APPLICATION NO:
F/2000/1084

LOCATION:
Broad Street Tavern 29 Broad Street, Wokingham.

APPLICANT:
Wadworth & Co Ltd C/O C Sault

PROPOSAL:
Proposed conversion of existing pergola to beer garden kiosk.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **22/05/2000**

CASE OFFICER: **Mrs B Polnik**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wadworth & Co Ltd
C/O C Sault
Cornek Cottage
Nursteed
Devizes
Wilts
SN6 3UE

Application Number: F/2000/1084

Parish: **WOKINGHAM**

Location: **Broad Street Tavern 29, Broad Street, Wokingham.**

Proposal: **Proposed conversion of existing pergola to beer garden kiosk.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised plans received by the Local Planning Authority on 02/08/00.

Condition
3. Prior to the commencement of the development further details of the colour of the kiosk and proposed floor level shall be submitted to and approved by the Local Planning Authority and these shall be carried out as approved.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Informative
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 EN4, EN5
South East Area Local Plan Policies SBE14, SBE15, SBE1/2
Deposit Draft Wokingham District Local Plan Policies WHE4, WHE11, WBE1

John Mitchell
Development Control Manager
Date: 21/08/2000

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.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1084

Applicant : Wadworth & Co Ltd C/O C Sault.

Location : Broad Street Tavern 29, Broad Street, , Wokingham.

Proposal : Proposed conversion of existing pergola to beer garden kiosk.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 10.5.00

Date Registered : 27/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 22/05/2000

Consultation Responses :

- Environmental Health: no objection
- Conservation Architect : proposal as originally submitted considered unacceptable. Following negotiations with Conservation Architect revised plan received 2.8.00. No further comment other than floor level and colour to be agreed.
- Town Council : no objection subject to Conservation Area Regulations.

Planning Issues :

Site located within conservation area and principal business area as defined by SEALP and within the retail centre in a secondary shopping frontage and conservation area as defined by WDLP.

PROPOSAL:

Revised plan received 2.8.00

Proposal is located within the curtilage of a grade II listed building. Existing pergola which is built on a plinth (20cm in height) adj. brick wall with Waitrose car park would be replaced by a more

solid structure to be used for serving and storing of drinks within the beer garden.

Application Number: F/2000/1084

Appraisal :

A. PRINCIPLE OF DEVELOPMENT

The principle of erecting a structure to be used as a beer Kiosk within the existing beer garden is considered acceptable as site is located within the Town Centre, predominantly characterised by commercial uses.

B. IMPACT ON CHARACTER OF LISTED BUILDING/CONSERVATION AREA

Policies SBE14/15 of SEALP; WHE4 and WHE11 of WDLP; and ENV4/ENV5 of BSP.

Proposal located within curtilage of a grade II listed building sited within a conservation area. There is already an existing pergola structure which would be replaced by current proposal. Design of Kiosk as originally submitted considered inappropriate. Revised proposal gives the appearance of a more lightweight structure which is considered acceptable and would not affect the setting of the listed building or the character/visual amenity of the conservation area. Due to existing vegetation providing screening along the boundary with the car park views of the Kiosk would be limited

C. IMPACT ON AMENITY OF NEIGHBOURING OCCUPIERS

Policies SBE1/2 of SEALP and WBE1 of WDLP

No Environmental Health objection raised. Site located within a predominantly commercial area. Garden area currently used by customers for sitting out similar to Pizza Express at 25 Broad St. which has a garden with tables and chairs. Area to rear of office building at 27 Broad St. used as car park. In view of location and existing use of premises the amenity of neighbouring occupiers would not be adversely affected

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

AD. 20.8.00

Application Number F/2000/1084
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1.	SC01	SR02	
2.	SD04	SR04	received 2.8.00
3.		SR12	Prior to the commencement of development further details of the colour of the Kiosk and proposed floor level shall be submitted to and approved by the LPA and these shall be carried out as approved.
			INFORMATIVE

RELEVANT POLICIES – to be completed for every decision

N16 **You are advised, in compliance with *The Town & 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 ~~INSERT~~ EN4, EN5

~~Loddon Area Local Plan policies INSERT~~

South East Area Local Plan policies INSERT SBE14, SBE15, SBE1/2

~~Green Belt Local Plan policies INSERT~~

Deposit Draft Wokingham District Local Plan policies INSERT WHE4, WHE11, WBE1

A Cronin

21/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Broad Street Tavern 29 Broad Street Wokingham.

APPLICATION NUMBER: F/2000/1084

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 10.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ in window facing Broad St.

2. DESCRIPTION OF SURROUNDINGS

Town centre location predominantly commercial in character. Waitrose car park to rear of site.

3. DESCRIPTION OF SITE/BUILDING

2 storey grade II listed building currently used as a public house with beer garden to rear

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan. Commercial premises adjoining. Bracknell College to NW and offices to SE.

5. SITE CONSTRAINTS

TREES None affected

ACCESS/PARKING no change

LEVELS *

BOUNDARY TREATMENT 1.5m close boarded fence with no.27 and rear. 2.2m high brick wall with car park/ Montague House.

OTHERS

* ground levels rise from rear of building to rear of beer garden.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1084

Proposal: Proposed conversion of existing pergola to beer garden kiosk

Site Address: Broad Street Tavern, 29 Broad Street, Wokingham

Applicant: Wadworth & Co Ltd C/O Sault

Your observations are required in respect of this application by **19/08/2000**

CS

COPIES TO:

ACK:

FILE:

No objections to revised design of proposed kiosk.

SIGNED: RAHarcourt

DATE: 30/08//00

pp **CLERK TO Wokingham Town Council**

Tel: 0118 974 6450

Date: 24/8/00

My ref: F/2000/1084

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 M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/1084
Broad Street Tavern 29, Broad Street, , Wokingham.
Proposed conversion of existing pergola to beer garden kiosk.

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 4.9.00

Yours faithfully

A Crowin

Head of Planning and Transportation

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1084**
Broad Street Tavern 29, Broad Street, , Wokingham.
Proposed conversion of existing pergola to beer garden kiosk.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Robertson

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 6450

Date: 24/8/00

My ref: F/2000/1084

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 P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/1084
Broad Street Tavern 29, Broad Street, , Wokingham.
Proposed conversion of existing pergola to beer garden kiosk..

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: 0118 974 6450

Date: 24/8/00.

My ref: F/2000/1084

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 I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/1084
Broad Street Tavern 29, Broad Street, , Wokingham.
Proposed conversion of existing pergola to beer garden kiosk..

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

10 AUG 2000

Date: 09 August 2000

To: Harold Sanders, Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2000/1084

Location: Broad Street Tavern 29, Broad Street, Wokingham.

Proposal: Proposed conversion of existing pergola to beer garden kiosk.

Applicant: Wadworth & Co Ltd C/O C Sault.

Case Officer: Mrs B Polnik

The new plans show the following: Revised design of proposed kiosk. Plan received 2.8.00.

Comments are required by 19/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

NO FURTHER COMMENT BUT.

FLOOR COVER & COLOUR TO BE AGREED IF PERMISSION IS GRANTED AS PART OF THE CONDITIONS ATTACHED

Harold Sanders

10.08.00.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/084 (Planaps) / (Ludhouse) Date Rec. 2.8.00

Location: 29 BROAD ST.

Parish WOKINGHAM

Applicant: WADWORTH & CO. LTD.

Description of attached plans Revised design of proposed Kiosk

Drawing No's: Plan received 2.8.00

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

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

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

NEIGHBOURS: _____

Date for Responses _____

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 09.08.05.

Yellow - Part One Copy
Green - Officer's Copy

Date: 09 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1084

Location: Broad Street Tavern 29, Broad Street, Wokingham.

Proposal: Proposed conversion of existing pergola to beer garden kiosk.

Applicant: Wadworth & Co Ltd C/O C Sault.

Case Officer: Mrs B Polnik

The new plans show the following: Revised design of proposed kiosk. Plan received 2.8.00.

Comments are required by 19/08/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

01380 730336

32258

PLANNING SERVICES
POL
DC
APP
CS
ENF
26 JUL 2000
COPIES TO:
ACK:
FILE: D.C.

For Attention of Mr. Harold Saunders

C. Sault
(Building Surveyor)

Corner Cottage
Nursteed
Devizes
Wiltshire
SN10 3HE
Telephone: Devizes 726105
Mobile: 0585 282501

Re Broad Street Tavern
Wokingham

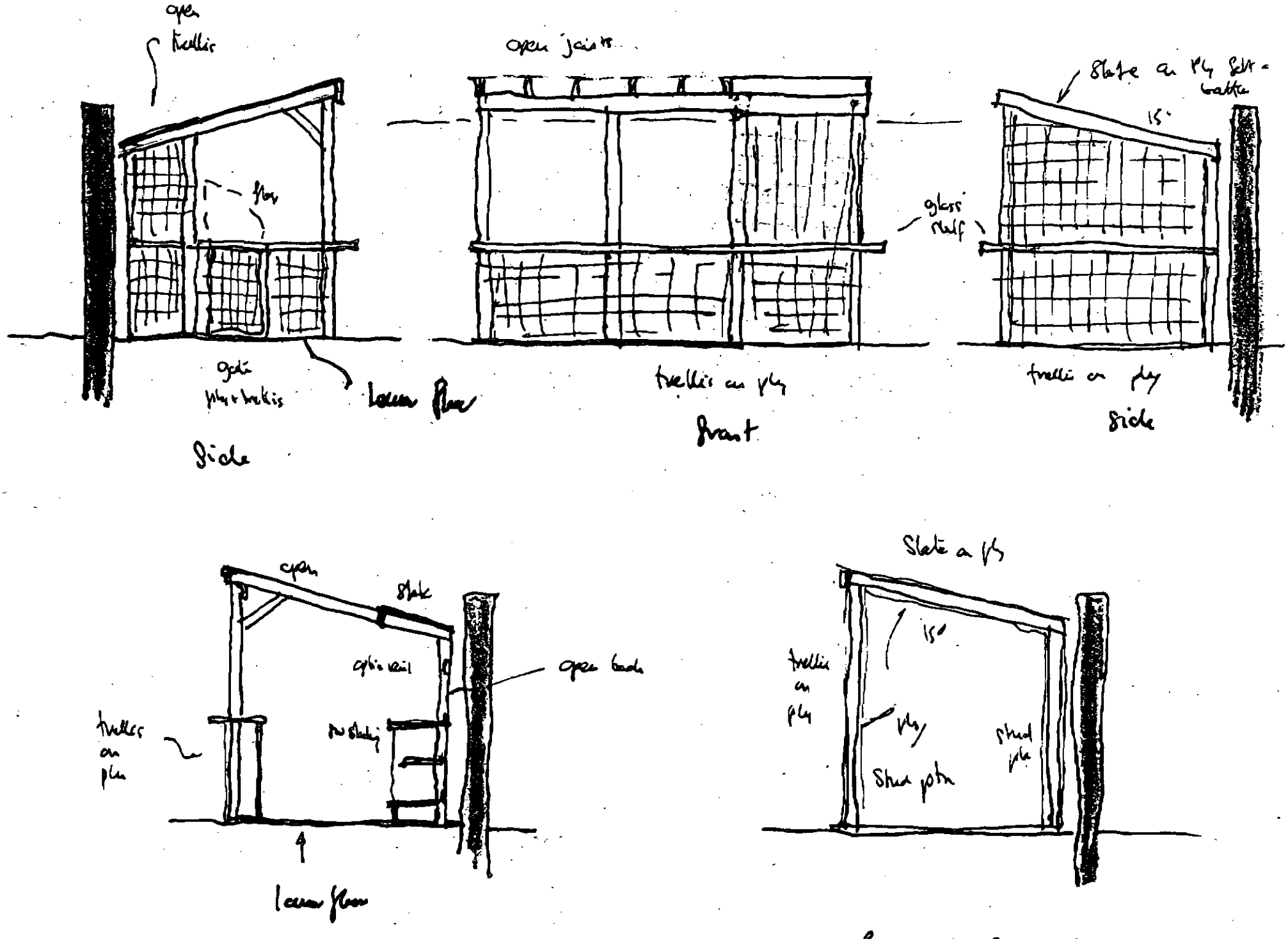
APPLICATION

with compliments

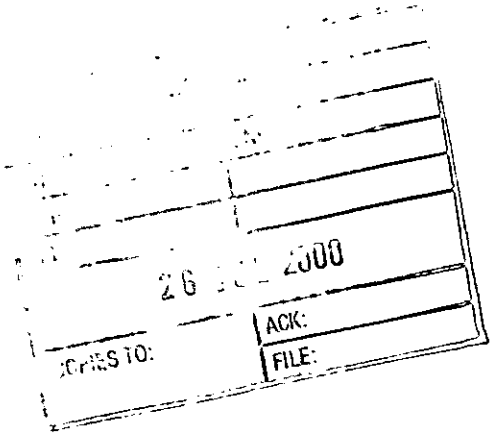
Re application 01179-744450

Revised details of
Porch.

Chris Sault



Brown street TAVERN


2000
ACK:
FILE:

To:
Harold Sanders
Urban Design And Conservation Officer

13 APR 2000

From: Mrs B Polnik

Date: 11 April 2000

Application Number: F/2000/1084

Proposal: Proposed conversion of existing pergola to beer garden kiosk..

Site Address:
Broad Street Tavern 29, Broad Street, , Wokingham.

Applicant:
Wadworth & Co Ltd C/O C Sault.

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

---

1. I DO NOT CONSIDER THIS STRUCTURE WILL ENHANCE THE SETTING OF THE LISTED BUILDING

2. WANEY EDGED BOARDING + 2ND-HAND CORR. SHEETING TO ROOF DOES NOT REFLECT BUILDINGS, EVEN MODEST OUTBUILDINGS WITHIN THE HISTORIC CORE AN CONSERVATION AREA OF WOKINGHAM.

3. IF THE PRINCIPLE OF HAVING AN EXTENDED SERVICE AREA IN THE GARDEN IS ACCEPTABLE IN PLANNING TERMS AND PUBLIC HEALTH SECTION, THEN A HIGHER SPECIFICATION SHOULD BE SOUGHT

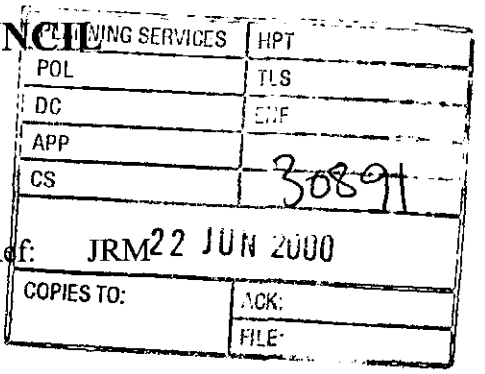
4 I COULD NOT SUPPORT THIS PROPOSAL.

5. IF THE CONCRETE BASE IS TO BE UNDERPINNED THEN CAN THIS BE CONSIDERED A CONVERSION? IT MAY BE MORE ACCEPTABLE TO REMOVE THIS STRUCTURE + REBUILD IN ANOTHER LOCATION WITH CONVENTIONAL FOUNDATIONS

Sanders
08.05.00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning Department

Date: 21/06/00

F/2000/1084 BROAD STREET TAVERN, 29 BROAD STREET, WOKINGHAM

Having considered the above application, I have no objections or comments to make.

John Mullaney
Environmental Health Officer

PLANNING SERVICES 29051
POL
DC
APP
05 MAY 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1084

Proposal: Proposed conversion of existing pergola to beer garden kiosk.

Site Address: Broad Street Tavern, 29 Broad Street, Wokingham

Applicant: Wadworth & Co Ltd C/O C Sault

Your observations are required in respect of this application by **05/05/2000**

No Objections, subject to Conservation Area Regs.

SIGNED: _____ **DATE:** 03/05/00

CLERK TO Wokingham Town Council

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/2000/1084

Proposal:
Proposed conversion of existing pergola to beer garden kiosk.

Location:
Broad Street Tavern 29 Broad Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 11/05/2000 for the following reason(s);

SITE IS A LISTED BUILDING AND 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR *to arrive before* ***01/06/2000*** *from the date of this notice.* 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: 11/05/2000

Received by Wokingham District Council

Application No: F/2000/1084

Proposal:
Proposed conversion of existing pergola to beer garden kiosk.

Location:
Broad Street Tavern 29, Broad Street, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 MAR 2000
Officer: BP	Application No. F/2000/1084

Map No. 75B **Site** 0.05

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

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

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED CONVERSION OF EXISTING PERGOLA TO BEER GARDEN KIOSK

Location: BROAD STREET TAVERN 29 BROAD STREET

Parish: WOKINGHAM Ward: Emendations: 11.4.2000.

Applicant: WADWORTH & CO LTD

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

Enforcement Section (4) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Wokingham .....

Listed Building 1 (2) 2*

Advertisement Required .....

Date Site Notice Sent : 11:4:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: ✓
Environmental Health	(NA) 12:6:2000
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

No pre-apps

NEIGHBOURS:

S/N + 31, 27, 27a, 22-24, 20 Broad Street

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, RG11 1WR

FOR OFFICE USE ONLY

27.MAR2000* 1084

1.	APPLICANT'S NAME	MADDOCKS & Co LTD
	ADDRESS	NORTHGATE BROMHAM DEVIZES - WILTS
	POST CODE	SN10 1JW PHONE 01380 - 723361
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	C. SAULT
	ADDRESS	CORNER COTTAGE - NURSTEAD DEVIZES - WILTS
	POST CODE	SN10 3HE PHONE 01380 - 726105
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	BRATTON STREET TAVERN 29 BRATTON STREET - WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONVERT EXISTING PERGOLA INTO BEER GARDEN KIOSK.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNERS
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Drwg N° 1013-6 2 7

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

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

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

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

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

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

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

PUBLIC HOUSE

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.

WALLS - WANEY EDGE SW BOARDING

ROOFS - 2ND HAND CORRUGATED STEEL SHEETING PAINTED GREEN

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.

ALL EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

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

ALL EXISTING

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

EX.

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	/	*	N/A	*	/	*
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.

£ 95-00

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 ON BEHALF OF [illegible] & CO LTD. DATE

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	200 m²	-	-	-
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	200 m²	-	-	-

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	-	-
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.

N/A

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

APPLICANT

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
4	-	1	5

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.

N/A

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.'

WOKINGHAM DISTRICT COUNCIL

1789a

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

Application No.

CERTIFICATE A

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

I certify that:

27 MAR 2000* 1084

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

or: **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.

† See Note (a) to Certificate A

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

or: **CERTIFICATE C**

I certify that:

- I/The applicant* cannot issue 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

(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 with date of the application).

- 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) .....

See overleaf

1789b

or: **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.
- 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) Insert description of steps taken

(b) .....

.....

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

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

the (c) .....

(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).

on (d) .....

Agricultural Holdings Certificate ***This part must be completed in all cases***

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

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/her* self 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 Whoweeru 2 CC Ltd

Date 24.03.2000

*delete where inappropriate

(1) ADDRESS 29 BROAD STREET PARISH WOK

PLOT No. CALVERT SMITH & SUTCLIFFE ORD. SHEET No. 75B

BUILDER

LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP55	Smith	Garage & cycle house	14/3/49	App
TP 1309		Grd floor as offices	11/4/57	C/A
A/10/61		Elec clock & sign	30/11/61	Re
A/17/63		do	19/12/63	S/
R/79/63		Room as office	29/12/63	Ap
R/1/66		Change to offices	28/4/66	C/
R/4/71		Replace window	14/7/71	C/
34272/3 LBC	CRAMOND ESTATES	GR & 1st FLOOR LTS. (OFFICE ACC)	23.11.84	MISSUED C/A
44876 LBC	RGK LEISURE LTD	OFFICES TO RESTAURANT & WINE BAR & PART 2/ST S/ST LTS.	2.10.95	C/
95/60967/LA				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(2)

ADDRESS 29 BROAD STREET PARISH WOKINGHAM

PLOT No. Listed ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44877 95/60968/A	RGK LEISURE LTD	C/O/USE OFFICES TO RESTAURANT & PART 2/ST & PART S/ST. LTS.	2.10.95	C/
96/63250/A	W/DR.			
96/63251/LA	W/DR.			
TP 95/3995B	"	2/ST. & S/ST. LTS & ALTS	12.2.96	APP
96/63819/LA	RGK. LEISURE	ALTS TO FORM KITCHEN	5.11.97	C/
96/63818/I	"	" + INT. ALTS.	5.11.97	C/
98/67092/LA	WADWORTH & CO. LTD	INT. ALTS TO WINE BAR	20.5.98	C/A
98/68044/A	"	REPOINTING / Erect Exct. Sec. Signs	29.12.98	C/
98/68045/LA	" Erect Signs & Lantern & Retention of Railings		29.12.98	C/
SL98/0535	Maple Con. & Design	Renov. f. elev.	12.08.98	APP

MINISTRY DECISION

SPECIAL ORDERS