APPLICATION NO:

CON/2002/7516

LOCATION:

Unit A 203 - 205 Shinfield Road, Reading.

APPLICANT:

Whiteknights Retail Centre C/O Hives Architects

PROPOSAL:

Consultation from Reading BC on application for the proposed change of use from A1 shop to A3 restaurant/takeaway.

EARLIEST DATE FOR DECISION: **25/09/2002**

APPLICATION WILL HAVE EXPIRED ON: 02/10/2002

CASE OFFICER: **Natalie Brown**

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 13 September 2002
My ref: NB/TW/CON/2002/7516
Your ref: 02/01204/FUL/RW

Rachel Walmsley
Planning Section
Civic Centre
Reading
Berks
RG1 7TD

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

Dear Ms Walmsley,

PROPOSED CHANGE OF USE FROM A1 SHOP TO A3 RESTAURANT/TAKEAWAY AT UNIT A, 203-205 SHINFIELD ROAD, READING

I refer to your notification of the above application received on the 4 September 2002.

I write to advise you that this Council has no objection to the proposed development, subject to conditions restricting the hours of opening and extraction of cooking fumes.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

Trevor Watson
Development Control Manager

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
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Yours sincerely

Trevor Watson
Development Control Manager

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

PLANNING SERVICES
POL
DC
APP
CS
07 OCT 2002
FILE:

26th Septemeber 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam
PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

F/2002/7347
Site address: Diddenham Farm, Lambwood Hill, Grazeley
Proposal: Proposed change of use of agricultural buildings to B1 use together with extension to building, car parking and landscaping plus demolition of some buildings.
Case Officer: Kerrin Lithgow
Observations: We wish to point out that the property is called Diddenham Manor Farm as recorded in the Planning Application and not as written in your notification. Whilst not wishing to comment on the general principle of changing the use of these agricultural buildings to B1, we express our concern about this including B1(c) Light Industrial use, as the premises closely adjoin residences in Grazeley village. For this same reason, we would wish to ensure tree retention along the northern border, again to protect residential properties, but we can find no detailing of landscaping intentions in the submitted plans. Finally, we have concern about additional vehicle movement generation from any future expansion.

F/2002/7376 REVISED PLANS
Location: 21 Beech Hill Road, Spencers Wood
New plans: Roof space plan with existing windows omitted. Drawing no: HR/201C
Case officer: Tanya Davies
Observations: No comment

Continued.....

A2002/7449
Site address: The Hungry Horse PH, Church Lane, Shinfield
Proposal: Proposed erection of assorted illuminated and non illuminated pub signs.
Case officer: Natalie Brown
Observations: We wish to point out that the pub is called 'The Six Bells' and not 'The Hungry Horse'. We also wish to record that the signage would appear to have already been erected and illuminated without planning permission and that this therefore constitutes a Retrospective application. We object to the proliferation of garish signage in a rural location and have grave concerns about a third of them being illuminated. We call for a reduction in the number of signs and a stipulation that illumination intensity should be restricted, in the interests of the local rural amenity and environment. Safety of egress is also compromised as a result of the currently bright lighting on an extremely dangerous and blind bend.

F/20002/7492
Site address: Junction 11, M4 Motorway.
Proposal: Proposed reconstruction of M4 J11 interchange including works to approach roads, construction of new motorway bridges, footbridges, cycleways, footpaths, relocation and rebuilding of M4 maintenance depot & police facility and landscaping works.
Case officer: Tanya Davies
Observations: Comments to follow

A/2002/7493
Site address: Land fronting Costco, South Oak Way, Green park.
Proposal: Proposed erection of an externally illuminated sign.
Case officer: Heidi Lynch
Observations: No comment

A/2002/7494
Site address: Land fronting Electricity Sub Station, Shinfield Rise.
Proposal: Proposed erection of non illuminated notice board
Case Officer: Natalie Brown
Observations: No comment

A/2002/7495
Site address: Land adjacent to 9 & 10 Birch Green, Reading
Proposal: Proposed erection of non illuminated notice board
Case officer: Natalie Brown
Observations: No comment

A/2002/7496
Site address: Land opposite Wistaria Cottage, Church Lane, Three Mile Cross
Proposal: Proposed erection of non illuminated notice board
Case officer: Natalie Brown
Observations: No comment

A/2002/7497
Site address: Junction of Basingstoke Road & Spring Gardens, Spencers Wood
Proposal: Proposed erection of non illuminated notice board
Case officer: Natalie Brown
Observations: No comment

F/2002/7511 Adjoining parish consultation (Earley)
Site address: 122 Hilmanton, Lower Earley
Proposal: Proposed single storey side/front extension to dwelling and first floor front extension to form granny annexe.
Case officer: Louise Smith
Observations: No comment

Continued.....

Rec'd after decision issued - please file

Con/2002/7516 Adjoining Parish consultation
Site address: Unit A 203-205 Shinfield Road, Reading
Proposal: Consultation from Reading BC on application for the proposed change of use from A1 shop to A3 restaurant/takeaway.
Case officer: ~~Kerrin Lithgow~~ / NAB.
Observations: We suggest that a condition be imposed that the owner is responsible for keeping the area around the shop free from litter.

F/2002/7544
Site address: Howick, Shinfield Road, Shinfield Green
Proposal: Proposed single storey side extension to dwelling
Case officer: Phillip Taylor
Observations: No comment

F/2002/7524
Site address: 14 Blackwater Close, Spencers Wood
Proposal: Proposed single storey side extension to dwelling.
Case officer: Daniel Gigg
Observations: No comment

F/2002/7256
Site address: 319 Hyde End Road, Spencers Wood
Proposal: Outline application for the proposed erection of one detached dwelling.
Case Officer Natalie Brown
Observations: No comment

F/2002/7323 Revised plans
Location: The Lodge, 177 Hyde End Road
New plans: Revised plans show gable ends to roof of proposed extension and block plan corrected. Drawing 02/45/01C Rev.C
Case officer: Louise Smith
Observations: No comment

F/2002/7553
Site address: Land adjoining Ryeish Green School, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling and garage.
Case officer: David Harris
Observations: We strongly object on the basis of it being outside the settlement in open countryside and designated Green Gap. It also fails to comply with the density requirements of PPG3.

F/2002/7592
Site Address: 42 Hollow Lane, Shinfield
Proposal: Proposed single storey side extension to car home to provide additional rooms plus single storey rear extension to provide conservatory.
Case officer: Heidi Lynch
Observations: No comment

Many thanks

Tracy Sampson
Assistant Clerk

WORK SHEET FOR : Natalie Brown

Application Number : CON/2002/7516

Applicant : Whiteknights Retail Centre C/O Hives Architects.

Location : Unit A 203 - 205, Shinfield Road, , Reading.
Proposal : Consultation from Reading BC on application for the proposed change of use from A1 shop to A3 restaurant/takeaway.

Site Notice Displayed ? :	YES	NO	DATE
			13/9

Date of Neighbour Notifications : .....

Date of Site Visit : 13/9

Date Registered : 04/09/2002

Earliest Date for Decision : 25/09/2002

Latest Consultation Date/Site Notice Expiry Date : 25/09/2002

This application will have expired on: 02/10/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CON/2002/7516

Appraisal :

The site is within a built up area with parking provision at the front of the site. The site proposed to be changed to A3 is within other shops & so is not predominantly residential.

WDC Tuesday runs south east of site through rear gardens of Devitt close residential dwellings.

Subject to conditions restricting hours of opening & extraction of cooking fumes, there is no objection raised.

Can you please use decision on MEA when it is working!

Thanks

Natalie

Recomendation : Approval: ☐ **Refusal:** ☐

(tick appropriate box)

Application Number CON/2002/7516
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Unit A 203 - 205 Shinfield Road Reading.

APPLICATION NUMBER: CON/2002/7516

OFFICER: Natalie Brown

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

row of shops - odd bins, cash and carry warehouse, one stop shop & signs.

Other takeaways along road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING car-park at front of site.

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CON/2002/7516
CASE OFFICER: Natalie Brown

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **CON/2002/7516**
CASE OFFICER: **Natalie Brown**
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				

Application Number : CON/2002/7516	Map No :
Case Officer : Natalie Brown	Site Area :
Valid Date :	Received Date: 04/09/2002

Level : Delegated Application

Description : Consultation from Reading BC on application for the proposed change of use from A1 shop to A3 restaurant/takeaway.

Location : Unit A 203 - 205, Shinfield Road, , Reading.

Parish : Ward :

Applicant : Whiteknights Retail Centre C/O Hives Architects.

Fee Required: £0 Fee Received: £0

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : Shurfield + dlrs.

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

.....

.....

CON/2002/7516

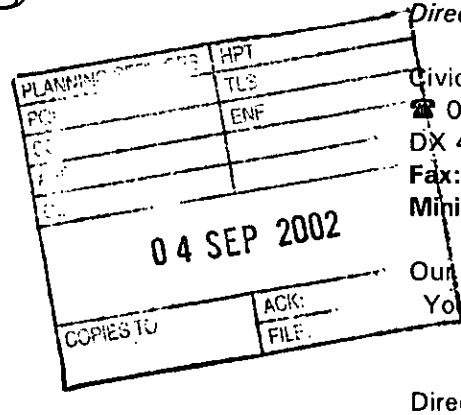
NAB

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR



Our Ref: 02/01024/FUL/RW
Your Ref:

Direct: ☎ 0118 939 0461

2nd September 2002

Your contact is: Rachel Walmsley, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 02/01024/FUL/RW

The Council has received an application for Full Planning Approval on property at: 203-205 Shinfield Road Reading

O.S Grid Ref: Easting: Northing:

Applicant: Whiteknights Retail Centre.

Proposal: Change of use of unit A from A1- A3.

Application Number: 02/01024/FUL/RW

I enclose a copy of the application form and a site plan. Further details can be viewed at the Planning Reception on the Ground floor of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 23rd September 2002. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

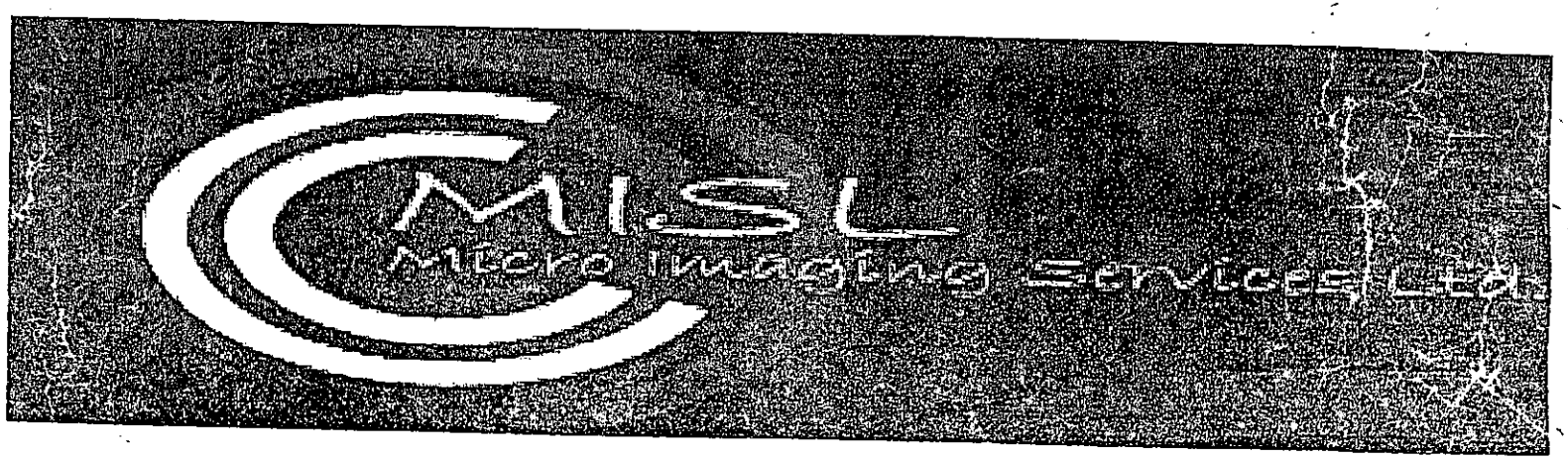
All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Rachel Walmsley
for Planning Manager

Beacon Council 2001-2002 Town Centre Regeneration

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PLANNING APPLICATION

Application for permission to carry out development – Town Planning Acts.

PART 1

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. Please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

OFFICE USE ONLY:

1 Please read the accompanying **NOTES**

Applicant's Name	WHITEKNIGHTS RETAIL CENTRE
Address	MALVERN HOUSE THE COMMON POTTEN END BERKHAMSTED HERTS
Postcode	HP4 2QF
Telephone (daytime)	01442 866465
E-mail	

2 APPLICATION NO: 021024 / FULLW

Agent's Name	HIVES ARCHITECTS
Address	48 QUEENS RD READING
Postcode	RG1 4BD
Telephone	0118 958 7331
E-mail	nigel@hivesarchitects.co.uk
Contact Name	NIGEL GARRETT

3

Show the site outlined in **red** on the plans. Other land in the applicant's ownership or control must be shown outlined in blue.

READING BOROUGH COUNCIL

Site Address or Location: UNIT A WHITEKNIGHTS RETAIL CENTRE 203-205 SHINFIELD RD READING.

4

What is the application for?

- 5 AUG 2002

Give brief details and state for what purpose the site and any buildings will be used.

Proposed Development: CHANGE OF USE OF UNIT FROM A1 — A3

5

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.

£ 220 — 00

6

State the applicant's interest in the land. *(circle as appropriate)*
Owner / Prospective Purchaser / Lessee / OWNER *(specify)*

7

Give the area in hectares or part of a hectare. **Total Site Area** 0.01289 hectares

8

If your application involves the provision of dwelling(s), then also give **Net Site Area** N/A hectares *(see notes)*

Reading BOROUGH COUNCIL

PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PART 1

9

List all the plans and drawings submitted with the application, or enclose a separate schedule

Plans/Drawings

2032/40-P12
&
LOCATION PLAN

10

Does the application involve any of the following?
(tick all relevant boxes)

Change of Use	☑	**Demolition**	☐
Erection of New Building	☐	**Alteration or Extension**	☐
Engineering Operation *e.g. new drainage or structure adjacent or on highway/alteration of an access*	☐		

11

What type of application is this?
(tick ONE box only)

READING BOROUGH COUNCIL
– 5 AUG 2002

Outline Permission	☐	*(see question 12)*
Full Permission	☑	State relevant Outline Permission number. Also complete question 12
Approval of Detail/Reserved Matters	☐	
Temporary Permission	☐	State period required
Variation/Relaxation of Conditions	☐	State relevant permission no.
		Condition numbers to be varied/relaxed

12

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? If none, tick 'none' box.
(tick all relevant boxes)

None	☐	**Siting**	☐
External Appearance	☐	**Design**	☐
Means of Access	☐	**Landscaping**	☐

13

What is the existing use of the land/building? e.g. residential, industrial etc. Include all uses if more than one. If the site is vacant, say so, and also state its previous use and when that ceased.

A1 – SHOP

14

Does a Public Right Of Way *(Bridlepath, Footpath, BOAT, RUPP)* **cross the site or run adjacent to the site or the proposed access?** NO

If YES, show existing route(s) and any proposed alterations on the plans

Do the proposals require any diversions/extiguishments and/or creation of Rights of Way? NO

Reading BOROUGH COUNCIL

PLANNING APPLICATION

Application for permission to carry out development – Town and Country Planning Acts.

PART 1

15

Are there any trees on the site? NO

If YES, show their accurate positions, spread and species on the plans and which, if any, are to be felled

If YES, are any to be felled?

If YES, please supply a tree survey

16

Building materials etc. *Please state type and colour of materials for:*

A. External Walls

B. Roofs

C. Walls, fences etc.

All as existing

17

How will surface water be disposed of? As existing

18

How will foul sewage be disposed of?

To existing system?

If NO, please give details As existing

If YES, will there be any alterations to a non-mains drainage system?

If YES, give full details *(see notes)*

READING BOROUGH COUNCIL

19

8 AUG 2002

What are the access arrangements?

Give details of pedestrian and vehicular accesses

As existing No alterations. Existing arrangements shown on application drawing

As proposed

(or provide scale plan of proposals)

20

What provision is being made for parking?

	Cars (Off-Street)		of which, Disabled Person Spaces	Motorbikes	Cycles	Commercials	
	Private	Communal				HGV	Others
Existing	—	36	2	—	—	—	—
Proposed	(all as part of existing scheme)						
Total	—	36	2	—	—	—	—

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 1

Application for permission to carry out development – Town and Country Planning Acts.

21

If this proposal involves residential development or the loss of residential units, complete this table.

	TO BE LOST		TO BE RETAINED		PROPOSED			
	Dwellings	Total Bedrooms	Dwellings	Total Bedrooms	1-bedroom Dwellings	2-bedroom Dwellings	3-bedroom Dwellings	4-bedroom + Dwellings
House-Detached								
Semi								
Terraced		N/A						
Bungalow								
Flat/Maisonette of 1 bedroom or more								
Studio Flats								
Other inc. Mobile Homes								
Totals								

22

How many of the proposed dwellings can be defined as sheltered? N/A

Sheltered housing is normally restricted to people above a certain age and includes a warden or similar assistance

READING BOROUGH COUNCIL

23

How many of the proposed dwellings can be defined as affordable? N/A

– 5 AUG 2002

See note 10, page 4

24

Does the proposal involve the loss or gain of any non-residential building or use? YES / NO

If YES complete part 2 of the form

25

Has provision been made for the disabled *(see notes for applicants)* YES

26

Does the proposal involve the extraction or processing of minerals; the disposal of mineral waste; or the the deposit or processing of refuse and waste materials? YES / NO

If YES please ask for and complete part 3 of the form

Permission under the Town and Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

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.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

SIGNED	ON BEHALF OF	DATE
HAYES ARCHITECTS	WHITEBROOKS RETAIL CENTRE	2/8/02

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly shown in red on the plans. AN INCORRECT APPLICATION MAY BE RETURNED. Every application must be accompanied by the appropriate Article 7 Certificate. You must submit at least one form with your original signature. See NOTES TO HELP APPLICANTS

Reading BOROUGH COUNCIL

PLANNING APPLICATION

PART 2

Application for permission to carry out development – Town Planning Acts.

*This part of the form need only be completed if the application involves a **gain** or **loss** of **non-residential** development.*

PLEASE ANSWER ALL QUESTIONS IN BLOCK LETTERS, USING A BLACK BIRO.
If a question is not applicable, answer N/A in space. please submit FIVE copies of this form and plans to:

Planning Section, PO Box 17, Civic Centre, Reading RG1 7TD.
Telephone: 0800 626 540 Fax: 0118 958 9770 between 9am and 5pm Monday to Friday

27 Please read the accompanying **NOTES**

State the gross floorspace in square metres of all buildings to which this application refers.

USE CLASS		EXISTING FLOORSPACE		PROPOSED ADDITIONAL FLOORSPACE CREATED BY	
		RETAINED EXISTING USE	LOST BY CHANGE OF USE OR DEMOLITION	NEW BUILDING	CHANGE OF USE
A1	SHOPS		128.9		
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				128.9
B1(a)	OFFICE (other than A2)				
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
	Please Specify				
	TOTAL	—	128.9	—	128.9

READING BOROUGH COUNCIL
5 JAN 2012

28

If a C1 (Hotels, boarding & guest house) or C2 (Residential, school/college, hospital and convalescent/nursing home) use is proposed, please state number of bed spaces. N/A

29

What is the estimated number of vehicle trips going to the site in a normal working day?

	Cars	HGVs
Existing	NOT KNOWN	
Proposed		

Reading BOROUGH COUNCIL

CON/2002/7516 Please file

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD.
☎ 0118 939 0900

Fax: 0118 958 9770

PL 7/01/04
PC
DC NAB
AD
CS
16 JUN 2003
COPIES TO CK.
FILE.

Wokingham Unitary
Natalie Brown
Environmental Services
Planning
PO BOx 157
Shute End
Wokingham
RG40 1WR

Our Ref: 03/00324/FUL/AC
Your Ref:

Direct: ☎ 0118 939 0412
e-mail:

12th June 2003

Your contact is: Andrew Chugg, Planning

Dear Sir/Madam,

PLANNING APPLICATION 03/00324/FUL/AC

Thank you for your comments about the application at Unit D-E Whiteknights Retail Park 203-205 Shinfield Road Reading RG2 8HA for Changes to shopfront and addition of refrigeration and air conditioning units to rear of shop..

Decision: Application Permitted

You can view a copy of the decision notice, including conditions. This can be inspected at the Planning and Building Control Reception on the Ground Floor of the Civic Centre, between 9am and 5pm Monday to Friday. Conditions are normally attached to control details such as materials or hours of construction. The applicant has the right to appeal these conditions. Please see the leaflet we sent with our original consultation letter.

If you wish to discuss these matters please contact me on the above number

Yours faithfully

Andrew Chugg
Planning Officer