Plan Policies LTV2, LT5, LE7 and LE2.
Deposit Draft Wokingham District Local Plan Policies WT7 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/01/2003

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.

Trevor Watson

From: Funnell, Jessamy [Jessamy.Funnell@WSPGroup.com]
Sent: Monday, December 22, 2003 3:13 PM
To: 'Trevor Watson'
Cc: Brindle, Steve; Tony Street (E-mail)
Subject: RE: Lighting on Land adjacent Swallowfield By Pass

Dear Mr Watson,

It has been sometime since we were in contact regarding the lighting provision at the A33 service station. The last involvement WSP had was on 27 October 2003 when Steve Brindle received a call from a representative of Maximum Protection Services regarding the installed lighting. Steve advised him that TLS Reading need to provide supporting information to demonstrate that they are complying with the Guidance Notes for the Reduction of Light Pollution published by Institution of Lighting Engineers (ILE) 2000. The representative indicated that he had never heard of the guidance.

We have not received any communication regarding this project since this time. Should you require any further advice on this matter please do not h[redacted]ate to contact either Steve Brindle (steve.brindle@wspgroup.com <mailto:steve.brindle@wspgroup.com> , tel. 0161 886 2485) or myself.

Kind regards
Jessamy
Jessamy Funnell
Principal Consultant
WSP Environmental Ltd
Direct Tel: 01256 318886
Fax: 01256 318700

WSP Environmental, part of WSP Group, provides fully inter-disciplinary environmental and geotechnical consultancy services to clients in the UK and overseas. For full details, please contact our web site www.wspgroup.com

-----Original Message-----
From: Trevor Watson [mailto:trevor.watson@wokingham.gov.uk]
Sent: Monday, October 20, 2003 11:53 AM
To: 'Jessamy.Funnell@WSPGroup.com'
Cc: Tony Street
S[redacted]ject: FW: Lighting on Land adjacent Swallowfield By Pass

Further to the recent advice provided from your colleague Steven Brindle for us regarding the lighting scheme that has been installed at the above site, I have now written to the applicants accordingly. They have suggested that the best potential way forward (as set out in the email below) would be for the contractors to speak to Steven direct. Having spoken to Steven this morning he is happy with this approach but wished for me to confirm that this was the position.

I trust that this is all in order.

Trevor Watson
Development Control Manager
Planning Services
Wokingham District Council

Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Nick Lean [SMTP:NRL@sdbuxton.co.uk]
Sent: Thursday, October 16, 2003 4:16 PM
To: trevor.watson@wokingham.gov.uk
Subject: Land adjacent Swallowfield By Pass

Application Ref F/2002/7925

Thank you for letter regarding the above containing further queries on the external lighting.

As previously mentioned, the lighting on this site was installed by two different contractors, reflecting the fact that some of the external lighting is for general amenity and health and safety purposes and some is for security. I have asked both these contractors to answer those queries you raised. However it might save considerable time if my client's contractors were able to speak to your lighting consultant direct.

If this is possible, please could you forward the consultant's name and contact details so that I can pass these to the contractors concerned.

Regards

Nick Lean

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No contracts may be concluded on behalf of Wokingham District Council by means of email communications.

Trevor Watson

From: Funnell, Jessamy [Jessamy.Funnell@WSPGroup.com]
Sent: Tuesday, October 21, 2003 11:23 AM
To: 'Trevor Watson'
Cc: 'tony.street@wokingham.gov.uk'
Subject: RE: Lighting on Land adjacent Swallowfield By Pass

Dear Trevor,

Thank you for your message. I have spoken to Steve Brindle and we are happy to help in any way we can. We will let you know the outcome of discussions with the applicant's contractors and will provide copies of any correspondence we receive on this matter. Please direct any queries you may have to me in the first instance and I will co-ordinate with Steve and his team as appropriate.

Kind regards,
Jessamy

Jessamy Funnell
Principal Consultant
WSP Environmental Ltd
Mountbatten House
Basing View
Basingstoke
Hampshire RG21 4HJ

Direct Tel: 01256 318886
Fax: 01256 318700

WSP Environmental, part of WSP Group, provides fully inter-disciplinary environmental and geotechnical consultancy services to clients in the UK and overseas. For full details, please contact our web site www.wspgroup.com

-----Original Message-----
From: Trevor Watson [mailto:trevor.watson@wokingham.gov.uk]
Sent: Monday, October 20, 2003 11:53 AM
To: 'Jessamy.Funnell@WSPGroup.com'
Cc: Tony Street
Subject: FW: Lighting on Land adjacent Swallowfield By Pass

Further to the recent advice provided from your colleague Steven Brindle for us regarding the lighting scheme that has been installed at the above site, I have now written to the applicants accordingly. They have suggested that the best potential way forward (as set out in the email below) would be for the contractors to speak to Steven direct. Having spoken to Steven this morning he is happy with this approach but wished for me to confirm that this was the position.

I trust that this is all in order.

Trevor Watson
Development Control Manager
Planning Services

Wokingham District Council
Direct Line: (0118) 974 6487
Fax (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Nick Lean [SMTP:NRL@sdbuxton.co.uk]
Sent: Thursday, October 16, 2003 4:16 PM
To: trevor.watson@wokingham.gov.uk
Subject: Land adjacent Swallowfield By Pass

Application Ref F/2002/7925

Thank you for letter regarding the above containing further queries on the external lighting.

As previously mentioned, the lighting on this site was installed by two different contractors, reflecting the fact that some of the external lighting is for general amenity and health and safety purposes and some is for security. I have asked both these contractors to answer those queries you raised. However it might save considerable time if my client's contractors were able to speak to your lighting consultant direct.

If this is possible, please could you forward the consultant's name and contact details so that I can pass these to the contractors concerned.

Regards

Nick Lean

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Trevor Watson

From: Trevor Watson
Sent: Monday, October 20, 2003 12:04 PM
To: 'Nick Lean'
Subject: RE: Land adjacent Swallowfield By Pass

Thank you for the note. The consultant who provided us with the advice on this one is Steve Brindle from the WSP Group. . Having spoken to him this morning he has confirmed that he would be happy to liase directly with your clients contractors on this one. His contact detials are 0161 886 2485 (t) or fax 0161 886 2402.

Trevor Watson
Development Control Manager
Planning Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Nick Lean [SMTP:NRL@sdbuxton.co.uk]
Sent: Thursday, October 16, 2003 4:16 PM
To: trevor.watson@wokingham.gov.uk
Subject: Land adjacent Swallowfield By Pass

Application Ref F/2002/7925

Thank you for letter regarding the above containing further queries on the external lighting.

As previously mentioned, the lighting on this site was installed by two different contractors, reflecting the fact that some of the external lighting is for general amenity and health and safety purposes and some is for security. I have asked both these contractors to answer those queries you raised. However it might save considerable time if my client's contractors were able to speak to your lighting consultant direct.

If this is possible, please could you forward the consultant's name and contact details so that I can pass these to the contractors concerned.

Regards

Nick Lean

Trevor Watson

From: Trevor Watson
Sent: Monday, October 20, 2003 11:53 AM
To: 'Jessamy.Funnell@WSPGroup.com'
Cc: Tony Street
Subject: FW: Lighting on Land adjacent Swallowfield By Pass

Further to the recent advice provided from your colleague Steven Brindle for us regarding the lighting scheme that has been installed at the above site, I have now written to the applicants accordingly. They have suggested that the best potential way forward (as set out in the email below) would be for the contractors to speak to Steven direct. Having spoken to Steven this morning he is happy with this approach but wished for me to confirm that this was the position.

I trust that this is all in order.

Trevor Watson
Development Control Manager
Planning Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

—Original Message—
From: Nick Lean [SMTP:NRL@sdbuxton.co.uk]
Sent: Thursday, October 16, 2003 4:16 PM
To: trevor.watson@wokingham.gov.uk
Subject: Land adjacent Swallowfield By Pass

Application Ref F/2002/7925

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As previously mentioned, the lighting on this site was installed by two different contractors, reflecting the fact that some of the external lighting is for general amenity and health and safety purposes and some is for security. I have asked both these contractors to answer those queries you raised. However it might save considerable time if my client's contractors were able to speak to your lighting consultant direct.

If this is possible, please could you forward the consultant's name and contact details so that I can pass these to the contractors concerned.

Regards

Nick Lean

Tel: (0118) 974 6487 (Direct Line)
Email: Trevor.Watson@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 8 October 2003
My ref: TGW/KL/SB/F/2002/7925
Your ref:
File ref:N Lean 8Oct03.doc

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

Mr N Lean
Stephen Buxton & Associates
Chartered Building Surveyors
Reedham House
31 King Street West
MANCHESTER M3 2PN

Dear Mr Lean,

CHANGE OF USE OF LAND ADJACENT TO SWALLOWFIELD BY-PASS, SWALLOWFIELD SERVICE STATION
APPLICATION REF. F/2002/7925

I refer to recent correspondence in respect of outstanding conditions at the above site. I have now received the advice of the Council's consultants in respect of the lighting issues.

Further to this I can comment as follows, the information provided on the submitted plan and in your letter of 12 August does not indicate mounting angles for the floodlights. It is understood that the type of luminaire specified would need to be mounted at a certain angle to ensure full coverage of the area, at sufficient levels of even illuminance. Such luminaires are noted for their potential for light pollution, in terms of glare, lightspill and upwards lighting (sky glow), particularly if poorly installed and maintained.

From your letter and plans provided it cannot be seen as to how it can be possible for the level of illuminance of 5-6 lux at the site to the stated without further information, such as monitoring or some form of modelling.

The light fittings illustrated on the plan indicate that there are a large number of luminaires many of which are aimed along the site boundary, along the line of the road, and also across the line of the road. This is not considered to be best practice, which determines that the luminaires should be aimed into the site. In addition there is the issue of the affect of the lighting on passing traffic.

Should the lighting be required for health and safety reasons it is advised that you should demonstrate that the lighting installed complies with guidance detailed within HS G38 'Lighting at Work' by the Health and Safety Executive 1997, (reprinted with amendments 2002).

In the circumstances it is considered that further information needs to be provided, such as detailed lighting design or modelling results, to allow an assessment to be made of whether the installed equipment provides an appropriate level of lighting. I make these points having

particular regard to the consultant's comments in respect of the issue of lightspill and sky glow and the location of the site in the open countryside and therefore the sensitivity of such a location.

I look forward to hearing further from you in due course.

Yours sincerely,

TREVOR WATSON
Development Control Manager

Tony Street

From: Funnell, Jessamy [Jessamy.Funnell@WSPGroup.com]
Sent: 29 September 2003 14:36
To: 'tony.street@wokingham.gov.uk'
Cc: Brindle, Steve
Subject: Land adjacent to Swallowfield Bypass

Dear Tony,

Please see below a message which Steve Brindle (our in house lighting specialist) has asked me to forward to you. Please could you forward this to the appropriate person. Do not hesitate to contact Steve or myself if we are able to help further, or if you have any queries.

Kind regards,
Jessamy

> -----Original Message-----
> From: Brindle, Steve
> Sent: Monday, September 29, 2003 12:15 PM
> To: Funnell, Jessamy
> Subject: Land adjacent to Swallowfield Bypass
>
> Tony
>
> Jessamy asked me to have a look at the lighting information submitted to
> yourselves in relation to the planning condition on lighting for the
> proposed change of use at Swallowfield Service Station (application
> number: F/2002/7925). Please find below our initial thoughts on the
> information presented:
>
> * The information provided by Stephen D Buxton & Associates (letter
> dated 12 August 2003, ref NRL/AJ/1809) from Mr N Lean to Mr T Watson at
> Wokingham District Council) appears to indicate that lighting is already
> fitted to the premises. It is stated in the letter that the lighting
> installed is as per the plan (we assume that this is the plan entitled TLS
> Reading (not to scale)) which indicates the installation locations for
> floodlights and cameras.
> * The information provided in this plan and the letter dated 12 August
> does not indicate mounting angles for the floodlights. It is understood
> that the type of luminaire specified would need to be mounted at a certain
> angle to ensure full coverage of the area, at sufficient levels of even
> illuminance. Such luminaires are noted for their potential for light
> pollution, in terms of glare, light spill and upwards lighting (sky glow),
> particularly when poorly installed and maintained.
> * From the letter and plans provided I cannot see how it can be
> possible for the level of illuminance of 5-6 lux at the site to be stated
> without further information, such as monitoring or some form of modelling.
> I would personally estimate that if these levels are achieved that this
> would be an average, with areas of significantly lower and high levels
> across the lit area.
> * The light fittings illustrated on the plan indicate that there are a
> large number of luminaires many of which are aimed along the site
> boundary, along the line of the road, and also across the line of the
> road. This is not considered to be best practice, which determine that
> the luminaires should be aimed into the site. In addition, there may be
> concerns for light levels to affect passing traffic.
> * Should the lighting at the site be required for health and safety
> reasons it is advised that the developer should demonstrate that the
> lighting installed complies with guidance detailed within HS G38 'Lighting
> at Work' by the Health and Safety Executive, 1997 (reprinted with
> amendments 2002). This guidance suggests that an average horizontal
> illuminance of 20 lux is appropriate.
>
We would recommend that the developer should be requested to provide further

information, such as a detailed lighting design or modelling results, to allow an assessment to be made of whether the installed equipment provides an appropriate level of lighting. We would be happy to discuss this further, with either Trevor Watson or yourself. We would also be happy to provide any further assistance required, such as a review of any additional information provided by the developer.

> Regards
>
>
> Steve Brindle
> Senior Consultant
> WSP Environmental Ltd
> (t) 0161 886 2485 (f) 0161 886 2402 (m) 07967 582 307
> WSP Environmental, part of WSP Group, provides fully inter-disciplinary
> environmental and geotechnical consultancy services to clients in the UK
> and overseas. For details, please contact our web site.
> www.wspgroup.com
>

7/1983

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 1 September 2003
My ref. TGW/SB/F/2002/7925
Your ref. NRL/AJ/1809

Stephen Buxton & Associates
Chartered Building Surveyors
Reedham House
31 King Street West
MANCHESTER
M3 2PN

FAO Nicholas Lean

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Lean

CHANGE OF USE OF LAND ADJACENT TO SWALLOWFIELD BYPASS, READING F/2002/7925/KL

I refer to the above, your letter of 12 August, your email of 26th and my response of 27th. Further to this I can confirm that I have now instructed the external consultant to consider the lighting details and will advise further on this matter in due course (Condition 2 refers).

With respect to the remaining outstanding element of Condition 10 I am pleased to be able to confirm that the details set out in your letter of 12 August are acceptable.

I trust that this advice is of help.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

Trevor Watson

To: Nick Lean
Subject: RE: TLS site adjacent Swallowfield Service Stn, Swallowfield Bypass- Ref F/2002/7925

Thank you for your note and also your letter of 12th August. I need to seek the further advice of colleagues in relation to the lighting issue, particularly as this matter is of considerable interest to the Parish Council (condition 2) refers. This may take a little time as we will be using an external consultant to assess the details. With respect to the issues of vehicle numbers I would hope to be able to respond to you more promptly once I have had the opportunity to check the file.

Trevor Watson
Development Control Manager
Planning & Transportation Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Nick Lean [SMTP:nick@sdbuxton.co.uk]
Sent: Tuesday, August 26, 2003 4:14 PM
To: trevor.watson@wokingham.gov.uk
Subject: TLS site adjacent Swallowfield Service Stn, Swallowfield Bypass- Ref F/2002/7925

Mr Watson

I refer to my 12 August letter regarding Conditions 2 & 10 of the planning consent for the above, & wonder whether you are yet in a position to formally approve these details.

If you need further information, please let me know.

Regards

Nick Lean
Stephen D Buxton & Associates
nick@sdbuxton.co.uk <mailto:nick@sdbuxton.co.uk> < <mailto:nick@sdbuxton.co.uk>>
Tel: 0161 839 1866
Fax: 0161 839 1899

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If the content of this e-mail is to become contractually binding, it must be made in writing & signed by a duly authorised representative of Stephen D Buxton & Associates.

Note lighting details passed to Tony Street 29/8/03 - he will get Parkman to look at these and then advise accordingly.
T.G.W 29/8/03

NRL/AJ/1809
12 August 2003

Stephen D Buxton & Associates

Chartered Building Surveyors

Reedham House
31 King Street West
Manchester M3 2PN

Tel: 0161 839 1866
Fax: 0161 839 1899
e-mail: sdba@btclick.com

PLANNING SERVICES DEPT
POL
DC
APP
CC
71983

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box No. 157
Civic Offices, Shute End
Wokingham
Berkshire RG40 1WR

For the attention of T Watson Esq (Development Control Manager)

Dear Mr Watson

Change of Use of Land adjacent Swallowfield Bypass
Ref: F/2002/7925/KL

Thank you for your 28 July letter regarding the above. I appreciate your efforts to bring this matter to a speedy conclusion. I have just returned from holiday, and am now able to provide the additional details you required on Conditions 2 & 10 of the Planning Consent.

Starting with Condition 2, the external lighting at the site was installed by two separate contractors. Details are as follows. Lighting to the four posts located around the boundaries is as per the submitted plan. In the each case the mounting height is 6 metres. Light fittings comprise 250 Watt metal halide hinged floodlights, downward facing to provide an approximate average lighting level of 5-6 lux. This lighting is to provide general background lighting for health & safety purposes, but principally to provide security illumination in conjunction with the CCTV cameras. I am informed that two light fittings along the by-pass boundary (behind the earth mound) were re-aligned inwards and downwards in consultation with a neighbouring occupier on the opposite side of the road.

External lighting to the building is also generally as per the submitted plan, although two additional light fittings were installed on the principal elevation (making a total of four adjacent to the four vehicular doorways), and two additional fittings were also installed on the side elevation facing the by-pass. These fittings comprise 70 Watt HQI type metal halide floodlights at a mounted height of between 4-5 metres, again to provide low-level background illumination for health & safety purposes and also to suit CCTV camera angles.

Turning now to Condition 10, I understand that the submitted drawing showing proposed parking is acceptable. My client informs me that the number of vehicles to be stored at the site at any one time will be 100.

I trust that this information is sufficient for your purposes, and that these two conditions can now be discharged in full. However if you require clarification on any point please do not hesitate to telephone me on the above number or email me on nick@sdbuxton.co.uk (not the email address printed above).

Yours sincerely

Nicholas R Lean
Stephen D Buxton & Associates

Cc P Crosby Esq
M Jay Esq

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 28 July 2003
My ref. TGW/KL/SB/F/2002/7925
Your ref. NRL/AJ/1809

67589
66763
66314

Stephen Buxton & Associates
Chartered Building Surveyors
Reedham House
31 King Street West
MANCHESTER
M3 2PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

FAO Mr Nicholas Lean

Dear Mr Lean

CHANGE OF USE OF LAND ADJACENT TO SWALLOWFIELD SERVICE STATION, SWALLOWFIELD BYPASS, READING
F/2002/7925/KL

I refer to the above application together with your letters of 18 February, 4 March and 27 March together with various phone calls to this office. Please accept my sincere apologies for the lack of a response to date which has been due in part to pressures of work within the Section.

In respect of the conditions listed I would comment as follows.

Condition 2 (Lighting) - I note that a drawing was provided with your letter of 13 December. However, this does not provide details of the height, design of the units or the intensity of the lighting proposed. My view is that these details will be required in order to secure full compliance with the condition. Furthermore, the lighting should be downward facing in order to minimise intrusion into the surrounding environment.

Condition 3 (Signs) - I note your comments regarding the submission of a separate application under the advertisement regulations.

Condition 4 (Vehicle Repairs) - Your comments are noted. Provided any repairs remain ancillary to the main use I consider that there will be compliance with this condition.

Condition 5 (Materials Storage) - Your comments and agreement are noted.

Condition 6 (Drainage) - I understand that these details have been agreed between your client's landlord and the Environment Agency direct. In these circumstances I consider that the details supplied are satisfactory.

Stephen Buxton & Associates

28 July 2003

Condition 7 (Fuel Storage) - Your comments regarding your client's intentions are noted. Providing no oils, fuels or chemicals are stored on the site then I consider that there is no requirement for the supply of further information in respect of this condition.

Condition 8 (Buffer Zone) - I note your comments that this condition is a new requirement over and above those imposed by the Inspector on the previous appeal. Your comments are noted in respect of its precision and its lack of clarity. I also note that the remaining part of the water course between the site and the A33 bypass has now been fully culverted. The condition cannot be removed without the submission of a formal application, neither can it be discharged without the provision of the information specified. Having said that the Local Planning Authority have the discretion to take enforcement action or to serve a breach of condition notice should they consider it expedient to do so. In the circumstances described I do not consider that the Authority would consider it expedient to secure compliance with the condition and therefore I do not consider that any further action is required on your client's behalf in respect of this matter.

Condition 9 (Direct Vehicle Hire) - I consider that the details submitted are acceptable and agree that between four and five direct vehicle movements per week represents a "de minimis" level of activity. Provided there is no increase in the number of these movements then I consider that your client will be in compliance with this condition.

Condition 10 (Parking) - I note that a parking plan (drawing no. 1809/01) was submitted under cover of your letter of 4 March. I consider the details shown on this plan are acceptable in respect of the proposed parking layout. That having been said, the condition also requires details of the number of vehicles to be stored at the site. This information will also be required to secure full compliance with this condition. In summary therefore I consider that the information submitted is acceptable in compliance with the terms of conditions 3, 4, 5, 6, 7 and 9 but that further clarification is required to secure full compliance with the conditions related to lighting (Condition 2) and (Condition 10) insofar as it relates to the number of vehicles to be stored at the site.

I believe that this covers all of the matters raised. As noted earlier please accept my sincere apologies for the lengthy delays experienced in receiving a response to your letters and any inconvenience that this has caused to yourself or your clients.

Yours sincerely

TREVOR WATSON
Development Control Manager

cc: Kerrin Lithgow, Principal Planning Officer (Southern Parishes)

Kerrin Lithgow
Senior Planner
Wokingham District Council

Ph: 0118 974 6441
Kerrin.lithgow@wokingham.gov.uk

File note

From: Kerrin Lithgow **Date:** 2-5-2003.

App. No. F/2002/7925.

Desc. Fencing - Swallowfield Service Station.

☐ Notes ☑ Phone Call ☐ Meeting ☐ Discussion ☐ Reminders

Phone call w Dave Mealins 11:45.
Outlined that: satisfied with 1·8 metres height alongside woodland and where it is visible from the A33. Otherwise (alongside road and hidden by bank) fine @ 2·4 metres.
Will be discussing with client & submitting new plan for file.

K Lithgow
2-05-2003.

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 08 April 2003 08:17
To: 'nick@sdbuxton.co.uk'
Subject: Swallowfield service station

Importance: High

Mr Lean,

In reply to your letter of 27th March, I am carrying out site visits today and shall be discussing the conditions etc with Mr Meakin on site.

These conditions are not discharged as yet, but you will be advised as soon as possible on these matters.

Regards,

Kerrin Lithgow
Principal Planning Officer - South Area
Environmental Services
Wokingham District Council

Tel: *0118 974 6441*
Wk Mobile: *07714 226 771*
Fax: *0118 974 6441*
Email: *kerrin.lithgow@wokingham.gov.uk*
www.wokingham.gov.uk

Stephen D Buxton & Associates
Chartered Building Surveyors

Reedham House
31 King Street West
Manchester M3 2PN

Tel: 0161 839 1866
Fax: 0161 839 1899
e-mail: sdba@btclick.com

67589

25 MAR 2003
STO
ACK
FILE

NRL/AJ/1809

27 March 2003

Wokingham District Council
Environmental Services Dept
PO Box No. 157
Civic Offices, Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Ms K Lithgow (Planning Officer)

Dear Sirs

Application No F/2002/7925
Change of Use of Land adjacent Swallowfield Service Station, Swallowfield By-pass, Reading

We refer to previous correspondence in this matter since the grant of planning permission two months ago.

We believe that Conditions 2-10 of the planning consent have been adequately covered in previous correspondence and in particular our letters of 18 February and 4 March 2003. Condition 3, relating to low level directional signs, has been covered in a separate application, and we are now waiting approval for the scheme and the additional drawings recently sent.

As the landlord's enabling works at the site are now substantially complete, my client has taken a lease of the site and intends to take up occupation on 3 April 2003. Commercial trading from the site is expected to commence shortly thereafter, possibly mid-April. In the absence of any response from yourselves on the conditions, can I take it that these are to be discharged and that you require no further information from us in this matter?

Given the relative urgency of this matter, we would appreciate confirmation of the above as soon as possible.

Yours faithfully

Nicholas R Lean
Stephen D Buxton & Associates

Cc P Crosby Esq
M Jay Esq
R Bradbeer Esq
T Watson Esq (WDC)

nick@sdbuxton.co.uk.

Stephen D Buxton & Associates

Chartered Building Surveyors

Reedham House
31 King Street West
Manchester M3 2PN

Tel: 0161 839 1866
Fax: 0161 839 1899
e-mail: sdba@btclick.com

NRL/AJ/1809

4 March 2003

66763

PLANN	
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05 MAR 2003	
COPIES TO	ACK:
	FILE:

Wokingham District Council
Environmental Services Dept
PO Box No. 157
Civic Offices, Shute End
Wokingham
Berkshire RG40 1WR

For the attention of M.'s K Lithgow (Planning Officer)

Dear Sirs

Application No F/2002/7925
Change of Use of Land adjacent Swallowfield Service Station, Swallowfield By-pass, Reading

We refer to our 18 February 2003 letter regarding the discharge of planning conditions in connection with the above site.

Our previous letter advised that we would be preparing a layout plan showing the area set aside for vehicle storage and parking. We now enclose 6 copies of our drawing 1809/01. Further explanation of our client's intentions for vehicle storage and parking are stated in our 13 December 2002 letter. As a general point, you should be aware that vehicles will be concealed from the A33 by-pass by the existing high embankment and landscaping.

We trust this information is satisfactory for your purposes and that Condition 10 of the planning approval can now be discharged. However if you require any further details please let us know.

Yours faithfully

Nicholas R Lean
Stephen D Buxton & Associates

Enc

Cc P Crosby Esq
M Jay Esq
R Bradbeer Esq

RICS

Building Design and Contract Administration • Building Surveys on Commercial and Industrial Properties
Dilapidations Advice • Construction Monitoring • Expert Witness Work • Party Wall Matters • Measured Surveys
CDM Regulations and Health & Safety Advice • Insurance Valuations • Advice on Building Maintenance & Repairs

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading, Berkshire RG6 4AZ.
Tel/Fax; 0118 9547115
E – mail: shinfieldparish@btopenworld.com
Website: www. shinfieldparish.gov.uk

03 MAR 2003

28 February 2003

Kerrin Lithgow
Development Control Team Leader
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Lithgow,

Application No. F/2002/7925: Additional Plans re A33 Service Station, Spencers Wood

At the last meeting of our Planning and Transportation Committee, it was resolved to make the following comments on the additional plans relating to security lighting and speakers on this Change of Use application:

1) The use of an incorrect address persists, despite our previously recorded correction in our letter to you of 12th December, calling for remedial action. The planning application site is on the A33 at Spencers Wood in the parish of Shinfield; it is not in Swallowfield.

2) In the above comprehensive letter of strong objection, we recorded our concerns about potential breach of WDLP Policy WT17, with specific reference in our paragraph 4, to external lighting and the requirements of criterion (f). We welcomed the imposition of Condition 2 in the Approval notice and note with concern that the submitted additional drawings for security lighting, give no details of height, design or intensity of lighting, as required by this condition. For example, you should know that an Approval Condition on the adjoining service station site, is for any lighting to be downwards facing in order to minimise intrusion into the surrounding environment; this condition having been introduced in recognition of strong local objections.

You will be aware that this is an extremely exposed and sensitive site, set in open countryside and designated a 'Green Route'. Stringent control of lighting is essential at such an exposed location, to prevent its brightness adding further to the neighbouring 'Blackpool illuminations' intrusion of the service station, into an otherwise countryside environment for the residents of Grazeley. We urge you to strictly impose Condition 2, by calling for details of height, design and intensity of light, to ensure minimal intrusion into the environment causing detriment to local amenities, before considering approval. Such a requirement is essential to comply with criterion (e) of WDLP Policy WT17, which states that any proposal must "respect views and vistas to and from adjoining land and countryside."

In conclusion, we hope that you will uphold the imposed conditions and trust that you have taken the steps that we requested, to ensure a correction of the address for any future dealings at this sensitive site.

Yours sincerely,

Jacqui Barnes
Clerk

Copy: District Cllrs M J Bryant, A J Pollock, B J S Patman

Stephen D Buxton & Associates

Chartered Building Surveyors

NRL/AJ/1809

18 February 2003

Reedham House
31 King Street West
Manchester M3 2PN

Tel: 0161 839 1866
Fax: 0161 839 1899
e-mail: sdba@btclick.com

T G Watson Esq
Development Control Manager
Wokingham District Council
Planning Department
PO Box No. 157
Civic Offices, Shute End
Wokingham
Berkshire RG40 1WR

KL
66374
Ack 20/2/03

REPLY BY
~~6 MAR~~ 2003
16 April

Dear Sir

Application No F/2002/7925
Change of Use of Land adjacent Swallowfield Service Station, Swallowfield By-pass, Reading

We write further to the planning consent dated 28 January 2003 in connection with the above. There are several outstanding Conditions requiring written agreement and discharge as follows:

Condition 2 (Lighting):
We refer to our 13 December 2002 letter enclosing 6No copies of our consultant's detail drawing.

Condition 3 (Signs):
Our separate application for consent, together with drawings and photographs, has already been forwarded under cover of our 12 February 2003 letter.

Condition 4 (Vehicle Repairs):
It is confirmed that any such repairs will be ancillary to the main B8 storage use (see also our 13 December 2002 letter).

Condition 5 (Materials Storage):
This requirement is agreed and confirmed.

Condition 6 (Drainage):
We refer you to our 13 December 2002 letter, specifically the confirmation that such details remain materially unchanged from the application by Meakins Transport approved in July 2000. We consider that this condition has now been fully discharged. Correspondence between Meakins Transport (our client's landlord), yourselves and the Environment Agency refers to the installation of a below-ground sewage treatment plant, details of which are as shown on the enclosed company literature.

Condition 7 (Fuel Storage):
This is agreed, and we reiterate comments in our 13 December 2002 letter to the effect that our client is not proposing on-site fuelling facilities.

Condition 8 (Buffer Zone):
This is a new condition recommended by the Environment Agency, and was not a condition of the previous planning consent granted to Meakins Transport. Our client's proposed use is not significantly different in scale from that previously approved, and this condition in fact conflicts directly with the decision of the Inspector who allowed the previous application on appeal. The condition is therefore considered unreasonable, and the buffer zone requirement is in any case vague and ill-defined. The remaining part of the watercourse between the site and the A33 by-pass has now been fully culverted. In the circumstances we would ask that this condition be removed or discharged.

Condition 9 (Direct Vehicle Hire):
As verbally advised, our client's business predominantly comprises contract hire arrangements for cars and vans of various sizes, with staff based at the site effecting deliveries to customers. Based on our client's last three months sales figures, direct hire (cash customers) at the old Reading site accounted for between four and five vehicle movements per week, although it is anticipated that this figure will drop significantly once this new Reading site is open. In the circumstances, this is considered minor and ancillary to the main vehicle hire business. We therefore request that this condition be discharged.

Condition 10 (Parking):
We refer you to our 13 December 2002 letter and specifically the comments relating to car parking and vehicle storage generally. We will forward a detailed plan for approval in due course.

We would be grateful for your written confirmation that Conditions 2 and 4-9 can be discharged, and we will liaise further over signage and parking as discussed. However if you have any queries in the meantime please let us know.

Yours faithfully



Nicholas R Lean
Stephen D Buxton & Associates

Enc

Cc P Crosby Esq
M Jay Esq
R Bradbeer Esq

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 20 February 2003
My ref. SB/F/2002/7925
Your ref. NRL/AJ/1809

66314

Mr N R Lean
Stephen D Buxton & Associates
Reedham House
31 King Street West
MANCHESTER
M3 2PN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Lean

APPLICATION NO. F/2002/7925
CHANGE OF USE OF LAND ADJACENT SWALLOWFIELD SERVICE STATION, SWALOWFIELD BY-PASS, READING

I acknowledge receipt of your letter dated 18 February, addressed to Trevor Watson, regarding discharge of various conditions on the above planning consent.

Your letter has been passed to the case officer, Kerrin Lithgow for reply by 16 April.

I hope this is of assistance.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant (Planning Services)

7925

7/8/29

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 23rd September 2003
My ref. TGW/KL/SB/F/2002/7925
Your ref.

Mrs T Sampson
Assistant Clerk to Shinfield Parish Council
c/o 36 Ryhill Way
Earley
READING
Berks RG6 4AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Tracy

LIGHT POLLUTION ISSUES

I refer to the above, your letter of 5th August and my reply of 18th.

With respect to the outstanding matter I have now received the advice of Chas Bradfield, the Council's Acting Head of Public Protection. Further to this I can confirm that the Council does not have a current policy on light pollution nor are there any plans for such a policy. Whilst there has been some national pressure for light to be made a statutory nuisance it is not presently classified as such.

The main potential control routes are either via the imposition of planning conditions - where they are both necessary and reasonable or through civil action for damages although having said that my colleagues are not aware of any successful cases.

I trust that the above comments are of assistance.

Yours sincerely

TREVOR WATSON
Development Control Manager

cc: Kerrin Lithgow
Shaun Andrewartha
Chas Bradfield

Trevor Watson

From: Charles Bradfield
Sent: Tuesday, September 02, 2003 5:23 PM
To: Trevor Watson
Cc: John Mullaney
Subject: Light pollution

Trevor - re your note there is no Council Policy on light pollution, and as one of your correspondants says, it is not a statutory nuisance.

Currently we've no plans for such a policy. There has been some national pressure for light to be made a stat nuisance, but it hasn't happenned.

The main control route seems to be via planning legislation for new developments, or through civil action for damages, although I'm not aware of any successful cases.

John Mullaney may know a little more if you need it.
Regards

Chas Bradfield
Interim Head of Public Protection
Environmental Services Department
Wokingham Unitary
Tel: 0118 974 6350
Fax: 0118 974 6401
Email: charles.bradfield@wokingham.gov.uk
www.wokingham.gov.uk

Chas 1/9/03

Please find attached copy letter and response from me to Swinfield Parish Council.

One of the issues they raise is what the Councils Policy is on Light Pollution! Paula suggested you might know if we have one?

If we don't or its not your section who would have any involvement with this can you either point me in the direction of who would / let me have your thoughts.

Thanks

Trev

X6487

7/8/29

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 18 August 2003
My ref. TGW/KL/SB/F/2002/7925
Your ref.

Mrs T Sampson
Assistant Clerk, Shinfield Parish Council
c/o 36 Ryhill Way
Earley
READING
Berkshire RG6 4AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Tracy

LIGHT POLLUTION - TLS DEPOT, A33 SERVICE STATION, SPENCERS WOOD AND MEAKINS BUILDERS MERCHANTS, LAMBS LANE, SPENCERS WOOD

Thank you for your letter of 5 August regarding the above matters.

Firstly, dealing with the issue of TLS Vehicle Rental Depot. You are correct that condition 2 of this consent required that details of lighting be provided. I have written to the applicant recently on this matter and further details have now been supplied. These details are being considered. The current position therefore is that the condition remains to be cleared.

Turning now to the issue of the signs, this matter has been investigated by the Enforcement team and the occupiers have been advised of the breach of advertisement control. They have been advised that the signs should be removed. Should they continue to be displayed it will be open for the Council to consider prosecuting the relevant parties for a breach of advertisement control.

Turning now to the issue of Meakins Builders Merchants at Lambs Lane, Spencers Wood. I note your concerns and have asked my enforcement colleagues to investigate this matter.

With respect to the other issue that you raise as to the Council's current policy on light pollution in general. I will liaise with colleagues on this point and advise further in due course.

I trust these comments are of assistance.

Yours sincerely

TGW.

TREVOR WATSON
Development Control Manager

cc: Shaun Andrewartha, Principal Planning Officer (Enforcement)
Kerrin Lithgow, Principal Planning Officer (Southern Parishes)

ACK. 7/8/03

71829

5 AUG 2003

REPLY REQUIRED
19/8/03

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115

5th August 2003

LETTER E-MAILED

Mr T Watson
Development Control Manager
Wokingham District Council
Shute End
Wokingham

Dear Mr Watson,

Light Pollution

At a recent meeting of our Planning and Transportation Committee, it was resolved to write to you as Development Control Manager, with regard to members' concerns about light pollution in our parish.

We are aware that at present, light is not classified as a pollutant nor a Statutory Nuisance and no Government department has been assigned a lead role in addressing the issue. We do however support proposals for Government to measure the extent of light pollution and develop policies to prevent it from worsening.

You will be aware of the national campaign currently being conducted by CPRE under the title "*Night blight!*", in which they are striving to bring to planners' attention the damage to our environment, attributable to excessive and wasteful lighting, when 'full cut-off' (FCO) designs are readily available. Darkness at night is one of the criteria that defines countryside and makes it so different from towns and cities.

You will also be aware of the report commissioned by the Office of The Deputy Prime Minister in 1996 from the Countryside Commission and the Department of the Environment jointly, called '*Lighting in the Countryside: Towards Good Practice*'.

Excessive and badly directed lighting, spilling upwards and outwards into the night sky, is not only harmful to the environment, but is wasteful of electricity. If less electricity was wasted, then air pollution and emissions of climate-changing greenhouse gases would be reduced, leading to a more sustainable environment, one of the cornerstones of the Community Strategy for Wokingham district.

Whilst there are numerous examples in our parish, there are the following two sites where security lighting is over-spilling into the surrounding environment and we formally request your investigation of the planning controls available to curtail the significant pollution caused:

1) **TLS Vehicle Rental depot, A33 Service Station, Spencers Wood**

The lighting at this site is subject to Condition 2 of Approved Application No.F/2002/7925 which states: 'No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and

Continued.....

intensity'. This is an extremely sensitive site, located on a designated Green Route and has a long and chequered history, whereby the service station was only granted permission on appeal, your predecessors having refused its siting in this open countryside environment. However, due to its sensitivity and dominant position on the escarpment overlooking the village of Grazeley, strict controls were imposed by the inspector with regard to the intensity of lighting and its direction (yellow and downwards facing).

The security lighting that has been installed by TLS, without any approval of which we are aware, is bright intensive white halogen and is directed out into the surrounding countryside. Such was our concern, that on 8th May, our Planning chairman Cllr John Heggadon spoke to Kerrin Lithgow, your senior planner for our area, reporting our concerns, and she promised to look into the matter and advise the outcome. Apparently she had an 'Intense Week' the following week, which would enable her to fully investigate. Her attention was drawn to our letter of 28th February (copy enclosed), addressed to her in connection with this application, specifically about lighting issues on this sensitive site. It is most disappointing that more than 12 weeks have now elapsed and nothing more has been heard, but the security lights continue to pollute the residential amenity of Grazeley residents. We must therefore call upon you to investigate and advise the present position.

We sincerely hope that the current intrusive lighting has not been approved, but if so we should like to have written details of the position, height, design and intensity which were deemed to satisfy Condition 2 of the planning permission. However, we are aware that this same applicant would appear to have little regard for planning legislation, as despite a recent refusal for illuminated and non-illuminated signs (Application No. A/2003/8567) at this site, they have been long-erected in contravention of planning controls and in specific breach of Condition 3 of planning permission given on Application F/2002/7925. This has been brought to the attention of your enforcement team.

2) **Meakins Builders' Merchants, Lambs Lane, Spencers Wood** — RLS

This is the second site in our parish, where we are most concerned at the overspill of poorly-directed security lighting of a bright white halogen intensity which is over-spilling into the surrounding countryside to the detriment of local residents enjoying their residential amenity in this edge-of-settlement rural environment. We are quite sure that there must be controls and stipulations with regard to excessive lighting at this site, but we are not aware of specific permission having been sought or obtained. We should appreciate your clarification of the position, so that we may advise local residents who have expressed their concerns to us. This represents a distinctly urbanising phenomenon in this rural location and we are aware that the district council has a responsibility under the Berkshire Structure Plan to prevent the gradual long term suburbanisation of the countryside in this area.

We are also aware of a recent landmark judgement made against a local planning authority with regard to their failure to curb excessive security lighting, with a resident successfully arguing that it constituted a statutory nuisance and substantially reduced the enjoyment of his property. The case was brought under section 82 of the Environmental Protection Act 1990.

We look forward to receiving your response to our concerns about these two specific sites and with regard to the council's current policy on light pollution in general, in the night skies of Wokingham district.

Yours sincerely,

Mrs Tracy Sampson
Assistant Clerk

Enclose: Copy of our letter of 28th February re Applctn No. F/2002/7925, sent by Jacqui

Copies: District Councillors x 3

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Lower Earley, Reading, Berkshire RG6 4AZ.
Tel/Fax; 0118 9547115
E – mail: shinfieldparish@btopenworld.com
Website: www. shinfieldparish.gov.uk

28 February 2003

Kerrin Lithgow
Development Control Team Leader
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Lithgow,

Application No. F/2002/7925: Additional Plans re A33 Service Station, Spencers Wood

At the last meeting of our Planning and Transportation Committee, it was resolved to make the following comments on the additional plans relating to security lighting and speakers on this Change of Use application:

1) The use of an incorrect address persists, despite our previously recorded correction in our letter to you of 12th December, calling for remedial action. The planning application site is on the A33 at Spencers Wood in the parish of Shinfield; it is not in Swallowfield.

2) In the above comprehensive letter of strong objection, we recorded our concerns about potential breach of WDLP Policy WT17, with specific reference in our paragraph 4, to external lighting and the requirements of criterion (f). We welcomed the imposition of Condition 2 in the Approval notice and note with concern that the submitted additional drawings for security lighting, give no details of height, design or intensity of lighting, as required by this condition. For example, you should know that an Approval Condition on the adjoining service station site, is for any lighting to be downwards facing in order to minimise intrusion into the surrounding environment; this condition having been introduced in recognition of strong local objections.

You will be aware that this is an extremely exposed and sensitive site, set in open countryside and designated a 'Green Route'. Stringent control of lighting is essential at such an exposed location, to prevent its brightness adding further to the neighbouring 'Blackpool illuminations' intrusion of the service station, into an otherwise countryside environment for the residents of Grazeley. We urge you to strictly impose Condition 2, by calling for details of height, design and intensity of light, to ensure minimal intrusion into the environment causing detriment to local amenities, before considering approval. Such a requirement is essential to comply with criterion (e) of WDLP Policy WT17, which states that any proposal must "respect views and vistas to and from adjoining land and countryside."

In conclusion, we hope that you will uphold the imposed conditions and trust that you have taken the steps that we requested, to ensure a correction of the address for any future dealings at this sensitive site.

Yours sincerely,

Jacqui Barnes
Clerk

Copy: District Cllrs M J Bryant, A J Pollock, B J S Patman

Sandra Bayden

From: Sandra Bayden
Sent: 07 August 2003 12:11
To: 'shinfieldplanning@ukonline.co.uk'
Subject: RE: Light Pollution

Tracy

I acknowledge receipt of your email and attached letters to Trevor Watson as requested.

Regards,

Sandra Bayden
Management Support Assistant (Planning Services)
Environmental Services Department
Wokingham District Council
Direct Line: (0118) 974 6426
Fax: (0118) 974 6484
Email: Sandra.Bayden@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Tracy Sampson [SMTP:shinfieldplanning@ukonline.co.uk]
Sent: Tuesday, August 05, 2003 8:26 PM
To: 'Trevor.Watson@wokingham.gov.uk'
Subject: Light Pollution

Trevor,

Please find enclosed our letter regarding the above subject.

Please can you confirm receipt of this e-mail

Many thanks

Tracy

<< File: A33.service.stn.lighting - March 2003.doc >> << File: Light Pollution - July 2003.doc >>

NRL/AJ/1809
12 August 2003

Stephen D Buxton & Associates

Chartered Building Surveyors

Reedham House
31 King Street West
Manchester M3 2PN

Tel: 0161 839 1866
Fax: 0161 839 1899
e-mail: sdba@btclick.com

Wokingham District Council
Environmental Services Dept
Planning Services
PO Box No. 157
Civic Offices, Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS | 71983
13 AUG 2003
COPIED TO

For the attention of T Watson Esq (Development Control Manager)

Dear Mr Watson

Change of Use of Land adjacent Swallowfield Bypass
Ref: F/2002/7925/KL

Thank you for your 28 July letter regarding the above. I appreciate your efforts to bring this matter to a speedy conclusion. I have just returned from holiday, and am now able to provide the additional details you required on Conditions 2 & 10 of the Planning Consent.

Starting with Condition 2, the external lighting at the site was installed by two separate contractors. Details are as follows. Lighting to the four posts located around the boundaries is as per the submitted plan. In the each case the mounting height is 6 metres. Light fittings comprise 250 Watt metal halide hinged floodlights, downward facing to provide an approximate average lighting level of 5-6 lux. This lighting is to provide general background lighting for health & safety purposes, but principally to provide security illumination in conjunction with the CCTV cameras. I am informed that two light fittings along the by-pass boundary (behind the earth mound) were re-aligned inwards and downwards in consultation with a neighbouring occupier on the opposite side of the road.

External lighting to the building is also generally as per the submitted plan, although two additional light fittings were installed on the principal elevation (making a total of four adjacent to the four vehicular doorways), and two additional fittings were also installed on the side elevation facing the by-pass. These fittings comprise 70 Watt HQI type metal halide floodlights at a mounted height of between 4-5 metres, again to provide low-level background illumination for health & safety purposes and also to suit CCTV camera angles.

Turning now to Condition 10, I understand that the submitted drawing showing proposed parking is acceptable. My client informs me that the number of vehicles to be stored at the site at any one time will be 100.

I trust that this information is sufficient for your purposes, and that these two conditions can now be discharged in full. However if you require clarification on any point please do not hesitate to telephone me on the above number or email me on nick@sdbuxton.co.uk (not the email address printed above).

Yours sincerely

Nicholas R Lean
Stephen D Buxton & Associates

Cc P Crosby Esq
M Jay Esq

7925

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 19 March 2003
My ref. TGW/KL/SB/F/2002/7925
Your ref.

Mr J M Heggadon
The Old Vicarage
GRAZELEY
Berkshire RG7 1LD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Heggadon

PROPOSED CHANGE OF USE OF LAND TO B8 STORAGE AND SUI GENERIS USE IN CONNECTION WITH HIRE OF MOTOR VEHICLES - LAND ADJACENT TO A33 SERVICE STATION, SWALLOWFIELD BYPASS

I refer to the above and recent correspondence between ourselves relating to this site.

Following on from this I have now had cause to discuss the issue of the site address in more depth with my colleague, Ian Jordan. I am writing to you again as these discussions have revealed that my comments regarding the address of the property were in fact incorrect. In my previous letter I agreed to revise the address of the property on the record cards. I am afraid that this is not now going to be the case, and I will set out the reasons for this below.

The postal address for this site is listed as Swallowfield Bypass, Swallowfield, Reading. This address was originally agreed with Repsol Petroleum in 1993 and has been used subsequently. The address was originally put forward by the owners of the site and was accepted at the time. It now represents the official address as far as the Post Office, Ordnance Survey, and all other services, (the Council Business Rates, Gas, Water, Electricity, etc) are concerned.

I can further advise that the Council has been using postal rather than "Parish addresses" for planning application consultations for over 3 years now, this approach being instituted as a result of complaints from Parish Councils, including your own, if my information is correct.

I can also confirm that the vehicle rental depot as now approved has been allocated the following postal address: T I S Vehicle Rentals, Swallowfield Bypass, Swallowfield, Reading, Berks, RG7 1LZ. Whilst I accept that this address is not as clear as it could be the use of an alternative address for our records rather than the official postal address would, in my view, compound the potential for confusion. Should you continue to have concerns in this regard then it may be appropriate to raise these with the Post Office.

Please accept my apologies for having incorrectly advised you in respect of this issue in my previous letter. May I also apologise for any inconvenience that this misinformation may have caused.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

7925

6350

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 19 March 2003
My ref. TGW/KL/SB/F/2002/7925
Your ref.

Mrs T Sampson
Assistant Clerk to Shinfield Parish Council
c/o 36 Ryhill Way
Earley
READING
Berks RG6 4AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Tracy

PLANNING APPLICATION NO. F/2002/7925

Thank you for your letter of 19 February regarding the above, please accept my apologies for the delay in my reply.

I will seek to deal with the matters that you raise in turn.

I accept from your letter that you may have been advised that the application would not be dealt with until Kerrin's return. I am afraid that whoever you may have spoken to was not in a position to advise definitively in this regard. The Council, as you are aware, are under considerable pressure from the Government to deal with applications expeditiously. Due to current performance levels being slightly below required targets the Council is now to be the subject of a fact finding investigation by consultants working for the Office of the Deputy Prime Minister. They visit us in early April. Having regard to such matters, and the fact that the application was originally submitted in early November it was not reasonable to hold the application up for a further 5 weeks pending Kerrin's return, particularly having regard to the applicants' concerns regarding lack of progress.

Turning now to the details of the proposal. I am aware of the previous history on this site and the permission that was granted on appeal. Whilst that application was made by Meakins Transport the permission that was granted was not personal to the applicants. This application relates to the same element of the overall site, the applicants having served notice on Meakins as the land owner as part of the application process. The application plans are clear in this regard.

Turning now to the matter of the postal address, whilst noting your concerns I have now had the opportunity to investigate this matter in more detail. The postal address for this site is listed as Swallowfield Bypass, Swallowfield, Reading. This address was originally agreed with Repsol Petroleum in 1993 and has been used subsequently. The address was originally put forward by the owners of the site and was accepted at that time. It now represents the official address as far as the Post Office, Ordnance Survey, and all other services, (the Council Business Rates, Gas, Water, Electricity, etc) are concerned. Whilst noting your concerns this is the only service station on this stretch of road and I do not concur with your views that people would mistake it for an alternative location. That having been said it is not the Council's position to alter addresses as it sees fit. I would suggest if it did that this would lead to more not less confusion particularly as the address would then be out of sink with all the details held by other statutory agencies as listed above.

Mrs T Sampson
Assistant Clerk to Shinfield Parish Council

19 March 2003

I can further advise that the Council has been using postal rather than "Parish addresses" for planning application consultations for over 3 years now. This approach being instituted as a result of complaints from Parish Councils including your own in the past.

I can confirm that the vehicle rental depot as now approved has been allocated the following postal address: T I S Vehicle Rentals, Swallowfield Bypass, Swallowfield, Reading, Berks, RG7 1LZ. Whilst I accept that the address is not as clear as it could be use of an alternative address for our records rather than the official postal address would only, in my view, compound the potential for confusion. Should you continue to have concerns over this matter, may I suggest that you raise these with the Post Office.

Turning now to the final matter in your letter, I can assure you that your Parish's concerns were taken into account in determining this application and I remain of the view that the correct decision was taken in this case. I hope that my comments are of help and again please accept my apologies for the delay in my reply.

Yours sincerely

TREVOR WATSON
Development Control Manager

66350

REPLY BY

6 MAR 2003

Ack. 20/2/03

26 FEB 2003

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115

19th February 2003

Mr Trevor Watson
Development Control Manager
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Watson,

Planning Application Number: F/2002/7925

We are in receipt of your Notification of Approval of Permission for the above planning application dated 28/01/2003. We now write to seek your clarification of how this application came to be processed, when assurances had been received on 23rd January that it would not be determined until Kerrin Lithgow's return at the end of February.

Your department will have been aware of the local sensitivity with regard to this site, from our attached comprehensive letter of objection, dated 12th December 2002. Your case file notes will detail the complex history at this site in Spencers Wood, with initial planning permission only being secured on appeal. The record should show that there are three separate self-contained activities at this site on a designated 'Green Route' in open countryside: from north to south, a diner facility, a service station and a transport depot. It may not show that the last-mentioned facility was considered favourably, in that it transferred the HGV activity away from the Back Lane site immediately adjoining Lambs Lane School in Spencers Wood. It is not clear to us, whether the above application applies to this part of the site and whether it will preclude the implementation of any such intent.

We had alerted our local District Councillor Malcolm Bryant to look out for the recommendation on this application with a view to seeking a 'listing'. However we were talking about a site on the A33 at Spencers Wood, to which we believed this application to apply. The use of an incorrect address, stating that the site is in Swallowfield, may have caused this application to 'slip through the net'. As the misleading and incorrect address was a key component of our strong objection, we should welcome your comments on this and the other points that we raised in our formal letter.

Continued....

We are extremely concerned about the Development Control procedure that has been applied in this instance, misinformation with regard to its determination and the apparent ignoring of the contents of our letter. We look forward to receiving your clarification of what your investigations reveal.

Yours sincerely,

Mrs Tracy Sampson
Assistant Clerk

Copies:
District Councillors x 3

Enclose: Copy of our letter of 12th December 2002

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115
E-mail: shinfieldplanning@ukonline.co.uk

12th December 2002

Ms K Lithgow
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Lithgow,

Application No. F/2002/7925: A33 Service Station, Spencers Wood

At the last meeting of our Planning and Transportation Committee, it was resolved to record our strong objection to the above application as forwarded to us, on a number of bases:

1) In your notification of the application, the site is described as the 'Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading. However, we understand that the actual site involved is the existing service station on the A33 at Spencers Wood. The stated location is therefore both incorrect and misleading, as it is in fact several miles from Swallowfield. The planning process is supposed to be 'transparent' and this description causes us grave concern, for as we are sure you are aware from your records, there is a Swallowfield Service Station at Swallowfield on the Swallowfield By Pass, which has yet to be built. Planning permission was granted about four years ago, to BP we believe, for a site on the south-west of the northbound carriageway, between Loddon Court and Priory Farm at Swallowfield.

2) We understand that it is being suggested that the address which has been used is attributable to the Royal Mail. Such a mis-description is unacceptable, and we call upon Wokingham DC as the LPA to rectify this significant error. We understand that commendably, local residents have been notified of the above application, but utilising the incorrect Swallowfield address. As such erroneous identification of the site as being in Swallowfield, will mislead local residents who will deem it of no relevance to them, we formally call for the advice to be re-issued, using the correct address.

Continued....

3) You will be aware from the Planning Department 'record card' for this site, which incidentally is more correctly headed "Repsol *(a previous operator)*, Woodcock Lane/A33 in the parish of Shinfield", that this site has a history of sensitivity, being on a designated 'Green Route' in open countryside, and has been the subject of numerous refusals and subsequent appeals.

4) The main basis of our objection to this proposed change of use application, is that if the site is primarily a service station, then it must be subject to WDLP Policy WT17: Roadside Service Areas, and this proposed change of use would appear to be in breach of criterion (d) of this policy, in that it does "include facilities of a scale or type that may cause the service area to become a destination in its own right." We are also concerned about the potential breach of criterion (f) of this policy, especially relating to 'external lighting'.

Therefore, for a number of reasons, we urge you to refuse this change of use application and instruct the Royal Mail to correct their records with regard to the proper name for this site.

Yours sincerely,

Mrs Tracy Sampson
Assistant Clerk

Copies:
District Councillors – Mr M Bryant, Mr B Patman and Mr A Pollock

66350

Sandra Bayden

From: Sandra Bayden
Sent: 20 February 2003 13:44
To: 'Tracy Sampson'
Subject: FW: A33 Service Station, Spencers Wood

Tracy

I acknowledge receipt of your letters, emailed to Trevor Watson this morning, to which he will reply in due course.

Regards,

Sandra Bayden
Management Support Assistant (Planning Services)
Environmental Services Department
Wokingham District Council
Direct Line: (0118) 974 6426
Fax: (0118) 974 6484
Email: Sandra.Bayden@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Tracy Sampson [SMTP:shinfieldplanning@ukonline.co.uk]
Sent: 20 February, 2003 8:58 AM
To: 'Trevor.Watson@wokingham.gov.uk'
Subject: A33 Service Station, Spencers Wood

Trevor

Please find enclosed our comments on the above. Can you acknowledge receipt of this e-mail.

Many thanks

Tracy Sampson
Assistant Clerk - Shinfield Parish Council

A33 Service Station - Feb 2003...

A33 Service Station Spencers W...

17.3.2003

Trev,

Just a quick note to clarify how/why the Swallowfield Service Station got its address.

The property has a POSTAL address as follows;

Swallowfield Service Station
Swallowfield Bypass
Swallowfield
Reading
Berks
RG7 1LZ

The address was set up in May of 1993 by Building Control (for some obscure reason they used to sort out street naming/numbering at this time) and has been known as this ever since, the address was suggested by the owners of the site (see attached letter) and is now the official address as far the Post Office, Ordnance Survey & all other services (The Council Business Rates, Gas, Water Electricity etc) are concerned.

As this is the only service station on the Swallowfield Bypass it is difficult to see how anyone in the vicinity of the site could mistake it for a development that has not yet been constructed as seems to have been suggested.

We have been using postal rather than Parish addresses for planning application consultations for over 3 years – this was mainly as a result of complaints from Parish Councils (particularly Shinfield).

You might also wish to mention that the vehicle rental use approved on land adjacent to the Service Station has also been allocated an address as follows;

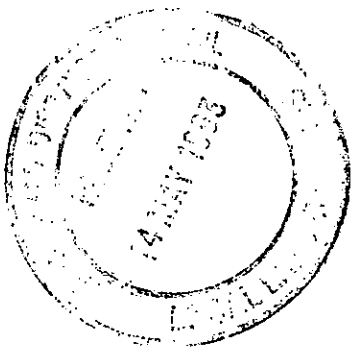
T I S Vehicle Rentals
Swallowfield Bypass
Swallowfield
Reading
Berks
RG7 1LZ

Ian

My docs/swallowfield service station.doc

Entered in Computer 19.5.93

Copy



☎ 0734 778784

May 11, 1993

Miss A Bubb
Repsol Petroleum Ltd
Anglo House
Main Road
Little Waltham
Chelmsford
Essex CM3 3PA

Swallowfield Bypass

Dear Miss Bubb

Re: **Repsol of Swallowfield**

Further to our conversation, please find enclosed a site plan showing the new filling station on Swallowfield By Pass.

I will notify the internal departments of the Council and the Post Office of the address and you should notify the official organisations on the attached list.

Yours sincerely

Bernice Bridge
Street Numbering

Encl.

Leisure & Technical Services Officer
Mrs V Fullick
Mrs B Hutton
Mrs E Nichols
Mr K Lovsey
Mrs C Devereaux
Mrs V Gillham
Mr J Sankey
Land Charges

F/2002/7925

18/2/03

Applications

- Biotec package sewage treatment plants are available in a range extending from a 4 person household to a population equivalent of 375 persons.

  Applications for populations in excess of 375 are catered for with the installation of multiple units. For more information contact Titan Sales.
- Individual houses
- Small developments
- Offices and commercial properties
- Upgrading existing septic tanks

Features

- Below ground installation
- No mechanical or electrical components within the plant
- Single tank unit delivered direct to site
- Quiet in operation
- Low running costs
- Deep inverts available on request
- Hydraulic surge control
- Low cost after sales service
- Manufactured under the quality procedures of BBTR ISO 9002
- Low visual impact pedestrian duty cover

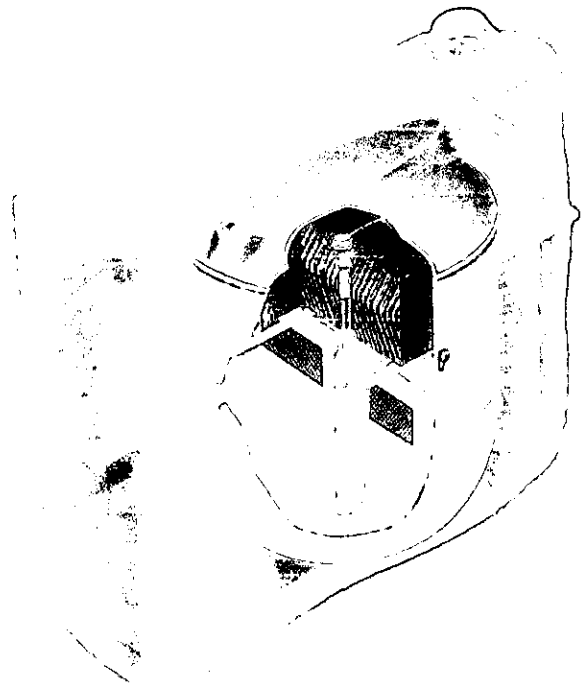


TITAN

POLLUTION CONTROL

BIO*tec* BELOW GROUND

Sewage treatment plants,
Minitec, P6, P12, P18 & P25

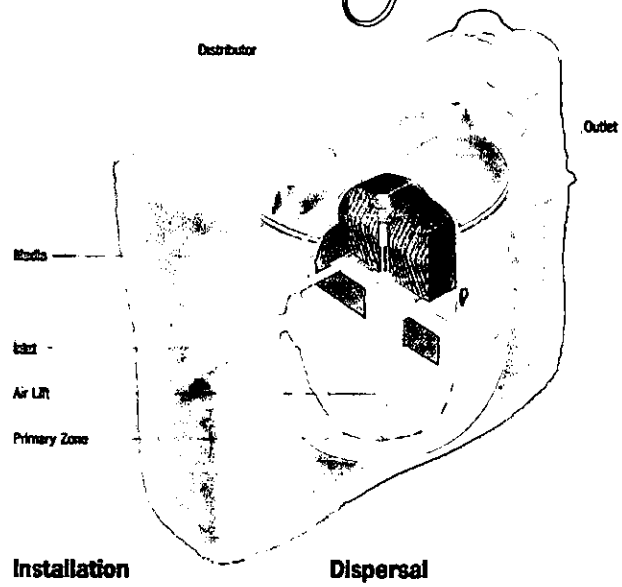


Products for the next generation

Issue No. 4/2: September 2002

BIOtec BELOW GROUND

Sewage treatment plant Minitec P6, P12, P18 & P25



Design

The Biotec sewage treatment plant employs the well proven aerobic biological process for the treatment of sewage. 3 process stages take place within the single tank.

- Course solids are screened and retained for gradual breakdown
- The screened liquor is continuously distributed over plastic media by an airlift pump operated by a remotely sited blower
- Final settlement of solids takes place. Under normal domestic conditions a discharge of 20mg/l BOD, 30mg/l S.S., 20mg/l Ammonia can be achieved

Minitec Specification

Max no. of full-time residents p/day		4
Average flow	m³/day	0.8
B.O.D. Load	kg/day	0.24
Weight empty	kg	180
O/A diameter	m	1.8
O/A Depth	m	1.98
Inlet invert	m	1.0
Inlet invert to base	m	0.98
Outlet invert	m	1.1
Motor rating	watts	60
Drainage fitting	mm	110

Biotec Specification

Max no. of full-time residents		6	12	18	25
Model No.		P6	P12	P18	P25
Daily flow	m³/day	1.2	2.4	3.6	5.0
BOD Load	kg/day	0.36	0.72	1.08	1.5
Weight empty	kg	200	250	300	320
Outside diameter	m	1.88	1.88	2.6	2.6
Depth	m	2.2	2.7	2.6	2.6
Inlet invert	m	1.0	1.0	1.0	1.0
Inlet invert to base	m	1.2	1.7	1.6	1.6
Outlet invert	m	1.1	1.1	1.15	1.15
Motor rating	watts	60	60	150	150
Drainage fitting	mm	110	110	110	110

These charts are a general guide

Other Products

Titan manufactures a wide range of pollution control equipment including:

- Biotec package sewage treatment plants up to 375 population equivalent
- Septic Tanks
- Cesspools
- Pumpsets
- Grease Traps
- Petrol Oil Separators

Installation

The unit is normally installed with the cover flush, however it can protrude above ground if required by site levels. Siting should preferably be no closer than 10m. from the nearest house.

The plant should be seated on a concrete base with a surround of concrete.

The blower housing can be located anywhere within a 15m. radius of the plant itself.

Maintenance

The Biotec sewage treatment plant is designed for minimum low cost maintenance.

Titan offers a full commissioning and after sales service.

Under normal usage the plant will require periodic emptying.

Dispersal

Subject to the relevant authorities consent, the plant discharge can be to a water course or, provided the soil percolation test is satisfactory, to a ground soakaway.

Options

- Integral Pumpsets - for lifting treated effluent to a level where discharge cannot be by gravity
- Separate Sample Chambers - for accurate and convenient effluent sampling, as required by the relevant authorities
- Standard plants have integral sample points.

Advice

The information in this sales literature is only brief. For more detailed technical literature please contact Titan. Either internal or external sales staff will be pleased to assist.

TITAN

Titan Pollution Control Ltd
West Portway, Andover, Hampshire, SP10 3LF
Sales: 01264 353222
Sales Fax: 01264 353122
Service: 01264 352444
General: 01264 357666
General Fax: 01264 366446
E-mail: sales@titanpc.co.uk
Website: www.titanpc.co.uk

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/7925

Applicant : GE Capital TLS Ltd C/O Stephen Buxton And Associates.

Location : Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.
Proposal : Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/11/2002

Earliest Date for Decision : 07/12/2002

Latest Consultation Date/Site Notice Expiry Date : 07/12/2002

This application **will have expired on: 27/12/2002. 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 :

Planning Issues :

* V. limited information in application. Carrying out 'storage, washing, valeting and fueling of motor hire cars and vans - powerwashing facilities.

Application Number: F/2002/7925

Appraisal :

Proposal is described as a Cof U to B8 and sui generis in connection with the hire of motor vehicles - following further clarification from the applicants the intention is to use the existing/currently under construction/warehouse building and associated parking areas for car & van hire, with the prime use of the site being storage. Minor repairs would be undertaken but these would be ancillary to the prime storage use. Storage of vehicles would take place both inside and outside the building. In effect this proposal forms a feeder depot to other hire operations undertaken by the company.

The site forms part of the original filling station and restaurant/roadside facilities area which was originally permitted in the early 1990s. At that time this part of the site formed primarily a parking area for HGV's in association with the roadside facilities. In 2000 an appeal was heard into a refusal for the provision of a new storage and distribution facility on the site including a building of 25m x 21m. In allowing the appeal the inspector acknowledged the current use of the site as a distinct element rather than simply as ancillary to the roadside facilities and therefore having "no use". The approval at appeal gave sanction for this site to be operated separately to the roadside facilities and this including the external storage of HGV's. Servicing/repairs were restricted by condition to those ancillary to the B8 use. A number of conditions were imposed regarding works of landscaping including alterations to existing bunded areas. The building was to be set into the ground.

The building and other works are nearing completion and GE Capital TRS are to take a lease on the site. As noted above the company wish to use the site for the storage, washing, valeting ~~and fuelling~~ of motor cars in connection with the hire of motor vehicles. No specific reference is made to any intention to hire vehicles directly

Recomendation : Approval: ☑ Refusal: ☐

(tick appropriate box)

from the site and this needs to be conditioned.

The applicants have confirmed that they do not have any intention of altering any of the previously approved layout/landscaping arrangements

Whilst policy raise concern about this proposal the implications are similar to that of the approved transport depot use. If fact as cars/vans rather than HGVs will be the primary type of vehicles based at the

Site the implications in visual terms are less.
Highways raise no objections subject to parking and turning facilities being provided and the EHO has no objection and no conditions are recommended.

One letter of support and one of objection have been received in relation to the scheme. The Parish Council also raise a number of concerns, most particularly with respect to the description of the site. The applicant describes it as the Swallowfield bypass and it is clear from the plans the location of the proposal. Whilst the Parishes concerns are noted I do not feel that there is any lack of clarity from the submitted plans as to which where the site is located.
In terms of the policy issue vis a vis Roadside uses. As noted above the inspector on the appeal acknowledged and granted permission for a separate unrelated use on this part of the site and therefore to this extent the damage has been done. Whilst highways might have wished to restrict the number of vehicles stored at the site they have not recommended any conditions in this respect.
The EA have recommended conditions,
Having regard to all of the above a conditional approval is appropriate.
Spoke to the applicant 27/1/02 he confirmed that it was mainly contractive that took place from the site also happy to accept conditions requiring details of vehicle numbers to be agreed.

Application Number F/2002/7925
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	(Full Permission 5 Years.)
~~2~~	~~C122~~	~~R122~~	~~Parking & Turning Area Before Occupation~~
~~3~~			~~The use hereby permitted shall not commence until the vehicle parking & turning areas spaces herein approved have been provided. The vehicle parking & turning space shall be permanently maintained & not used for no other purpose.~~
			Reason: R122.
2	C030	R030	(No External Lighting Unless Agreed)
3			No signs shall be displayed on the building or within the site without the prior written approval of the Local Planning Authority.
			Reason: In the interests of amenity.
4			Any repairs of vehicles undertaken on the site shall be ancillary to the main B8 storage use.
			Reason In the interests of amenity
5	C110	R110	No External Storage
	CONDITIONS		
	CONTINUED OVER		

If any of the consultee's have requested a copy of the decision notice please list them below;

Environment Agency

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:	LTV2, LT5 LE7, LE2
SOUTH-EAST AREA LOCAL PLAN POLICIES:	
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WT7, WBE1.
GREEN BELT LOCAL PLAN POLICIES:	
BERKSHIRE STRUCTURE PLAN POLICIES:	C2, C6, BU1, BU2, T7 & T9.
MINERALS LOCAL PLAN POLICIES:	

RECOMMENDATION AND CONDITIONS/REASONS AGREED: J.S. Andrewalle
(Development Control Manager)

Date: 28/1/03

6) The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before the development commences.

Reason: To prevent pollution of the water environment

7) The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the LPA before development is commenced.

Reason: To prevent pollution of the water environment

8) A Buffer Zone 5 metres wide alongside any watercourses/ditches on the site shall be established in accordance with details which shall be submitted to and approved in writing by the LPA before the development commences.

Reason: To maintain the nature conservation value of any watercourses/ditches and to prevent pollution of the water environment

9) No direct hire of vehicles to the public shall take place from the site unless otherwise ~~approved~~ agreed in writing by the LPA.

Reason: In order to ~~prevent~~ prevent an over intensification of use at the site.

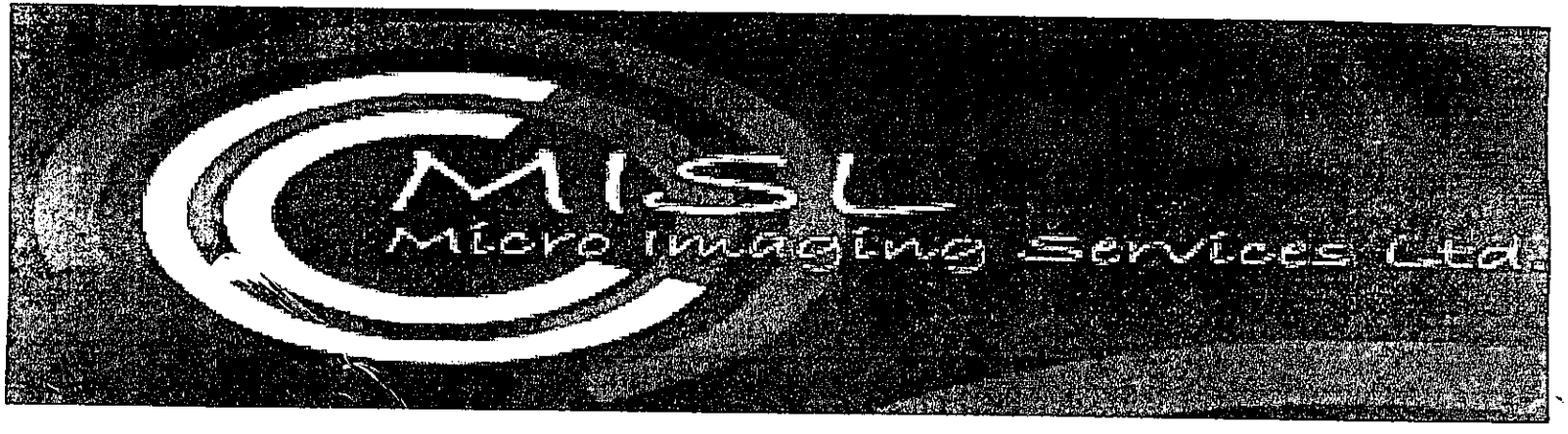
10) ~~Ad~~ The use hereby permitted shall not commence until details of the layout of the ~~vehicle~~ external vehicle parking and storage areas together with the number of vehicles to be stored at the site have been submitted to and approved in writing by the LPA. The ~~[illegible]~~ use of the site shall subsequently be carried out in accordance with the approved details.

Reason: In order to ensure that there is satisfactory provision for vehicle parking and loading on the site, and to avoid adverse impact on the public highway in the interests of highway safety.

INFORMATIVE

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters ~~[illegible]~~ (e.g. watercourses and underground waters), and may be required for any discharge of surface water to search controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Clare Murphy on 01226 454509 for further details.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

RECORD OF SITE VISIT

SITE ADDRESS: Swallowfield Service Station Swallowfield By Pass Swallowfield Reading.

APPLICATION NUMBER: F/2002/7925

OFFICER: Kerrin Lithgow

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

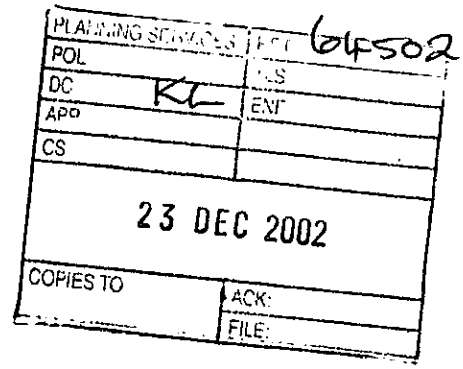
BOUNDARY TREATMENT

OTHERS

ENVIRONMENT AGENCY

Our Ref : SP/2002/006769-1/1
Your Ref : F/2002/7925

Date : 18 December 2002



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

Dear Sir/Madam

CHANGE OF USE OF LAND TO B8 STORAGE AND SUI GENERIS USE IN CONNECTION WITH HIRE OF MOTOR VEHICLES SWALLOWFIELD SERVICE STATION, SWALLOWFIELD BY- PASS, READING.

Thank you for your letter dated 13 November 2002, received on 15 November 2002. Please quote the following reference in any correspondence: SU76NW/11/3. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development is commenced.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: A Buffer Zone 5 metres wide alongside any watercourses/ditches on the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the nature conservation value of any watercourse/ditches

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

and to prevent pollution of the water environment.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO PLANNING AUTHORITY

Drainage

The submitted application form does not state how surface water and foul sewage from the site are to be disposed of. The proposed activity must take place on hardstanding, and suitable drainage installed to prevent pollution of the water environment. The Environment Agency must be consulted on the details of the proposed drainage scheme, and the scheme must be approved prior to development commencing.

ADVICE TO APPLICANT

Pollution prevention

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system. Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Surface water from the hardstanding areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Surface water from large parking areas (more than 30 cars) should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency. Drainage from the vehicle washing areas should be kept separate from the refueling areas.

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

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment

Agency.

Underground or overground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Stephen Buxton and Associates

Stephen D Buxton & Associates

Chartered Building Surveyors

NRL/JT/1809

13 December 2002

Ms K Lithgow - Senior Planner
The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157, Council Offices
Shute End, Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	REF 64318
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DC KL	ENF
APP	
CS	
16 DEC 2002	
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	FILE:

Reedham House
31 King Street West
Manchester M3 2PN

Tel: 0161 839 1866
Fax: 0161 839 1899
e-mail: sdba@btclick.com

07818 437905

Dear Ms Lithgow

Site at A33 Swallowfield By-Pass, Reading

Further to previous correspondence regarding my client's Change of Use application, I am now writing as requested to provide further clarification of my client's proposed use of the site. As previously advised, certain details remain unchanged from the application made by the landlord (Meakins Transport Ltd) which was granted on appeal. Specifically, details of the building, fencing, earth mound, hard surfacing, landscaping and drainage remain unchanged - these elements are nearing completion in consultation with yourselves and other statutory authorities.

In my 14 November letter, I advised you that my client's use of the site would involve the storage, washing, valeting and fuelling of motor cars and vans in connection with the hire of motor vehicles. I can now advise that re-fuelling of vehicles on this site is not currently proposed. Powerwashing and valeting of vehicles will take place within the building, and I understand that a suitable water recycling and filtration system is to be installed by the landlord as part of their drainage works. The storage of vehicles will be both inside and outside. There will be no workshop use within the building except insofar as ad hoc repairs may need to be carried out within the building by a mobile mechanic. The use of the building can therefore be summarised as a storage facility with ancillary administrative and maintenance uses. No other buildings are proposed on the site.

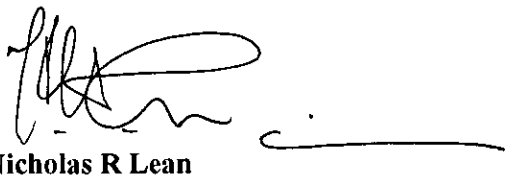
Externally, the previously approved drawings indicate a hardstanding area covering the substantial part of the site, and including various parking and turning areas. My client's business will involve different classes of motor vehicles, although the basic arrangement of perimeter parking will remain materially unchanged. Whilst adequate staff and visitor car parking will be provided, it was not my intention to delineate these areas or indeed to specify the marking out of parking bays on the concrete. Likewise, the storage of hire cars and goods vehicles of various sizes was not proposed to be delineated or marked out on the concrete, and as a general point you should note that such vehicle storage can be achieved at greater densities than standard parking bays would allow. However I believe that this aspect of the scheme requires further detailed discussions, and although I would welcome your initial comments on vehicle parking/storage in the meantime I would suggest that this aspect be dealt with by conditional approval.

Condition (x) of the previous consent (relating to external signage) will be the subject of a separate application in due course.

Condition (ix) relating to external lighting has been referred to my client's security consultants. Their proposals for security lighting, sundry other lighting to meet health and safety requirements, and other associated works, are set out on an A4 sketch drawing of which I enclose six copies for your approval.

I trust the above information is now sufficient for you to progress the application further, and I look forward to your comments on the vehicle parking/storage question in due course.

Yours sincerely



Nicholas R Lean
Stephen D Buxton & Associates

Cc P Crosby Esq (GE Capital TLS)
M Jay Esq (GE Capital TLS)
R Bradbeer Esq (Robin Bradbeer Ltd)

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/7925. (Case Officer:Kerrin Lithgow)

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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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/2002/7925

YOUR NAME: MR & MRS J.M. HEGGARTON

YOUR ADDRESS: (if these details are incorrect please amend)
THE OLD VICARAGE
GRAZELEY
BERKSHIRE
RG7 1LD

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: The main basis of our objection is that a false address has been given, perhaps to discourage objections. We understand that the application site is on the A33 at Spencers Wood and is certainly not in Swallowfield. Local residents need to be advised of the correct address to enable them to make informed comment. Surely the Planning Dept should know the correct address to prevent future misrepresentation.

Continue over the page if more room required

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire. RG6 4AZ
Tel/Fax: 0118 9547115
E-mail: shinfieldplanning@ukonline.co.uk

2002

12th December 2002

Ms K Lithgow
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Lithgow,

Application No. F/2002/7925: A33 Service Station, Spencers Wood

At the last meeting of our Planning and Transportation Committee, it was resolved to record our strong objection to the above application as forwarded to us, on a number of bases:

1) In your notification of the application, the site is described as the 'Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading. However, we understand that the actual site involved is the existing service station on the A33 at Spencers Wood. The stated location is therefore both incorrect and misleading, as it is in fact several miles from Swallowfield. The planning process is supposed to be 'transparent' and this description causes us grave concern, for as we are sure you are aware from your records, there is a Swallowfield Service Station at Swallowfield on the Swallowfield By Pass, which has yet to be built. Planning permission was granted about four years ago, to BP we believe, for a site on the south-west of the northbound carriageway, between Loddon Court and Priory Farm at Swallowfield.

2) We understand that it is being suggested that the address which has been used is attributable to the Royal Mail. Such a mis-description is unacceptable, and we call upon Wokingham DC as the LPA to rectify this significant error. We understand that commendably, local residents have been notified of the above application, but utilising the incorrect Swallowfield address. As such erroneous identification of the site as being in Swallowfield, will mislead local residents who will deem it of no relevance to them, we formally call for the advice to be re-issued, using the correct address.

Continued....

3) You will be aware from the Planning Department 'record card' for this site, which incidentally is more correctly headed "Repsol *(a previous operator)*, Woodcock Lane/A33 in the parish of Shinfield", that this site has a history of sensitivity, being on a designated 'Green Route' in open countryside, and has been the subject of numerous refusals and subsequent appeals.

4) The main basis of our objection to this proposed change of use application, is that if the site is primarily a service station, then it must be subject to WDLP Policy WT17: Roadside Service Areas, and this proposed change of use would appear to be in breach of criterion (d) of this policy, in that it does "include facilities of a scale or type that may cause the service area to become a destination in its own right." We are also concerned about the potential breach of criterion (f) of this policy, especially relating to 'external lighting'.

Therefore, for a number of reasons, we urge you to refuse this change of use application and instruct the Royal Mail to correct their records with regard to the proper name for this site.

Yours sincerely,

Mrs Tracy Sampson
Assistant Clerk

Copies:
District Councillors – Mr M Bryant, Mr B Patman and Mr A Pollock

Policy and Plans Consultation

Date: 29/11/02

Case Officer: Kerrin Lithgow

Location: Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading

Proposal: Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles

Application Number: F/2002/7925

Applicant: GE Capital TLS Ltd c/o Stephen Buxton and Associates

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The site of the proposed change of use is located within the countryside and green gap designation of the Deposit Draft Local Plan. However as a consequence of the recommendation by the Inspector in the Part 1 Inspector's Report the green gap designation of this area has been removed. Policy WCC1 states development in the countryside will only be allowed in exceptional circumstances. The Council should exercise an extremely cautious approach to the proposed change of use as the development does not fall within any of the exceptions within policy WCC1. The principle of the policy has been upheld by the Inspector in the Inspector's Report into the Local Plan.

Farah Humayun
Policy and Plans
29th November 2002

Kerrin Lithgow

From: Nick Lean [Nick@sdbuxton.co.uk]
Sent: 29 November 2002 15:10
To: kerrin.lithgow@wokingham.gov.uk
Cc: r.bradbeer@btopenworld.com
Subject: swallowfield by-pass

Dear Ms Lithgow

Apologies for not responding earlier to your 15/11/02 e-mail regarding our Change of Use application for the above site. I am obtaining further instructions from my client as to whether there are any proposals to materially alter the site layout details shown on the drawings which formed part of the the landlord's previous application and appeal.

I hope to be able to respond to you in detail early next week.

Regards

Nick Lean

Stephen D Buxton & Associates

Tel: 0161 839 1866
Fax: 0161 839 1899

If you are not the intended recipient of the message, please notify the sender immediately and do not disclose the contents to any other person, use it for any purpose, or store or copy the information in any medium.

Internet communications are not secure and therefore Stephen D Buxton & Associates does not accept legal responsibility for the contents of this message. Any views or opinions presented are solely those of the author and do not necessarily represent those of Stephen D Buxton & Associates, unless otherwise specifically stated.

If the content of this e-mail is to become contractually binding, it must be made in writing & signed by a duly authorised representative of Stephen D Buxton & Associates.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7925. **(Case Officer:Kerrin Lithgow)**

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

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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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COMMS	26/11

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/2002/7925

YOUR NAME: G. F. WINTER

YOUR ADDRESS: (if these details are incorrect please amend)
BEL AIR LAMBS LANE
SPENCERS WOOD
READING
BERKSHIRE
RG7 1JB

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:

NO OBJECTIONS.

Continue over the page if more room required

Tel. (0118) 974 6441
Date: 13 November 2002
Your Ref:
My Ref:Kerrin Lithgow
F/2002/7925

THE OWNER/OCCUPIER
BEL AIR
LAMBS LANE
SPENCERS WOOD
READING
BERKSHIRE
RG7 1JB

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

Dear Sir/Madam
Application Number: F/2002/7925
Site Address: Swallowfield Service Station, Swallowfield By Pass, Swallowfield Reading
Proposal: Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

The Council has received an application to carry out the above development proposal.

If you wish to see the submitted plans and accompanying details you can do so at the District Council Planning Services reception at Shute End, Wokingham from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday, **or** at Woodley Library, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 working days from the date of this letter for delivery of plans. It would be helpful if you could take this letter with you or quote application number F/2002/7925 to enable staff to locate the correct application.**

If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **F/2002/7925.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

An authorised officer under delegated powers decides the majority of applications; the Development Control Committee generally decides major applications and those raising controversial issues. Where an application is to go to Committee and you have commented on the proposals, you will be advised of the date and given the opportunity to speak at the meeting. All those making comments will be notified of the decision when it is made. Comments can also be made on line using the District Council's web site at www.wokingham.gov.uk under Planning.

Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Kerrin Lithgow on (0118) 974 6441.

Yours faithfully,

Kerrin Lithgow

Development Control Officer

Kerrin Lithgow

From: John Mullaney
Sent: 18 November 2002 14:51
To: Kerrin Lithgow
Subject: Swallowfield Service Station, Swallowfield By Pass, Swallowfield F/2002/7925

I have no objections to the proposed development.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 13 November 2002

Application Number: F/2002/7925

Proposal: Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

Parish: SHINFIELD PARISH

Site Address:
Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.

Applicant:
GE Capital TLS Ltd C/O Stephen Buxton And Associates.

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:** _____

C122, R122.

Signed: _____ **Print name:** AE 18/11/02.

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 15 November 2002 13:35
To: 'nick@sdbuxton.co.uk'
Subject: Swallowfield By-Pass

Mr Lean,

Thank you for clarifying those points, however, I do need plans of exactly what you are proposing for the application - its not possible for me to simply use the previous application. We need 6 sets of complete plans detailing the existing and proposed (even if its just the carparking spaces thats changing?) so I know exactly whats involved in the application. I also need to know what area is being used for the storage (inside/outside/what buildings involved etc).

Thanks,

Ms Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council

Tel: 0118 974 6441
Wk Mobile: 07714 226 771
Fax: 0118 974 6441
Email: kerrin.lithgow@wokingham.gov.uk
www.wokingham.gov.uk

NRL/JT/1809

14 November 2002

K. Lithgow Esq - Senior Planner
The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157, Council Offices
Shute End, Wokingham
Berkshire RG40 1WR

Dear Mr Lithgow

Site at A33 Swallowfield By-Pass, Reading

Thank you for your emailed letter of today's date regarding the above planning application.

Firstly, my apologies for the lack of detail in our application. The application was prepared by me and sent off in my absence, and I believe that one important piece of information was lacking. I think it was assumed that you would be familiar with the site and my client's proposals. An earlier application (Ref: 99/69997/F) was made by Meakins Transport Ltd in June 1999 for the erection of a new storage and distribution facility. This was refused on the 2nd September 1999. This went to appeal (Ref:T/APP/X0360/A/00/1038397/P5), and the appeal was upheld. I believe the decision date was around July 2000.

Meakins Transport are now letting this site to my client, GE Capital TLS Ltd, who now require a Change of Use to B8 and Sui Generis use in connection with the hire of motor vehicles. More particularly, the use will involve the storage, washing, valleting and fueling of motor cars and vans of various sizes (excluding HGVs). The powerwashing will simply entail the use of hand-held high pressure water lances. Staff car parking will be required (see staffing levels indicated on application) and a minimal amount of visitor parking may also be required, generally as shown on the earlier application. Hours of operation are anticipated to be 8am to 6pm Monday to Friday, and 8.00am to 12.00 noon on Saturdays.

No amendments are sought for the proposed buildings on the site. The building shown on the application drawing number 101/02D was part of the original submission and later appeal, and is now under construction. Likewise, parking and landscaping proposals from the original application and appeal are to remain unchanged.

I trust that the above information is now sufficient for your purposes and that you can process the application in due course. How if you have any queries or require further details on any point please do not hesitate to ask. Please note that my e-mail address has now changed to nick@sdbuxton.co.uk.

Yours sincerely

Nicholas R Lean
Stephen D Buxton & Associates

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 14 November, 2002

My ref: F/2002/7925

Your ref: NRL/AJ/1809

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

Stephen D. Buxton and Associates
Reedham House
31 King Street West
Manchester
M3 2PN

Attention: Mr Nicholas Lean

Dear Mr Lean

RE: SITE AT A33 SWALLOWFIELD BY-PASS, READING
PROPOSED CHANGE OF USE OF LAND TO B8 STORAGE AND SUI GENERIS USE IN CONNECTION WITH HIRE OF MOTOR VEHICLES

I refer to the above application.

Could you please provide some sort of written statement to outline exactly what your application entails. I am not able to distinguish from the information you have supplied as to exactly what activity is to take place, what the hours of operation are, what new carparking is proposed, what new buildings are proposed (or what is existing) and what the powerwashing involves – is this an industrial cleaner?

Because of the lack of information I am unable to undertake any assessment of the application.

Should you require any assistance on this matter please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Senior Planner

Angela Odele

1004

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The Planning Inspectorate
Tollgate House,
Houlton Street
Bristol BS2 9DJ
☎ 0117 987 8927

Appeal Decision

inquiry opened on 8 June 2000

by Gyllian D Grindey MSc MRTPI

an Inspector appointed by the Secretary of State for the Environment, Transport and the Regions

Date 24 JUL 2000

Appeal ref no: T/APP/X0360/A/00/1038397/P5

- The appeal is made under Section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is brought by Meakins Transport Ltd against Wokingham District Council.
- The site is located on land between Woodcock Lane and the A33, Shinfield.
- The application (ref:99/69997/F), dated 9 June 1999 was refused on 2 September 1999.
- The development proposed is the erection of a new storage and distribution facility.

Decision: The appeal is allowed subject to conditions.

The background to this appeal

1. Meakins Transport Ltd is currently located in a small industrial/commercial type building on the north side of Back Lane at the very southern end of Spencers Wood/Shinfield. The building has only a small hard surfaced apron or hardstanding at the front, which is wholly inadequate to turn a full size commercial lorry. The Company has an Operator's Licence for 10 HGV units and 10 trailers and employs 11 staff. Vehicles have to stop, wait, manoeuvre and load on the narrow lane.

2. Meakins Transport has grown and is successful and has been seeking better and more appropriate premises for some time. The Company works particularly with Scottish Courage Brewery, located at Junction 11 on the M4 a couple of kilometres to the north; hence the Company's area of search for new premises is restricted. They have acquired the appeal site, which is nearby on the A33. At the inquiry they submitted a Section 106 Planning Obligation to permanently cease the use of their Back Lane site for storage and distribution use and contribute to the provision of highway restrictions on the use of Back Lane by HGVs in the event that planning permission is granted for their re-location.

3. Immediately to the west of their current depot lies the village primary school. There is considerable local support for the Transport Company to move away from the village and particularly the school. The Head Mistress came to the inquiry to speak in favour of the appeal proposal, as did representatives of the Parish Council. A large petition in favour of re-location was submitted and a large volume of correspondence indicated that residents and/or parents were concerned about a potential road accident involving a child pedestrian.

The appeal site and its planning history and status

4. The appeal site is located at the southern end of a larger parcel of land adjacent to the south-bound carriageway of the A33. Outline planning permission for 'the erection of a petrol service station, catering complex and parking facilities' was granted on the whole parcel of land which includes the appeal site in June 1990. Reserved matters were approved in September 1992 and April 1993. Both reserved matters layout plans show a centrally

placed petrol filling station with a restaurant building and associated car parking area to the north. On the appeal site, [the southern 1/3 of the whole parcel of land] the plans show 12 no HGV parking spaces at a 45^0 angle to the A33 and a turning area so that they could leave the area in forward gear. The restaurant and filling station have been constructed and hence the permission is extant.

5. There was much debate at the inquiry about the current planning status of this land and the fall-back position. The Council argues that this permission is limited to the parking of lorries in transit on rest-stops as part of the overall permission for the service station. They believe that, with the development of alternative facilities on the M4, there is no longer pressure to develop the appeal site further in conjunction with the other services offered here. Hence, the most likely fall-back position is that there would be *no* development on the site. Their position is, therefore, that it is unrealistic to judge the effects of the appeal proposal against the use of the site for rest-stop parking, which is unlikely to materialise. In support of their view they referred me to the case of *South Buckinghamshire District Council v. Secretary of State and Berkley Homes Ltd.*

6. The appellants argue that the principle of parking HGVs as a planning land use on this site is permitted, certainly as an ancillary use to the overall road-side service area, and very possibly in its own right. In any event, the appellant company has bought the site and now uses it for the parking of a small number of varied vehicles. It has been made secure with gates at the entrance, following fly-tipping, and now has the appearance of a secure, roughly surfaced parking area, with earth mounds with planting to the north and west. The Council is considering enforcement action as they believe that a change of use has taken place.

7. The case referred to above makes it clear that, for a fall-back position to be relevant, there must first be a consideration of the likelihood of that use resuming. It would be unreasonable to give a fall-back position much weight unless it was found that, realistically, the use would or might resume and that it was not just a theoretical entitlement to do so. On this whole element of the fall-back position I cannot accept the Council's view, that there would be 'no development'. I do not think that this is a realistic proposition.

8. Firstly, any owner is unlikely to accept a 'no development' option and will quite reasonably expect to seek to use the land gainfully. Indeed, the appellant Company, as the present owner, is using the site, although not to its maximum capacity and subject to the Council's scrutiny as to compliance with the extant planning permission. This pocket of land is grouped with other road-side transport related facilities. It is cut off from both the nearest settlement and/or agricultural land; it has no other access but from the A33. I find it difficult to envisage to what use it might be put, other than a [loosely termed] transport related one.

9. Secondly, the use of the land for lorry parking is an intrinsic part of the extant planning permission. That planning permission, *relating to the whole site* has been implemented and is *continuing*. It is something of an aside that a component part of the overall permission is not operating to full capacity. Hence the question of resumption of a non-use does not really arise since, overall, the planning unit is in use. The circumstances of this case are different from the *South Bucks* case where it appears that the whole of the cattle market [and hence the planning unit] was derelict and disused and a judgement had to be made on possible resumption.

10. Thirdly, circumstances have changed markedly in a very short time. In 1990 a previous Inspector 'had no reason to doubt' that a need for such facilities in the locality had been

correctly identified. 10 years later there appears to be no such pressing need for much in the way of in-transit parking, because new facilities exist elsewhere. But there is no reason why circumstances cannot change again equally quickly. I find it quite conceivable that new patterns of transport movements could develop, possibly in response to economics and/or that the facilities became attractive to drivers for some reason. There are a host of reasons why this site might come back into greater service for the original use or an allied use.

11. Hence I think that the present situation is not one of a mere entitlement to resumption of a particular use. The site *does* have some use, it is the extent which varies. In the future, it *could* well be in greater use for its permitted lorry parking. If it were it would be impossible to differentiate between a lorry [or a continuous series of lorries] parked there short-term and in transit and lorries parked there because it is their home depot. To the public passing by they would not be distinguishable. The appearance and hence the effect on the wider landscape would be virtually the same. A lorry parked long term looks, to my mind, very like a series of lorries parked short term. In fact the use would be the same, it would be merely the user which changes – not usually a planning matter.

12. Overall on this point, I do not believe that I could be justified in treating this site as if it was a green field, rural, virgin site. I think that its planning history and current status which I outline above *does* have a significant bearing on the determination of this appeal.

The development plan

13. Section 54A of the Act, as amended, requires that I determine this appeal in accordance with the development plan, unless material considerations indicate otherwise. The development plan comprises the Berkshire Structure Plan of 1995 and the Loddon Area Local Plan of 1995, which had an end date of 1996 and is now time expired. The latter will, in due course be replaced by the emerging Wokingham District Local Plan.

14. **Protection of open countryside.** Policy C2 of the Structure Plan controls strictly development outside built up areas. Only a few, specified categories of development will be permitted, where a rural location is essential.

15. It was put to me that the appellants had a need for new premises in a location convenient to the M4, junction 11. Further, at the inquiry, evidence was submitted that there were no alternative sites available to the firm [a position with which the Local Planning Authority concurred]. Hence a rural location was indeed essential and there was therefore no conflict with this policy element. I reject this argument. Its logical conclusion must be that any and all developments, if they cannot find a site in their price range or satisfying all their requirements, can then claim a site in a rural area. This is far too wide an interpretation and one which in my view cannot be correct. It is no part of the objectives of rural planning policies locally or nationally to provide cheaper or convenient sites for commercial operations. Indeed, if it were then the face of the countryside would change irrevocably. It seems to me that there is a sound rationale for normally requiring developments seeking to set up in the countryside to play a necessary part in the rural economy in some way.

16. Policy C2 goes on to say that, in all cases, development should be appropriate in scale, form, impact, character and siting to its location in the countryside and be acceptable under other polices. This has been carried through, in broadly similar form, into the Loddon Area Local Plan at policy LTV2. Exceptional development, which may be permitted in the countryside, listed in the text of that policy includes (B) development for employment uses

not exceeding 300m^2 of floor space on the edge of settlements in the form of rounding off or redevelopment. The County Council has stated that this policy is not in conformity with the Structure Plan in this respect. The broad thrust of the policy has been carried forward into the emerging Wokingham District Local Plan deposit draft at policy WCC1.

17. **Green gaps and wedges.** Structure Plan policy C6 seeks to ensure the conservation and protection of the separation and setting of settlements. Development will not be permitted where it would threaten important open areas which are of special significance as green wedges or gaps, because they provide physical or visual separation. They should be identified in local plans; this area is not so designated in the current Local Plan. The emerging Local plan does, however, identify the appeal site as part of a green gap or wedge west of Spencer Wood and east of a new settlement site, proposed at Grazeley, and favoured by the Council. The green wedge is bisected north-south by the A33 by-pass. I can give this policy only limited weight at this stage, as it may yet change as the Plan advances through the statutory stages. In any event, the existing planning permission for road-side facilities on and adjacent to the appeal site would have resulted in a non-achievement of the policy objectives regarding this site in my view.

18. **Provision of accommodation for local firms.** The Structure Plan at policies BU1 and BU2 encourages, inter alia, storage and distribution uses, provided they contribute to meeting the employment needs of the local population and the needs of existing Berkshire firms and any type of business which serves the local economy which cannot be accommodated in existing or committed premises. BU2 seeks to guide any future employment development towards meeting the needs of existing local firms, and states that favourable consideration will normally be given for the provision of distribution and storage units. While it was agreed that Meakins Transport Ltd would not cease trading if they were not able to move, it is also clear that their use of their present site is inefficient, inconvenient to passers by and detrimental to the locality. Local Plan policy LE2 deals with employment development on unidentified small sites. Schemes should generally be limited in floor space to less than 300m^2. Various other criteria also need to be satisfied, such as the proposal providing significant planning benefits; adding to the variety of premises available and the development being otherwise appropriate.

19. **Transport policies.** Structure Plan policies T7 and T9 are positive about the provision of facilities for commercial vehicles such as depots, located on or near the strategic road network, subject to various assessments. Local Plan policy LT5 ensures that the Council should take appropriate measures to promote road safety for all road users. Policy WT7 sets out a similar policy in the emerging district wide local plan.

20. **General support for re-locating 'bad-neighbour' uses.** Local Plan policy LE7 states that the Council will seek to re-locate bad neighbour premises which exist; this is carried through into the emerging local plan at policy WEM10.

21. Overall, I interpret development plan policy as permitting a limited range of uses within rural, countryside areas, in restricted circumstances, none of which apply here. The appeal site is located outside any settlement boundary, in a rural, countryside area where restrictive policy normally apply. As such the scheme would be contrary to a strict interpretation of Structure Plan policy C2. The size of building proposed exceeds the floor space limit referred to in local plan policies LTV2 and LE2 so these provide little in the way of support for the scheme. Conversely, there are a raft of policies which support the provision of accommodation for local firms; appropriate location of transport depots and the re-location

of bad-neighbour uses. I can, therefore, find no clear-cut policy presumption for or against the scheme. As *Planning Policy Guidance 1 – General Policy and Principles* advises, the above examination of the development plan should be my starting point.

The main issues

22. Bearing all the above in mind and from what I have seen, heard and read I consider that decision in this appeal turns on an examination of 2 issues. These are (i) the effect of the proposal on the character and appearance of the area, bearing in mind planning policy for the locality and, if any harm is identified, (ii) whether the particular arguments advanced in support of the Company's relocation here might outweigh this.

The effect on the character and appearance

23. The proposal consists of a building 25.6m x 21.8m, located at the northern end of the site, nearest to the petrol filling station structures and dug into the site by a depth between 1.5m and 2m, thus substantially lowering its finished roof height. The central part of the appeal site is shown for HGV parking and staff parking at the narrow tapered southern end of the site. Additions and alterations to the earth mound to the west of the site are proposed. These were originally constructed as part of the earlier planning permission for the road-side facilities and planting on them is now becoming established in places. The ridge height of the proposed building would be marginally below the height of the petrol filling station canopy.

24. I considered the effects of this proposal from various locations, firstly from the well used public path along Woodcock Lane, immediately east of the site. I found that glimpses of the existing development were perceivable through the woodland between the path and the road-side services. The planting varies in thickness and views through it will obviously be easier in the winter months. Nevertheless I agree with a previous Inspector's description that the public path retains a 'pleasant rural character'. I think that users of the path would tend to concentrate their attention on the path and the greenery around rather than deliberately seek out views through towards the A33. They cannot help but be aware of circumstances to the west of the path because of the unremitting noise of the traffic, no-one on the path could imagine that they were in a remote, undeveloped location. While they would I think be aware of a sizeable building on the appeal site, it would not be viewed in isolation, but alongside other similar tall structures and against the A33 backdrop. Views would be softened by vegetation and transitory as the walker passed by. So, while any additional built structures adjacent to the pathway must erode the rural character, this has, to an extent, been eroded already. The situation would not significantly worsen in my view.

25. I next looked at the site from the A33 and here I found that views would be fleeting, not least because of the normal speed of travel. From the north the eye picks out the existing restaurant and filling station, against a leafy background. Passing alongside the site, I think that travellers may be aware of a building behind the earth mound until such time as the landscaping matures and rises in height. Views would be fleeting, however. Travelling north, I consider that views of the existing development, which is not well screened, would be more obvious than the proposal, because of the softening effects of the enhanced earth mound and planting.

26. I also travelled further west still and looked at the site from Grazeley. Views are distant, in a wider landscape. Again, I consider that although this building would inevitably introduce another built structure into the landscape, the dominant feature here is the intrusion of the

A33. The proposed building would again be shielded from the west by the enhanced planting which I have mentioned.

27. On this issue, I should perhaps draw a distinction between my findings and that of a previous Inspector considering another application from this haulage Company in 1997. He had before him a scheme involving a building larger than that proposed, and which would have been taller than the petrol filling station canopy. The rest of the road-side facilities had not yet been completed so he did not have the benefit of seeing the impact that they have in the landscape nor, conversely, of the maturing landscaping around the edges of the appeal site.

28. In terms of the remainder of the proposal – largely parking of HGVs and staff vehicles – this seems to me likely to be unobtrusive, if not partially or largely screened behind either the earth mounds to the north and west or vegetation on the eastern side. I have particularly considered the potential bustle, noise and disturbance caused by comings and goings; lighting and the visibility of the site in the darker months of the year. However, given the presence of the petrol filling station immediately adjacent, the activity associated with that use and their propensity to be flood-lit, the scheme would not result in a general worsening of the present situation.

29. An opportunity can also be taken to improve upon the limitations of the landscaping previously approved here as part of the permission for the road-side facilities. At present the earth mounding around the site is thin, narrow and steep in section; planting has established but with variable success. Some shrubs have reached 6m or so in height on the northern mound and furnish a successful screen. On the west mound plants have probably reached no more than about 2m in height at a maximum. The scheme proposes a broadening of the west mound at the northern end, adjacent to the proposed building. This will permit a more stable profile and a better chance of shrub and plant establishment. Further planting is also proposed in a narrow strip on the eastern side of the site, adjacent to Woodcock Lane. This should, in time, foil unimpeded views through the existing vegetation from this well used path.

Conclusions on the first issue

30. While the scheme would be contrary to a strict interpretation of Structure Plan policy C2, I find that the scheme would not be unduly prominent from any particular viewpoint. Parts of the building would be seen, but not the entire building and it would be in the context of the A33 and other road-side facilities and not as an isolated structure widely visible in an open landscape. The character and appearance of the area would not be significantly worsened by the development in my view. Screening would be enhanced from the present circumstances. In terms of the other criteria mentioned in policy C2 I find that the scale, form and impact of the scheme would not be so very different from that of the existing road-side facilities adjacent.

The second issue

31. I turn now to the other material considerations in the circumstances of this case, bearing in mind that the proposed development would not, in my view, be unduly prominent from any particular viewpoint [paragraphs 23 to 29.] Existing poor quality landscaping could be enhanced [paragraph 29].

32. Other development plan policies give support for the provision of accommodation for local firms [paragraph18]; and the appropriate location of transport concerns on the strategic road network [paragraph 19].

33. The site is not a bare, green field, virgin one; some comparison should be made with an extant permission for the parking of lorries on the site [paragraphs 4 to 12.] This I find is a particularly significant factor.

34. It is abundantly clear, from the representations made at the inquiry and in writing that there is widespread support for efforts to be made to move Meakins Transport Ltd from their present site, which they have outgrown [paragraph 3]. I note in particular that HGVs regularly have to stop, turn and manoeuvre in the narrow lane immediately next to the school. The Company have provided an Obligation to cease the use of their Back Lane site [paragraph 2]. While this cannot be a determining factor it certainly adds weight to my other findings. Overall, I find that these factors outweigh the limited harm which I can identify in an examination of the first issue. I intend to allow the appeal.

Conditions

35. I have considered the suggested conditions which were discussed at the inquiry. Most are necessary for the reasons stated by the Council [Document 12]. Suggested condition no 2 concerning the amended plan is superfluous as I have listed these later plans on the plans list appended to this decision notice. I agree with the Council that it is important to increase the height of the mound on the western side of the site prior to first occupation of the building and that associated planting should be carried out in the first planting season thereafter. Given that some plants/shrubs can be retained on the road-side slopes of the western earth mound it is important that the landscaping scheme should indicate this. I have amended the suggested condition accordingly. Because of the difficulty of establishing plants on an artificial mound a maintenance schedule is necessary in my view, in order to be reasonably certain that the newly planted scrubs get the best practical care. Other conditions have been amended to accord more closely with the advice in Circular 11/95. The reasons for the conditions are as stated by the Council.

36. I have taken account of all other matters raised in the representations, but nothing is of sufficient weight to alter my decision on this appeal.

Formal decision

37. For the reasons given above and in exercise of the powers transferred to me, I hereby allow the appeal and grant planning permission for the erection of a new storage and distribution facility at land between Woodcock Lane and the A33 Shinfield in accordance with the application ref no:99/69997/F dated 9 June 1999 and the revised plans submitted therewith and in accordance with the following conditions:

    (i) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

    (ii) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    (iii) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration otherwise permitted by

Schedule 2, Part 8, Class A shall be carried out without written permission from the local planning authority

(iv) The earth mound shall be increased in height adjacent to the west side of the proposed building in accordance with approved plan no: LMSL/4/MT/1 rev A before the building is first occupied.

(v) The development hereby permitted INCLUDING THE REDUCTIONS IN GROUND LEVELS shall not be carried out except in complete accordance with the details shown on the submitted plan, ref number 101/11 rev B.

(vi) No development shall take place until full details of both hard and soft landscape works, including earthworks, have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials and the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform.

(vii) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

(viii) No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been has been submitted to and approved in writing by the local planning authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.

(ix) No external lighting of any type shall be provided without the prior written approval of the local planning authority

(x) No signs shall be displayed on the building or within the site without the prior written approval of the local planning authority

(xi) Any repairs of vehicles undertaken on the site shall be ancillary to the main B8 warehousing use of the site.

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

(xiii) The building shall not be first occupied until the areas shown on plan ref no 101/01 rev F for lorry parking; tractor unit parking, staff parking, and vehicle turning have been drained and surfaced in accordance with details submitted and approved by the local planning authority, and those areas shall not thereafter be used for any purpose other than the specified use.

(xiv) Surface water drainage works and surface water control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the local planning authority before development commences. Such works and measures shall be carried out before the building is first occupied.

38. This decision only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

39. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if consent, agreement or approval is refused or granted conditionally or if the authority fail to give notice of their decision within the prescribed period.

Inspector

APPEAL DECISION

APPEARANCES

FOR THE APPELLANT:

Miss N Sharif	Of Counsel
She called	
Mr R Bradbeer BA(Hons) MRTPI	Principal, Robin Bradbeer Ltd, Consultancy
Mr D Withycombe MSc MLI	Landscape Architect, Land Management Services

FOR THE LOCAL PLANNING AUTHORITY:

Mr R warren	Of counsel
He called	
Ms A Odell BA Mphil MRTPI	Area Planning Officer Wokingham District Council (WDC)
Ms C Brimble BA(Hons) DipLA MLI	Landscape Architect, WDC

INTERESTED PERSONS:

Ms S Finn	Headmistress, Lambs Lane Primary School
Mr J Clark	Reglow Villa Old Basingstoke Rd Spencers Wood Reading RG7 1AP
Cllr M Bryant	District cllr, WDC
Cllr D Bulcock	Chairman, Shinfield Parish Council
Mr R Waite	Member Shinfield Parish Council

DOCUMENTS

Document	1	List of persons present at the inquiry –day 1 and day 2
Document	2	Letter of notification of inquiry and circulation list
Document	3	Bundle of letters in support of development from local residents and Parish council and Head of Lambs Lane Primary School and petition
Document	4	Summary, proof and appendices for Mr Bradbeer
Document	5	Summary, proof and appendices of Mr Withycombe
Document	6	Summary, proof and appendices of Ms Odell
Document	7	Proof (with corrected page) and photographs of Ms Brimble
Document	8	Statement from Cllr Bulcock
Document	9	Agreed summary of heights and levels information
Document	10	Letter from Scottish Courage Brewing Ltd of 6 6 00
Document	11	Letter from Campsie of 5 6 00
Document	12	Suggested conditions, put in by WDC
Document	13	Unilateral Undertaking by Meakins Transport Ltd
Document	14	Opening Statement for appellant

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7925
CASE OFFICER: Kerrin Lithgow

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

Application Number : F/2002/7925	**Map No :** 71
Case Officer : KL	**Site Area :** 0·62
Valid Date : 1·11·02	**Received Date: 01/11/2002**

Level : Delegated Application

Description : Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

Location : ~~Land At Barge Lane &,~~ Swallowfield Service Station. **Swallowfield By Pass, Swallowfield, Reading.**

Parish : SH **Ward : SHI** 13·11·02 B

Applicant : GE Capital TLS Ltd C/O Stephen Buxton And Associates.

Fee Required: £220 **Fee Received: £220** (8)

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			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

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)

●

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

(Environment Agency) Vehicle park (Drain on site + Groundwater Protection Zone)

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

Green Gap & Wedges
Rural Area
Countryside

NEIGHBOURS

S/N + See map
+ attached lists of names & addresses

No pre-apps

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name and address
99/69997/F	R L Vaughan The Shieling Lambs Lane Spencers Wood Reading RG7 1JB
99/69997/F	R J Gurr 285 Hyde End road Spencers Wood Reading RG7 1DB
99/69997/F	Mr. & Mrs. G.F. Winter 'Bel Air' Lambs Lane Spencers Wood Reading Berks. RG7 1JB
99/69997/F	Mr & Mrs Joyce 2 Woodcock Court Three Mile Cross Reading RG7 1BZ
99/69997/F	Mrs D Templeton Kingsbridge Lambs Lane Swallowfield Berks RG7 1JE
99/69997/F	Mrs K Mitchell Chestnuts Swallowfield Street Swallowfield Berks RG7 1QX
99/69997/F	Alan Buckley 1 Montgomery Drive Spencers Wood Berks RG7 1BQ

APP REFUSED
LETTER SENT
08/09/99

WOKINGHAM UNITARY
Aiming for Excellence

applicationno	Name and address
98/68163/F	J M Heggadon The Old Vicarage Grazeley Berks RG7 1LD
98/68163/F	P J Beales 2 Paddock Corner Basingstoke Rd Spencers Wood RG7 1PR
98/68163/F	A B Towers 10 Portway Riseley Reading Rg7 15Q
98/68163/F	Doubles Garage Spencers Wood Reading Berks RG7 1AF
98/68163/F	V Meakin Springfields Trower Lane Swallowfield Reading RG7 1RN
98/68163/F	Alan Buckley 1 Montgomery Drive Spencers Wood Berks RG7 1BQ
98/68163/F	Mr & Mrs Cordey Bicton Villa Basingstoke Rd Spencers Wood Reading RG7 1PH
98/68163/F	Mrs J Allen 24 Morpeth Close Reading RG2 7UH
98/68163/F	M Harris Springfields Trowes Lane Swalloefield Reading Rg7 1RN
98/68163/F	K A Godward Hoolyville Croft Rd Spencers Wood Reading Berks Rg7 1DR
98/68163/F	Mrs R Lloyd 57 Larchside Close Spencers Wood Reading Rg7 1DS
98/68163/F	R J Gurr

WOKINGHAM UNITARY
Aiming for Excellence

applicationno	Name and address
	285 Hyde End Rd Spencers Wood Reading RG7 1DB
98/68163/F	M Dance 1 Hawthorne Cottages Pump Lane Grazeley RG7 1JX
98/68163/F	CN Small Engines Basingstoke Rd Three Mile Cross Reading RG7 1AT
98/68163/F	MR G Sherriff Marwell Basingstoke Rd Three Mile Cross Reading Berks RG7 1AX
98/68163/F	H Boyed 2 Blythburgh 54 Watmore Lane Winnersh Nr Wokingham Berks RG41 5JT
98/68163/F	W Harriott Balmoral Grazeley Reading Berks
98/68163/F	SAW Dance Highbrook Lambwood Hill Grazeley Reading RG7 1JN
98/68163/F	Mr & Mrs G F Winter Bel daire Lambs Lane Spencers Wood Reading Berks RG7 1JB
98/68163/F	Mr & Mrs P Maskell 'Braemar' Lambs Lane Spencers Wood Reading RG7 1JB
98/68163/F	R L Vaughan A J Knowler The Shieling Lambs Lane Spencers Wood Reading RG7 1JB

APP REFUSED
LETTER SENT

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

Tel: (0118) 974 6441

Date: 13 November 2002

My ref: F/2002/7925

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2002/7925
Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.
Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

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 **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7925**
Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.
Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.
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 A Pollock

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

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

Tel: (0118) 974 6441

Date: 13 November 2002

My ref: F/2002/7925

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2002/7925
Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.
Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

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 **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7925**
Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.
Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.
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 B Patman

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

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

Tel: (0118) 974 6441

Date: 13 November 2002

My ref: F/2002/7925

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

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Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor M Bryant

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Received by Wokingham District Council

Application No: F/2002/7925

Proposal:
Proposed change of use of land to B8 storage and sui generis use in connection with hire of motor vehicles.

Location:
Swallowfield Service Station, Swallowfield By Pass, Swallowfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/7925 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/12/2002. 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

13 November 2002

Stephen D Buxton & Associates

Chartered Building Surveyors

Reedham House
31 King Street West
Manchester M3 2PN

Tel: 0161 839 1866
Fax: 0161 839 1899
e-mail: sdba@btclick.com

NRL/AJ/1809

31 October 2002

7725

01 NOV 2002

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

Dear Sir

Site at A33 Swallowfield By-Pass, Reading

On behalf of our client, GE Capital TLS Ltd, we hereby apply for planning permission for Change of Use of the above site, and for this purpose enclose the following documentation:-

1 Completed application forms and Notice under Section 66.

2 Our cheque in the sum of £220.

3 Six sets of drawings 101/02D and 1809/1.

We trust the above is all in order, but if you have any queries please do not hesitate to ask.

Yours faithfully

Nicholas R Lean
Stephen D Buxton & Associates

Enc

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY 01/NOV/02 7925

01 NOV 2002

1.	**APPLICANT'S NAME**	GE CAPITAL TLS LTD
	ADDRESS	ORBIT HOUSE, ECCLES MANCHESTER
	POST CODE	M30 0BL **PHONE** 0161 778 4000
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	STEPHEN BUXTON & ASSOC
	ADDRESS	REEDHAM HOUSE, 31 KING ST WEST MANCHESTER
	POST CODE	M3 2PN **PHONE** 0161 839 1866
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**	SITE AT A33 SWALLOWFIELD BY-PASS, READING.
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 B8 & 'SUI GENERIS' USE IN CONNECTION WITH HIRE OF MOTOR VEHICLES.
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0·45 (APPROX)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	PROSPECTIVE LESSEE.
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	DRWGS 101/02 (D) & 1801-01

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

CHANGE OF USE	[x]	**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	[x]		
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

UNDERGOING DEVELOPMENT

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 REFER TO PREVIOUS APPLICATIONS FOR DEVELOPMENT

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?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: N/A

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

N/A

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

N/A

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

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

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

* STATE No. OF HABITABLE ROOMS

~~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.

£ 220.00

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 S Dunford ON BEHALF OF GE CAPITAL TLS LTD DATE 31/10/02

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	NIL		NIL	NIL
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify 'SUI GENERIS'	NIL		NIL	NIL
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	N/A
Proposed		

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.

STORAGE, WASHING, VALETING & FUELING OF MOTOR HIRE CARS & VANS.

POWERWASHING FACILITIES

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

GE CAPITAL TLS LTD, ORBIT HOUSE ECCLES, MANCHESTER.

No

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
NIL	Approx 6	Approx 6	Approx 12

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/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of GE CAPITAL TLS LTD

Date 31/10/2002

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

1789/b

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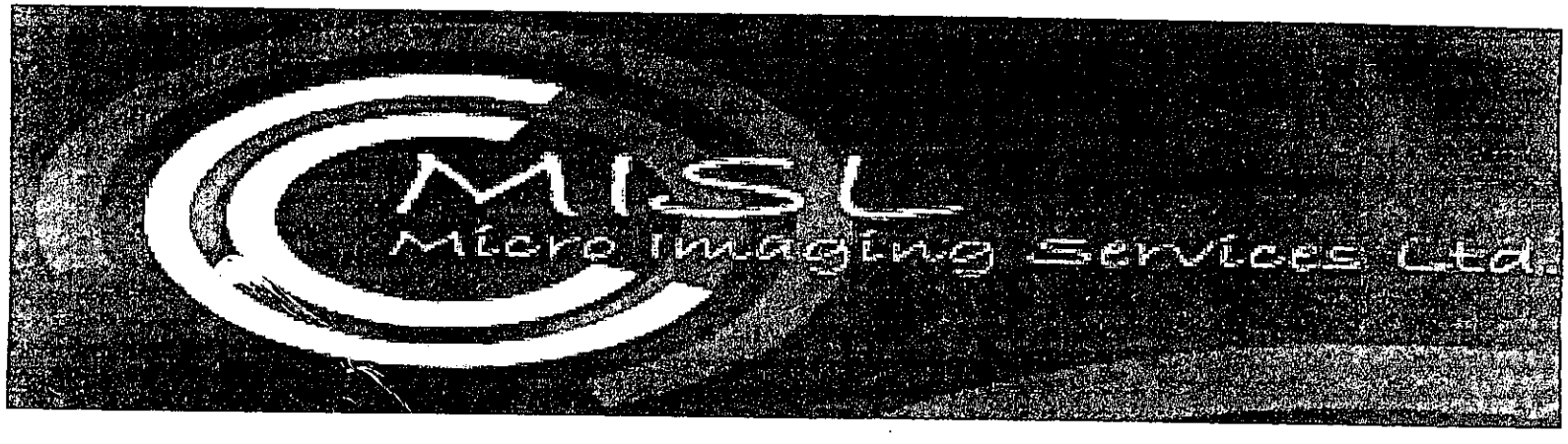
On behalf of GE CAPITAL TLS LTD

Date . . 31/10/2002 . . . . . .

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(1) REPSOL

ADDRESS WOODCOCK LANE / A33 BYPASS PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32724	SHELL	C/L. SERVICE ST. / CATERING / PARKING	16.3.89	REF
35075	" Mc's D.	"	15.2.90	REF
39064	SCOTFIELD LTD. "	ROADSIDE FACILITY	5.4.92	REF
39363	" "	(35025) APPR. RM.	17.92	CIA
FP92/0569	"	REDEV. OF SERVICE FILLING STATION	24.7.92	C/APP
40387	" "	FASCIA SIGN	12.2.93	CIA
		OTHER SIGNS	12.2.93	REF
40797	" "	REV. 39363 (+ PLANTING)	30.4.93	CIA
40798	" "	ILL. + NON. ILL. SIGNS	5.5.93	CIA
40895	" "	RESTAURANT / STORAGE / PARKING	3.6.93	CIA
42952	DINER EXPRESS "	" + DRIVE THROUGH	22.9.94	CIA

MINISTRY DECISION 35075 - APPEAL GRANTED - 29.6.90

SPECIAL ORDERS TPO 608/93

1933

(2) REPSOL

ADDRESS WOODCOCK LANE / A33 PARISH SHINFIELD

PLOT No. ORD. SHEET No. 78/86

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64121/F	APPLAC MEAKINS TRANSPORT LTD.	STORAGE + DISTR. FACILITY	24.10.96	REF
FP97/6305	MEAKINS LTD.	F/St. RESTAURANT	22.5.97	C/APP
98/67024/A	M's Diner	Erect Free Standing Sign	31.3.98	CI
98/68165/A	"	ILL. SIGN	15.10.98	REF
98/68163/F	MEAKINS TRANSPORT	BUILDING FOR B8 (STORAGE + DISTRIBUTION)	14.1.99	REF
			2.9.99	REF
99/69997/F	"	"	24/7/00 Appeal	ALLOWED
F/2002/7925	GE Capital TLS Ltd.	c/u/d of land to B8		

MINISTRY DECISION 96/64121/F - APPEAL DISMISSED - 17.9.97

SPECIAL ORDERS 99/69997 - APPEAL ALLOWED - 24/7/00