SOUTHPORT U.K.
LONDON OFFICE

SYSTEMS LTD

APPLICATION NO:
F/2001/3214

LOCATION:
54 Meadow Road, Wokingham.

APPLICANT:
O S Shergill C/O Andesign

PROPOSAL:
Proposed two storey side extension to shop and flat over.

EARLIEST DATE FOR DECISION: **18/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
16/03/2001

CASE OFFICER: **George Allpress**

APPROVED

(GA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

O S Shergill
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2001/3214

Parish: **WOKINGHAM**

Location: **54, Meadow Road, Wokingham.**

Proposal: **Proposed two storey side extension to shop and flat over.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the side elevation of the extension hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The development hereby approved shall not be occupied before the garage for which planning permission is granted under planning permission No. F/2000/2691, dated 4th January 2001, has been built and occupied.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To ensure compliance with Local Plan policies and in the interests of highway safety and neighbouring amenity.

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 and ST5.

Deposit Draft Wokingham District Local Plan Policies WBE1 and WT6.

Informative
2. You are advised that the planning permission hereby granted does not dispense with the need to comply or discharge any conditions under planning permission No. F/2000/2691, dated 4th January 2001.

John Mitchell

John Mitchell
Development Control Manager
Date: 06/03/2001

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

From Mr & Mrs F.H. BISHOP 29, Meadow Road,
Wokingham,
Berkshire.
RG41 2TE.
Tel. No. 0118 9787154.

29th March 2001.

Wokingham District Council,
Shute End,
Wokingham,
Berkshire.
RG40 1WR.

REPLY BY
13 APR 2001

For the attention of Mr. John Mitchell,
Development Control Manager.

Planning Application F/2001/3214
54, Meadow Road, Wokingham – Extension.

Dear Sir,

Thank you for your letter dated 13th March 2001, informing us that our observations (letter dated 8th February 2001) on this proposal have been considered and that the application has been approved.

Having seen the decision notice we note that there are no recommendations or even observations on:–

(a) Inconsiderate parking measures, and

(b) The siting of a loading cupboard alongside the main and only customer entrance/exit and facing on to our open plan unfenced residential properties.

This, despite the existence of a purpose provided and adequate area to the side and rear of the building, which currently bears a large notice to the effect that the area is for "residents and deliveries only". We feel this approval could create a precedent in so far as we can think of no other similar sited retail business in Wokingham with its delivery/loading facility so located, when all that is necessary is to resite the loading cupboard to the side of the extension.

Yours sincerely,

Kathleen and Frank Bishop. DDS

PLANNING SERVICES	RPT
POL	TLS
DM / GMA	ENF
APP	
CS	41826
30 MAR 2001	
COPIES TO:	ACK:
	FILE:

Copy to Councillor K.A. Malvern.

Received by me after 2/04

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 2 April 2001
My ref. JRM/SB/F/2001/3214
Your ref.

A1826

Mr & Mrs F H Bishop
29 Meadow Road
WOKINGHAM
Berkshire
RG41 2TE

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 and Mrs Bishop

PLANNING APPLICATION F/2001/3214
54 MEADOW ROAD, WOKINGHAM

Thank you for your letter of 29 March regarding the above which is receiving attention.

Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

Applicationo	Name & Address
F/2001/3214	T M Dummer 13 Woosehill Lane Wokingham RG41 2TR
F/2001/3214	Mr & Mrs F Bishop 29 Meadow Road Wokingham RG41 2TE
F/2001/3214	Mr & Mrs Hornsnell 4 Heelas Road Wokingham Berks RG41 2TL

App. F/2001/3214
Letters sent
13-03-01.

Received by Wokingham District Council

Application No: F/2001/3214

Proposal:
Proposed two storey side extension to shop and flat over.

Location:
54, Meadow Road, , 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 George Allpress P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 18/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

25 January 2001

Tel: 0118 974 6442

Date:

My ref: F/2001/3214

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 Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

Dear Councillor

Application Number: F/2001/3214
54, Meadow Road, , Wokingham.
Proposed two storey side extension to shop and flat over.

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 **George Allpress** on **0118 974 6442**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **George Allpress** Application Number: **F/2001/3214**
54, Meadow Road, , Wokingham.
Proposed two storey side extension to shop and flat over.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Malvern

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 6442

Date:

My ref: F/2001/3214

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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

Dear Councillor

Application Number: F/2001/3214
54, Meadow Road, , Wokingham.
Proposed two storey side extension to shop and flat over.

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 **George Allpress** on **0118 974 6442**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **George Allpress** Application Number: **F/2001/3214**
54, Meadow Road, , Wokingham.
Proposed two storey side extension to shop and flat over.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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 6442

Date:

My ref: F/2001/3214

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 Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2001/3214
54, Meadow Road, , Wokingham.
Proposed two storey side extension to shop and flat over.

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 **George Allpress** on **0118 974 6442**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **George Allpress** Application Number: **F/2001/3214**
54, Meadow Road, , Wokingham.
Proposed two storey side extension to shop and flat over.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Earnshaw

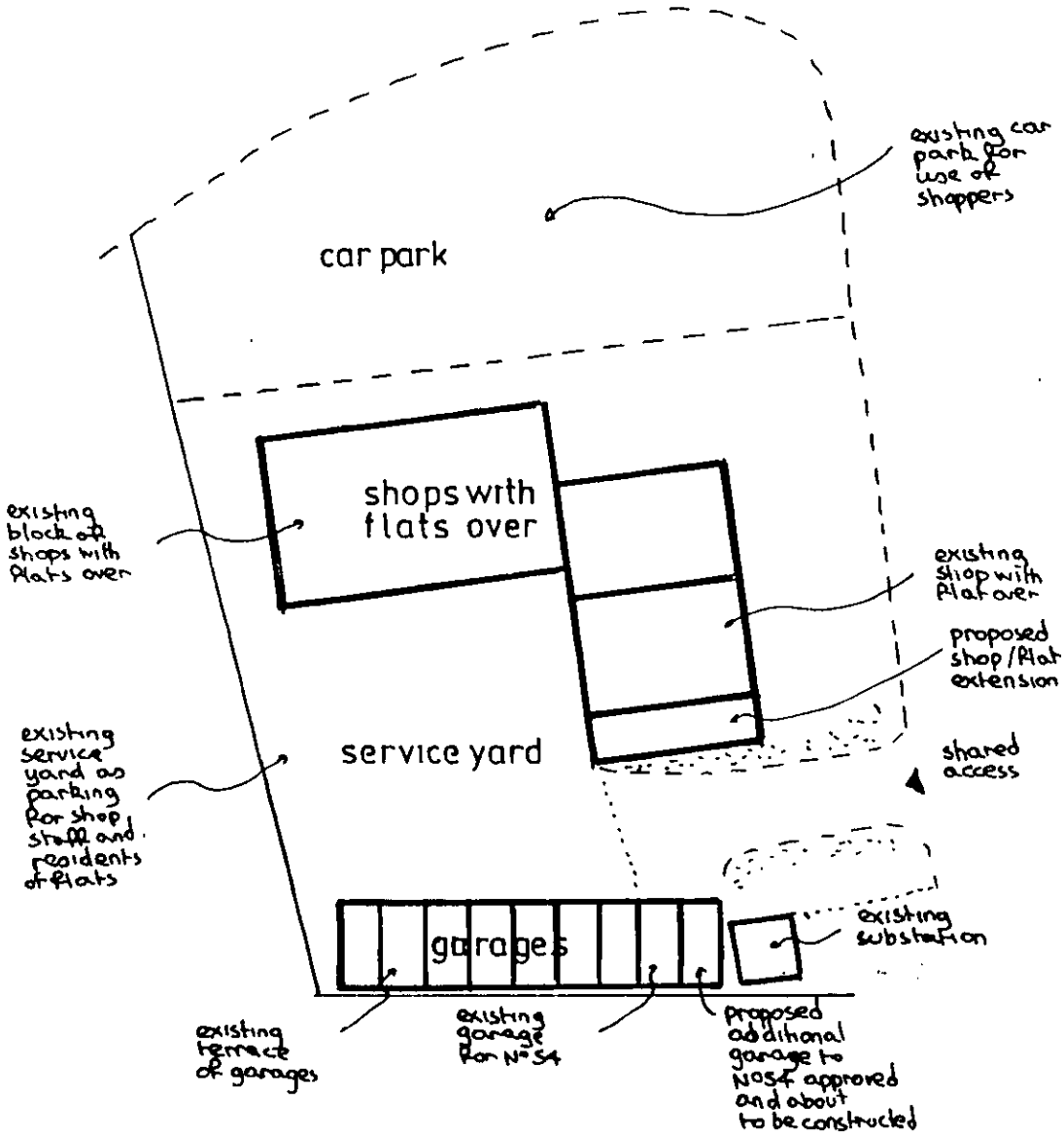
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

21 FEB 2001

COPIES TO: ACK:

FILE:



BLOCK PLAN 1:500

PROPOSED SHOP/FLAT EXTENSION at 54 MEADOW ROAD WOKINGHAM, BERKSHIRE for MR.O.S.SHERGILL

to be read in conjunction with drg no AH/E/3098

ADDITIONAL PLAN

Revised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	3214	GA
BUILDING CONTROL NUMBER	FP 2001/1499	Paul
~~APPLICANT~~/AGENT	Andrew	
ADDRESS OF SITE	Gills Supersave 54 Meadow Road WORKINGHAM	
DESCRIPTION OF PROPOSED WORK	2 storey side ext to existing shop + flat over	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	AH/E/3098	AH/E/3098
ELEVATIONS	— "	— "
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	6/3/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	23/3/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR: George Allpress

Application Number: F/2001/3214

Applicant: O S Shergill C/O Andesign.

Location: 54 Meadow Road, Wokingham.

Proposal: Proposed two storey side extension to shop and flat over.

Site Notice Displayed? :	YES	NO	DATE
	✓yes		28/01/01

Date of Neighbour Notifications: 23/01/01

Date of Site Visit: 15/02/01

Date Registered: 19/01/2001

Earliest Date for Decision: 18/02/2001

Latest Consultation Date/Site Notice Expiry Date: 18/02/01
22/02/01 (GA)

This application will have expired on: 16/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses:

Highways - recommend conditional approval - in this instance and without prejudice to our standards the highway authority will accept 2 off road car parking spaces within the curtilage of the property - subject to appropriate conditions.

Wokingham Town Council - no objection.

Environment Agency - no comment.

Senior Environmental Health Officer - these proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be applied should planning consent be granted. Standard planning condition CO70 regarding hours of construction.

At the time of writing two local residents write to object to the application - (their objections in summery are) this is a residential area - any addition to the building would upset the appearance and symmetry of the entire block - the shop has attracted considerable usage since it became a general store, with

noise traffic parking and nuisance from the coming and going - the shop has no claim to the car park - the noise and disruption that would result from the enlargement would be unacceptable - the application calls for a delivery cupboard at the front of the shop, this is unacceptable and should be located at the rear - these plans would indicate that no consideration was given to the effects on or views of local residents.

One resident comments - we do not really have any objections provided the extra use of the shop will not entail longer opening hours - the hours were extended last year without our knowledge or us being able to comment. As the shop is in a very built up housing area we would like the noise, traffic and other nuisances kept to a minimum.

Planning Issues: The issues raised by this application are impact to neighbour amenity, street scene and provision of off street parking.

The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

Application Number: F/2001/3214

Appraisal:

There are no Local Plan policies that specifically relate to extensions to retail units in local shopping centres that prescribe one way or the other how Local Plan policies apply to such proposals. However, SSH2 of the LPSEA seeks to achieve shops in new developments, and Policy SSH1 aims to retain existing local shops. Local Plan policies are therefore considered to be generally supportive of local shops.

The application property is one of a small shopping parade which is situated at the junction of Woosehill Lane and Meadow Road. The parade comprises five units, two fronting Meadow Road and three fronting Woosehill Road. There is a service road and parking area which provides access and egress to both roads that runs adjacent no.56 (the neighbouring property to the west) and passes the frontages of the three properties that face onto Woosehill Road. The area immediately in front of the application property is pedestrianised. The application site is a small piece of grassed area which abuts the NE flank of the application premises. Adjacent is a service road which provides access to a garage block, rear courtyard and additional parking area which is enclosed by, serves, and belongs to this group of shops.

The application proposes a two storey side extension, over the adjacent grassed area on the property's NE flank. The side extension would provide a store room at ground floor, and enlarged lounge and additional bedroom at first floor level.

The grassed area is annexed from the main landscaped frontage. Building over this area is not considered to diminish or detract from the general landscaping to the front of these shops or the ambience of the setting.

The design of the extension is in keeping with the character and appearance of the pair of which the application premises is a part, and indeed with the appearance of the group of shops as a whole. Harm to the street scene is therefore not considered to result.

The proposed extension would not create additional shopping floor area as such, but would facilitate the relocation of the existing stock room and toilet and free this space for use as sales area by bringing it within the main body of the shop.

The applicant writes in support of the application that there is pressure on small businesses to compete with supermarkets and that the competition is getting greater. The additional floor space created by this development will greatly assist. They state that they have one garage in the adjacent garage block together with the right to park in the service yard along with all the other occupants. In addition planning permission has recently been obtained for an additional garage, permission dated 4th January 2001. It is intended that the

additional garage provides for the extra parking required by the additional bedroom. In addition to the service yard customers have the benefit of a car park at the front of the complex.

There are neighbour concerns with traffic generation, parking and noise. It is considered that the additional trading area that this extension would facilitate would not lead to such an intensification that would result in material harm. Environmental Health have been consulted and have raised no objections to the proposal. Highways accept the parking provision as stated. The internal consultees have raised no concerns over the potential to generate additional traffic or nuisance. There are no parking restrictions in the vicinity and the applicant is not in a position to ensure the off street parking provision is used. However, off street parking exists and with respect to this application it is considered that there is sufficient provision.

The proposed extension would have no overbearing impact or loss of light to neighbouring dwellings.

A first floor lounge window is proposed. There is considered sufficient distance between this and the nearest dwelling, that fronting Curl Way to ensure no material loss of privacy.

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

Application Number: F/2001/3214
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	~~Non-Std Conditions / Reasons for Refusal~~
1	C001	R001	FULL PERMISSION - 5 YEARS
2	C14	R014	EXTERNAL FINISHES TO MATCH
3	C044	R044	NO WINDOWS TO BE INSERTED INSERT: .....in the side elevation of the extension....
			Non Standard
4			The development hereby approved shall not be occupied before ~~completion of~~ the garage for which planning permission is granted under planning permission no.F/2000/2691, dated 4th January 2001, has been built and occupied.
			Reason:
			To ensure compliance with Local Plan policies and in the interests of highway safety and neighbouring amenity.
1	N16		INFORMATIVE

INSERT: The following policies apply: Berkshire Structure Plan policy EN1: Policy SBE2 and ST5 of the South East Area Local Plan and, Wokingham District Local Plan Deposit Draft 1997 policy WBE1 and WT6.

2			You are advised that the planning permission hereby granted does not dispense with the need to comply or discharge any conditions under planning permission no.F/2000/2691, dated 4th January 2001.

6/3/07

RECORD OF SITE VISIT

SITE ADDRESS: 54 Meadow Road, Wokingham.

APPLICATION NUMBER: F/2001/3214

OFFICER: George Allpress

DATE OF SITE VISIT: 15/02/00

1. SITE/STATUTORY NOTICE DISPLAYED? Yes

2. DESCRIPTION OF SURROUNDINGS Local shopping parade within residential are within defined settlement.

3. DESCRIPTION OF SITE/BUILDING Two storey shop and premises.

4. RELATIONSHIP TO ADJOINING PROPERTIES No.56 adjacent attached to the west, no.2 Curl Way to the north east and no.29 Meadow Road opposite to the north west.

5. SITE CONSTRAINTS

TREES	None in vicinity of proposed extension.
ACCESS/PARKING	Side and rear parking with garage at rear.
LEVELS	Level.
BOUNDARY TREATMENT	N/A
OTHERS	None

[redacted]S CONSULTATION SHEET

From: George Allpress **Date:** 25 January 2001

Application Number: F/2001/3214

Proposal: Proposed two storey side extension to shop and flat over.

Parish: WOKINGHAM TOWN

Site Address:
54, Meadow Road, , Wokingham.

Applicant:
O S Shergill C/O Andesign.

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).

Please could highways have a revised plan which shows the parking layout for 3 vehicles within the curtilage of the property.
Spaces are to be 4.8m x 2.4m.
Any spaces allocated to the shop should also be marked on.

Adam - can I have your comments re: additional plan showing parking arrangements. Thnks. GA - 26/2

Signed: _____ **Print name:** Adam Coggins
14/2/01

CONDITIONAL APPROVAL.
In this instance and without prejudice to our standards the highway authority will accept 2 off road car parking spaces within the curtilage of the property.

C122, R122.
C049, R049.

Adam Coggins. 26/02/01

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

PLANNING SERVICES	HPT
PCL	TLS
DC GA	ENF 40192
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

ref:3905

Mr G. Allpress
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berks RG40 1WR

20th February 2001

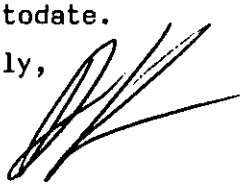
Dear Mr Allpress,

re: Application No F/2001/3214 - 54 Meadow Road, Wokingham

Further to your telephohe call to my office on 19th February 2001, please find enclosed 6 copies of an enlarged blockplan which has been prepared in an endeavour to explain to your Highways Section the parking arrangements for the above site. On one of the copies I have outlined in red the section of land specifically owned by my Clients and you will see this includes the shared access over which the other occupants of the shops and flats have the right of way. My Clients currently have a garage in a garage block together with the right to park in the service yard along with all of the other occupants. In addition my Clients have recently obtained Planning Consent for an additional garage to be added between their present garage and the Electricity Sub Station and this was granted Planning permission by your colleague, Mr Thorley under reference number F/2000/2691 on 4th January 2001. It is intended that this additional garage provides the additional specified space for the additional bedroom now proposed in the current application for the two storey extension. In addition to the service yard, customers have the benefit of a car park at the front of the complex which I have shaded in blue. I trust this clarifies the situation for the benefit of your Highway Section, but if they or you have any further queries please do not hesitate to contact my office as we are most anxious to see a successful outcome to this application as soon as possible.

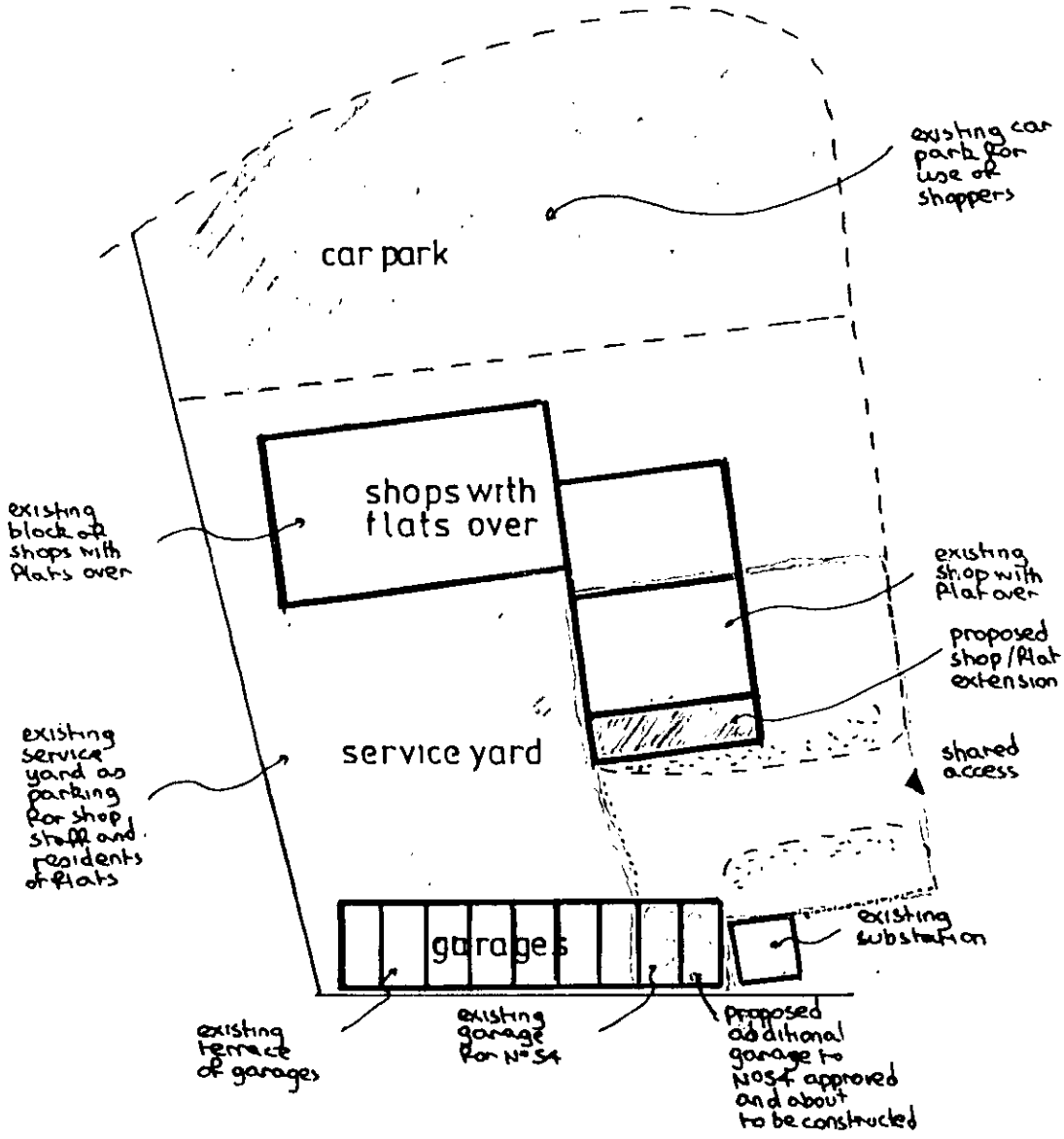
You will appreciate that the pressure placed on small businesses to compete with the out of town supermarkets is getting greater and greater and the additional floor space created by this development will greatly assist my Clients in this struggle. In addition the scheme does provide them with much needed security to be able to pass from their flat to their shop, both early in the morning and late at night during trading without the risks that they currently experience by having to leave the building. I thank you for your assistance todate.

Yours faithfully,



A. Hester

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 FEB 2001	
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	FILE:



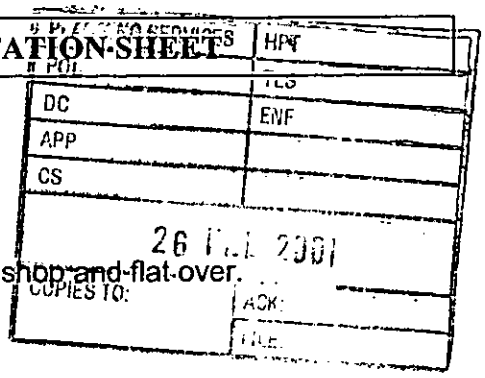
BLOCK PLAN 1:500

PROPOSED SHOP/FLAT EXTENSION at 54 MEADOW ROAD WOKINGHAM, BERKSHIRE for MR.O.S.SHERGILL

to be read in conjunction with drg no AH/E/3098

ADDITIONAL PLAN

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: George Allpress

Application Number: F/2001/3214

Proposal: Proposed two storey side extension to shop and flat over.

Site Address: 54 Meadow Road, Wokingham

Applicant: O S Shergill C/O Andesign

Your observations are required in respect of this application **by 18/02/01**

No objections

SIGNED: RA Harcourt **DATE:** 23/02/01

pp **CLERK TO Wokingham Town Council**

Our ref: SP\2001\003085\001
Your ref: F/2001/3214

ENVIRONMENT AGENCY

Date: 7th February 2001

PLANNING SERVICES	HPT 40245
POL	TLS
DC GA	ENF
APP	
CS	
22 FEB 2001	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: George Allpress

Dear Sir/Madam

2 STOREY SIDE EXTENSION TO SHOP AND FLAT OVER
54 MEADOW ROAD, WOKINGHAM

Thank you for your letter dated 25 January 2001 which was received on 26 January 2001. You are asked to quote the following reference in any correspondence: SU86NW/16/37.

The Environment Agency has no comment regarding the above proposal.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Ian Jordan

PLANNING SERVICES	HPT
POL	TLS
DC OBS	ENF GA
APP	
CS	
13 FEB 2001	
COPIES TO:	ACK: ✓
	FILE:

OBJ

2001 | 3214

GA

From: WebComments@wokingham.gov.uk
Sent: 11 February 2001 22:00
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/3214
Correspondent_FullName: Mr and Mrs J Horsnell
Correspondent_StreetAddress: 4 Heelas Road
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 2TL
Correspondent_Telephone: 0118 9787139
Correspondent_Email:

Comments:

Whilst our home, 4 Heelas Road, is relatively close to the shop involved in this application, we were not actually recipients of John Mitchell's letter of 25.1.2001 but have just had a sight of that letter and would like you to have our comments, please, on what is proposed.

Firstly, the original intention was for this shop unit to be a newsagents/tobacconist/sweet shop and as such it served the local community and passing trade adequately. It has also been useful in more recent years for the shop to take on trading in a limited range of grocery items following the closure of the mini- market business operating from one of the other units in this parade.

However we would not be in favour (as seems to be the intention) of an extension of the grocery side of the business at the present shop unit which we feel is bound to attract both an increase in on-the-road parking by customers and presumably more deliveries out front. We feel that shoppers for the fuller range of grocery items are well provided for elsewhere within a reasonable distance, i.e. at Tesco, (open 24 hours) and Safeways also at the min-market/ post office in Barkham Road without encouraging further grocery shopping activity on this side of the shopping parade.

Looking now at the building plan itself the idea of a delivery bay at the front of the premises seems to us, to say the least, invidious, especially when there is an adequate yard at the rear.

If the applicant wishes to extend his business (as seems to be the case) perhaps he could consider expending his financial resources not altering the existing purpose built premises but by taking on one of the other shop units, e.g. the former Print Shop, which would provide at the rear delivery access and at the front customer parking and thus, in a sense, restore the status quo of earlier years.

We would also say that we share the views expressed to you on this matter by Mr & Mrs Bishop of 29 Meadow Road.

I must say that the present proprietor of the business at 54 Meadow Road, like his predecessor, gives an excellent service to all his customers of whom we are two.

Thank you for your attention.

From Mr. F.H. & Mrs. K.M. Bishop

29, Meadow Road,
Wokingham,
Berkshire. RG41 2TE.
Tel No. 0118 9787154.
8th February 2001.

PLANNING SERVICES	
POL	TLS
DC	ENF
APP	
CS	GA

09 FEB 2001

COPIES TO: | ACK:

The Planning Officer,
Wokingham District Council,
Shute End,
Wokingham,
Berkshire RG40 1WR.

For the Attention of Mr. George Allpress

Planning Application ~~F/2001/3211~~ SE, Meadow Road Wokingham.
Proposed Two storey side extension.

Dear Mr. Allpress,

Thank you for your letter dated 25th January, 2001.

It has been established that this is primarily a residential area.

Any addition to the side of this building would upset the appearance and symmetary of the entire block.

These premises were originally a Newsagent, Tobacconist and Sweetshop and presented a well kept sober shop front, complimenting the Hairdresser's next door.

When the General Store/Off licence at Roll. Woosehill have ceased trading in 1988 the licence was transferred (with no reference to local residents) to No 54, Meadow Road which became a licenced General Store.

The then owners however traded reasonable hours and caused us no problems - except for a worsening of the ongoing complaint (still unresolved after 8 years) of parking on the footpath and obstructing our driveway. (Mr. Moon had this in hand, REF. JE/NC June 20th 2000 Mr. Carr/Mr. & Mrs. Bishop) in conjunction with the rebuilt speed hump - the promised bollards have not materialised.

The present rather prominent frontage with its over large window signs displaying the shops function and numerous posters and hand written notices stuck to the outside of the window detract from the smartness and lower the ambience of the whole area.

These premises have no claim to the car park in Woosehill have as has been established by past "change of use" planning applications, which have also established that the rear car park and access is for Residents of the flats and loading/unloading purposes only.

There is no provision for customer car parking, customers therefore use the road and footpaths, hence our on going complaint.

Increasing the trading area may well provide a wider range of products and better service to the Community as well as furthering the applicants commercial ambitions, but any increase in trade particularly later opening hours, resulting in more traffic noise and disruption would be unacceptable.

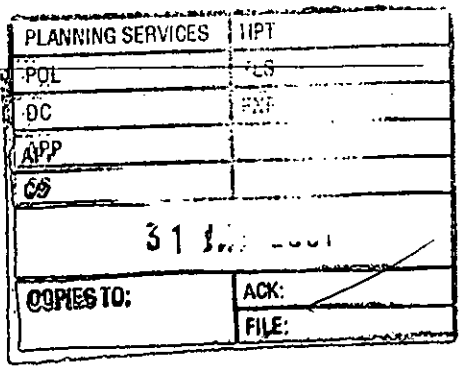
The application calls for a 1200mm delivery cupboard at the front of the building, this is completely unacceptable, all deliveries must be made to the side or rear of the premises.

These plans would indicate that no consideration was given to the effects on our views of local residents, if we had been asked these points could have been considered before the plans were submitted.

Yours sincerely.

Frank and Kathleen Bishop.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 30 January 2001 19:40
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/3214
Correspondent_FullName: T. M. Dummer
Correspondent_StreetAddress: 13 Woosehill Lane
Correspondent_Address2:
Correspondent_Town: Wokingham
Correspondent_County: Berks.
Correspondent_PostCode: RG41 2TR
Correspondent_Telephone: 0018 377 8132
Correspondent_Email: timval@ntlworld.com

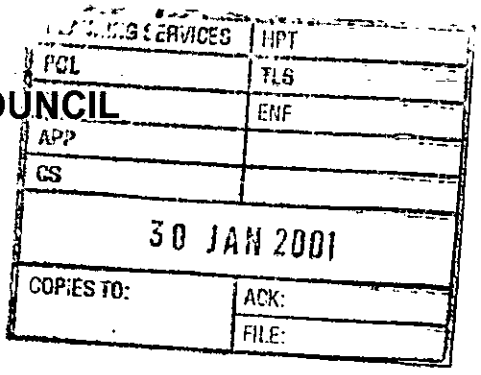
2001/3214
GA

Comments:

We do not really have any objections provided the extra use of the shop will not entail longer opening hours than already exist. The hours were extended last year without our knowledge or us being able to comment. As the shop is in a very built up housing area we would like the noise, traffic and other nuisances kept to a minimum.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref:

To: George Allpress
Planning

Your Ref: F/2001/3214

Date. January 26, 2001

PROPOSED: TWO STOREY SIDE EXTENSION TO SHOP WITH FLAT OVER

LOCATION: WOKINGHAM NEWSAGENTS, 54 MEADOW ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend the following condition be applied should planning consent be granted.

Standard planning condition C070 regarding hours of construction.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

G-A

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number P/2001/3214 relates.

Address of site 54 Meadow Road

Wokingham RG41 2TD.

Signed _____

Date 28 JAN 01.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	19 JAN 2001
Officer: GA	Application No. F 2001 3214

Map No. SB Site 002

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED TWO STOREY SIDE EXTENSION TO STOP ~~AND~~ FLAT OVER

Location: 54 MEADOW ROAD

Parish: WOKINGHAM Ward: Emmbrook 25-01-01 TJ.

Applicant: O S SHERGILL

Fee Received 190-00 Required ..... Additional ..... Refund .....

(4)

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 .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 25-01-01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board ✓ .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency 250 m landfill consultation .....
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
Proposed environmental improvement
.....

NEIGHBOURS:

Site notice and see map

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

19 JAN 2001 ★ 3214

1.	APPLICANT'S NAME	O.S. SHERGILL
	ADDRESS	GILLS SUPERSAVE, 54 MEADOW ROAD
		WOKINGHAM, BERKS
	POST CODE	RG40 2TD PHONE 9787117
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
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	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TWO STOREY SIDE EXTENSION TO EXISTING SHOP AND FLAT OVER
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	owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/E/3098

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

SITING		EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	
LANDSCAPING			

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

SHOP WITH FLAT OVER

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.

TO MATCH 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.

NO ENCLOSURE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING RWP's

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

NO CHANGE

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

N/A

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 (ANDESIGN) ON BEHALF OF O.S. SHERGILL DATE 17/1/2001

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			31.5m^2	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
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 RESIDENTIAL			31.5m^2	
OTHER	Please Specify				
	TOTAL			63m^2	

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	EXISTING CAR	PARK AND
Proposed	GARAGING	

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.

SHOP WITH FLAT OVER

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

O.S. SHERGILL
ON SITE

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
NO CHANGE	FAMILY BUSINESS		

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.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

19.JAN.2001* 5214

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

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

Agricultural Holdings Certificate

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

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.

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 . . . . . (ANDESIGN) . . . . . .

On behalf of . . . . . D. S. SHERGILL . . . . . .

Date . . . . . 17/1/2001 . . . . . .

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

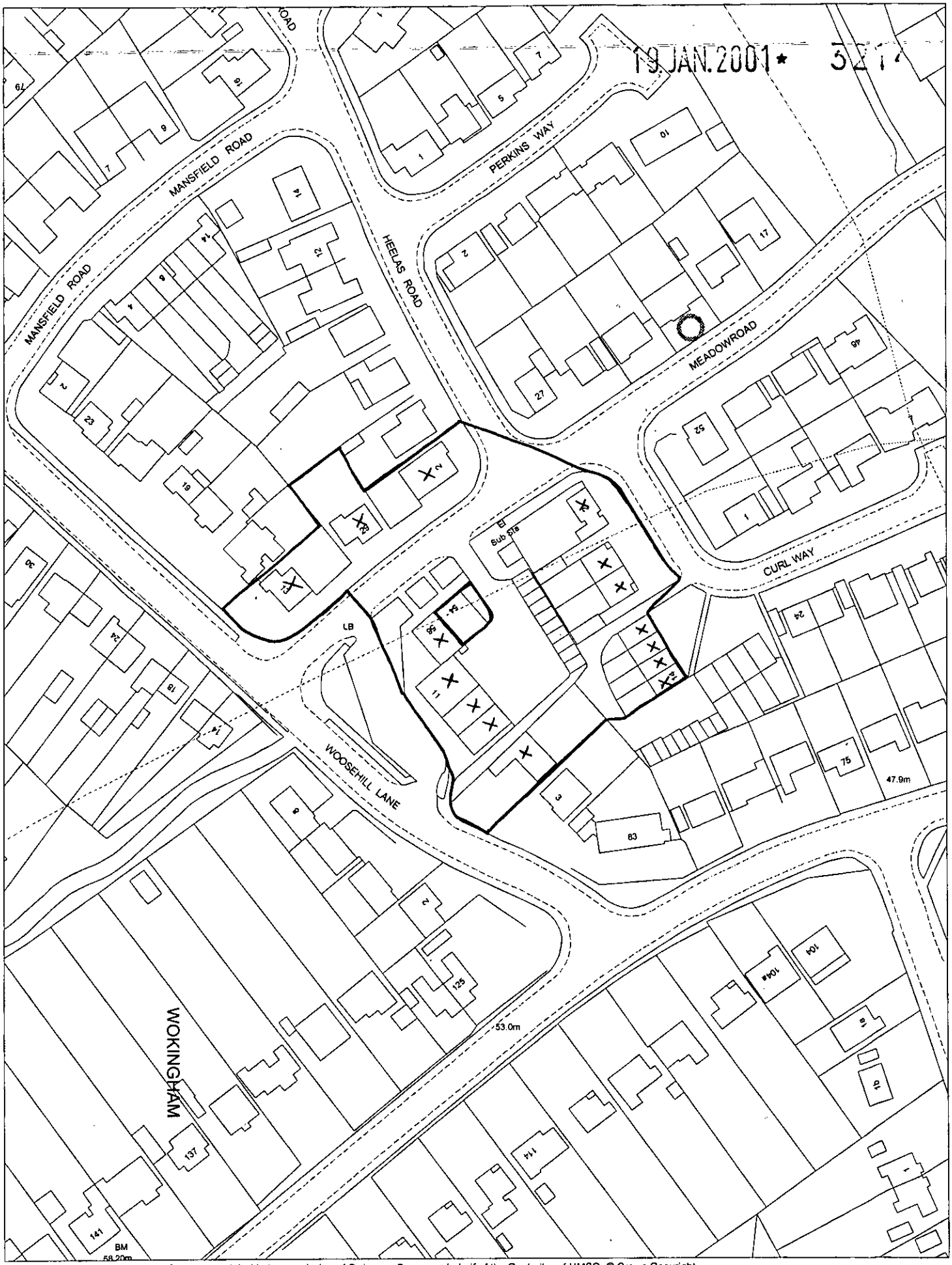
54 MEADOW ROAD

PLAN NUMBERS		DATE REC.	BRIEF DESCRIPTIONS AND REMARKS	DECISIONS		DATE STARTED	DATE COMP.
PLANNING	BUILDING			PLANNING	BUILDING		
6/8/2/65				C/A			
8/27/65			Robertson / [redacted] shop, [redacted] over, [redacted] garages	29/4/65 app			
R/26/66			Taylor / Change of use to Betting Shop WITHDRAWN				
F/2000/2691			O'S Shergill Erect of garage	C/A 04.01.01			

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3214**
CASE OFFICER: **George Allpress**
SECTION 106 AGREEMENT Yes ☐ No ☐

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



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Development Control Section, Environmental Services, Wokingham District Council.

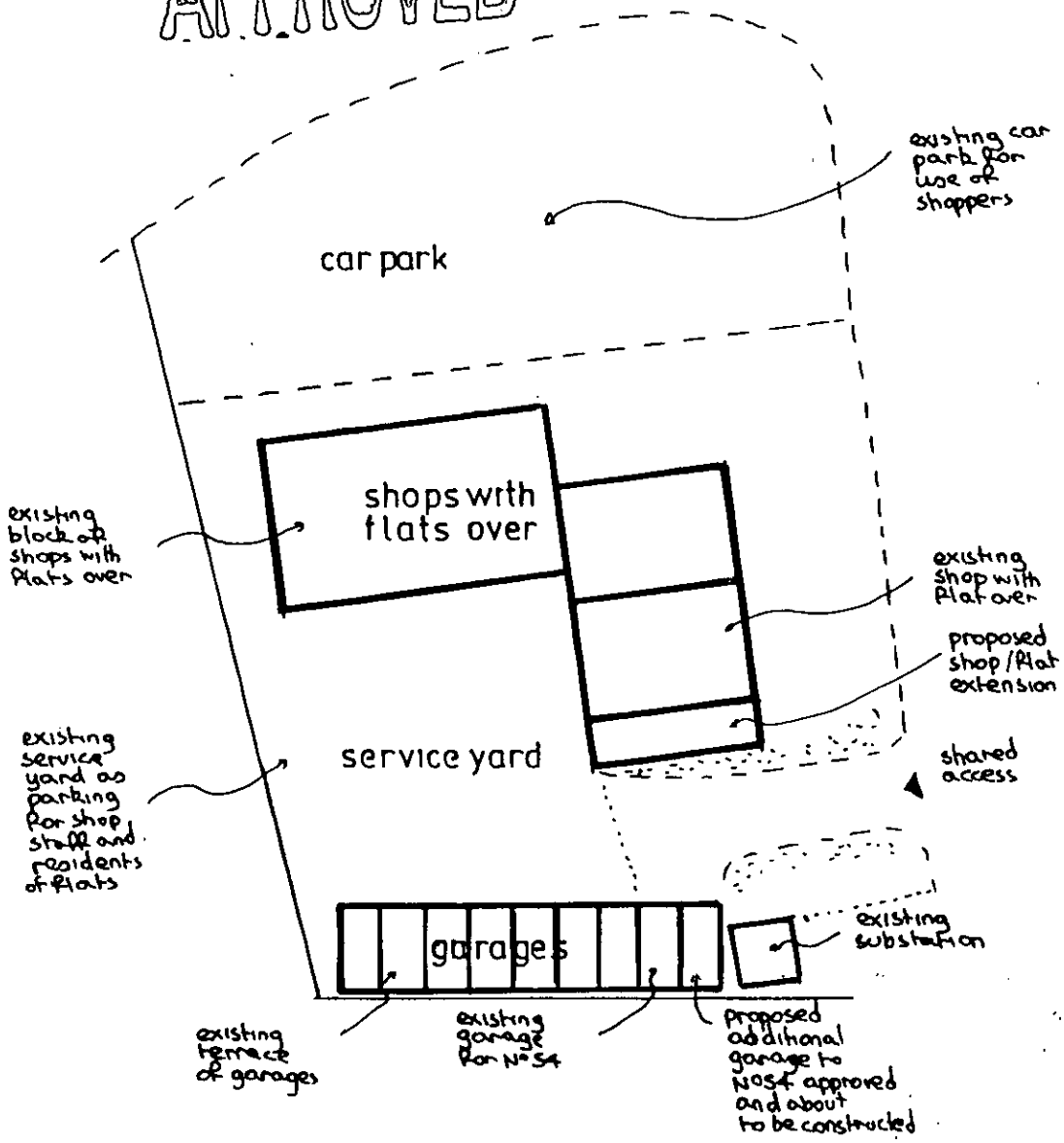
23 January 2001

Scale: 1 : 1250

N
W E
S

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
21 FEB 2001	
COPIES TO:	ACK:
	FILE:

APPROVED



BLOCK PLAN 1:500

PROPOSED SHOP/FLAT EXTENSION at 54 MEADOW ROAD WOKINGHAM, BERKSHIRE for MR.O.S.SHERGILL

to be read in conjunction with drg no AH/E/3098

ADDITIONAL PLAN