CSNO 2016

APPLICATION NO:
F/2000/1650

LOCATION:
64 High Street, Wargrave Reading.

APPLICANT:
Mr Ali C/O NPL2

PROPOSAL:
Proposed change of use from A1 shop to A3 cafe

EARLIEST DATE FOR DECISION: **03/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
28/07/2000

CASE OFFICER: **Heather Morgan**

3 Aug 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Ali
C/O NPL2
9 Main Road
Hextable Nor Swanley
Kent
BR8 7RB

Application Number: F/2000/1650

Parish: **WARGRAVE**

Location: **64, High Street, Wargrave, Reading.**

Proposal: **Proposed change of use from A1 shop to A3 cafe**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason
1. The proposal would result in the loss of an A1 retail unit which would have a detrimental impact upon the fragile retail fabric of the village and would adversely affect the vitality of the High Street. As such, the proposal would be contrary to Policy LN1 of the Loddon Area Local Plan and Policy WSH17 of the Wokingam District Local Plan (Deposit Draft) as modified.

Reason
2. Inadequate details have been provided to ensure adjoining residents are not adversely affected by reasons of undue noise and disturbance. As such, the proposal would be contrary to policy EN2 of the Berkshire Structure Plan, Policy LBE2 of the Loddon Area Local Plan and Policy WSH13 of the Wokingham District Local Plan (Deposit Draft) as modified.

John Mitchell
Development Control Manager
Date: 01/08/2000

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.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 17 August 2000
My ref. JRM/SB/F/2000/0694, F/2000/1650, F/2000/1703, F/2000/0347
Your ref.

31621
33164

Councillor F D Browne
Rose Cottage
Bird Place
REMENHAM
RG9 2LN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Browne

VARIOUS MATTERS IN WARGRAVE AND REMENHAM

I refer to your letters of 1 August 2000 and 10 July regarding various planning matters. I will deal with them individually.

Ivy Cottage, Wargrave Road (F/2000/0694)

A planning application was submitted in March for the closure of the existing access and the formation of a new vehicular access. This stretch of road is extremely busy and the existing access was considered to be dangerous in highway safety terms. The revised access was deemed to be considerably safer being located on a relatively straight stretch of road and while this has inevitably resulted in the loss of some trees the majority have been retained and on balance it was considered that the new access was acceptable. The application was approved on 4 April 2000. I attach a copy of the approved plan.

64 High Street, Wargrave (F/2000/1650)

This application was for a change of use from retail to A3 (Sale of Hot Food and Drink) restaurant. The amendment explained that the premises would be used for a restaurant with a takeaway element. I think it unlikely that any future proposal for an A3 use on this site would be acceptable unless there is a considerable change in circumstances.

Yewgate (F/2000/1703)

This planning application has recently been refused to the great discontent of the applicant. The proposal was over 100% in excess of the existing dwelling and quite clearly contrary to all our policies and practices.

Councillor F D Browne

17 August 2000

68-70 Wargrave Road (F/2000/0347)

I explained the position with regard to this planning application to you over the telephone recently. I understand that the applicants do not wish to amend the application and it will go to the next meeting of the Development Control Committee on 6 September with the recommendation for approval as previously.

Finally, I enclose various plans to encompass the full length of Heath Ride, Finchampstead.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Encls

Rose Cottage
Bird Place, Remenham,
Berkshire, RG9 2LN

Telephone: 01491 579012

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	33164
03 AUG 2000	
COPIES TO:	ACK:
	FILE:

1st August 2000

John Mitchell,
Head of Development Control,
Wokingham District Council

REPLY REQUIRED
17/8

Dear John,

I would be grateful for your assistance on the following issues:

Could I please have the details of the highways changes made for Ivy Cottage on the Wargrave Road. Substantial work has taken place near this property including considerable changes to the landscape. I would be grateful for a copy of the original plans and would request that an officer goes out to check that all the activity is in accordance with the permission that was granted.

I recently received your notice of refusal for 64 High Street, Wargrave. I understand there has been an amendment to the original application. Could I please have details of the amendment, but also may I give notice that if the amendment is significantly different to the original application and if the officers are considering approval, I am still minded to list this.

Please find enclosed some notes made by the Parish Council regarding the Leander car park application. I fully support their comments and if permission is to be granted which does not include the points made in Anthony West's letter, I am minded again to list it for Committee consideration.

I understand Yew Gate has submitted another application and, as I mentioned to you in my letter of 10th July, I would be grateful for an indication as to the percentage increase. As I said then, just as a matter of precaution, I am minded to list this for committee if the officers are minded to recommend approval for this application.

I have recently been contacted by Mr. Ridout and Mr. Tunali of 68 and 70 Wargrave Road, Twyford. I would be grateful for an up-date on this application as a matter of urgency, as I believe it has been with the Council for some eight months and that their three requests for a meeting have not yet been accommodated.

Finally, please may I have a detailed map of Heath Ride, Finchampstead, that shows the individual plots and house names. This is in response to a recent request from a resident of that ward.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Enc.

REMENHAM MANOR
REMENHAM
HENLEY ON THAMES
OXON
RG9 3DD

☎ Henley (01491) 574750

☎ Henley (01491) 579514
(Fax and Answerphone)

19 July 2000

To: Gavin Browne
From: Anthony West
Subject: Leander Car Park.

Rd. Fam and I inspected the site and I enclose suggested conditions to be attached to the retrospective planning application.

Can we take it that you will deal with this as WBC or should our Clerk send it in, as part of our comments — please let me know.

Regards.

Anthony

HENLEY ROYAL REGATTA - LEANDER CLUB CAR PARK
CONDITIONS SUGGESTED BY REMENHAM PARISH COUNCIL TO BE ATTACHED TO PLANNING PERMISSION

1. No all day parking.

2. Parking restricted to members of, and bona fide visitors to, Regatta Office, Leander Club and (so far as any licence is relevant) Thames Bridge House.

3. An effective Entry system to be installed at the Entrance to the Car Park.

4. No more area to be brought into car parking use.

5. Parking on the 'Goplar' area to be restricted to boat trailers, not private cars.

6. The post and wire fence on the southern side of the site to be extended to the eastern boundary and no vehicles to be parked on the area to the south of the fence, which should remain a mown area.

7. Retain grass verges round the northern boundary of the site.

8. Restrict access to the northern boundary of the shingled area to boat trailers, ie *do not create a further entrance to the site for private vehicles and keep it* secure when not actually in use.

19.7.00

REPLY REQUIRED
25/7

Rose Cottage
Bird Place, Remenham
Berkshire, RG9 2LN

Telephone: 01491 5790 2

POL	TLS
DC	ENF
APP	
CS	31621
11 JUL 2000	
COPIES TO:	ACK:
	FILE:

John Mitchell,
Head of Development Control
Wokingham District Council

10th July 2000

Dear John,

- I am writing to object to the application relating to 64 The High Street, Wargrave, where the proposal is to turn the retail outlet into yet another restaurant. I believe it is essential that we retain the existing retail properties within the village centre to try and keep Wargrave High Street as vibrant as possible. A restaurant would be a retrograde step and, if the officers were minded to recommend it for approval, I would be grateful if it could be listed so that it is decided by committee.

- I would also be grateful for your assistance on some clarification regarding the new entrance on to the Wargrave Road just past Conways Bridge on the left hand side as you go towards Henley. I do not remember seeing an application for this change. Please could you investigate and let me know whether or not there has been an application or if enforcement action is going to be taken.

- May I also have some clarification regarding Unit 2, White Hill Farm, Remenham Church Lane. The details on the letter sent to me on 27th June do not make it clear whether we are simply changing the named user to a new organisation or whether we are recommending that this condition be discarded totally. I know the Parish Council have significant concerns on this application and I would be grateful for a copy of your response to the various issues that they raise. Once I have that information, I may be minded again to ask for it to be listed, but will contact you in due course.

- Please may I also have an indication as to the percentage increase of the most recent application for Yew Gate, Remenham Hill, Remenham. If it significantly exceeds the 40% guideline, again I am minded to ask for it to be listed for committee.

- Finally, Wargrave Parish Council responded very favourably to the suggestion of you coming to a future meeting. They will be supplying me with possible dates which, as soon as I have them, I will forward to you.

I look forward to hearing from you soon.

Yours sincerely,

Frank Browne

Frank Browne,
Member for Remenham & Wargrave,
Wokingham District Council

Date: 12 July 2000

Please File

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1650

Location: 64, High Street, Wargrave, Reading.

Proposal: Proposed change of use from A1 shop to A3 cafe

Applicant: Mr Ali C/O NPL2.

Case Officer: Heather Morgan

The new plans show the following: Change to internal arrangements to provide a restaurant/take-away, rather than cafe. Drawing no NPL2/5103/5-02 Rev A.

Comments are required by 22/07/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

Approved with no condition(s) or Reason(s).

Stephanie Knowles.

20/07/00

PLANNING SERVICES
HPT
POL
DC
APP
CS
COPIES TO

Please File

F/2000/1650

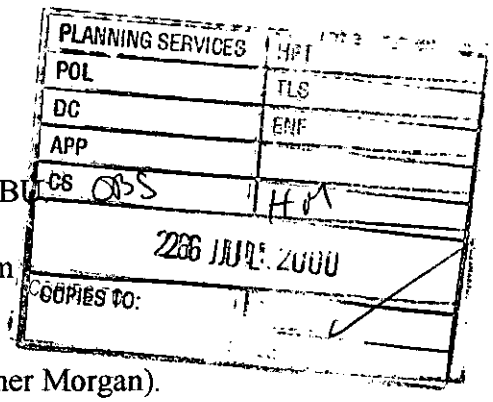
Mrs Morgan

I hope it is not too late to take account of my comments. I had waited until a meeting of Wargrave Parish Council considered the revised plans.

Thanks, Sincerely.

Mike Grimmer

24/7/00



33, High Street, Wargrave, Berks, RG10 8BU
Telephone: 0118 9402646
e-mail: mikegrimmer@compuserve.com
24th July 2000

Planning Department, Wokingham District Council. (for Heather Morgan).
Copy Mr Frank Browne, District Councillor.
Copy Mr Dick Bush, Chairman, Wargrave Parish Council.
Copy Mrs Angela Hodgson, Wargrave Parish Council.

Planning Application F/2000/1650, 64 High Street, Wargrave

Being a nearby resident of Wargrave High Street, I wish to object to this application on the following grounds:

I understand that the proposal is to use the premises as a restaurant and take-away, rather than as a café as originally advertised. Had the new description been posted from the start, I imagine there may have been a great deal more local interest, and possibly opposition.

Already, Wargrave High Street has suffered grave losses of retail businesses of all kinds. A further loss would continue the tendency to make Wargrave a 'drive-through village'.

That Wargrave High Street already has five premises which serve food should not necessarily count against the application. But I believe that the take-away element is at odds with conservation area status which the High Street enjoys and against the ethos of the Wargrave Village Design Statement, which has recently been adopted by WDC as supplementary planning guidance.

There are serious concerns about road safety. The street is narrow, with double yellow lines outside number 64 and legal parking along the side opposite. Customers of a take-away might be inclined to park on these lines and cause a dangerous obstruction in a way that customers of a restaurant would not. Concerns arise also about possible noise, litter, and smell.

I am therefore against the application. But I would urge the Council, in the event that the application is granted, that a condition be applied which prohibits the take-away activity.

Yours sincerely,

M Grimmer

Mike Grimmer

Date: 12 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1650

Location: 64, High Street, Wargrave, Reading.

Proposal: Proposed change of use from A1 shop to A3 cafe

Applicant: Mr Ali C/O NPL2.

Case Officer: Heather Morgan

The new plans show the following: Change to internal arrangements to provide a restaurant/take-away, rather than cafe. Drawing no NPL2/5103/5-02 Rev A.

Comments are required by 22/07/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

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

App No. (Planaps) / F 2000 1650 (Ludhouse) Date Rec. 10 / 7 / 00

Location: 64 High Street

Parish Wargrave.

Applicant: Mr. Ali.

Description of attached plans Change to internal arrangements to provide a restaurant / take away, rather than cafe

Drawing No's: NPL2/5103/5-02 Rev A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I 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)	_____	☐
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.

70

NEIGHBOURS: 62, 64, 66, 73 High Street. Flats 1 & 2 Old Dairy Court, High Street. Woodcliffe Hostel, Church Street

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description ✓

CASE OFFICER HM

Consultations Sent by Admin. on 12.07.PS.

Yellow - Part One Copy
Green - Officer's Copy

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1650

Applicant : Mr Ali C/O NPL2.

Location : 64, High Street, Wargrave, Reading.
Proposal : Proposed change of use from A1 shop to A3 cafe

Site Notice Displayed ? : YES [ ] NO [✓] DATE [ ] Green Site Notice 20/6

Date of Neighbour Notifications : 9/6/00 30/6

Date of Site Visit : 20/6/00

Date Registered : 02/06/2000

Earliest Date for Decision : 03/07/2000

Latest Consultation Date/Site Notice Expiry Date : 03/07/2000

This application will have expired on: 28/07/2000. 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 : 9 letters in support for A3. No justification given.

① Wargrave PC – Express concerns regarding parking from a take away, fire exit, no toilets for the disabled, noise pollution, light pollution, no staff

② Highways – Recommend Approval. No conditions, fire escape

③ Consults – 2 Letters of Objection - Adequate A3 facilities, no need to lose more A1 units, concerns re parking.

④ Env. Health – No objection, subject to conditions on the installation of adequate attenuated mechanical details of ventilation & filtration equipment, and restrictions on hours of opening

⑤ Conservation Officer – Visual impact on Con. Area is minimal. Can on that could be supported. Extract system required by use of existing flue & chimney.

Planning History

34858 } – Change of use of part of the building from
35698 } A1 to office (Retrospective).
Refused 9/5/90. Appeals dismissed 22/3/91.

Planning Issues

1/ Impact on vitality and viability

The site lies within the High Street, within the main retail area. Policy WSH17 of the Wokingham District

Local Plan (Deposit Draft) as modified states that within Hargrave High Street changes of use of existing A1 to other uses will not normally be allowed, except in the case of a listed building where it has been established a non A1 use is needed to secure retention. The latter is not the case within the High Street.
The retail fabric of the High Street is fragile and the retention of shops is important to maintain vitality. It is also important to retain A1 uses in order to ensure there is no pressure to change residential properties to A1, due to the lack of retail premises.
The applicants have submitted very little justification for the change of use of the premises from A1 use. It is understood that the property is currently vacant, and has been on the market since October 1998. In addition, it is understood that the previous owner had experienced a downturn in trade and had therefore closed the premises.
No evidence has been provided of lack of interest in A1 uses, or active marketing for A1 uses. No details have been provided stating the size of the premises make it unviable for A1 uses, backed up by evidence from agents etc.
In the light of the lack of any justification, and the obvious need to retain retail uses within the High Street of the village, the change of use to A3 is deemed unacceptable.

2/ Impact upon the character and appearance of the Conservation Area.

The character of the conservation area is defined, on the High Street, by a mix of commercial and residential uses. The change from A1 to A3 would retain a commercial presence and would leave the character of the area unharmed.
In terms of appearance, no application has been submitted for the shopfront. It is therefore assumed this will remain unchanged.
No details have been submitted of the extraction system, with the exception of a note to state the extract ducting would be taken up the existing chimney flue. It is considered that conditions could be imposed to ensure that the appearance of the conservation area is not adversely affected. It would not be reasonable to refuse the application on this basis.

3/ Parking provision

No parking is available on site at present. The

Application Number: F/2000/1650

Appraisal :

Council parking standards indicate for new A1 one space per 30m² gfa should be provided. For A3 uses the standard is one space per 3m² nett floor area. It is not considered reasonable to request provision where none can be provided on site. Nor is it deemed appropriate to refuse permission for this reason. Parking spaces are available short term on the opposite side of the High Street and there is a public car park within 80m of the application site. Whilst it is acknowledged that there are some parking problems. However, due to the availability of spaces nearby refusal could not be substantiated on these grounds.

4/ Impact on residential amenity

The property is bounded on either side by A1 uses at ground floor. There are residential uses at first floor. Whilst the use itself may not cause problems, the LPA would need to be satisfied there would be no disturbance from air conditioning and extraction ductwork. No details have been provided to demonstrate this. In addition, the applicant has not provided details of proposed hours of operation. ~~[illegible]~~ Without such information, it is not possible to establish the proposal will not adversely affect the amenity of nearby residents. No 62 has a resident at first floor level who would be affected by the proposal.

5/ Use of the premises

The 1990 appeal indicated that the majority of the 1st + 2nd floors were used for residential purposes. This is no longer the case, and the 1st floor plans submitted show the situation as is. These offices would be classified as B1. (As such it would not benefit from pd under Part 3 Class G of the GPDO).

Recomendation : ~~Approval~~ ☐ **Refusal:** ☑

(tick appropriate box)

Application Number F/2000/1650
[redacted]/Reasons for Refusal

No	Std Con	Std Reas	[redacted] / Reasons for Refusal
1			The proposal would result in the loss of an A1 retail unit which would have a detrimental impact upon the [redacted] fragile retail fabric of the village and would adversely affect the vitality of the High Street. As such, the proposal would be contrary to policy WSH13 of the Wokingham District Local Plan (Deposit Draft) as modified.
2			Inadequate details have been provided to ensure adjoining residents are not adversely affected by excessive noise and disturbance. As such, the proposal would be contrary to policy ENV2 of the Berkshire Structure Plan, policy UBE2 of the Loddon Area Local Plan and policy WSH13 of the Wokingham District Local Plan (Deposit Draft) as modified.

policy ENV1 of the Loddon Area Local Plan and.

RECORD OF SITE VISIT

SITE ADDRESS: 64 High Street
Wargrave Reading.

APPLICATION NUMBER: F/2000/1650

OFFICER: Heather Morgan

DATE OF SITE VISIT: 2016

1 SITE/STATUTORY NOTICE DISPLAYED ? No .

2. DESCRIPTION OF SURROUNDINGS Commercial. (High St)

3. DESCRIPTION OF SITE/BUILDING Vacant A1 retail unit with storage / resid ? above. Victorian Tud brick building. Trad. shopfront etc

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A .

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING N/A

LEVELS N/A

BOUNDARY TREATMENT N/A

OTHERS

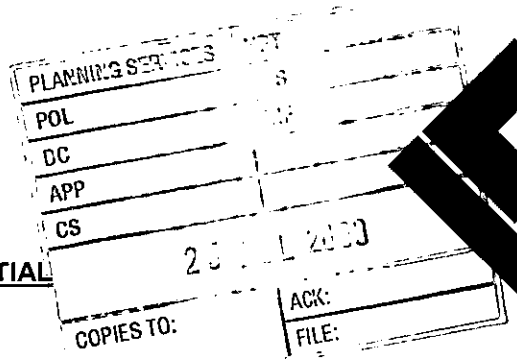
Applicationo	Name & Address
F/2000/1650	Mr & Mrs D Coope Gladdy House 54 High St. Wargrave RG10 8BT
F/2000/1650	A A Ditch 62 High Street Wargrave RG10 8BY
F/2000/1650	K Turner Ferry Antiques 70 High Street Wargrave RG10 8BY
F/2000/1650	Miss C Annetts & Mr C Payne 62 High Street Wargrave RG10 8BY
F/2000/1650	Mr M Grimmer 33 High street Wargrave Rg10 8BU

App refused letter
sent 03/08/00

Tel: (0118) 974 6446

Date: 24 July 2000

My ref: F/2000/1650



WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2000/1650
64, High Street, Wargrave, Reading.
Proposed change of use from A1 shop to A3 cafe

I write to let you know that the above mentioned application has been recommended for

[redacted] ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 3 Aug 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/1650**
64, High Street, Wargrave, Reading.
Proposed change of use from A1 shop to A3 cafe

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 24-7-2000

Councillor F Browne

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 6446

Date: 24 July 2000

My ref: F/2000/1650

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2000/1650
64, High Street, Wargrave, Reading.
Proposed change of use from A1 shop to A3 cafe

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

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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1650**
64, High Street, Wargrave, Reading.
Proposed change of use from A1 shop to A3 cafe

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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 6446

Date: 24 July 2000

My ref: F/2000/1650

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 S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

Application Number: F/2000/1650
64, High Street, Wargrave, Reading.
Proposed change of use from A1 shop to A3 cafe.

I write to let you know that the above mentioned application has been recommended for

[redacted] ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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

John Mitchell
Development Control Manager

Received by Wokingham District Council

Application No: F/2000/1650

Proposal:
Proposed change of use from A1 shop to A3 cafe

Location:
64, High Street, Wargrave, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/07/2000. 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

09 June 2000

Heather Morgan

From: Wargrave Parish Council [wargraveparishcouncil@hotmail.com]
Sent: 28 July 2000 13:23
To: *Heather Morgan*
Subject: Planning Application No: F/2000/1650

Heather,

Re: F/2000/1650
64 High Street, Wargrave
Proposed change of use from A1 shop to A3 café.

With regard to the above-mentioned application and the revised plans recently submitted. The Parish Council wishes to continue its objection adding that it is an unacceptable use of and A1 retail unit and has concern as to the road hazard which may be caused by inconsiderate/illegal parking due to the take-away facilities.

Regards,

Stephen Hedges
Clerk for Wargrave Parish Council

If you have any questions regarding the content of this email, please feel free to contact me.
Email ~ wargraveparishcouncil@hotmail.com <mailto:wargraveparishcouncil@hotmail.com>
Tel/Fax ~ 01628 788354

Heather Morgan

From: Heather Morgan
Sent: 19 July 2000 14:54
To: 'Wargrave Parish Council'
Subject: RE: F/2000/1650

Stephen,
Revised plans have now been received to show the layout of the ground floor as a restaurant with a note to indicate a take away element. I trust you have received notification of these changes by now. The description of the development on the original application form states A3 cafe. The use class in planning terms is that of hot food and drink (A3) and there is no differentiation between different types of uses. The take away element may, however, have implications for parking and highway safety. The plans at the moment show a change in the use of the first and second floors to storage/office. I understand the current uses are as offices and workroom. If the first and second floors are to be used for residential purposes then this would require the submission of a separate application. The applicant will be notified of this in the decision notice he receives.
Internal issues such as toilet facilities are not covered under planning legislation but would be dealt with in any building regs application which is submitted.
I hope this answers your queries.

Regards

Heather Morgan

-----Original Message-----
From: Wargrave Parish Council [SMTP:wargraveparishcouncil@hotmail.com]
Sent: 13 July 2000 14:26
To: Heather Morgan
Cc: Angela Hodgson
Subject: F/2000/1650

Heather

F/2000/1650
64 High Street
Proposed change of use from A1 shop to A3 cafe

With regard to above mentioned application, we would like to enquire if an amended application has been submitted in light of the applicant's comments during the Parish Council meeting at which this was discussed. Among the concerns we have is that the original plans do not show adequate provisions (either on health and safety nor amenity grounds) for the staff quarters, the increase in covers and take-away facilities. All these items were stated by the applicant including the inaccuracies to the plans.

Your comments would be appreciated.

Regards,

Stephen Hedges
Clerk for Wargrave Parish Council

Cc: Councillor Mrs Hodgson (Planning & Highways Committee Chairman)

If you have any questions regarding the content of this email, please feel free to contact me.
Email ~ wargraveparishcouncil@hotmail.com <mailto:wargraveparishcouncil@hotmail.com>
Tel/Fax ~ 01628 788354

Heather Morgan

From: Wargrave Parish Council [wargraveparishcouncil@hotmail.com]
Sent: 13 July 2000 14:26
To: Heather Morgan
Cc: Angela Hodgson
Subject: *F/2000/1650*

Heather

F/2000/1650
64 High Street
Proposed change of use from A1 shop to A3 cafe

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Cc: Councillor Mrs Hodgson (Planning & Highways Committee Chairman)

If you have any questions regarding the content of this email, please feel free to contact me.
Email ~ wargraveparishcouncil@hotmail.com <mailto:wargraveparishcouncil@hotmail.com>
Tel/Fax ~ 01628 788354

Reply.

NPL2

NATIONWIDE HOUSE 9 MAIN ROAD HEXTABLE NR. SWANLEY KENT BR8 7RB

TEL: 01322 663232 FAX: 01322 663236

PLANNING ADVICE, APPLICATIONS AND APPEALS
ON ALL ASPECTS OF DEVELOPMENT WITHIN THE FOOD AND DRINK INDUSTRY

(part of Nationwide Planning Group)

PLANNING SERVICES	HPT 31570
PDL	TLS
DC	ENF
APP	
CS	
10 JUL 2000	
COPIES TO:	ACK:
	7th July 2000

Our Ref : NPL2/5103/5
Your Ref : F/2000/1650

Heather Morgan
W.D.C.
Environmental Services Dept.
Planning Service
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR.

Dear Ms. Morgan,

RE : 64 HIGH STREET, WARGRAVE, BERKS

We enclose four copies of revised plan showing use as a restaurant with ancillary take-away.

Please amend proposal accordingly, we apologise for error in initial application.

We also enclose a copy of the letter from Simmons & Lawrence confirming lack of interest for retail use since the end of 1998 - almost 18 months.

We consider the unit unsuitable for modern-day retail usage due to its limited size, lack of storage and display window.

It is considered that the proposal accords with relevant advice in PPG6 on town centre diversity and the evening economy and also with PPG1 and PPG13 guidance on sustainable development and lack of need for on-site parking provision.

We acknowledge your comment on 1990 refusal for office us, but would maintain that current ministerial guidance during those 10 years, now actively encourages the current proposal. There would still be a predominance of retail uses in the town.

The applicant would accept appropriate conditions limiting closing times to reasonable hours in keeping with those of the nearby class A3 public house in line with advice in para 2 to 10 Circular 11/95.

Continued . . .

RE: 64 HIGH STREET, WARGRAVE, BERKS

We further enclose letters from ten local traders who support the proposal, which support an approval.

Please contact the writer if there are any other matters we can assist you on, or if there are any other problems preventing a favourable recommendation.

We thank you for your kind assistance in this matter.

Yours faithfully,

ON BEHALF OF NPL2

Encs.

Copy : Mr. A. Ali

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

4/7/00.

Butterflies Clinic
73, HIGH STREET
WARGRAVE
BERKS
RG10 8BV
TEL: (0118) 940 1733

We @ Butterflies support this application

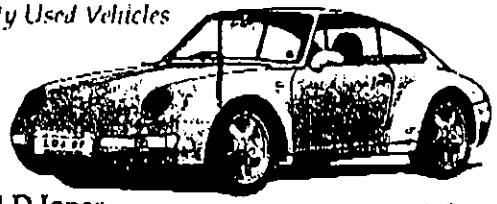
Facility Manager.

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

LDJ of WARGRAVE

Quality Used Vehicles



Lloyd D Jones
Tel: (0118) 940 1707
Mobile: (0831) 443808

53 High Street
Wargrave
Berks RG10 8BU

WE SUPPORT THIS APPLICATION.

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED



HOT AIR UNLIMITED

Kate Aspden

55 High Street
Wargrave
Berkshire RG10 8BU
Telephone: 0118 - 940 4025



F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

F.A.O. HEATHER MORGAN
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THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

Mr M.S. Veraitch. Village News, 52 High Street, Wargrave. RG10 8BY

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

[illegible]
[illegible]
Wargrave

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

J E Connell
66 High St. Wargrave
Wargrave Berks

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

JOLYON & Pippa Yates. 60 HIGH STREET WARGRAVE

"OWNERS OF THE REEF @ WARGRAVE"

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

4/7/00.

Butterflies Clinic
73, HIGH STREET
WARGRAVE
BERKS
RG10 8BV
TEL: (0118) 940 1739

We @ Butterflies support this application

Facility Manager.

F.A.O. HEATHER MORGAN
REF: F/2000/1650

THE APPLICATION MADE AT 64 THE HIGH STREET, WARGRAVE, BERKS FOR THE PREMISES TO BE CHANGED FROM A1 TO A3 USE IS WHOLE HEARTEDLY SUPPORTED BY THE UNDERSIGNED

D. A. Yapp.

SIMMONS & LAWRENCE
72 HIGH STREET
WARGRAVE, BERKS
RG10 8BY
Tel: 0118 940 4635

OBJECTIONS

Need for another A3?
Need more retail units, not less.
If used as a takeaway, then
concerns raised re traffic.
(Told it would be takeaway
+ flat upstairs).
Note - pp needed for change to resid +
would req. a sep. applicⁿ.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date _____ Time _____

WHILE YOU WERE OUT

Name Ed Griffin

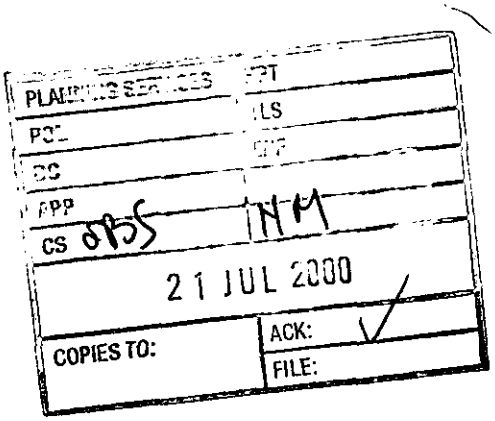
Of _____

Phone No. 020 7299 9170 Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Apsley House

Signed _____



62 High Street,
Wargrave,
Berks.
RG10 8BY

19/7/00
Planning Application F/2000/1650 Revised

Dear Ms Heather Morgan

When speaking to residents, shopkeeper and publicans about this revised application, there were some very strong comments about what it could do to the village.

Takeaway

If this property becomes a Restaurant the Takeaway facility will cause very dangerous traffic problems, with customers parking on double yellow lines to pay and pickup their orders, as there are very limited parking facility's in Wargrave near this property.

Also the noise from frustrated drivers, who will become held up through customers parking, will be intrusive to High street residents. This is already a problem with drivers who are slowed down by the bus and delivery vans at the moment, where this TWO lane "A class" road becomes ONE lane.

Delivery

Delivery as there is no rear access to the property for delivery vehicle's to unload, this will cause more traffic problems as the vans will be stopping next to the Traffic Lights and closing the High Street for periods of time.

Fire

As there is no direct back access to this property, becoming a restaurant could increase the risk of fire and put other resident in danger. (There is side access to the Reef over a wall).

Flat

At the Wargrave Council meeting Mr A Ali was asked about the rooms upstairs. He said these were not for storage as shown on the application but for staff working in the restaurant to live. This is not shown in the new application.

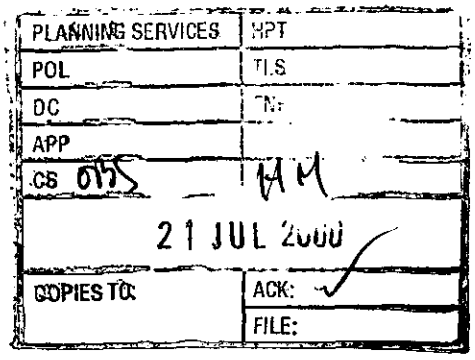
Noise

The residents of the flat who live next door in No 62 already suffer from noise of an extractor fan from No60 the "REEF" which vents near their main bedroom. This new restaurant's extractor which will be using an existing chimney, which goes up alongside their kitchen/dinning room and main bedroom, is lightly to be intrusive and cause problems at night. (As this property was built in 1890 the dividing wall is single brick 9 inches with no insulation.)

I recommend that the property should remain as A1 (SHOP) because of the traffic problems and noise which will occur if it becomes A3.

Yours Sincerely

A. A. Ditch



62 High Street
Wargrave
Berkshire
RG10 8BY
0958 610327

18 July 2000

Your Ref : Heather Morgan/F/2000/1650

Dear Ms Morgan,

I am writing to express our objections to the above proposed plan. We (my partner and I) have lived at no' 62 for a year and noticed a big change in traffic, congestion and noise when the current restaurant, "The Reef", opened earlier this year. We feel to have another restaurant on the other side of us would only further these problems. To best illustrate them I have condensed them into the following points.

1) Due to the high levels of crime in the local car park, everyone parks on the High Street. It is already very difficult to park - impossible if we return home after approx 7.30pm. We frequently have had to wait up until restaurant customers leave so we can park our car legally and safely. Another restaurant could only make this problem worse.

2) A takeaway service would create further parking problems as people double park in the High Street as they "pop in" to collect their meal. Being so close to the traffic lights surely would create a hazard for traffic in either direction.
This also is the case for deliveries to the premises during the day - already proven by the frequent problems of lorry deliveries to "The Reef".

3) Our bedroom faces the back of our property. We are already disturbed at night by next doors' extractor fan - another on in the same area would only double the noise.

4) The provision for outside toilets also increases our worries of privacy and noise as people go back and forth. We often hear the conversations of staff next door as they put rubbish out or when they just "hang out" having a cigerette during breaks. Not only will staff be outside in this new proposal but customers as well. We don't relish the idea of flushing toilets all night either. The noise will be more so this time because there is no buildings or foilage to block it out. We can see the entire property from our window and I presume from there you can see into our bedroom.

5) Being so close to the river, it is quite common for rats and other vermin to be seen in the gardens. I understand Wargrave Antiques (the other side to 64) currently have a problem. The smell of more food and leftovers could be enogh to entice yet more creatures into the gardens.

6) We are unsure of the full details, but we understand that the intention is to vent some of the property through the exsisting chimney. As it stands this is not blocked up, although we do not use it, but it is the main feature in our living room. We would like reassurance that smells and noise will not enter our main living area because of this.

We hope these points help you to see why we are objecting this proposal, because of the further disruption it could cause to our exsisting home life.

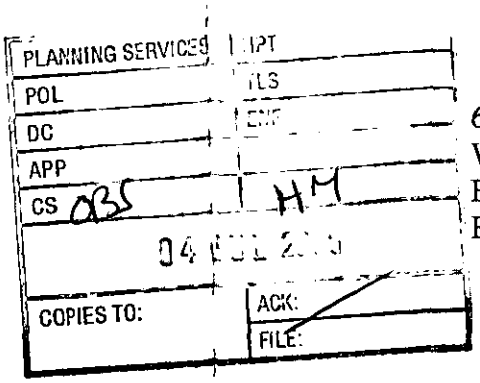
Yours sincerely

C Annetts . C. Payne .

Miss C M Annetts and Mr C G Payne

(5)

PLANNING SERVICES	IPT
POL	TLS
DC	ENF
APP	
CS OBS	HM
04 JUL 2000	
COPIES TO:	ACK:
	FILE:



62 High Street,
Wargrave,
Berks.
RG10 8BY

F/2000/1650

29/6/00

Dear Ms Angela Hodgson

After attending a council meeting in Wargrave on Monday 26 June where Mr Ali was in attendance.

We were told by Mr Ali, that the application was for a Restaurant (India) with Takeaway facility, "NOT a Café" as on the application. Also that the staff would be living up stairs in a Flat, application shows this as storage, it does not show Bathroom facility for people to live there, and with a restaurant below Safety needs looking at.

As this planning application has changed so much, will we see a new application before the council are able to make a decision.

If this does become a Restaurant which offers takeaway's this could cause congestion to traffic on this very busy road, with people parking their vehicles on Double yellow lines outside waiting to pickup and pay for their order.

Yours Sincerely

A. A. Ditch

Ferry Antiques
70 High Street, Wargrave, Berkshire RG10 8BY
Telephone: 0118 940 4415

...NING SERVICES | ...PT
POL | LS
DC | ...
BBS | HM
CS 30 6:00
04 JUL 2000
COPIES TO: | ACK: | FILE:

(2)

Dear Ms. Morgan,

Ref: F/2000/1650-64 High St. Wargrave

We have lost at least 8 retail premises over the last few years from the above street. The few left find it difficult to attract customers into a dwindling high street.

We already have 3 public houses, all serving a variety of meals, as well as 2 restaurants. Is there any need or justification for yet another one?

I strongly oppose the plan for change of use from A1 - A3. Equally,

Peter & Kate Turner

I would not be happy to see the above premises turned into a domestic dwelling.

The high street needs more retail outlets, rather than less, otherwise Warsgrave will become a dormitory village with just a characterless through road.

The shops still in existence should have the full support of our local council, who should actively encourage any retail outlet to open – we are, after all, rate payors!

yours

Kate Turner

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heather Morgan

Date: 09 June 2000

Application Number: F/2000/1650

Proposal: Proposed change of use from A1 shop to A3 cafe.

Site Address:
64, High Street, Wargrave, Reading.

Applicant:
Mr Ali C/O NPL2.

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

- ALTHOUGH THE EXTRACT SYSTEM APPEARS TO HAVE BEEN RESOLVED BY UTILISING AN EXISTING FLUE AND STORAGE OF PROVISIONS APPEARS TO HAVE BEEN ACCOMMODATED WITHIN THE BUILDING AT FIRST FLOOR LEVEL BOTH PROPOSALS IMPOSE ADDITIONAL LOADING ONTO THE FIRST FLOOR (MECHANICAL EQUIPMENT + PROVISIONS) THE REMOVAL OF THE GROUND FLOOR WALLS IS RESTRICTED.
- NO 64 IS NOT A LISTED BUILDING
- CAN WARGRAVE SUPPORT ANOTHER CAFE?
- VISUAL IMPACT ON CONSERVATION AREA IS MINIMAL.

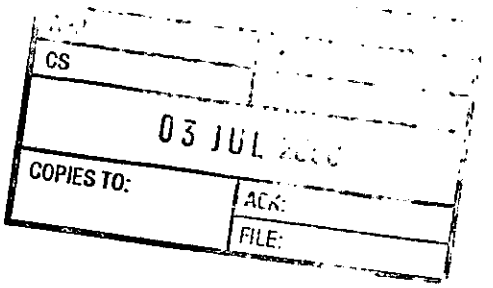
I CANNOT FORSEE ANY CONSERVATION ISSUES WHICH WOULD SUGGEST THIS PROPOSAL IS UNACCEPTABLE

Harold Sanders CONSERVATION ARCHITECT.
03.07.00.

FROM: Heather Morgan

DATE: 09 June 2000

WARGRAVE PARISH CONSULTATION SHEET



Application Number: F/2000/1650

Proposal: Proposed change of use from A1 shop to A3 cafe.

Site Address: 64, High Street, Wargrave, Reading.

Applicant: Mr Ali C/O NPL2.

Your observations are required in respect of this application **by 03/07/2000** .

The Parish Council has concerns relating to the following:

- Parking issues related to the take-away facility
- Fire exit
- There are no toilets for the disabled
- Noise pollution
- Light pollution to neighbouring properties
- No staff fire escape

Informative:

The applicant's explanation has indicated that the plans are inaccurate and incomplete.

SIGNED: _____ DATE: 26/6/2000

Clerk To Wargrave Parish/Town Council.

31244

Simmons & Lawrence E·S·T 1770
Residential Sales & Lettings

72 High Street
WARGRAVE
Berkshire
RG10 8BY

Telephone : 0118 940 4635
Facsimile : 0118 940 4645
E-mail: wargrave@simmonsandlawrence.co.uk

29/06/2000

Heather Morgan
W.D.C.
Environmental Services Dept.
Planning Service
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Morgan,

WITHOUT PREJUDICE

Re: Ref. F/2000/1650. 64, High Street, Wargrave. RG10 8BY.

We have been marketing the above property, since the 22nd October 1998 from all four local offices of Simmons & Lawrence - Henley, Twyford and Wargrave itself, as well as our Marlow branch, now known as Simmons & Sons.

We have had only one party in all this time that have offered, namely Mr. Ali and his associates. Being the only agent in the parish of Wargave, we are confident that we are the most appropriately placed agency for marketing the said property and therefore conclude that there is almost a non existent demand for retail premises in the High St of Wargrave.

Should we be able to be of further assistance, please do not hesitate to contact us.

Yours sincerely,

Mark Carter A.N.A.E.A
Manager
for and on behalf of Simmons & Lawrence

cc. Mr. A. Ali. 56, Bissley Drive, Maidenhead, Berks. SL6 3UU.

Simmons & Lawrence E·S·T 1770

TO VIEW
TEL : 0118
9404635

Residential Sales & Lettings

Wargrave, Berkshire, RG10 8BY. Telephone : 0118 940 4635 Facsimile : 0118 940 4645



64 HIGH STREET
WARGRAVE BERKS RG10 8BY

PRICE ..... £180,000 .....FREEHOLD

THE PROPERTY: A three storey older style terraced property located on the main thoroughfare in the heart of this picturesque Thameside village. The property currently enjoys A1 Retail usage, three rooms on the first floor and an attic room. The property could offer potential for other usages including living accommodation subject to necessary planning consents and permissions. The plot to the rear enjoys a depth of approximately 75ft from the rear of the property to the rear boundary and has a predominantly westerly aspect.

Wargrave is situated some four miles from the famous Regatta town of Henley-on-Thames and approximately one mile from the main A4 which provides road access to the larger towns of Maidenhead and Reading (both approximately 7 miles), with M4 access available at Junction 8/9 which in turn provides access to central London, Heathrow, the M25 Orbital Motorway and M40. A local station is also available within the village which provides a service via Twyford to Paddington and Reading.

64 HIGH STREET WARGRAVE BERKS RG10 8BY

CENTRAL VILLAGE LOCATION
CURRENTLY A1 USAGE ON THE GROUND FLOOR
THREE OFFICES ON THE FIRST FLOOR
ATTIC ROOM * KITCHEN * BATHROOM * GARDENS

****

DIRECTIONS: From Wargrave's central traffic lights proceed in a northerly direction towards Henley-on-Thames and continue along the High Street. No.64 High Street can be found on your left hand side.

ACCOMMODATION

Steps lead up to a panelled front door leading to:

ENTRANCE LOBBY: Stripped wood style flooring, part glazed panelled door to:

FRONT SHOP AREA: (16'5 x 11'11) Double panelled radiator, telephone point, opening to:

REAR SHOP AREA: (16'5 x 11'8) Telephone point, double panelled radiator, door to rear garden, door to:

INNER HALLWAY: Staircase to first floor, understair storage cupboard, door to:

KITCHEN: (8'10 x 4'11) A range of base and eye level units with worksurfaces over, stainless steel sink unit with hot and cold taps and drainer to side, ceiling strip light, door to:

REAR LOBBY: Glazed panelled door to outside, wall mounted 'Glow worm' central heating boiler with 'Sangamo 410' programmer to side, door to:

BATHROOM: Comprising low level w.c., wash hand basin and bath with shower screen, single panelled radiator.

FIRST FLOOR

Approached over a staircase with handrail to side leading to landing with door to:

ROOM 1: (14'8 x 8'11) Rear aspect, built-in storage cupboard housing hot water cylinder.

Steps up to second landing with door to room 3, staircase to second floor and door to:

ROOM 2: (16'5 x 12'5) Front aspect, telephone point.

ROOM 3: (11'8 X 10') Rear aspect, telephone point, fitted shelving.

A further staircase with handrail to side leads to:

ATTIC ROOM: (14' x 12'2 to balustrade) Four eaves storage cupboards, two velux roof lights, access to roof space, ceiling spot lights.

OUTSIDE

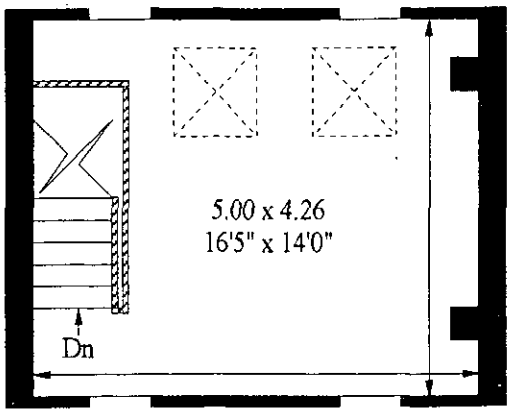
The door from the rear lobby leads onto a paved patio area which borders the property and in turn leads onto a brick built store. Brick pavia leads down to a shed with light and power.

REF: 2.43.8.442.SCM

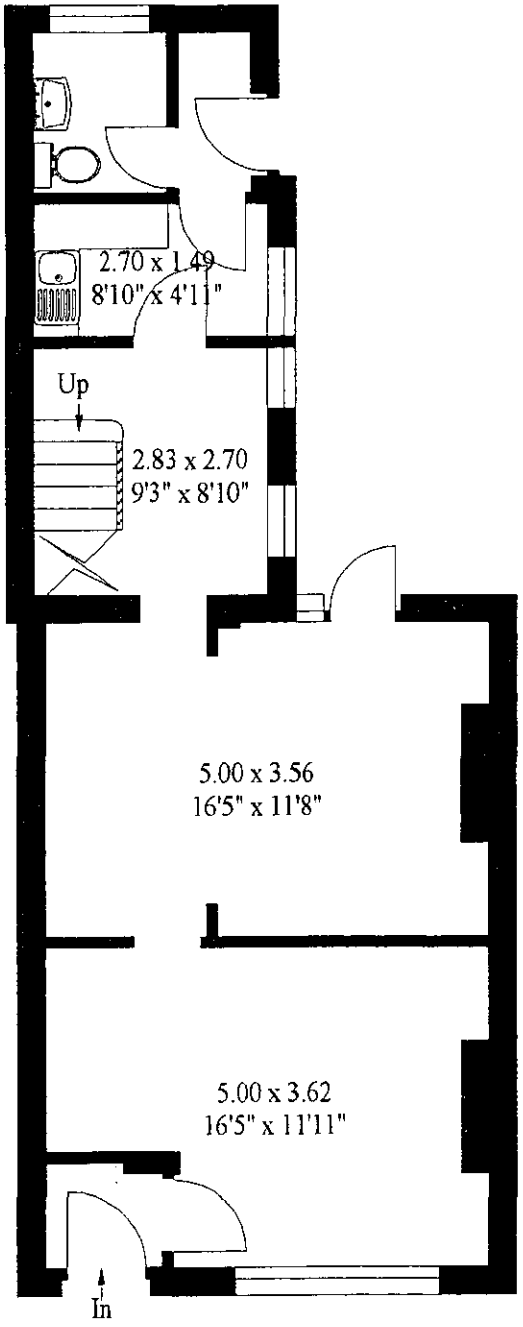
ALL VIEWINGS TO BE ARRANGED WITH SIMMONS & LAWRENCE ON (0118) 9404635

64 High Street, Wargrave, Berkshire.

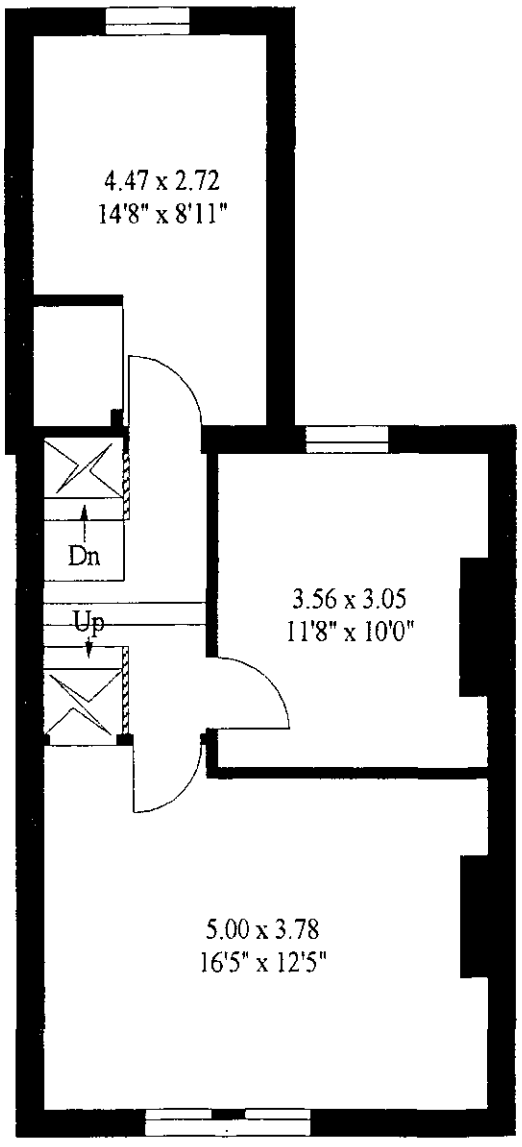
Approximate
Gross Internal Floor Area
Ground Floor: 58sq.m. or 624sq.ft.
First Floor: 49sq.m. or 524sq.ft.
Second Floor: 21sq.m. or 225sq.ft.
Total: 128sq.m. or 1463sq.ft.



Second Floor



Ground Floor



First Floor

Simmons & Lawrence EST 1770

© Simmons & Lawrence 1998. Disclaimer:
This plan is for layout guidance only. Not to scale. Please check all dimensions & shapes before making any decisions reliant upon them.

Andrew Yapp Ltd. trading as Simmons & Lawrence for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract;
(ii) no person in the employment of Andrew Yapp Ltd. trading as Simmons & Lawrence has any authority to make or give any representationor warranty whatever in relation to this property.

Registered Office : Bell Court, 1 Wargrave Road, Twyford, Berkshire RG10 9NY. Registered in England No. : 3145858

(1)

OBS H.M

Gladdy House
54 High Street
Wargrave, Berkshire RG10 8BT
Telephone: 0118 9402433

ACK:
FILE:

28 June 2000

Environmental Services
Planning Department
Wokingham District Council
Shute End
Wokingham RG40 1WR

64 High Street, Wargrave No: F/2000/1650 Change of use from A1 to A3

I would like to object to the proposed change of use to an Indian restaurant with a "take away" element. Gladdy House at 54 High Street shares a driveway with the Woodclyffe Hall three doors down from the proposed restaurant. We have a great deal of difficulty as it is with delivery trucks and individuals using the High Street blocking our driveway. We are concerned that if there is a "take away" restaurant at that location both our driveway and the High Street in general would be constantly blocked by people not wanting to park in the municipal lot while waiting for food.

A second concern is that the cooking smells of an Indian restaurant would be annoying to residences and shops on the High Street.

Yours sincerely,

Daniel F. Coope

Mr. and Mrs. Daniel F. Coope

64 High St

Tel. Con 2246
will set back to me on resid.

Any residential left on site?
How long used as offices upstairs?
C & U to resid. W'out pp. 4 yrs (*) Need to add to report.
Check

Offices would be B1?
not A2 ∴ not pd.
Part 3 Class G.
Malcolm Macleod.

01322 663232

Café
not TA

not very late in the evening

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 21/6 Time 9.20

WHILE YOU WERE OUT

Name MRS Donavan

Of 91 Wargrave Road

Phone No. 9321141 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE [redacted] would like to arrange a meeting with you.

Signed Hele

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 09 June 2000

Application Number: F/2000/1650

Proposal: Proposed change of use from A1 shop to A3 cafe

Parish: WARGRAVE PARISH

Site Address:
64, High Street, Wargrave, Reading.

Applicant:
Mr Ali C/O NPL2.

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:** Stephanie Knowles

26/06/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

JPT
PCI TLS
ENF
APP
CS
2000
COPIES TO: ACK:

From: Joanne Ellis, Environmental Health My Ref: JPE/64hs

To: Heather Morgan, Planning Your Ref: F/2000/1650

Date: 20 June 2000

PROPOSED CHANGE OF USE FROM A1 SHOP TO (A3) CAFE
64 HIGH STREET , WARGRAVE

These proposals have been evaluated and I have the following comments:

An adequate extraction and filtration system would need to be installed to prevent an odour nuisance to neighbouring properties. Any such system must be designed so as not to cause a noise nuisance. I would also propose a restriction on opening times and take-away services to avoid any late night noise disturbance.

I recommend that the following conditions are imposed should the application be granted planning consent:

1. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed a level of 5dB(A) below the existing background level (or 10dB(A) below if there is a particular tonal quality) when measured according to British Standard BS4142 1997, at a point 1 metre external to the nearest noise sensitive property, at any time.

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

3. The premises shall not remain open for serving of customers after 2230 hours Monday to Friday/Saturday 2200 hours Sundays, bank or other public holidays and there shall be no food take-away facilities.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

REFUSAL OF PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: DAVID WHITE PROJECT MANAGEMENT
C/O BRYSON SCOTT ASSOCIATES
BRAEBANK
COCKPOLE GREEN
WARGRAVE BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS. RG11 1BH

Application No. 14838 (F)

Proposal:
CHANGE OF USE OF PART OF THE PREMISES TO OFFICES
44 HIGH STREET WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council for the following reasons:

01 In the view of the District Planning Authority the proposal would result in the loss of an existing retail use in Wargrave High Street which could prejudice the retention of local shopping facilities for Wargrave village and therefore conflicts with Policy LN1 of the Deposit Draft of the Loddon Area Local Plan.

Date 22 MAR 1990 ..... District Planning Officer

N.B. A statement of the applicant's rights is attached

Would you please ensure that the Red Public Notice relating to this planning application, which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

Application No. 34858(F) Received on 16: 11: 89

WARGRAVE
Non-Fundamental
North Team

Applicant: David White Project Management
Location: 64 High Street, Wargrave
Proposal: Retrospective Application for change of Use of Part of the Premises to Offices.

Introduction and Planning History: The property lies on the West side of the High Street, Wargrave, within the main retail area. An Application for a change of use from tobacconist to estate agent was approved in 1967.

The Proposal: is a retrospective application for a change of use of the ground floor from retail (A1) to Office (B1) and part of the first floor from residential to office.

Consultations: Wargrave Parish Council: is reluctant to see more office accommodation in the High Street.
Highway Authority: does not wish to restrict the grant of permission but comments that there are two parking spaces short.
County Conservation Architect: No objection
Engineer: No comment.
No letters of representation received.

Appraisal: The proposal is a retrospective application for a change of use to offices. This involves the loss of a ground floor retail use and part of the first floor residential use - although a residential use would be retained in the remainder of the first floor and second floor of the property. Whilst permission for a change of use from retail (A1) to Estate Agents (A2) was granted in 1967 it is considered that circumstances have changed since the granting of that permission. It would appear that the permission was not implemented. Concern is raised with regard to the loss of an existing retail facility within Wargrave High Street as further losses of retail users could prejudice the retention of local shopping facilities for the village. As such the proposal conflicts with Policy LN1 of the Deposit Draft of the Loddon Area Local Plan.

Recommendation: That permission is REFUSED on the grounds that the proposal would result in the loss of an existing retail use in Wargrave High Street which could prejudice the retention of local shopping facilities for the village and therefore conflicts with Policy LN1 of the Deposit Draft of the Loddon Area Local Plan.

NL 2: 3: 90

A/894BX/AP/P To District Planning Officer

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House, Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218 927
Switchboard 0272-218811
GTN 1374

Your reference
WDC/DPM/955
Our reference
T/APP/H0330/A/90/153261/P2 & 157231

Bryson Scott Associates
Braebank
Cockpole Green
WARGRAVE
Berkshire
RG10 8NT

PLANNING REPORT
PASSED TO
COPIES TO
22 MAR 1991
ACKNOWLEDGED
FILE No.

19 MAR 91

Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEALS BY DAVID WHITE PROJECT MANAGEMENT
APPLICATION NOS: 34858 & 35698

1. I have been appointed by the Secretary of State for the Environment to determine the above mentioned appeals. These appeals are against the decisions of the Wokingham District Council to refuse planning permission for (i) retrospective part change of use to offices, and (ii) temporary permission for the retrospective part change of use to offices, both at 64 High Street, Wargrave. I held a hearing into the appeals on 19 February 1991.

2. At the hearing your client stated that he purchased the property in April 1989 and used it as a base for his building project management business from about September of that year. That office use continued for about 12 months, but in the autumn of 1990 the use ceased due to the recession in the building industry. It would however be his intention to recommence that office use at some time in the future. Even though the premises are currently vacant it is clear that the use was in existence at the time both applications were submitted. On this basis, I regard it as appropriate to consider these appeals as seeking permission for the continuation of use of part of the premises as offices in accordance with the provisions of Section 63 of the Town and Country Planning Act 1990.

3. Considering the nature of the office use, it was accepted that the majority of your client's business was conducted over the telephone, and that even though some clients did call at the premises there was little passing trade. Therefore, it appears to me that the services provided by your client were not principally to visiting members of the public. Accordingly I regard the use as one which more properly comes within Class B1(a) rather than Class A2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987.

4. From my inspection of the site and its surroundings and consideration of the representations made, I regard the main issue to be, in the light of local policy for Wargrave, the effect of these schemes upon shopping facilities in the village.

5. The Council's reason for refusal refers specifically to Policy LN1 of the Loddon Area Local Plan Deposit Draft. This policy seeks to resist changes of use of existing shops in Wargrave High Street, as it is considered that further losses of retail uses could prejudice the retention of local shopping facilities for the village. At the time of the hearing a local inquiry into the Local Plan was in progress. It is clear therefore that the Plan is at a fairly advanced stage towards

100% RECYCLED PAPER

adoption and I consider it appropriate to place appreciable weight upon its provisions.

6. You identified the general decline in the range and number of local shops that has taken place within the village since the 1950s, and I accept that the demand for and viability of shops units in a village such as Wargrave may not be as great as it was in the past. Nevertheless, the appeal premises are situated within what could reasonably be regarded as the core of shop premises within the High Street. Other than the appeal site and the estate agents at the corner of Church Street, the ground floors of all other properties between Nos 60 and 74 High Street are in shop use, whilst on the opposite side of the High Street is a fairly substantial bank premises and a general stores.

7. I acknowledge that the premises were vacant for some 18 months before your client acquired them. Even so, to my mind, to allow the establishment of a B1 office use within this particular section of High Street would interrupt the continuity of shopping frontage in this locality and materially harm the objectives of the Council's policy, to the detriment of local shopping facilities in the village. Moreover, I consider that to allow either of these schemes would make it increasingly difficult for the Council to resist similar changes of use of other shop premises, thereby eroding further the range of facilities that might be provided.

8. I have considered whether a temporary permission, for a period of 3 years as suggested by yourself, would overcome in whole or part the harm that would be caused by the granting of a permanent permission. However, at a time when the Council are positively seeking to retain shopping facilities in the village, I consider that even a temporary departure from this approach would be materially harmful to the Council's long-term policy objectives.

9. The site is within the Wargrave Conservation Area, and I have considered whether these schemes would preserve or enhance the character or appearance of that area. The designated area covers a substantial part of the village, including the full length of the High Street. Along its length the High Street contains a variety of uses and many of the properties are private dwellings. In view of this mix of land uses and, bearing in mind that neither scheme involves any physical alteration to the outside of the premises, I do not consider that to grant either a temporary or permanent permission would be contrary to the objective of preserving or enhancing the character or appearance of the Conservation Area.

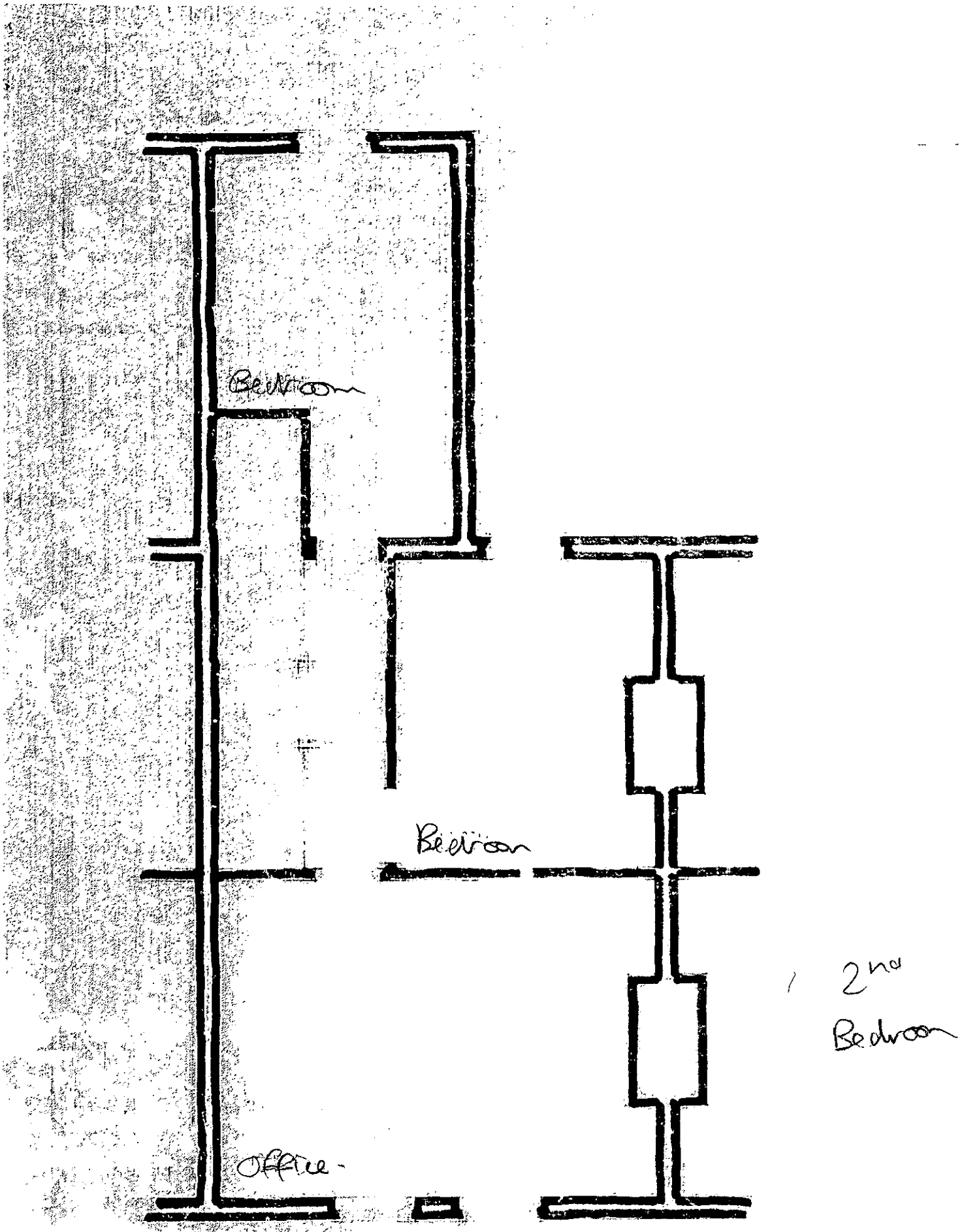
10. Nonetheless, in view of my conclusions on the main planning issue I do not consider that either of these schemes should be allowed to proceed. In reaching these decisions I have taken account all other matters raised, including your willingness to provide a shop window display at the premises, but these do not overcome what I regard as the clear planning objections to the development.

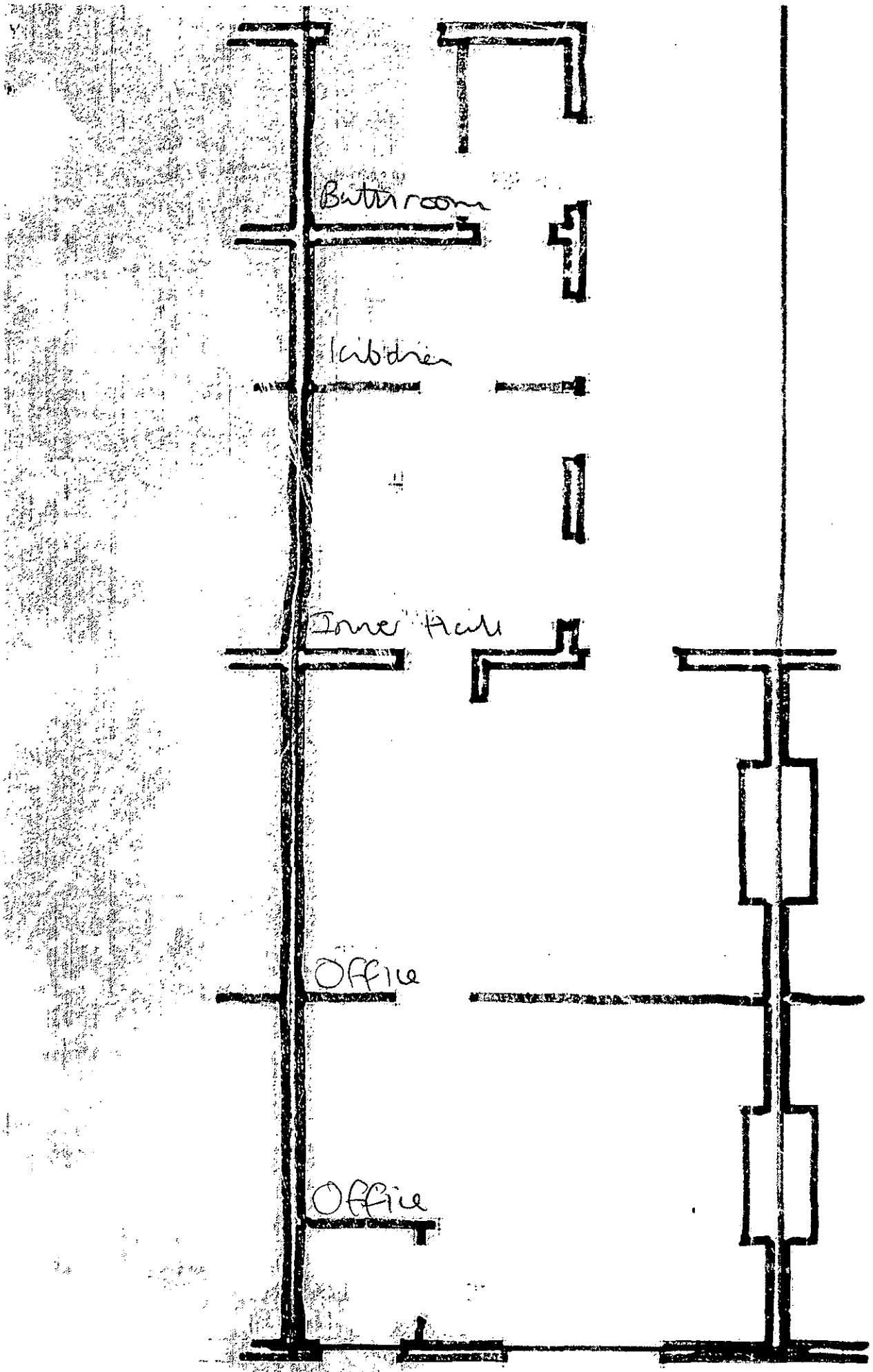
11. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss these appeals.

I am Sir
Your obedient Servant

Derek Thew

DEREK THEW DipGS ARICS
Inspector


Bedroom
Bedroom
2nd
Bedroom
Office


Bathroom
Inner Hall
Office
Office

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/2000/1650

Proposal:
Proposed change of use from A1 shop to A3 cafe

Location:
64 High Street Wargrave Reading

This application is being advertised in the Henley Standard newspaper on the 23/06/2000 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/07/2000** 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: 23/06/2000

Posted 2016.
front door
JEPM

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

Start date: 02 JUN 2000	
Officer: HM	Application No. F/2000/1650

Map No. 21 Site ...02...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CHANGE OF USE FROM A1 SHOP TO A3 CAFE

Location: 64 HIGH STREET

Parish: WARGRAVE Ward: Wargrave

9.6.2000

Applicant: MR ALI

Fee (6) Received 190-00 Required ..... Additional ..... Refund .....

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			
5	Elevation plans	Any change to front elevation?		
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ....Wargrave.....

Listed Building 1 2 2*

Advertisement Required ...Non-listed bdg. in Cons. Area.

Date Site Notice Sent : 9.6.2000 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 (BABTIE) .....
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:

.....
.....
3x pre-apps attached.

NEIGHBOURS:

S/N + 64 High Street, Wargrave ✓
62, 66, 73 High Street
Flats 1 & 2, Old Dairy Court, High Street
Woodclyffe Hostel, Church Street

NPL2

NATIONWIDE HOUSE 9 MAIN ROAD HEXTABLE NR. SWANLEY KENT BR8 7RB
TEL: 01322 663232 **FAX: 01322 663236**

PLANNING ADVICE, APPLICATIONS AND APPEALS
ON ALL ASPECTS OF DEVELOPMENT WITHIN THE FOOD AND DRINK INDUSTRY

(part of Nationwide Planning Group)

02. JUN. 2000* 1650

Our Ref : NPL2/5103/5

1st June, 2000

Wokingham District Council
Planning Department
P. O. Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG11 1WR

For the attention of : The District Planning Officer

Dear Sir/Madam,

RE : PLANNING APPLICATION - 64 HIGH STREET, WARGRAVE, BERKS

We submit the above referenced planning application on behalf of Mr. A. Ali.

Please also find enclosed a cheque for £190.00 made payable to your authority to cover the statutory planning fee.

Yours faithfully,

MALCOLM MACLEOD
ON BEHALF OF NPL2

Encs.

S. Gono B.A. (Hons), MScTP, M.Eng. Sc (Civil), MRTPI, MILT, (Chartered Town Planner) M. MacLeod Dip.Arch (ABDN) MRIBA
R. Suraweera BSc (BE) M.Sc (ARCH) H. R. Martin (Managing Director) G. P. Martin (Director)

1789/a

SECTION 66 CERTIFICATE

Application No.

02.JUN.2000* 1650

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 wh 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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

OR

(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).

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) . . . . . .

. . . . . .

- 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 . . . [signature] per NPL2 . . . . . .

On behalf of . . . MR. A. ALI . . . . . .

Date . . 01 JUNE 2000 . . . . . .

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

BEYOND THE FRINGE

ADDRESS 64, HIGH STREET PARISH WARGRAVE E

PLOT No.

ORD. SHEET No. SU 7878 (21)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD 564/59	Mr M P Moss	Alterations	12 1 60	App -
R 57/67	Mr R C Bunt	Change of use - tobacconist - estate	16 3 67	- App
SR 17979	Mr G. Van Zwaneberg	Extn & alt	21. 12 81	App NA
34858 APPEAL	DAVID WHITE PROJECT MANAGEMENT	PART TO OFFICES (RETRO-SPECTIVE)	14.3.90	Ref.
35698 "	"	" "	9.5.90	Ref.

DATE OF COMPLETION

MINISTRY DECISION 34858/35698 - APPEALS DISMISSED - 22.3.91

SPECIAL ORDERS

DRAINAGE

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

02. JUN. 2000* 1650

1.	APPLICANT'S NAME	MR. A. ALI.
	ADDRESS	C/O AGENT.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	NPLN
	ADDRESS	9 MAIN ROAD, HEXTABLE NR. SWANLEY, KENT.
	POST CODE	BR8 7RB PHONE 01322 663 232
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	64 HIGH STREET WARGRAVE, BERKS., RG10 8BY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM CLASS A1 SHOP TO CLASS A3 CAFÉ
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	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	DRWGS. Nos. NPLN/5103/5-01 AND 02 1/1250 SCALE O.S. SITE MAP.

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 ?

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

A1 RETAIL SHOP.

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.

EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING SYSTEM.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING.

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

NO.

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.

£190.

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 MA Qualed per NPLA ON BEHALF OF MR. A. ALI DATE 01 JUNE 2000.

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	0	68 M²	0	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				68 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				68 M²

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	0	0
Proposed	0	0

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

PREPARATION & SALE OF HOT FOOD AND COLD SNACKS TO THE PUBLIC.

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 APPLICANT.

N/A.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
0	0	4	4

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.

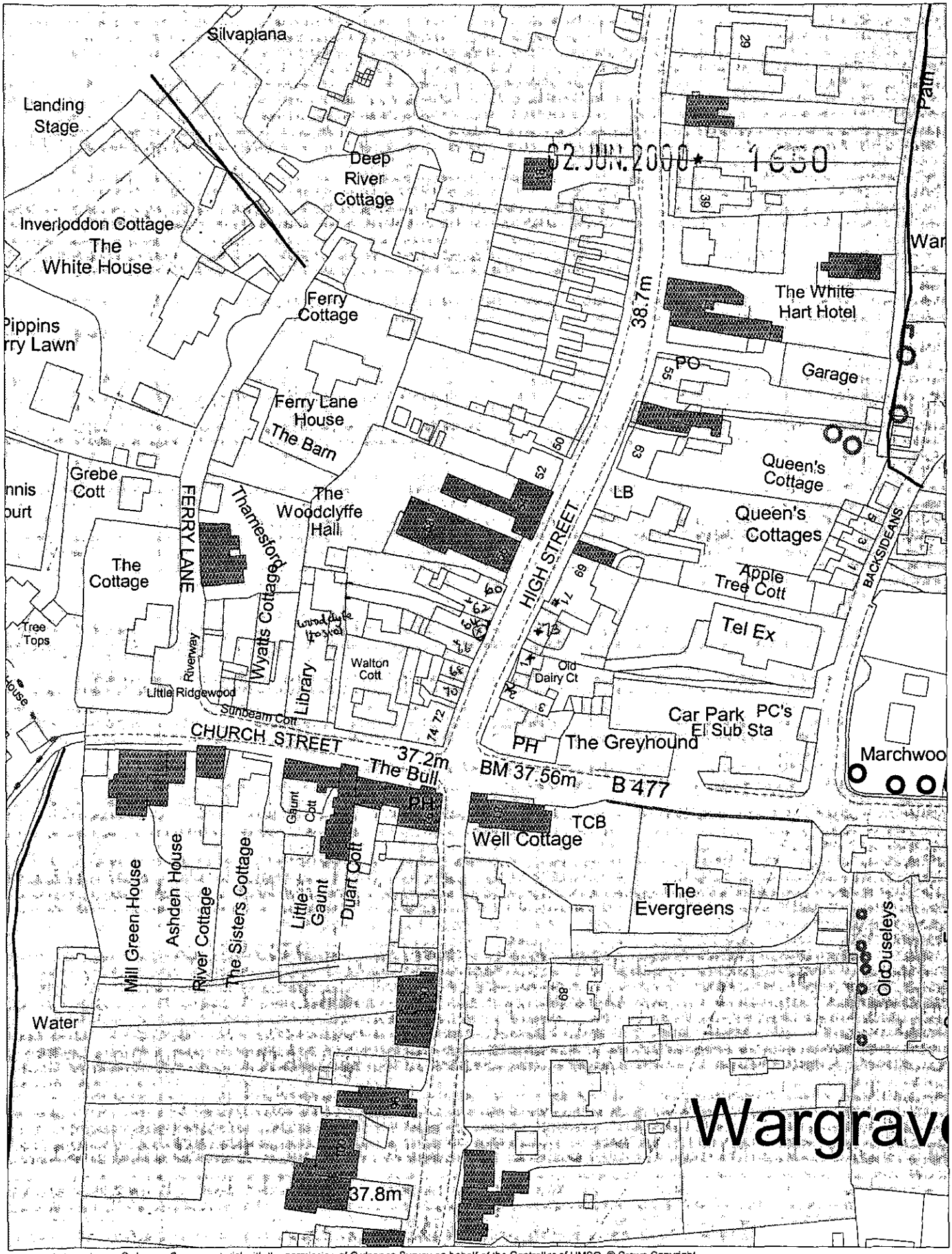
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.

8 June 2000

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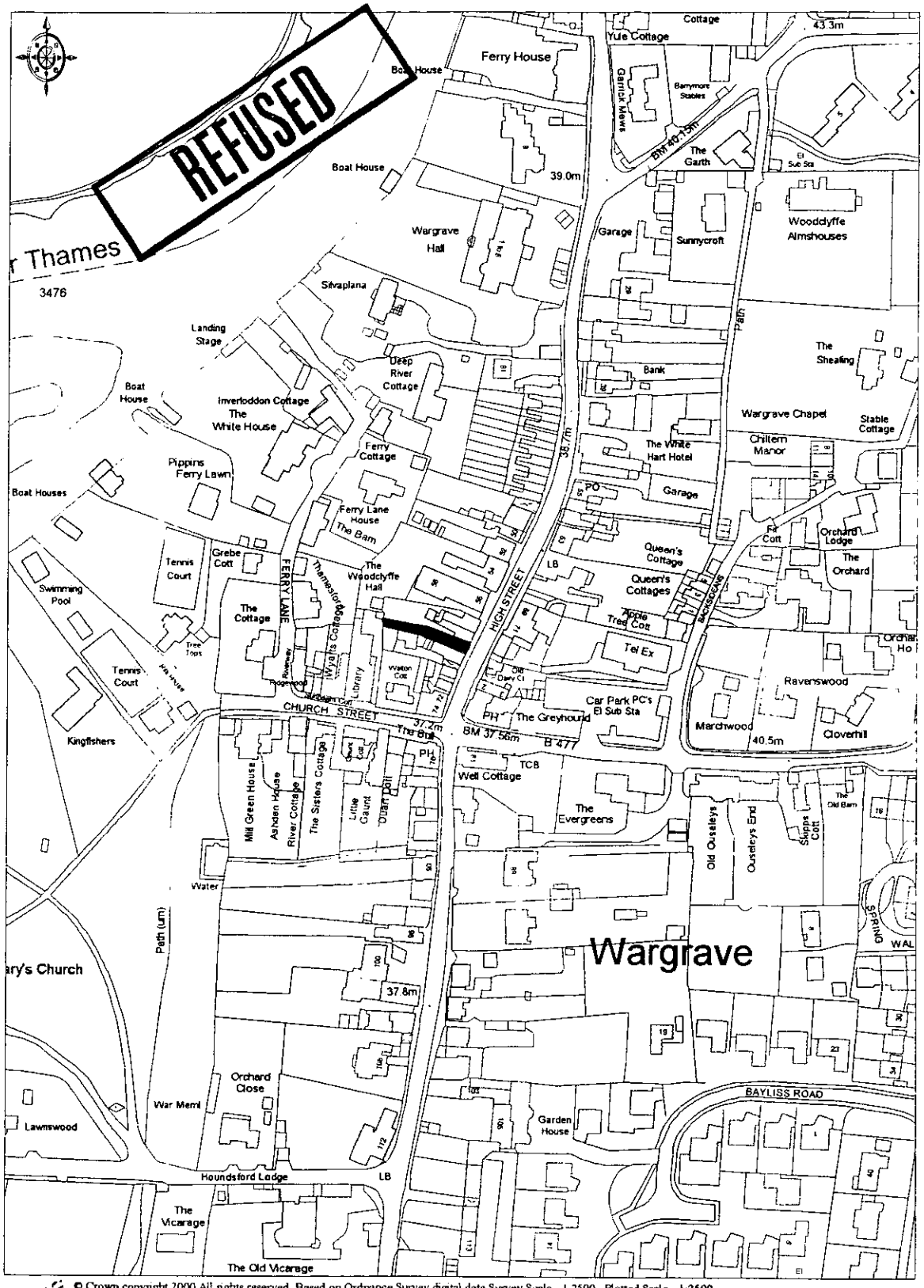

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