APPLICATION NO:
F/2001/4018

LOCATION:
11a Market Place, Wokingham.

APPLICANT:
Specsavers C/O Europa Shopfitting

PROPOSAL:
Proposed installation of new shopfront (Retrospective).

EARLIEST DATE FOR DECISION: **15/06/2001**

APPLICATION WILL HAVE EXPIRED ON:
12/07/2001

CASE OFFICER: **Emy Circuit**

APPROVED

D1 438

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Specsavers
C/O Europa Shopfitting
3 Maxted Road
Hemel Hempstead
Herts
HP2 7DX

Application Number: F/2001/4018

Parish:	**WOKINGHAM**
Location:	**11A, Market Place, Wokingham.**
Proposal:	**Proposed installation of new shopfront (Retrospective).**

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.

Informative
1. Recessed doorways can provide a security risk. Planning permission would be required for later addition of a security grille and this would be unlikely to receive favourable consideration.

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 Policy EN1.
South East Area Local Plan Policies STV1, SBE1, SBE2, SBE11, SBE14 and SBE15.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WBE1, WBE15, WBE17 and WHE5.

John Mitchell
Development Control Manager
Date: 13/07/2001

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

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

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

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

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

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

PURCHASE NOTICES

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

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

COMPENSATION

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

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/4018

Applicant : Specsavers C/O Europa Shopfitting.

Location : 11a, Market Place, , Wokingham.
Proposal : Proposed installation of new shopfront (Retrospective).

Green S/N

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 12 June 2001

Date Registered : 17/05/2001

Earliest Date for Decision : 15/06/2001

Latest Consultation Date/Site Notice Expiry Date : 15/06/2001

This application will have expired on: 12/07/2001. 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 :

Highways- no objection

Conservation – sensitive location in C.A, simple solution / request photos / material details / recessed entrance doors could be a security risk + grille should be resisted.

Planning Issues :

Town Centre Conservation Area . .

F/2001/4018
11a Market Place, Wokingham

History: 11a Market Place is an older building, located in the town centre conservation area but is not listed. There have been a number of previous consents for replacement shopfronts and advertisements on the site. An application for new signage (A/2001/3802) has recently been approved – this was installed at the same time as the shopfront, prior to determination of the application for advertisement consent.

Appraisal: This is a retrospective application. The shopfront is constructed from white, powder coated aluminium and has a simple, unobtrusive design, very similar to the previous shopfront. Therefore, the replacement shopfront is considered acceptable, although it bears little relationship with the upper floors of the building.

Recommendation approval

Application Number F/2001/4018
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
Informative			Recessed doorways can provide a security risk – planning permission would be required for later addition of a security grille and this would be unlikely to receive favourable consideration.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: /
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1, SBE1, SBE2, SBE11, SBE14, SBE15
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WOS10, WBE1, WBE15,
GREEN BELT LOCAL PLAN POLICIES: / WBE17, WHE5
BERKSHIRE STRUCTURE PLAN POLICIES: EN1
MINERALS LOCAL PLAN POLICIES: /

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

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: 11a Market Place
Wokingham.

APPLICATION NUMBER: F/2001/4018

OFFICER: Emy Circuit

DATE OF SITE VISIT: 12 June 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? green c/N in window

2. DESCRIPTION OF SURROUNDINGS

Town centre L.C.A – terrace of 2/3 storey buildings, mainly old + many listed - many modern shopfronts.

3. DESCRIPTION OF SITE/BUILDING

3 storey, residential at 1st floor.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

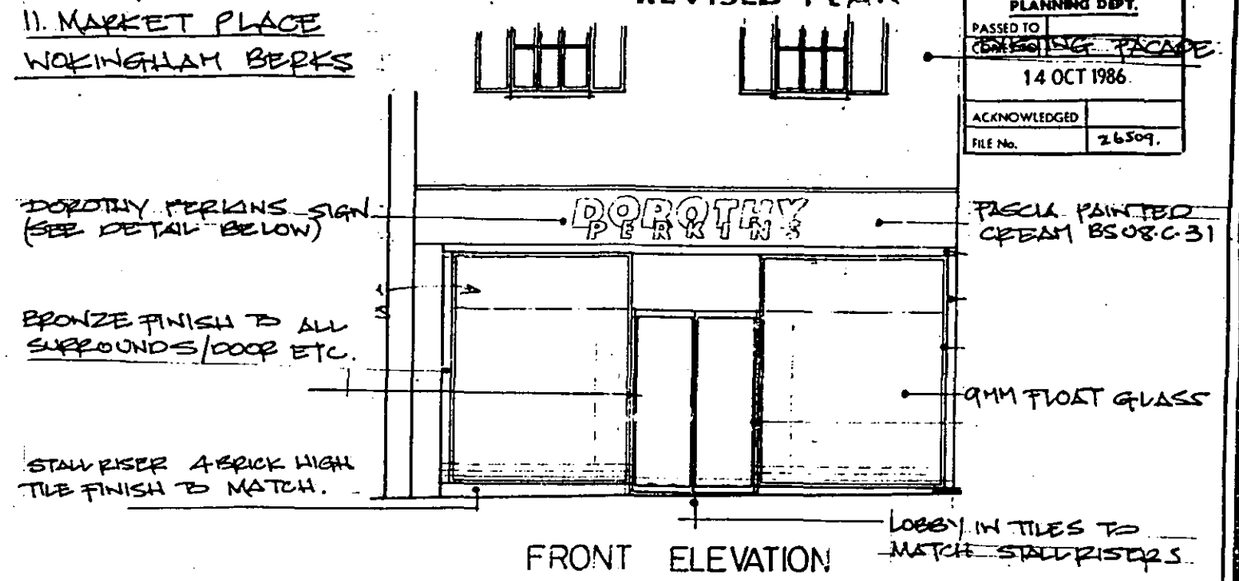
BOUNDARY TREATMENT

OTHERS

DOROTHY PERKINS
11. MARKET PLACE
WOKINGHAM BERKS

REVISED PLAN

PLANNING DEPT.	
PASSED TO	
[illegible]	[illegible] PACADE
14 OCT 1986	
ACKNOWLEDGED	
FILE No.	26509.



FRONT ELEVATION

(GREEN HIGHLIGHTS HERE ONLY)

'DOROTHY' PINK LETTERS

'PERKINS' WHITE LETTERS

DOROTHY PERKINS

43149

DESCALED STAINLESS STEEL SIGNCASE WITH
'FOLDED IN' ALUMINIUM FACE PANELS.
STOVE ENAMELLED WHITE INSIDE.
BLUE 744 EGGSHELL OUTSIDE.
PANELS ROUTER CUT + FITTED WITH TEXT AS DETAILED.

43149

14 JUL 1994

'LARGE ASTERISK'

3MM 4465 RED BACKING
SUPERIMPOSED WITH
18 MM SATIN EDGED CLEAR

'd'

3MM 133 CREAM BACKING
SUPERIMPOSED WITH
2MM CLEAR

'P'

3MM 040 OPAL BACKING
SUPERIMPOSED WITH
2MM CLEAR

'SMALL ASTERISK'

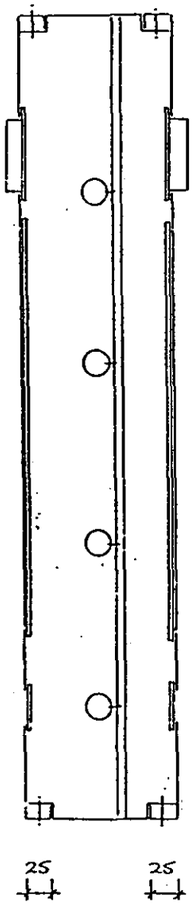
BACKED WITH 4465 RED

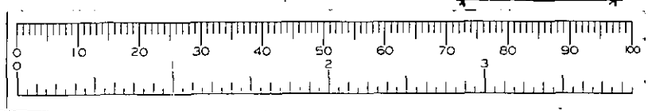
'DOROTHY'

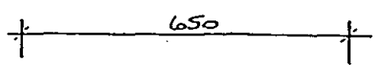
BACKED WITH 3MM 133 CREAM

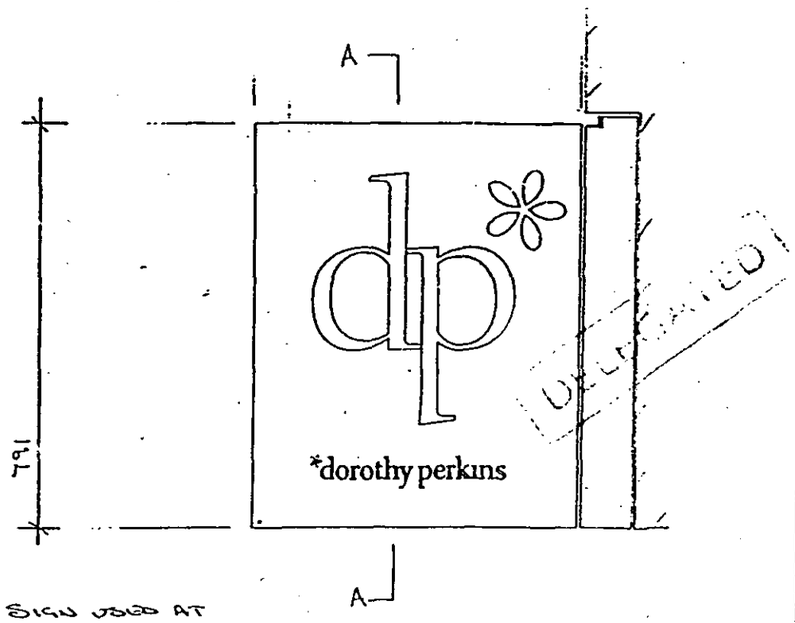
'PERKINS'

BACKED WITH 3MM 040 OPAL









NOTE:- DETAILS SHOWN ARE FOR SIGN USED AT CHEMPSIDE.

BLAZE NEON LTD Patricia Way, Pysons Road, Broadstairs, Kent CT10 2XZ. Tel: Thanet (0843) 601075 Fax: (0843) 867924	Job Title Dorothy Perkins Standard detail for Projecting Sign	Sheet No.	Scale @ A3 1:5 1:10	Date 28-6-94.	Drawn By BW
		Drawing No. 19437/1	Revisions		

'Asterisk'

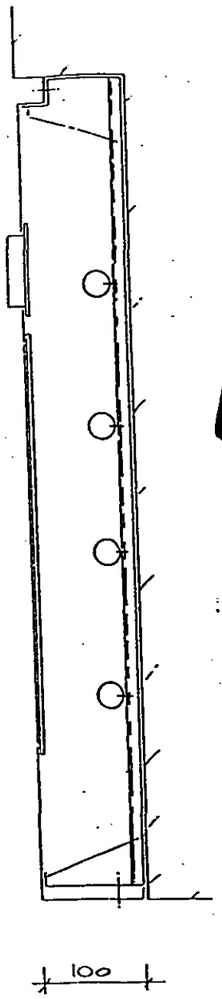
3mm 4465 RED BACKING
SLIMPOSED WITH
18mm SATIN EDGED CLEAR

'dorothy'

3mm 133 CREAM BACKING
SLIMPOSED WITH
2mm CLEAR

'perkins'

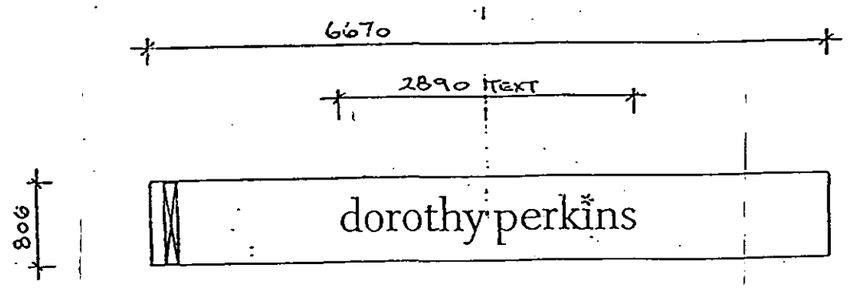
3mm 040 OPAL BACKING
SLIMPOSED WITH
2mm CLEAR



DESCALED STAINLESS STEEL SIGNCASE WITH
ALUMINIUM FACE PANEL.
STOVE ENAMELLED WHITE INSIDE.
BLUE 744 EGGSHELL OUTSIDE.
PANEL ROUTER CUT & FITTED WITH TEXT AS DETAILED.

43149

43149



NOTE:- DETAILS SHOWN ARE FOR SIGN USED AT CHEAPSIDE.

BLAZE NEON LTD
Patricia Way, Pysons Road, Broadstairs, Kent CT10 2XZ.
Tel: Thanet (0843) 601075 Fax: (0843) 867924

Job Title: Dorothy Perkins Standard Detail for Fascia Sign	Sheet No.	Scale @ A3: 1:5 1:50	Date: 29-6-94
	Drawing No.: 19437/2	Revisions	Drawn By: BW

Tel: (0118) 974 6479

Date: 2 July

My ref: F/2001/4018

CONFIDENTIAL

Councillor King
C/O Wokingham District Council

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

Dear Councillor

Application Number: F/2001/4018
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4018**
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor King

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

John Mitchell

Tel: (0118) 974 6479

Date: 27/6/01

My ref: F/2001/4018

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

CONFIDENTIAL

Councillor C ~~Hudson~~
4 ~~Sapphire~~ Close
Wokingham
~~RG41~~ 3DU

Cllr King
c/o WBC

Dear Councillor

Application Number: F/2001/4018
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4018**
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C Hudson

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

POL	
DC	
APP	
CS	
29 JUN 2001	
COPIES TO:	ACK:
	FILE:

Tel: (0118) 974 6479

Date: 27/6/01

My ref: F/2001/4018

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

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2001/4018
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4018**
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Marinos

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

Tel: (0118) 974 6479

Date: 27/6/01

My ref: F/2001/4018

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2001/4018
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4018**
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel: (0118) 974 6479

Date: 27/6/01

My ref: F/2001/4018

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2001/4018
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 9 July 2001

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/4018**
11a, Market Place, , Wokingham.
Proposed installation of new shopfront (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor C Hudson

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

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 23 May 2001 24 MAY 2001

Application Number: F/2001/4018

Proposal: Proposed installation of new shopfront (Retrospective)..

Site Address:
11a, Market Place, , Wokingham.

Applicant:
Specsavers C/O Europa Shopfitting.

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

---

1. 11a IS NOT A LISTED BUILDING BUT IN THE TOWN SQUARE AND CONSERVATION AREA. THE LOCATION IS THEREFORE VISUALLY VERY SENSITIVE. THIS MAY BE A SIMPLE SOLUTION AND APPEARS UNCLUTTERED BUT IS ANOTHER EXAMPLE WHERE NEW PLANNING GUIDELINES WOULD BE HELPFUL TO INFLUENCE DESIGN.

2. PHOTOGRAPHS SHOULD BE REQUESTED TO SUPPORT THE APPLICATION + MATERIAL DETAILS.

3. I GUESS THE LIGHTING OF SHOPFRONT SIGNS ARE PART OF THE ADVERTISEMENT APPLICATION PLUS PROJECTING SIGNS.

4 THE RECESSED ENTRANCE DOORS COULD PROVIDE A SECURITY RISK, PARTICULARLY AT NIGHT. ANY PROPOSAL TO ADD A GRILLE SHOULD BE RESISTED.

Harold Sanders

05.06.01.

[redacted]WAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 23 May 2001

Application Number: F/2001/4018

Proposal: Proposed installation of new shopfront (Retrospective).

Parish: WOKINGHAM TOWN

Site Address:
11a, Market Place, , Wokingham.

Applicant:
Specsavers C/O Europa Shopfitting.

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).

Signed: _____ **Print name:** Adam Coggins

24/05/01

Received by Wokingham District Council

Application No: F/2001/4018

Proposal:
Proposed installation of new shopfront (Retrospective).

Location:
11a, Market Place, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/06/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

23 May 2001

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2001/4018

Proposal:
Proposed installation of new shopfront (Retrospective).

Location:
11a Market Place Wokingham

This application is being advertised in the Wokingham Times newspaper on the 30/05/2001 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **20/06/2001**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 30/05/2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~19 APR 2001~~ Valid 17 MAY 2001

Officer: EXC | Application No. F/2001/4018

Map No. 25B Site ...Q.02....

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED INSTALLATION OF NEW SHOPFRONT (RETROSPECTIVE)

Location: 11A MARKET PLACE

Parish: WOKINGHAM Ward: Evendons 23.5.01

Applicant: SPECSAVERS

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

(3)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	NONE.	faxed 1/5	✓ 17/5
5	Elevation plans		phoned 15/5	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

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

Date Site Notice Sent : 23.5.01 B

Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

..... site notice & see map for neighbour notices, also notify site address .....
.....
.....
.....
.....
.....
.....
.....
.....



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

23 April 2001

Scale: 1 : 1250

N W E S

EUROPA SHOPFITTINGS

· E · U · R · O · P · A ·

· SHOP & OFFICE FITTING ·

17 MAY 2001 * 4018

3, Maxted Road, Hemel Hempstead, Hertfordshire, HP2 7DX Tel: 01442 213412 Fax: 01442 67672

FACSIMILE TRANSMISSION

To:	Mrs Hurst
Company:	Planning
Phone:	
Fax:	0118 974 6484
From:	**Jeff Burtt**
Company:	**Europa Shopfitting**
Phone:	**01442 213412 / 07970 128404**
E-Mail	*jeff.burtt@europa-shopfitting.co.uk*
Fax:	**01442 267672**
Date:	**16 May 2001**
Pages inc.this page:	4

Re: Specsavers Wokingham

Please find attached section 66 certificate, appoligies for the delay.

Regards

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 : EUROPA SHOPFITTINGS

Date 16.5.01

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

EUROPA SHOPFITTINGS
WDC PLAN&TRANSPORT

1769/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
SPECSAVERS OPTICIANS	GROUP CONTRACTS OFFICE 40 LONG WIRE STREET COLCHESTER CO1 1LJ	17/4/1

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

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 17 MAY 2001 * 4018

1.	APPLICANT'S NAME	SPECSAVERS
	ADDRESS	GROUP CONTRACTS OFFICE
		40 LONG WYRE STREET
	POST CODE	CO1 1LJ PHONE 01206 710812
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	EUROPA SHOPFITTING
	ADDRESS	3 MAXTED ROAD
		HEMEL HEMPSTEAD
	POST CODE	HP2 7DX PHONE 01442 213412
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	11A MARKET PLACE
		WOKINGHAM RG40 1AL
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		NEW SHOPFRONT.
5. Give the area in hectares or part of a hectare	AREA OF SITE	\
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	PROPOSED & EXISTING 203746-02/A x6
		SITE LOCATION x6.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

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

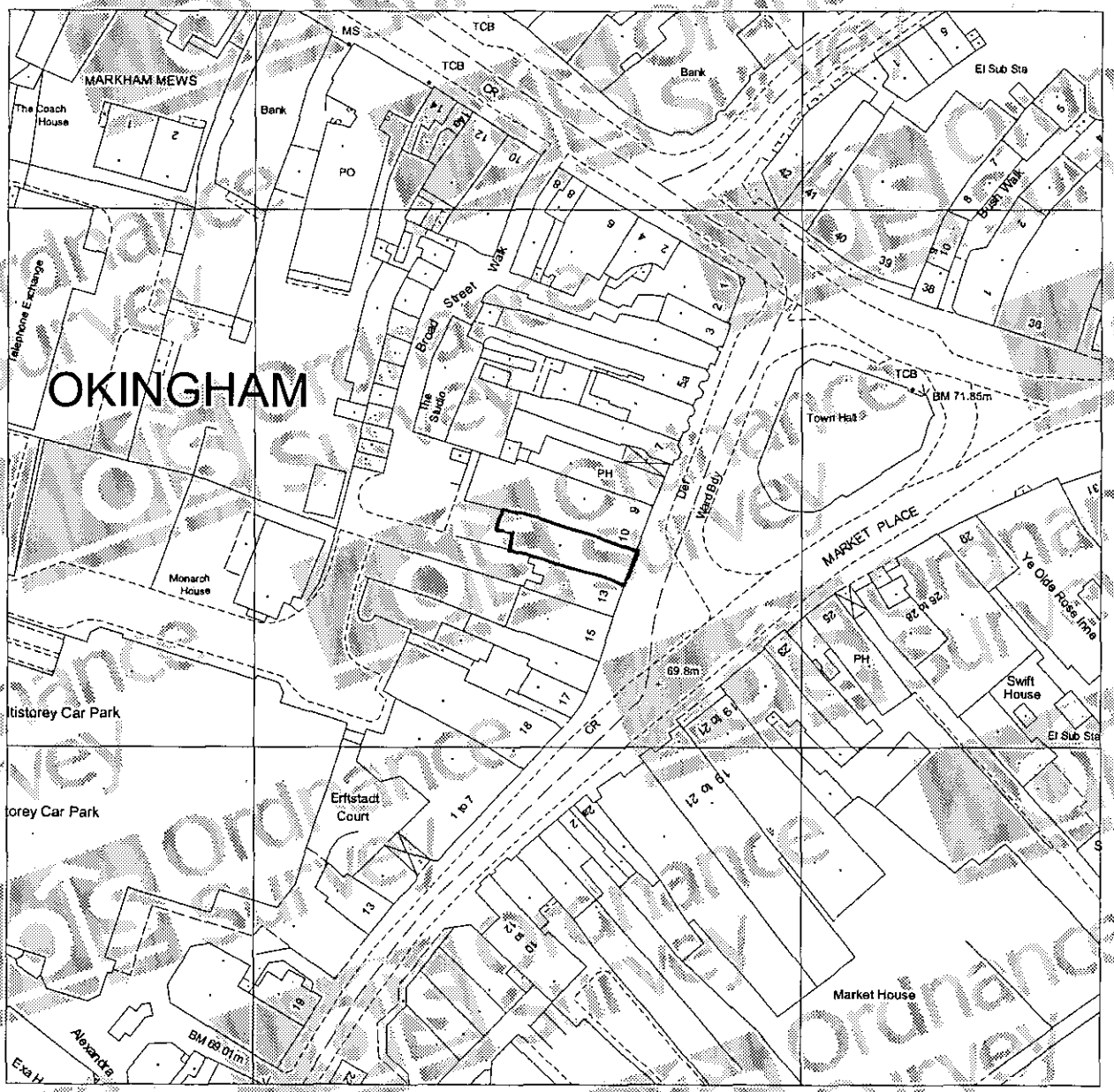
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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

Ordnance Survey®

Siteplan™

17 MAY 2001

1:1250 Scale



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20 0 20 40 60 80

Metres

11a MARKET PLACE
WOKINGHAM
RG40 1AL
REF: 8008/53352

Centre coordinates: 481155mE 168537mN

National Grid sheet reference at centre of this Siteplan: SU8168NW.

Supplied by: National Map Centre Tel 020 7222 2466
Serial Number: 670261

Ordnance Survey

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KALAMAZOO 03776923 v

Ordnance Survey

Siteplan

Symbols and depiction

Boundary Information

County/Region Island Boundary	
District/London Borough Boundary	
Parish/Community Boundary	
Electoral Division/Ward Boundary	
Parliamentary Constituency or Euro Const Boundary	
Boundary Mereing Change Symbol	
Boundary Post, Boundary Stone (BP, BS)	

Vegetation

Non-Coniferous Trees	Nc
Non-Coniferous Trees (Scattered)	Nc (scat)
Non-Coniferous Trees (Positioned)	
Coniferous Trees	C
Coniferous Trees (Scattered)	C (scat)
Coniferous Trees (Positioned)	
Orchard	Orch
Coppice/Osiers	Cop
Rough Grass	RG
Heath	Heath
Scrub	Sc
Saltings/Marsh/ Reeds	Marsh
Vegetation Limits	

Areas (Rural survey mapping only)

Areas Parcel No (published)	4226

Buildings

Roofed Structure/ Glasshouse	
Upper Level of Communication	UL

Others

Spot Height	
Bench Mark	
Triangulation Station	
Pylon/Flare Stack/ Lighting Tower	
Flow Arrow	
Mean High Water	
Mean Low Water	
General Detail	
Underground Detail	
Overhead Detail	
Tramway/ Narrow Gauge Railway	
Standard Gauge Railway	
Point Fixture (e.g. Letterbox)	
Water Feature	Pond
Water	Water
Archway	
Non-Roman Antiquity	

Ornament

Rock	Rock
Inland Rock (Scattered)	Rock (scat)
Shingle	Shingle
Mud	Mud
Inland Boulders	Bo
Inland Boulders (Scattered)	Bo(scat)
Coastal Boulders	Boulders
Sand	Sand
Slope	Slope
Coastal Slope	Coastal Slope
Cliff	Cliff
Scree	Scree

Common Abbreviations

Boundaries Information

ED Boundary.....Electoral Division
Ward Boundary.....Ward
Boro Const Bdy.....Constituency
Euro Const Bdy.....(County Borough or European)
Und.....Undefined
CB.....Centre of Bank
CD.....Centre of Ditch
CR.....Centre of Road
CS.....Centre of Stream
Def.....Defaced
FF.....Face of Fence
FW.....Face of Wall
SR.....Side of River
TB.....Top of Bank
TkH.....Track of Hedge
RH.....Root of Hedge

Other Information

Chy.....Chimney
El P.....Electricity Pillar or Pole
ETL.....Electricity Transmission Line
FB.....Foot bridge
FS.....Flagstaff
GP.....Guide Post
GVC.....Gas Valve Compound
LB.....Letter Box
Meml.....Memorial
MHW.....Mean High Water
MLW.....Mean Low Water
NTL.....Normal Tidal Limit
P.....Post or Pole
PC.....Public Convenience
PH.....Public House
PO.....Post Office
PW.....Place of Worship
TCB.....Telephone Call Box
Tk.....Tank or Track
(um).....Unmade
W.....Well

CHARTER MARK