APPLICATION NO

VAR/2002/7813

LOCATION:

Unit11 Station Industrial Estate, Oxford Road, Wokingham.

APPLICANT:

The Kitchen Co C/O Kerry Northfold

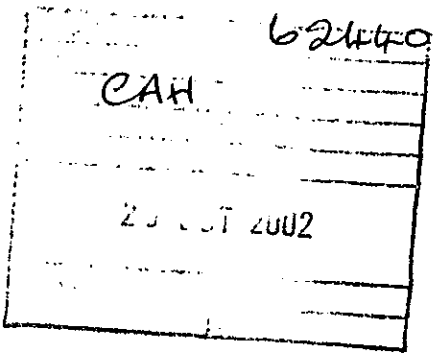
PROPOSAL:

Proposed variation to condition 3 of consent 39096 to allow an additional user in addition to Paul Spain Group.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON.

CASE OFFICER.



KN/dca/1127

22 October 2002

Carol Hurst
Planning Department
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
Berkshire RG40 1EN

7813 - NEW

Dear Ms Hurst,

PLANNING APPLICATION – 11 STATION INDUSTRIAL ESTATE, WOKINGHAM

Please accept this letter as confirmation of our client's withdrawal of the planning application for the relaxation of condition in relation to the planning consent at the above building.

Our client no longer wishes to pursue with the application and would be grateful if this could be withdrawn as soon as possible.

Kind regards.

Yours sincerely,

KERRY NORTHFOLD
Email: kerry.northfold@rogerschapman.co.uk

Rogers Chapman
Property Advisers

2 Milbanke Court
Milbanke Way
Bracknell
Berkshire RG12 1RP
Tel. +44 (0) 1344 869090
Fax +44 (0) 1344 869089
www.rogerschapman.co.uk

Heathrow
Grantley House
9 Park Lane
Cranford
Middlesex TW5 9RW
Tel. +44 (0) 20 8759 4141
Fax +44 (0) 20 8759 5367

London
34 Sackville Street
London W1S 3ED
Tel. +44 (0) 20 7287 0812
Fax +44 (0) 20 7439 1653

Dublin
54/56 Main Street
Swords
Co. Dublin
Ireland
Tel. + 353 (0) 1840 2531
Fax + 353 (0) 1840 2203

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Application Number : VAR/2002/7813	**Map No :**
Case Officer : EV.	**Site Area :**
Valid Date :	**Received Date: 17/10/2002**

Level : Delegated Application

Description : Proposed variation to condition 3 of consent 39096 to allow an additional user in addition to Paul Spain Group.

Location : Unit11, Station Industrial Estate, Oxford Road, , Wokingham.

Parish : WK Ward : EMM

Applicant : The Kitchen Co C/O Kerry Northfold.

Fee Required: £110 Fee Received: £110 (5)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Red line to incl. access + parking		
BLOCK PLANS			
FORMS UNSIGNED	Fill in part 2?		
S.66 MISSING/INCORRECT/ UNSIGNED	Not deleted or Signed.		
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Will it still be B8 storage use for new occupier? Any increase in parking requirements?		

WITHDRAWN SO ALL RETURNED + cheque. Letter 23/10/02

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

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N (at entrance to site from Oxford Rd)

+ see map

No pre-apps

Rogers Chapman

Property Advisers

2 Milbanke Court
Milbanke Way
Bracknell
Berkshire RG12 1RP
Tel. +44 (0) 1344 869090
Fax +44 (0) 1344 869089
www.rogerschapman.co.uk

Heathrow
Grantley House
9 Park Lane
Cranford
Middlesex TW5 9RW
Tel. +44 (0) 20 8759 4141
Fax +44 (0) 20 8759 5367

London
34 Sackville Street
London W1S 3ED
Tel. +44 (0) 20 7287 0812
Fax +44 (0) 20 7439 1653

Dublin
54/56 Main Street
Swords
Co. Dublin
Ireland
Tel. + 353 (0) 1840 2531
Fax + 353 (0) 1840 2203

KN/ast/1186

16 October 2002

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

17 OCT 2002

7813

Dear Sirs

PLANNING APPLICATION – 11 STATION INDUSTRIAL ESTATE, WOKINGHAM

Please find enclosed six copies of the Planning Application and plans in relation to a change in the allowance of the B8 use of the property.

Should any queries arise following this application please do not hesitate to contact me on the above number.

Kind Regards

Yours sincerely

KERRY NORTHFOLD
Email: kerry.northfold@rogerschapman.co.uk

Enc.

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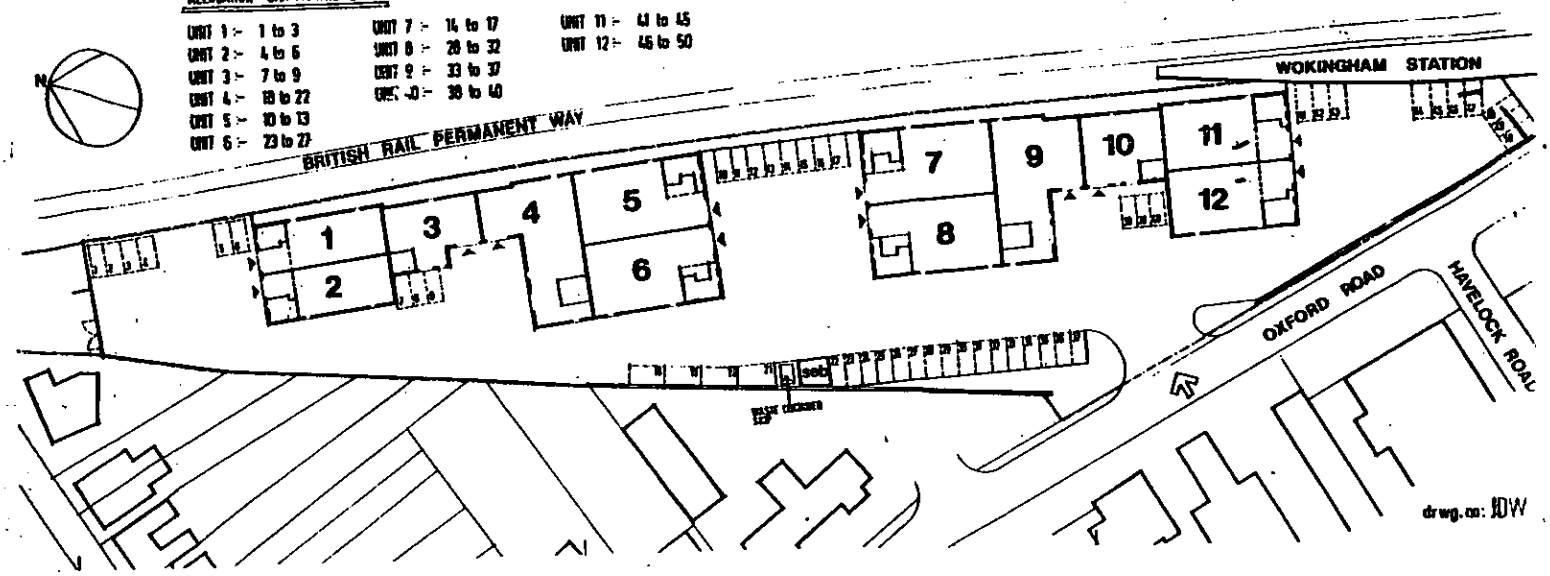
THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

STATION INDUSTRIAL ESTATE OXFORD RD

16268



@ STATION INDUSTRIAL ESTATE

ADDRESS WOKINGHAM RAILWAY STATION YARD PARISH WOKINGHAM

(STATION) OXFORD ROAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03822	TURRIFF PROPERTIES LTD	ANNEXE TO EXISTING PREMISES N. OF SITE	20 2 76	N/A Ref
04940	HIGTON & MORRIS	OPEN STORAGE SCRAP PURCHASE & DISPOSAL & CAR-PARKING - S. SIDE	5-8-76	N/A REF.
04992	MR. T. J. DIGBY	CAR PARK FOR 4 LORRIES IN GOODS YARD	5-8-76	N/A T.P. 31.7.77
06083	Humphries Exhaust centres LTD	change of use to exhaust fitting centre car park	12.5.77	N/A T.P. 31.5.80
063982	Mr A N Wood	laying out extended car park and access for lorries	7.7.77	N/A REFUSED & WITHDRAWN
06843	MR T J DIGBY	III, II, X with ancillary offices PERMISSION CONSENT 04992	7.7.77	N/A 31.7.78
06844	"	FUEL STORAGE TANKS		
06906	MR. A.N. WOOD	LIGHT INDUSTRIAL ETC	7.7.77	N/A LETTERS REC.
06944	Mr. T. J. Digby	600 sq. yd. Storage	25.8.77	N/A R.
06935	MR. J. WILSON	LIGHT IND. USES. ACCESS & OWN. WORK	27.10.77	Withdrawn
10592	MILLBUILD BLDG. LTD	RAILWAY GOODS YARD TO BUILDERS YARD	5.7.79	30681

DATE OF COMPLETION

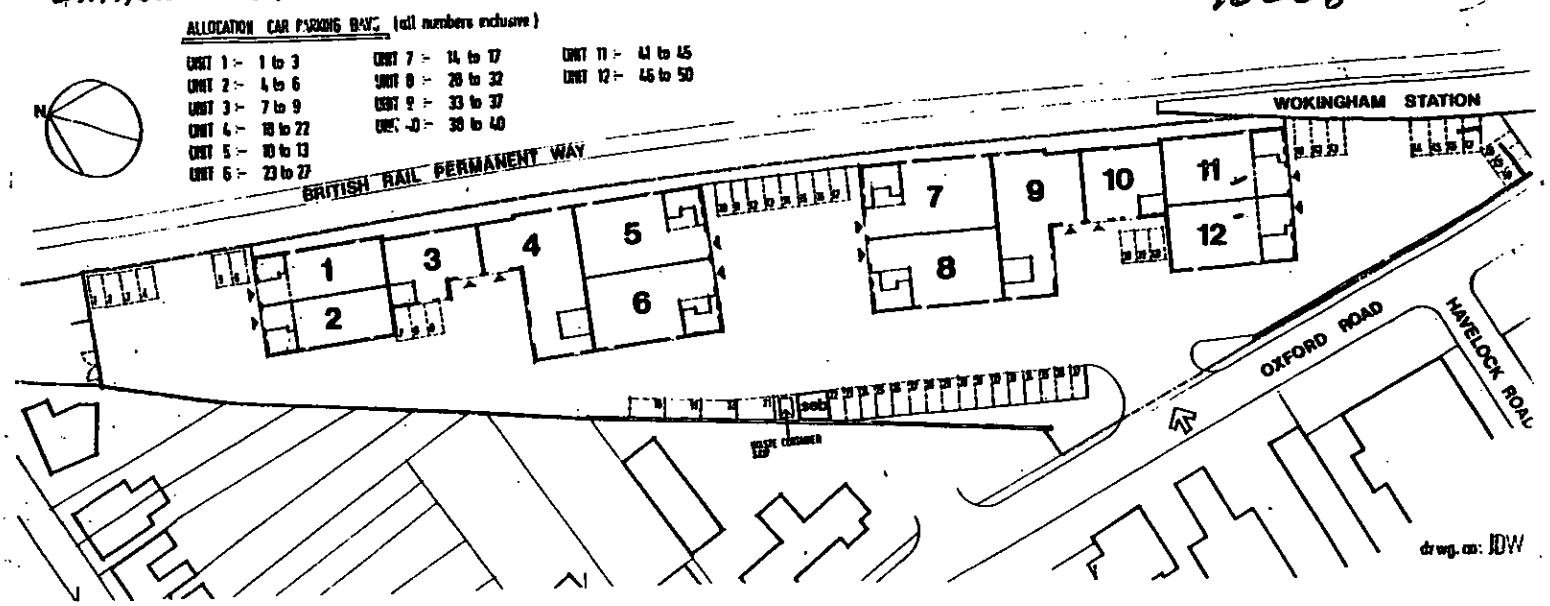
MINISTRY DECISION C6083 - APPEAL ALLOWED UNTIL 31.12.80 OR FINAL APPROVAL OF TOWN CENTRE PLAN - 21.12.77

SPECIAL ORDERS

DRAINAGE

091074

STATION INDUSTRIAL ESTATE OXFORD ROAD 16268



(a) STATION INDUSTRIAL ~~ESTATE~~

ADDRESS WOKINGHAM RAILWAY STATION YARD PARISH WOKINGHAM

PLOT No. (~~STATION~~) OXFORD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03822	TURRIER PROPERTIES LTD	MANUFACTURE OF GARDEN PRODUCTS N.E. SIDE	20 2 76	N/A Ref
04940	HIGTON & MORRIS	OPEN STORAGE SPENT MUSHROOM COMPOST & CAR-PARKING - S. SIDE	5-8-76	N/A REF.
04992	MR. T. J. DIGBY	CAR PARK FOR 4 LORRIES IN GOODS YARD	5-8-76	N/A T.P. 31.7.77
06[illegible]3	Humphries Exhaust centres LTD	change of use to exhaust fitting & offices & car park	12.5.77	N/A T.P. 31.5.80
06382	Mr A N Wood	laying out [illegible] with road frontage for [illegible] class	7.7.77	N/A REFUSED & WITHDRAWN
06543	MR. T. J. DIGBY	III, IV, X with ancillary offices RENEWAL CONSENT 04992	7.7.77	N/A T.P. 31.7.78
06544	"	FUEL STORAGE TANK		
06606	MR. A.N. WOOD	LIGHT INDUSTRIAL DEV	7.7.77	N/A LITHARGE KOL.
06544	Mr. T. J. Digby	600 gln. fuel storage tank at Domonde	25.8.77	N/A R.
06[illegible]33	MR. J. NILSON	LIGHT IND. BLDG. ADS & ON N. SIDE	27.10.77	[illegible]
10592	NILLBUILD BLDG. LTD	RAILWAY GOODS YARD TO BUILDERS YARD	5.7.79	30681

DATE OF COMPLETION

MINISTRY DECISION 06083 - APPEAL ALLOWED UNTIL 31.12.80 OR FINAL APPROVAL OF TOWN CENTRE PLAN - 21.12.77

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS STATION IND. ESTATE PARISH WOKINGHAM

PLOT No. OXFORD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
BRA 594	GIBBONS BUILT-IN FURNITURE	2/3	DOOR-LINK	9.5.86	APP N/A
BRA 747	MR M. BRYAN - SCOPE IND. LTD.	12	STEEL PLATFORM ETC.	20.5.86	APP N/A
BRA 930	SIMPSON SPRINGS & PRESSINGS	1/	HT. RAISED STORAGE PLATFORM	23.6.86	APP
BRA 3294	DATA PLASTICS	6	MEZZ. FLOOR	20.8.87	APP
BRA 3965	GIBBONS FURNITURE LTD.	1a2	INT. ALTS.	10.12.87	APP
BRA 4364	"	1	MEZZ. FLOOR	23.2.88	APP
BRA 4647	BULLMOOR WINDOWS		STORAGE PLATFORM	25.5.88	APP
BRA 8224	DMI PLASTICS LTD	5	MEZZ. FLOOR + OFFICES	17.1.90	Ref.
BRA 8472	"	6	" "	26.2.90	APP
BRA 8477	"	5	" "	26.2.90	APP
36851	LOADE DENTAL LAB.	10	REAR LOADING DOORS WITH WINDOWS	19.12.90	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

38109	L.S. Dunningham	5/6	2 new windows	17.9.91	CIA

(4) ADDRESS STATION IND. ESTATE PARISH WOKINGHAM

PLOT No. OXFORD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
BRA 10966	BULLENS LTD.		MEZZ FLOOR	25.11.91	APP
39096	L.S. DUNNINGHAM	11	APPL. COND. 3 ON 16268	27.3.92	CIA
FP/92/0787	CHAUNTRY DEV. FINANCE LTD	6	HT. TO HT. MEZZ. FLOOR INT ALTS	12.10.92	APP
43795	GIBBONS LTD	1a2	NEW WINDOW IN UNIT 2 + 2 NEW WINDOWS IN UNIT 1	10.2.95	CIA
FP95/3559	"	1a2	NEW WINDOWS	22.5.95	APP
FP97/6042	MR L. ORCHARD	8	GL. of 1ST FLOOR OFFICES	27.3.97	APP
DN98/0140	Chauntry Dev.	1a2	Demolition	5.8.98	APP
VAR/2002/7813	The Kitchen CO	11	Var to cond 3 of 39096 add user		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Enq. C/o/use - L.IND TO WAREHOUSE - 12.4.96

DRAINAGE P.D. Enq - Unit 5 - Warehousing, Assembly & Key Cutting - 16/10/00

091074

(3) ADDRESS STATION IND. ESTATE PARISH WOKINGHAM

PLOT No. OXFORD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
BRA 394	GIBBONS BUILT-IN FURNITURE	2/3	DOOR - LINK	9.5.86	APP N/A
BRA 747	MR. A. BRYAN - SCOPE IND. LTD.	12	STEEL PLATFORM ETC.	20.5.86	APP N/A
BRA 930	SIMPSON SPRINGS & PRESSINGS	11	MEZZ. RAISED STORAGE PLATFORM	23.6.86	APP
BRA 3294	DATA PLASTICS	6	MEZZ. FLOOR	20.8.87	APP
BRA 3965	GIBBONS FURNITURE LTD.	1&2	INT. ALTS.	10.12.87	APP
BRA 4364	"	1	MEZZ. FLOOR	23.2.88	APP
BRA 4647	BULLMOOR WINDOWS		STORAGE PLATFORM	25.5.88	APP
BRA 8224	DAI PLASTICS LTD	5	MEZZ. FLOOR + OFFICES	17.1.90	Ref.
BRA 8472	"	6	" "	26.2.90	APP
BRA 8477	"	5	" "	26.2.90	APP
36851	LOADE DENTAL LAB.	10	REAR LOADING DOORS WITH WINDOWS	19.12.90	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

38109	L.S. Dunningham	5/6	2 new windows	17.9.91	CIA

(4) ADDRESS STATION IND. ESTATE PARISH WOKINGHAM

PLOT No. OXFORD ROAD ORD. SHEET No.

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
BRA 10966	BULLENS LTD.		MEZZ. FLOOR	25.11.91	APP
39096	L.S. DUNNINGHAM	11	PART COND. 3 ON 16268	27.3.92	CIA
FP/92/0787	CHAUNTRY DEV. FINANCE LTD	6	ALT. TO ALT. MEZZ. FLOOR INT ALTS	12.10.92	APP
43795	GIBBONS LTD	1&2	NEW WINDOW IN UNIT 2 & 2 NEW WINDOWS IN UNIT 1	10.2.95	CIA
FP95/3559	"	1&2	NEW WINDOWS	22.5.95	APP
FP97/6042	MR L. ORCHARD	8	GL. OF 1ST FLOOR OFFICES	27.3.97	APP
DN98/0140	Chauntry Dev.	1&2	Demolition	5.8.98	APP
VAR/2002/7813	The Kitchen CO	11	Var to cond 3 of 39096 add user		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS P.D. Eng. C/o/use - L. IND TO WAREHOUSE - 12.4.96

DRAINAGE P.D. Eng - Unit 5 - Warehousing, Assembly & Key Cutting - 16/10/00

091074

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 OCT 2002

1.	APPLICANT'S NAME	THE KITCHEN COMPANY
	ADDRESS	252 HIGH ST CROWTHORNE
	POST CODE	RG45 7AP PHONE 01344 779770
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Kerry NORTHFOLD, ROGERS CHAPMAN
	ADDRESS	2 MILBANKE WAY, BRACKNELL
	POST CODE	RG12 1RP PHONE 01344 869090
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	11, Station Industrial Estate Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Relaxation of B8 use to allow further permitted user in addition to Paul Spain Group PLC
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	Prospective sub-tenant.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	as PLAN

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: 39096 Conditions to be relaxed: NO. 3

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.

B8

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.

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.

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

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

ACCESS GAINED FROM OXFORD RD

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£110.00

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

SIGNED [signature] ON BEHALF OF ROGERS CHAPMAN DATE 16/10/02

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				
B8?	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	202.80			
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
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.

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

THE KITCHEN COMPANY
252, HIGH ST, CROWTHORNE
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

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.'

WORK SHEET FOR :

Application Number : VAR/2002/7813

Applicant : The Kitchen Co C/O Kerry Northfold.

Location : Unit11, Station Industrial Estate, Oxford Road, , Wokingham.

Proposal : Proposed variation to condition 3 of consent 39096 to allow an additional user in addition to Paul Spain Group.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered :

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: . 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 :

Application Number: VAR/2002/7813

Appraisal :

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

Application Number VAR/2002/7813
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Unit11 Station Industrial Estate, Oxford Road Wokingham.

APPLICATION NUMBER: VAR/2002/7813

OFFICER:

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: VAR/2002/7813
CASE OFFICER:

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **VAR/2002/7813**
CASE OFFICER:
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				