[redacted]

SYSTEMS LTD

APPLICATION NO:
F/2000/1755

LOCATION:
Royal Mail 16, Wokingham Delivery Office
Broad Street, Wokingham.

APPLICANT:
Halifax Plc C/O Burnet Bell

PROPOSAL:
Propose installation of automatic telling machine

EARLIEST DATE FOR DECISION: **17/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
09/08/2000

CASE OFFICER: **Farah Humayun**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Halifax Plc
C/O Burnet Bell
180 Hope Street
Glasgow
G2 2UB

Application Number: F/2000/1755

Parish: **WOKINGHAM**

Location: **Royal Mail 16, Wokingham Delivery Office, Broad Street, Wokingham.**

Proposal: **Propose installation of automatic telling machine**

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 proposed development by reason of its design would form a feature to the detriment of character of the conservation area. As such the proposal is contrary to policies SBE1 and SBE12 of South East Area Local Plan and WBE2 and WHE2 of the Wokingham District Local Plan.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1

South East Area Local Plan Policies SBE2, SBE1, SBE12, SBE14

Deposit Draft Wokingham District Local Plan Policies WBE2, WHE2

John Mitchell
Development Control Manager
Date: 30/10/2000

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.

LISTING FORM

Case officer: **Farah H[illegible]ayun** Application Number: **A/2000/1927**

16, Wokingham Delivery Office, Broad Street, , Wokingham.

Proposed internally illuminated ATM surround sign

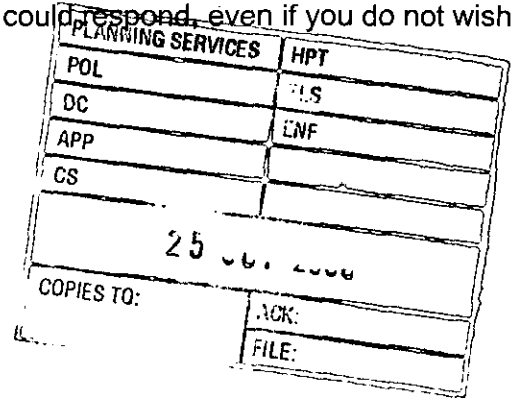
Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: [signature] Date: 22/10/00

Councillor Marinos

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



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/2000/1755

Proposal:
Propose installation of automatic telling machine

Location:
Royal Mail 16, Wokingham Delivery Office Broad Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 27/07/2000 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 Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **17/08/2000** 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: 27/07/2000

WORK SHEET FOR : Farah Humayun

Application Number : F/2000/1755

Applicant : Halifax Plc C/0 Burnett Bell

Location : Royal Mail 16, Wokingham Delivery Office, Broad Street, Wokingham

Proposal : Propose installation of automatic telling machine

Site Notice Displayed ? :

YES	NO	DATE
✓		28/7/00

Date of Neighbour Notifications .....

Date of Site Visit : 28/7/00

Date Registered : 14/6/00

Earliest Date for Decision : 17/07/00

Latest Consultation Date/Site Notice Expiry Date : 17/7/00

Application Expiry Date: 9/8/00

Consultation Responses :

WOKINGHAM TOWN COUNCIL: Object: affect character of conservation area, relocation of post boxes would impinge on existing telephone box, security issues

CONSERVATION OFFICER: Object:: alter symmetry in new sill height, windows and surround need to be retained

HIGHWAYS: Approval: subject to conditions

Planning Issues : Impact upon character of Conservation Area
Impact upon visual amenity
Impact upon highway safety

Application Number: F/2000/1755

Appraisal :

The application being considered is for the proposed installation of automatic telling machine. The machine is proposed to be located in the left side window of the front elevation of the property. The Royal Mail building is not a listed building but is a significant building in the street scene of Broad Street. The building is made prominent by the bold decorative surround to four main windows to the front elevation. It is considered that the proposed installation of the an ATM machine within one of the main windows will break the prominent symmetry of the property and be out of character with the existing design. Under the proposed it is not acceptable for the window fenestration to be altered and the sill height to be reduced.

Under the proposed scheme the raised entrance and railings will mean the existing post boxes will be moved to a further left location. It is considered that the proposed position will impinge on the existing position of the telephone boxes.

The Highway Authority is satisfied that the proposed development meets the Council's standards of highway safety, subject to an approval of the access construction before any work is carried out within the highway.

Recommendation : Approval: ☐ **Refusal:** ☑

LIST. LETT

27/10.

Application Number
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed development by reason of its
			design would form a feature to the detriment of
			character of the conservation area. As such the
			proposal is contrary to policy SBE1 and SBE12 of
			South East Area Local Plan and WBE2 and WHE2
			of the Wokingham District Local Plan.
		N16	BBP - ENI
			SEALP - SBE2, SBE1, SBE12, JBE14
			WDLP - WBE2, WHE2

John Mercer
16/10/00

RECORD OF SITE VISIT

SITE ADDRESS: Royal Mail 16, Wokingham Delivery Office Broad Street Wokingham.

APPLICATION NUMBER: F/2000/1755

OFFICER: Farah Humayun

DATE OF SITE VISIT: 28/7

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

CONS AREA - MAIN TOWN CENTRE.

3. DESCRIPTION OF SITE/BUILDING

PROMINENT BUILDING IN TOWN

4. RELATIONSHIP TO ADJOINING PROPERTIES

WALKWAY TO SIDE
NEIGHBOUR WITH ESTATE AGENT
+ MAJOR WINDOWS TO FRONT WITH RAISED PAVING TO MAIN DOORWAY..

5. SITE CONSTRAINTS —

TREES

ACCESS/PARKING

LEVELS LEVEL

BOUNDARY TREATMENT

OTHERS

Tel:

Date: 17/10/00

My ref: F/2000/1755

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

CONFIDENTIAL

Councillor C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

Application Number: F/2000/1755
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.
Propose installation of automatic telling machine

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 **Farah Humayun** on . 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 27/10/00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1755**
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.
Propose installation of automatic telling machine

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Hudson

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

Tel:

Date: 17/10/00

My ref: F/2000/1755

CONFIDENTIAL

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

Dear Councillor

Application Number: F/2000/1755
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.
Propose installation of automatic telling machine

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 **Farah Humayun** on . 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 27/10/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1755**
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.
Propose installation of automatic telling machine

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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

Tel:

Date: 17/10/00

My ref: F/2000/1755

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

CONFIDENTIAL

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

Application Number: F/2000/1755
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.
Propose installation of automatic telling machine

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 **Farah Humayun** on . 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 27/10/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Farah Humayun** Application Number: **F/2000/1755**
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.
Propose installation of automatic telling machine

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Marinos

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

To:
Harold Sanders
Urban Design And Conservation Officer

26 JUN 2000

From: Farah Humayun

Date: 23 June 2000

Duncan Dewer

Application Number: F/2000/1755

Proposal: Propose installation of automatic telling machine.

Site Address:
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.

Applicant:
Halifax Plc C/O Burnet Bell.

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

- THE ROYAL MAIL BUILDING IS NOT A LISTED BUILDING, BUT IS A SIGNIFICANT BUILDING IN THE STREET SCENE OF BROAD STREET.

- I CONSIDER THE WINDOW + PROPORTIONS (AND BOLD DECREATIVE SURROUND TO THEM AND ENTRANCE DOOR) ARE IMPORTANT DETAILS TO BE RETAINED IN ANY MODIFICATION PROPOSALS

- I NOTE THE RAISED ENTRANCE + RAILINGS ARE TO BE EXTENDED; THEREFORE
  1. IS IT POSSIBLE TO CONTAIN THE NCR 5884 AND BASTIAN UNIT WITHIN THE PRESENT GLAZED AREA ?
  2. IT IS ESSENTIAL TO RETAIN THE EXISTING WINDOW FENESTRATION. I DO NOT CONSIDER THE PRESENT SOLUTION TO BE ACCEPTABLE, PARTICULAR THE SUGGESTED NEW CILL HEIGHT.

- I SUGGEST WE DISCUSS ALTERNATIVE ARRANGEMENTS WITH THE APPLICAN.

Harold Sanders CONSERVATION + DESIGN

WOKINGHAM CONSERVATION AREA



View up Broad Street.



Post Office Broad Street.

HIGHWAYS CONSULTATION SHEET

From: Farah Humayun **Date:** 23 June 2000

Application Number: F/2000/1755

Proposal: Propose installation of automatic telling machine

Parish: WOKINGHAM TOWN

Site Address:
Royal Mail 16, Wokingham Delivery Office, Broad Street, , Wokingham.

Applicant:
Halifax Plc C/O Burnet Bell.

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).

IN:08

Signed: _____ **Print name:** Stephanie Knowles

03/07/00.

PLANNING SERVICES | RPT 32054
TLS
DC
APP
CS
20 JUL 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Farah Humayun

Application Number: F/2000/1755

Proposal: Proposed installation of automatic telling machine.

Site Address: Post Office, 16 Broad Street, Wokingham.

Applicant: Halifax Plc C/O Burnett Bell

Your observations are required in respect of this application by **17/07/2000**

The Planning & Transportation Committee on 18 July 2000 resolved to make further comment on this application while they were discussing the application to install an illuminated surround.
They object to the installation of the ATM on the grounds that:

- **The building is within the Conservation Area and putting the ATM in the window would alter the symmetry of the building and detract from its appearance.**

- **Concern that the relocation of the post boxes and litter bin would impinge on the existing telephone box.**

Comment:
In the light of recent 'ram raids' on ATMs in the town, this location seems very vunerable.

SIGNED: _____ **DATE:** 19/07//00
CLERK TO Wokingham Town Council

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Farah Humayun

Application Number: F/2000/1755

Proposal: Proposed installation of automatic telling machine.

Site Address: Post Office, 16 Broad Street, Wokingham.

Applicant: Halifax Plc C/O Burnett Bell

Your observations are required in respect of this application by **17/07/2000**

No objection

SIGNED: _____ **DATE:** **13/07//00**

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1755

Proposal:
Propose installation of automatic telling machine

Location:
Royal Mail 16, Wokingham Delivery Office, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Farah Humayun P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/07/2000. 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

23 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 14 JUN	
Officer: FH	Application No. F/2000/1755

Map No. 75B Site 005
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED INSTALLATION OF AUTOMATIC TELLING MACHINE

Location: POST OFFICE 16 BROAD STREET

Parish: WOKINGHAM Ward: Evenders. 23.6.2000

Applicant: HALIFAX PLC

Fee Received 95-00 (9) 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			
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 ..... Non-listed bdg in Cons. area.

Date Site Notice Sent : 23.6.2000 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:

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

NEIGHBOURS:

S/N + The Post Office, 16 Broad Street, Wokingham, ✓
+ 14, 18, 11, 13, 15, 17, 19, 21, 21a Broad Street
Monarch House, Waterford Way

Burnet Bell
CHARTERED ARCHITECTS
PLANNING SUPERVISORS

180 Hope Street
Glasgow G2 2UB

telephone 0141 332 4066
facsimile 0141 332 1211
E mail burnetbell@dial.pipex.com

Robert D McPhail RIBA FRIAS DipTP
Iain Macrae B.Arch RIBA FRIAS DipTP MaPS
Associates
Duncan Dewar MBIAT ACIOB MaPS
Iain G McIntosh B.Arch RIBA ARIAS

In Association with A L Brown FRIAS RIBA FFB

RB:lmc
12TH June 2000

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

14 JUN 2000 * 1755

Dear Sirs

2000:11 HALIFAX REMOTE ATM INSTALLATIONS – POST OFFICE COUNTERS LTD
Wokingham BO, Wokingham

I enclose the following:

01 **Planning Permission**, comprising

6 completed application forms
2 Certificate B completed
6 copies of our drawings 0, 1 and 2
Cheque in the amount of £95.00, being the prescribed fee.

02 **Consent to Display Advertisements**, comprising
5 completed application forms
5 copies of our drawings 0, 1, 2 and 5118.5
Cheque in the amount of £50.00, being the prescribed fee.

Please progress these applications as soon as possible.

Yours Faithfully
For BURNET BELL

RICHARD BARCLAY

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

14 JUN 2000* 1755

1. APPLICANT'S NAME HALIFAX PLC

ADDRESS PO BOX 60, TRINITY ROAD
HALIFAX

POST CODE HX1 2RG **PHONE** 01442 333333

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME BURNET BELL

ADDRESS 180 HOPE STREET
GLASGOW

POST CODE G2 2UB **PHONE** 0141 332 4066

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 16 BOARD STREET
WOKINGHAM, RG40 1AA

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

POST OFFICE WITH ATM

5. Give the area in hectares or part of a hectare **AREA OF SITE** N/A

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** LESSEE

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 91,2

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	☐	N/A	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.

POST OFFICE

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.

POLYCARBONATE

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

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

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	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES)/NO *STATE No. OF HABITABLE ROOMS 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 Bernard Ball ON BEHALF OF HALIFAX PLC DATE 12/08/2000

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				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS		N/A		
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR *STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES* LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 14 JUN 2000 1755

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
POST OFFICE Counters LTD	WOKINGHAM BRANCH OFFICE 16 BOARD ST WOKINGHAM RG40 1AA	12/06/00

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

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . Burnett Ball . . . . . .

On behalf of . . . HALIFAX PLC . . . . . .

Date . . . 12/06/00 . . . . . .

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

(1) ADDRESS 16 BROAD STREET PARISH WOK

PLOT No. POST OFFICE ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
E/1/63	(SEE 20 BROAD ST.)			
9/1/65		New Auto tel exchange at rear	28/9/65	CH
9/1/68	Min Public Bldg & Works	do	29/2/68	CIA
00093		Alts & Exts.		CPC
17861	HEAD POSTMASTER, READING	REPL OF WINDOWS (SORTING OFFICE)	27.7.82	N/A CIA
18419	"	RAMP FOR DISABLED	18.11.82	N/A CIA
18661	"	REPL. WINDOWS	13.1.83	N/A CIA
21107	"	"	4.5.84	N/A CIA
23[illegible]	P.O.	TEMP. RD. R/O 20	23.5.85	N/A 31.5.86 TP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

14.JUN.2000* 1755

(2) THE POST OFFICE

ADDRESS 16 BROAD STREET PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75-B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23676	P.O.	REAR EXT IN ASSOC. WITH REFURBISHMENT	20.6.85	CIA
25296	"	STAMP MACHINES/POST FACILITIES/NOTICE BOARD	14.7.86	TP
25811	P.O.	PORTAKABIN FOR SORTING	10.7.86	31.7.[illegible]
27582	"	STAMP MACHINES & POST VENTS	15.4.87	CIA
28624	"	PORTAKABIN FOR SORTING	2.10.87	TP
32392	"	3 ILL. SIGNS	16.2.89	CIA
35682	"	RENEWAL 28624	11.6.90	31.5.[illegible] CIA
98/67372/A	Post Office	INT ILLUM SIGNS	12.5.98	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074



14 JUN 2000* 17755

Burnet Bell

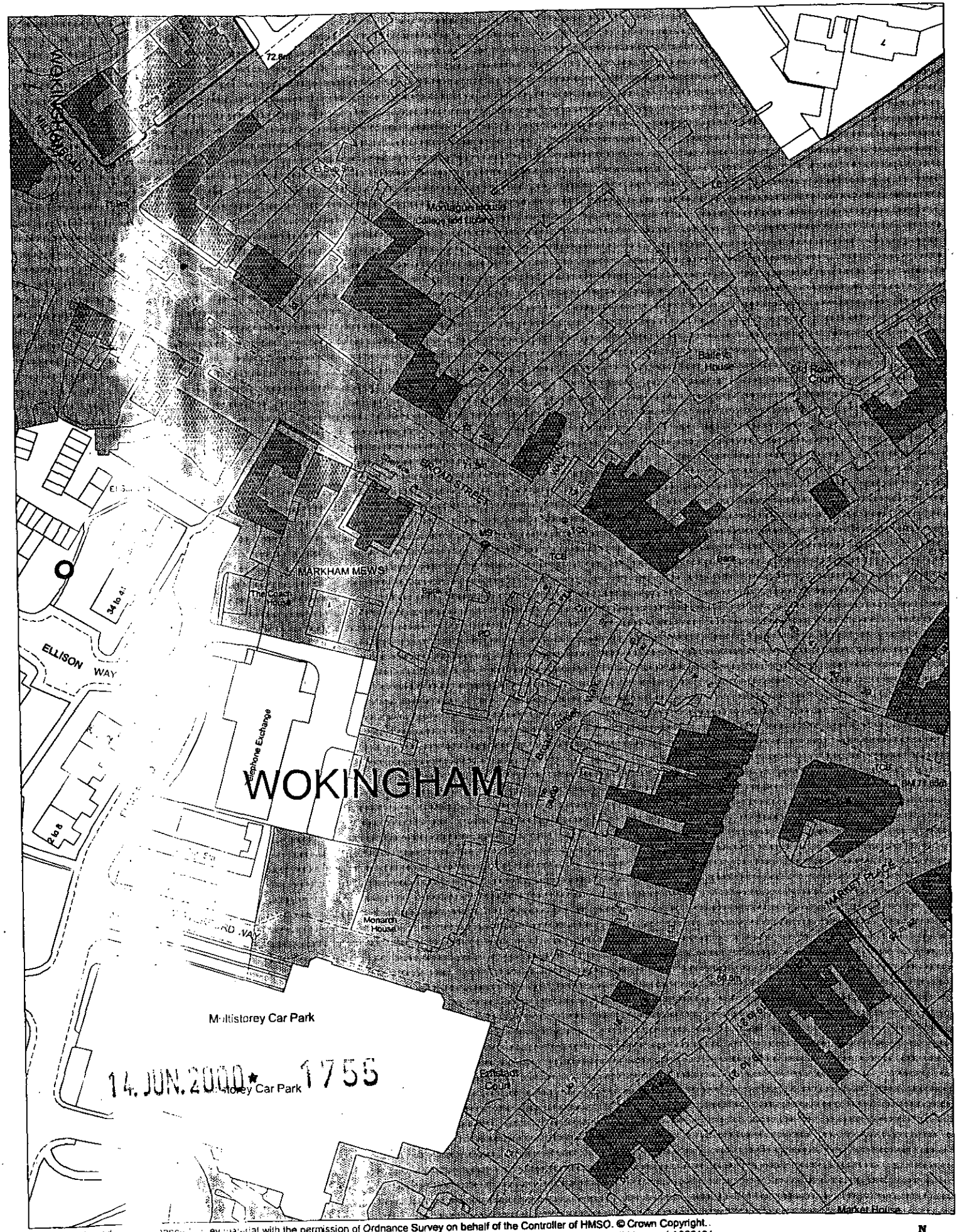
CHARTERED ARCHITECTS
PLANNING SUPERVISORS

180 Hope Street Glasgow G2 2UB
tel: 0141-332-4066 Fax: 0141-332-1211
E-mail:burnetbell@dial.pipex.com
Member of Intercity Design Group

job title
HALIFAX PLC
POCL Programme

description
Locality Plan

drawn	D.Dewar
check	D.Dewar
scale	1:1250
date	May 2000
code	
job no	2000:11
element	(0-)
drg. no.	0
rev	



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Developme... Control Section, Environmental Services, Wokingham District Council.
19 June 20...

Scale: 1 : 1250

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