APPLICATION NO:
F/2001/5146

LOCATION:
Bulldog Twyford Allweld Hire& Services Ltd
The Grove, Twyford Reading.

APPLICANT:
Bulldog Twyford C/O Michael Whiteway

PROPOSAL:
Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).

EARLIEST DATE FOR DECISION: **29/11/2001**

APPLICATION WILL HAVE EXPIRED ON:
27/12/2001

CASE OFFICER: **Nicola Lake**

24 May 2002.

RAILEX
Marbleboard

EASIFILE EP7

258 00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Bulldog Twyford
C/O Michael Whiteway
The Walled Garden
New Lane Hill
TILEHURST
Berkshire
RG30 4JJ

Application Number: F/2001/5146

Parish: **TWYFORD**

Location: **Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading**

Proposal: **Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).**

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 development by reason of the introduction of car sales and the extension of a commercial/retail activity, would appear visually intrusive and out of keeping with the character of the area. The proposed development would fail to preserve or enhance Twyford Village Conservation Area adjacent and the character of the area. As such the proposal is contrary to Policies EN1 and EN4 of the Berkshire Structure Plan, Policies LBE1, LBE14 and LBE15 of the Loddon Area Local Plan and Policies WOS3, WOS10, WBE1 and WHE4 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 Policies EN1, EN4
Loddon Area Local Plan Policies LBE1, LBE2, LBE14, LBE15
Deposit Draft Wokingham District Local Plan Policies WOS3, WOS10, WBE1, WHE4

Anna Cronin
Head of Planning & Transportation
Date: 21/05/2002

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.

Received by Wokingham District Council

Application No: F/2001/5146

Proposal:
Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).

Location:
Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5146 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/11/2001. 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 be possible for an individual reply to be issued 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

05 November 2001

01189417347

5146

For the attention of Nicola Lake.

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk

Date: 12 February 2002

My ref: NL/F/2001/5146

Your ref:

WOKINGHAM UNITARY
Aiming for Excellence

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

PLANNING	5318
PCL	
DC NL	ENF
APP	
14 FEB 2002	
COPIES TO:	AGR
	FILE:

Mr Michael Whiteway.
The walled Garden
New Lane Hill
Tilehurst
Reading
RG30 4JJ

Dear Mr Whiteway,

PROPOSED CHANGE OF USE OF LAND FROM OFFICE AND PARKING USE TO VEHICLE STORAGE AND SALES (RETROSPECTIVE) AT ALLWELD HIRE & SERVICES LTD, THE GROVE, TWYFORD. APPLICATION NUMBER F/2001/5146.

I write regarding the above stated planning application.

You state on the proposed block plan drawing that '*the proposal is for the ancillary parking to remain, alongside a car sales area. The car sales area is also sui generis use with no heavy vehicles to this entrance.*' Therefore if it is your clients intention to retain adequate vehicle parking for the existing office staff, the storage use staff, the car sales staff and visitors and the car sales area itself, you will need to submit a plan which clear shows which spaces will be used for sales and which will be allocated for office staff and the staff and visitors to the sales area. You should also show that vehicles would be able to leave the staff and visitor parking spaces without having to have another vehicle moved from the site.

I would ask you to submit this information within fourteen days of the date of this letter. Should no information be submitted it will be assumed that the entire hard standing area is intended for sales and the application would be determined on this basis.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

Lake.

NICOLA LAKE.
Senior Planning Officer.

Mr Whiteway is on holiday until the 23rd of Feb and cannot respond with further detail until after that date.

Rebecca Evans (Sec)

Applicationo	Name & Address
F/2001/5146	Mrs Barbara Reid 55 London Road TWYFORD RG10 9EJ
F/2001/5146	Mark Middlemist 16 The Grove TWYFORD RG10 9DT
F/2001/5146	Colin Smith 1 Lansdowne Terrace Off The Grove TWYFORD RG10 9DY
APPLICATION REFUSED	LETTERS SENT 24.05.02

Telephone Number: (0118) 9746428

Date: 24 May, 2002

5146

APPLICATION NUMBER: APPLICATION REFUSED

LETTERS SENT 24.05.02

WOKINGHAM UNITARY

Aiming for Excellence

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) 977 8909
DX: 33506 – Wokingham

Dear Sir/Madam

Application No: APPLICATION REFUSED

Location: **Bulldog Twyford Allweld Hire & Services Ltd, The Grove, Twyford, Reading.**

Proposal: **Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).**

Thank you, for your recent observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to refuse permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

WORK SHEET FOR : Nicola Lake.

Application Number : F/2001/5146

Applicant : Bulldog Twyford, C/O Michael Whiteway.

Location : Bulldog Twyford Allweld Hire & ServicesLtd, The Grove, Twyford.

Proposal : Proposed change of use of land from office and parking use to vehicle storage and sales.

Site Notice Displayed ? :	YES	NO	DATE
	✓		10-01-01

Date of Neighbour Notifications :

Date of Site Visit : 10.01.01

Date Registered : 01.11.01

Earliest Date for Decision : 29.11.01

Latest Consultation Date/Site Notice Expiry Date : 29.11.01

Application Expiry Date: 27.12.01

Consultation Responses :
Twyford Parish Council: No objection subject to conditions restricting the number of vehicles with provision for visitor and staff parking.
Environment Agency: No comment.
Conservation Architect: Concerned about impact upon the character and appearance of the conservation area of this use.
Highways: Concerned about maneuvering vehicles, but isn't recommending refusal, they suggest a condition for visitors parking and pedestrian visibility.
Environmental Health: No objection to the proposed application, but is concerned that it could lead to further use of the unauthorized vehicle valet bay adjacent.

Planning History :
A previous temporary application for the change of use of the site (then) from B2 to car sales, (TP/2000/2036) was refused planning permission on the grounds that the development would appear visually intrusive and would fail to preserve or enhance Twyford Conservation Area.

Planning Issues :

1. Impact upon the character and appearance of the conservation area.

Application Number: F/2001/5146.

Appraisal :

1. **Impact upon the character and appearance of the surrounding conservation area.**
The proposed development is for the change of use land from office and parking use to vehicle storage and sales. This is a retrospective application. The site is located within the identified settlement but is surrounded on three sides by the Twyford Conservation Area. The site also faces towards the Almshouse which is a group of Grade II* listed buildings. The application site was previously used as a factory site (B2), but was granted planning permission on appeal in 1989 for erection of a new office building (B1a). The building was never built, but the use appears to have changed to Office at some point.

The current application states that it is for a change of use from office (B1a) to Car Sales (Sui Generis), while retaining the first floor office accommodation. However the ground floor of the site is currently largely being used for B8 Storage of welding equipment and motor parts. Permission was sought in 1994 for a storage compound for storing Compressed Gas canisters. This application was refused planning permission

Therefore the current application is to assess the potential impact of the change of use of part of the ground floor from B1/B8 use to car sales with the parking area outside being completely used for the display of sale vehicles. The applicant has suggested that the staff for the first floor office accommodation and the ground floor storage facility, would use 10 parking spaces that are available to the rear of the north frontage buildings of London Road. (These parking spaces are approximately 125m away as the crow flies, however this distance is considerably greater to gain pedestrian access to the site.) The applicant has submitted a revised drawing showing two parking spaces for visitors located within the site. However there would be obvious problems with maneuverability of vehicles on the site to allow vehicles to be take out for test drives or when sold. These would involve most of the car, including visitors having to park on the highway.

The proposed development would be out of keeping with the character and appearance of the surrounding area and would be an unacceptable use in such a sensitive location, failing to preserve or enhance the surrounding Twyford Conservation Area.

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

Application Number:F/2001/5146
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The development by reason of the introduction of car sales and the extension of a commercial/retail activity, would appear visualy intrusive and out of keeping with the character of the area. The proposed development would fail to preserve or enhance Twyford Village Conservation Area adjacent and the character of the area. As such the proposal is contrary to policies EN1 and EN4 of the Berkshire Structure Plan, policies LBE1, LBE14 and LBE15 of the Loddon Area Local Plan and policies WOS3, WOS10, WBE1 and WHE4 of the Wokingham District Local Plan.
Informatives			
1.	NILO		BSP : EN1, EN4
			LALP : LBE1, LBE2, LBE14, LBE15
			WDLP : WOS3, WOS10, WBE1, WHE4

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

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				

RECORD OF SITE VISIT

SITE ADDRESS APPLICATION NUMBER:	DATE OF SITE VISIT: 10.01.03
OFFICER:	

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS

Conservation Area with residential to the South.

3. DESCRIPTION OF SITE/BUILDING Site is enclosed with a high wall with Railings.

4. RELATIONSHIP TO ADJOINING PROPERTIES The signage on the site and high bars is in contrast to the surrounding area - Site looked pretty busy.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 14 May 2002

My ref: F/2001/5146

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

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2001/5146
Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.
Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).

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 **Nicola Lake** on **(0118) 974 6481**. 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 24 May 2002.

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5146**
Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.
Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor S Conway

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 6481

Date: 14 May 2002

My ref: F/2001/5146

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6481

Date: 14 Nov 2002

My ref: F/2001/5146

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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/2001/5146
Buildog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.
Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective)..

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Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6481

Date: 14 May 2002

My ref: F/2001/5146

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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CONFIDENTIAL

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20 Arnside Close
Twyford
RG10 9BS

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Application Number: F/2001/5146
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Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5146**
Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.
Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 17/5/02

Councillor S Conway

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

Recd 10.15 AM 18.3.02

PLANNING SERVICES | HP 54328
POL
DC NL
18 MAR 2002
COPIES TO | ACK: FILE:

Michael Whiteway Construction & Development Consultant
The Walled Garden, New Lane Hill, Tilehurst, Reading. RG30 4JJ Tel 01189 417347 Fax 01189 420057

Wokingham District Council.
Shute End,
Wokingham,

16.03.02

For the Attention of Nicola Lake.

Dear Nicola,

Re: Change of use to car sales at The Grove, Twyford.

Further to your enquiry in respect of the ancillary parking relating to the uses proposed for this building.

At the time of the application was made I was not aware of the following:
To carry on with the proposed uses the applicant found that the parking for the first floor office use could not be contained within the existing forecourt area of the Grove property and he acquired off street parking for this purpose. Please find the attached lease for ten parking spaces located on the opposite side of the road from the main Bulldog Service Station in the London Road. You will see that the lease is for five years commencing in 1999, Martin Slowe the agent for this parking will only allow for a five year lease but having spoken with him I now understand that he is prepared to renew, when the existing lease expires.

I have recently obtained a planning consent with Reading Borough where the approval is contingent on the off street parking being available. A 106 agreement was the vehicle used.

Yours Sincerely,

M Whiteway

Michael Whiteway.

THIS LICENCE is made the 25th day of January 1999

BETWEEN MARTIN SLOWE ESTATES LIMITED of 5th floor Charles House 108/110 Finchley Road London NW3 ("the Grantor") of the one part and BULLDOG SERVICE STATION LTD T/A BULLDOG LONDON ROAD TWYFORD BERKS ("The Licensee") of the other part.

WHEREBY IT IS AGREED as follows:-

1. **IN CONSIDERATION** of payments hereinafter agreed to be paid by the Licensee and of the Licensees undertakings hereinafter set out the Grantor hereby authorises the Licensee to enter upon and use for the purpose of parking ten private motor vehicles ("the Authorised Purpose") the premises in possession of the Grantor known as the car park ("the Car Park") at the Grantor's London Road/Wargrave Road Shopping Centre Twyford in the County of Berkshire (all which car park is more particularly delineated on the plan annexed hereto and thereon edged blue).

2. **THIS LICENCE** shall commence on the 1st day of February 1999 and shall continue for a period of 5 **YEARS** expiring on the 31st day of January 2004

3. **THE LICENSEE** hereby agrees with the Grantor as follows:-

   (i) During the currency of this Licence to pay to the Grantor a licence fee of £800 **EIGHT HUNDRED POUNDS** per annum (exclusive of Value Added Tax) such licence fee to be paid annually in advance on the 1st Day of February 1999 in every year the first of such payments in respect of the period from the 1st day of February 1999 to the 31st day of January 2000 to be made on the execution hereof.

(ii) During the currency of this Licence to pay to the Grantor such sum as shall be equal to a fair proportion (to be determined by the surveyor to the Grantor such determination to be final and binding on the parties hereto) of the cost to the Grantor of repairing rebuilding cleansing lighting maintaining and operating the said Car Park including the provision of a car park attendant.

(iii) During the currency of this Licence:-

(a) To use the parking spaces from time to time allocated by the Grantor or its Managing Agents

(b) To use the parking spaces so allocated only for the Authorised Purpose

(c) to keep the said parking spaces and the Car Park free of all rubbish and litter and to make proper arrangements for the disposal and removal thereof

(d) to comply at all times with the regulations made by the Grantor for the operation of the Car Park and with all reasonable requests of the Grantor's car park attendant.

(e) In the event of any damage or injury being caused to the Car Park or to any adjacent or neighbouring property or to any person by an act default or negligence of the Licensee or his servants agents Licensees or invitees the Licensee will at his own expense forthwith make good all such damage or injury **AND** in the event of his failure so to do within fourteen days after the occurrence of such damage or injury the Grantor may make good such damage or injury and the Licensee will indemnify the Grantor against all proper costs charges and expenses so incurred

(f) Not to assign the benefit of this Licence

(g) Not to do or permit to be done on the Car park or on the park spaces anything which may be or become a nuisance damage inconvenience or annoyance to the Grantor or to the owners occupiers or tenant of other property in the neighbourhood.

(h) To indemnify the Grantor against all costs fees charges and expenses incurred by the Grantor by reason of a breach by the Licensee of the stipulations and conditions herein contained.

(i) In relation to any payments of whatsoever nature hereinbefore expressed to be due and payable by the Licensee (including the licence fee) which payments attract Value Added Tax to pay in addition to the said payments the Value Added Tax in respect thereof

4 **THE GRANTOR** shall not be liable to the Licensee for any personal injury damage loss or inconvenience howsoever and wheresoever caused and the Licensee hereby indemnifies the Grantor against all claims in respect of the state of repair or condition of the Car Park or for breach of the statutory common duty of care or for the negligence of the Grantor or for those for whose negligence the Grantor could or might otherwise be responsible.

5 **THE LICENCE** may be determined forthwith by notice given by the Grantor:-

(a) if the Licensee shall have failed for a period of seven days to remedy any breach (capable of remedy) of any of the stipulations and conditions herein contained and after being required to remedy the same by notice in writing from the Grantor

(b) on any breach by the Licensee of the stipulations and conditions herein contained which is in the opinion of the Grantor incapable of being remedied

6 **IT IS HEREBY AGREED** between the parties hereto:

(a) that this Deed constitutes a Licence and confers no tenancy on the Licensee and that possession of the car parking spaces and the Car Park is retained by the Grantor subject only to the rights created by this Licence and

(b) that the Grantor may at all reasonable times enter upon the Car Park either alone or with others to view the state of repair and condition thereof and to execute any repairs which the Grantor may wish to carry out either to the Car Park or to the spaces

IN WITNESS whereof the Grantor has executed this instrument as a Deed and the Licensee has signed this instrument as his Deed in the present of the person mentioned below the day and year first above written

EXECUTED AND DELIVERED
as a Deed by:

MARTIN SLOWE ESTATES LIMITED

acting by a Director and the Secretary

Director.....

Secretary.....

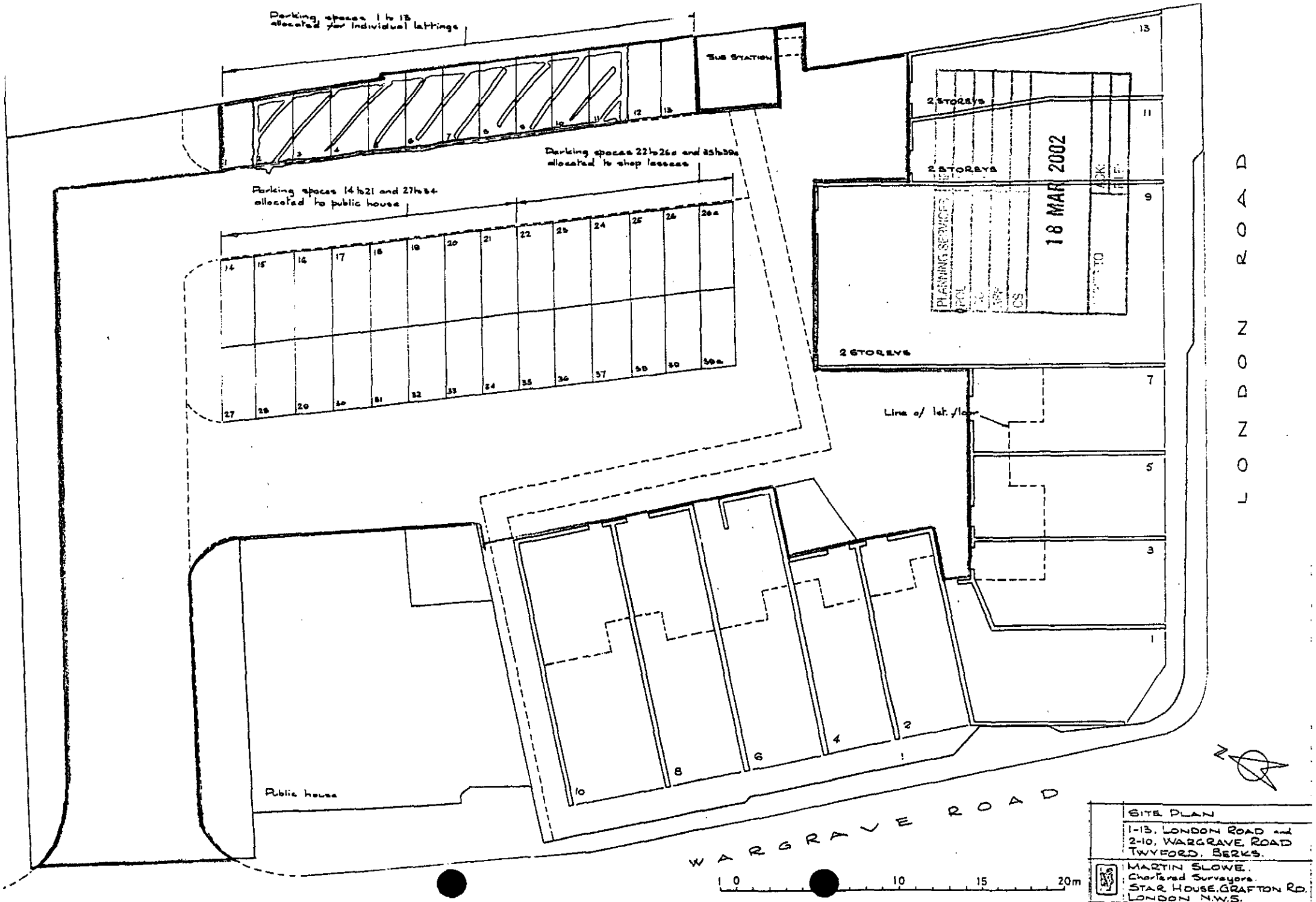
EXECUTED AND DELIVERED
as a Deed by:

BULLDOG SERVICE STATION LTD

acting by a Director and the Secretary

Director.....

Secretary.....



SITE PLAN

1-13, LONDON ROAD and 2-10, WARGRAVE ROAD TWYFORD, BERKS.

MARTIN SLOWE. Chartered Surveyors. STAR HOUSE, GRAFTON RD. LONDON N.W.5.

Drg. No. 259/1

Michael Whiteway Construction & Development Consultant

The Walled Garden, New Lane Hill, Tilehurst, Reading. RG30 4JJ Tel 01189 417347 Fax 01189 420057

Wokingham District Council,
Shute End,
Wokingham.
Berkshire.

PLANNING SERVICES	HPT S4410
POL	TLS
DC NL	ENF
APP	
CS	
19 MAR 2002	
COPIES TO	ACK
	FILE

18.03.02

For the attention of Nicola Lake.

Dear Nicola,

Re: Change of use to car sales at the Grove.

Further to our conversation of today's date.

I have spoken with applicant who advises me as follows:

His Company has resigned from the full Hyundri franchise, they still have a relationship with the Hyundi Company and continue to have Hyundi vehicles on their forecourt, in their showroom and they also supply the new Hyundi range of vehicles; the difference between having a full franchise and their current position is substantial. Insofar as this exercise is concerned not having a full franchise allows them to acquire the vehicles they wish to sell, without the stocking and storing the whole range to a contracted volume, this releases them from carrying the slow moving stock; And more importantly to the Company, they do not have to fund the whole range of stock that have to be paid for within a month of delivery, regardless of whether the stock is sold or not. Therefore, with the need to hold slow moving stock gone, they can now carry a limited range of vehicles of the type that sell, in sufficient numbers to run there business. The need to store stock off-site has gone, leaving the parking area opposite available for staff parking.

Having disposed of the franchise Bulldog Service Station have no intention to seek a new one; their trading position now shows a preference for the sale of second hand motor vehicles.

Please note on the attached drawing that parking for the staff of the 4 wheel Drive part of the business is on that forecourt, because the staff vehicles are stock and these personnel all drive company stock that are available for sale and that availability would prevail whilst the staff vehicles languish in the staff parking areas.

Please find the attached letter showing that the franchise that was in place hitherto has been surrendered.

Yours sincerely,

Michael Whiteway.

HYUNDAI

2002 FIFA World Cup™
Official Partner

Hyundai Car (UK) Ltd
St John's Court, Easton Street
High Wycombe
Bucks HP11 1JX
Tel: 01494 428600 Fax: 01494 428699
www.hyundai-car.co.uk

Ref: MS/jac/340

28 February 2002

Mr Mike Webb
Managing Director
Bulldog Twyford
London Road
Twyford
Berkshire
RG 10 9EU

Dear Mike

Re Hyundai Franchise

Thank you for your letter of 13 February advising me that you with to give notice to relinquish the Hyundai franchise.

I am writing to confirm that I do accept your notice for the full period of two years. However, if I am able to find a suitable replacement I am sure that we will be able to agree a mutually acceptable date for you to exit the franchise earlier.

I do acknowledge your interest in operating as a service dealer, however, this will depend on the new incoming dealer and I will keep you advised of the progress.

I also confirm our discussion regarding demonstrators and stocking of new vehicles to be as follows.

Demonstrators

1 x Amica
1X Accent (High or Low Margin)
1 x Matrix
1 x Coupe
1 X Santa Fe (2.4,2.7 or V6

2002 FIFA WORLD CUP KOREA JAPAN

Registered in London No. 2810350
Registered Office: Lex House
17 Connaught Place, London W2 2EL

HYUNDAI

2002 FIFA World Cup™
Official Partner

Stock Vehicles

1 X Elantra
1 x Sonata
1 x Trajet

Reduced stocking
unlike webb.

In the meantime there is still a job to be done and I know that I can rely on your support to operate the franchise effectively while serving out your notice period.

Finally, I would like to thank you for the support that you have given to the franchise over the last six years.

Yours sincerely

Michael Staunton
Regional Business Manager

cc	John Lawrence	HCUK Ltd
	Jan Caddie	HCUK Ltd
	Jay Arthurton	HCUK Ltd
	Nathan Wilson	HCUK Ltd

2002
FIFA WORLD CUP
KOREA JAPAN

(3) ADDRESS Grove Service Station PARISH Twyford

PLOT No. London Road ORD. SHEET No. SU. 7876 2

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA9629	MR. M. WEBB	REPL. GARAGE / OFFICES	29.11.90	APP
41416	BULLDOG SERVICE STATION	CARWASH TO SERVICE BAY	24-9-93	C
~~96/64749/A~~	~~[illegible]~~	STORE TO OFFICE		
96/64749/A	BULLDOG SERVICE STATION	ILL. POLE SIGN	30.01.97	Re
A/2000/1879	Conoco Ltd	Int. ill. Petrol fill signs	12/10/00	A
TP/2000/2036	Bulldog Twyford.	T.P - C. of U. of B2	24/4/01	R
		land to car sales (retro)		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

Date: 05 November 2001 07 NOV 2001

Application Number: F/2001/5146

Proposal: Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective)..

Site Address:
Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.

Applicant:
Bulldog Twyford C/O Michael Whiteway.

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

THE PREVIOUS USE, FOR THE STORAGE OF MATERIALS RELATED TO THE WELDING (INDUSTRY) PROCESS WAS UNSIGHTLY AND VISUALLY INAPPROPRIATE IN THIS LOCATION ON THE EDGE OF THE TWYFORD CONSERVATION AREA. HOWEVER, I UNDERSTAND THIS WAS AN UNAUTHORISED USE.
THE DANGER ASSOCIATED WITH THE PROCESS REINFORCED THE UNACCEPTABILITY OF THIS USE WHEN CONSIDERED IN RELATION TO THE ADJOINING RESIDENTIAL PROPERTIES IN THE GROVE AND ALMSHOUSES.

THIS APPEARS TO BE A MORE ORDERLY AND APPROPRIATE USE. SOME LANDSCAPE TREATMENT (I.E. PLANTING) COULD ENHANCE THE FRONTAGE TO THE ROAD AND SITTING AREA. HOWEVER, CAR SALES CANNOT BE CONSIDERED AN APPROPRIATE USE IN THIS VISUALLY SENSITIVE AREA AND SHOULD BE RESISTED. PARKING IN RELATION TO THE OFFICE USE + LANDSCAPE (TREES) WOULD BE PREFERRED

Harold Sanders
11.01.01.

REPLY BY
21 FEB 2002

52803

Sandra Bayden

From: Neil Carr
Sent: 06 February 2002 16:45
To: Trevor Watson; Sandra Bayden
Subject: FW: Data posted to form 1 of http://www.wokingham.gov.uk/feedback/complaintsform.htm

please can you help on this...

thanks....

Neil Carr

Ext 6023

-----Original Message-----
From: WebComments@wokingham.gov.uk [SMTP:WebComments@wokingham.gov.uk]
Sent: 06 February 2002 16:47
To: neil.carr@wokingham.gov.uk
Subject: Data posted to form 1 of http://www.wokingham.gov.uk/feedback/complaintsform.htm

****

Name: Mark Middlemist
Address: 16 The Grove , Twyford, Berks.
Postcode: RG10 9DT
Telhome: 0118 901 6161
Telwork:
Email: mmiddlemist@equipnetdirect.com
Submit: Submit Comments
Date: 2/6/02
Time: 4:46:38 PM
Remote Name: 62.253.64.4
Remote User:
HTTP User Agent: Mozilla/4.0 (compatible; MSIE 6.0; Windows NT 5.0)

Comments:

I cannot reach Nicola Lake or for that matter anybody who can inform what is happening with the Retrospective Planning Application F/2001/5146.
I live opposite 4 X 4 and I am unhappy that they can still trade even though they have no permission. Please let me know what is happening to rectify this!

Mark Middlemist

Bulldog
Twyford -
All Weld Fuel Services Ltd
The Grove
Twyford

11 March 2002.

Spoke to Mr Whiteway, who explained that he was unable to contact me due to illness. I have given him until Tuesday 12th to submit a revised plan, showing re allocation of parking spaces.

5
4
3
10
8
6
4
2
2
1

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 12 February 2002
My ref: NL/F/2001/5146
Your ref:

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

Mr Michael Whiteway.
The walled Garden
New Lane Hill
Tilehurst
Reading
RG30 4JJ

Dear Mr Whiteway,

PROPOSED CHANGE OF USE OF LAND FROM OFFICE AND PARKING USE TO VEHICLE STORAGE AND SALES (RETROSPECTIVE) AT ALLWELD HIRE & SERVICES LTD, THE GROVE, TWYFORD. APPLICATION NUMBER F/2001/5146.

I write regarding the above stated planning application.

You state on the proposed block plan drawing that '*the proposal is for the ancillary parking to remain, alongside a car sales area. The car sales area is also sui generis use with no heavy vehicles to this entrance.*' Therefore if it is your clients intention to retain adequate vehicle parking for the existing office staff, the storage use staff, the car sales staff and visitors and the car sales area itself, you will need to submit a plan which clear shows which spaces will be used for sales and which will be allocated for office staff and the staff and visitors to the sales area. You should also show that vehicles would be able to leave the staff and visitor parking spaces without having to have another vehicle moved from the site.

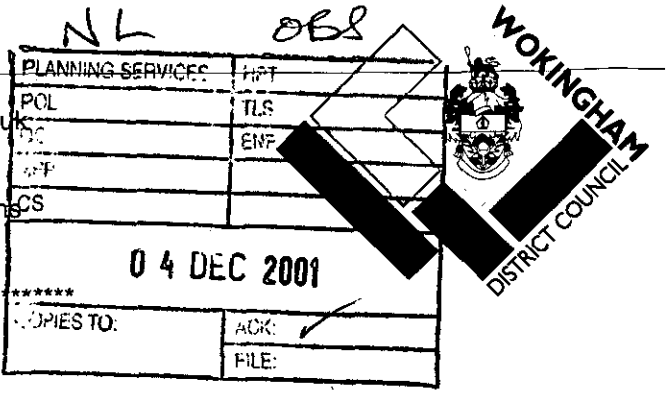
I would ask you to submit this information within fourteen days of the date of this letter. Should no information be submitted it will be assumed that the entire hard standing area is intended for sales and the application would be determined on this basis.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 03 December 2001 15:31
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: F/2001/5146
Correspondent_FullName: Colin Smith
Correspondent_StreetAddress: 1 Lansdowne Terrace
Correspondent_Address2: off the Grove
Correspondent_Town: Twyford
Correspondent_County: Berks.
Correspondent_PostCode: RG10 9DY
Correspondent_Telephone: 0118 9340949
Correspondent_Email: colinjbsmith@btopenworld.com

Comments:

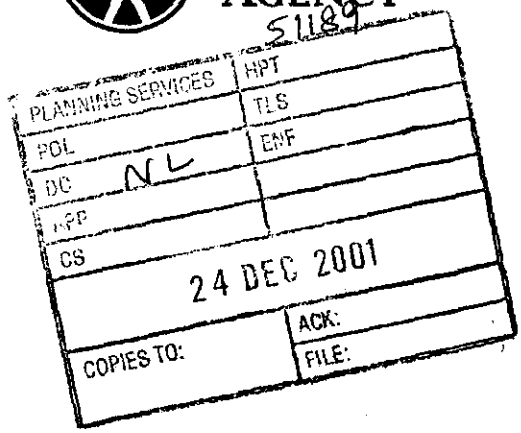
The following points should be considered -
*It is an inappropriate activity in a conservation area
* A large floodlit - unsightly and distasteful sign has been erected
* The alarms of the premises AND cars to be sold frequently go off at inconvenient times at weekends and in the evenings disturbing residents
* Cars are being washed without adequate provision for drainage
* There are no parking facilities for staff or customers
* Customer cars are being parked in the area for longer than permitted
* Car repairs are undertaken by the roadside
* Vehicle sales and inspections are undertaken on the public highway

- in short this practise is not necessary, desirable, beneficial or in keeping with the area.

ENVIRONMENT AGENCY

Our Ref : SP/2001/004809-1/1
Your Ref : F/2001/5146

Date : 20 December 2001



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

Dear Sir/Madam

CHANGE OF USE OF LAND FROM OFFICE AND PARKING USE TO VEHICLE STORAGE AND SALES BULLDOG AT TWYFORD ALLWELD HIRE AND SERVICES LTD, THE GROVE, TWYFORD, READING.

Thank you for your letter dated 05th November 2001, received on 07th November 2001. Please quote the following reference in any correspondence: **SU77NE/9/5.**

There are no comments on this proposal from The Environment Agency - Thames Region.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

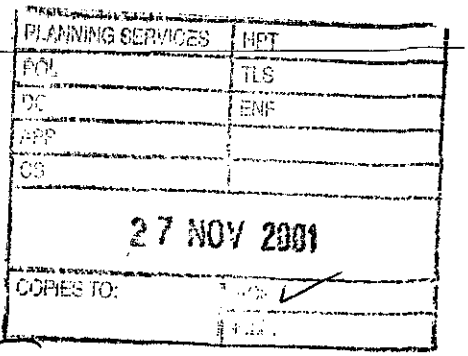
Yours faithfully

M. Rose

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: MICHAEL WHITEWAY

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 26 November 2001 11:05
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5146
Correspondent_FullName: Mark Miidllemist
Correspondent_StreetAddress: 16 The Grove
Correspondent_Address2:
Correspondent_Town: Twyford
Correspondent_County: Berkshire
Correspondent_PostCode: RG10 9DT
Correspondent_Telephone:
Correspondent_Email:

Comments:

Nicola Lake,

The Grove is a residential & conservation area and is not suitable for second-hand car sales.
The whole plot is an eye sore (with barbed wire fencing)next to lovely period Mews Cottages.
Billboards are unsightly.
There is no provision for run off water and this is necessary as 14 cars are washed every day.

No provision for parking for employees or customers, as car lot is packed with cars and so they just park in residents parking slots and move them if they see a traffic warden on patrol. Cars are being continually shunted around as the plot is packed with cars.

Car alarms go off regularly during the night and nobody is around to switch them off!

All in all the company should be evicted as they have never had permission in the first place to operate in the Grove.

Mark Middlemist

NK 068

55. London Rd
Twyford
RG10 9EJ

11.11.01

Ref F/2001/5146

Dear Miss Lake,

With reference to the above plan (retrospective) for Bulldog.-

My objections are :-

(1) The sales area is so full of sale cars no visiting customer can park. Visitors consequently park in residents' areas in London Rd and by Lansdowne Terrace. It is a totally unsuitable site to trade (large vehicles) without customer parking.

② The "4x4" sign is an eyesore.
The area is a conservation area.

I find it interesting that a nearby tree (beside ~~the~~ sign) belonging to Twyford council + on council land, has obviously been trimmed back so the intrusive sign can be seen. The shape of the tree makes this evident!

Should the plan be approved, which I sincerely hope it is isn't for all the residents' sakes, a sign more in keeping with a conservation area should be in use and in no way interfere with council property.

(3) Bulldog should consider using the Allweld site for customer parking for Hyundai, round the corner instead. Customers cannot park with ease on the forecourt without obstructing access to the petrol pumps or buildings. Again customers park in our residents areas or on double yellow lines outside the garage. Put the Allweld site to sensible use and find another location for the 4x4 trading.

Yours sincerely,

Barbara Reid (Mrs)

FROM: Nicola Lake

DATE: 05 November 2001

RECEIVED
07 NOV 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5146

Proposal: Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective)..

Site Address: Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.

Applicant: Bulldog Twyford C/O Michael Whiteway.

Your observations are required in respect of this application **by 29/11/2001** .

My Council has the following comments;

There is no objection to the change of use but the number of vehicles displayed should be limited and part of the forecourt reserved for staff and visitors parking as well as allowing for turning within the site. At present the commercial operation frequently spills out onto the highway. Also they should remove the very large obtrusive sign from the fence adjoining the public amenity area-Jubilee Corner.

22 NOV 2001
COPIES TO:
ACK:
FILE:

SIGNED: _____ DATE: 19/11/01

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan **Date:** 28 July 2000

Application Number: TP/2000/2036

Proposal: Application for temporary permission for change of use of B2 land to car sales spares and repair. (Retrospective)

Parish: TWYFORD PARISH

Site Address:
Bulldog Service Station Ltd, London Road, Twyford, Reading.

Applicant:
Bulldog Twyford C/O Michael Whiteway.

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).

COMMENTS

Highways have concerns about the manoeuvrability of the vehicles on display. Particularly if one was test-driven or sold, other vehicles would have to be moved onto the highway so that it could be driven out. However, we do not feel that we could refuse the application solely on this basis.

Visitor parking would be required for two vehicles. Please provide a parking plan indicating two vehicles spaces of 4.8 x 2.4m (min) within the curtilage of the property.

Signed: _____ **Print name:** ADAM COSSINS

07/08/00

HIGHWAYS CONSULTATION SHEET

-8 NOV 2001

From: Nicola Lake **Date:** 05 November 2001

Application Number: F/2001/5146

Proposal: Proposed change of use of land from Office and Parking use to Vehicle storage and sales (Retrospective).

Parish: TWYFORD PARISH

Site Address:
Bulldog Twyford Allweld Hire& Services Ltd, The Grove, Twyford, Reading.

Applicant:
Bulldog Twyford C/O Michael Whiteway.

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).

Comments made for application no. 2036, expressing our concerns and requesting a plan for 2 visitor spaces still apply. (attached).

Plus the proposed wall/railings will need pedestrian visibility splays of 2.4m by 2.4m at the access. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection).

Signed: _____ **Print name:** AC 16/11/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5146
From:	Tom Payne Environmental Heath	My Ref:	20015184
		Date.	16 November 2001

PROPOSED CHANGE OF USE OF LAND FROM OFFICE AND PARKING USE TO VEHICLE STORAGE AND SALES (RETROSPECTIVE).

ALLWELD, THE GROVE, TWYFORD.

These proposals have been evaluated and I have no environmental health objections to the application.

However, I would recommend you to contact Mike Evans about the existing unauthorised use of the vehicle valet bay, adjoining the Hyundai showroom. This area is being used to service and MOT all makes of vehicle contrary to their existing planning consent. This current application may in part facilitate the unauthorised use of the vehicle bay by serving as a store for vehicle parts and as a customer parking area for vehicles being serviced/MOT.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~10 OCT 2001~~ Valid 01 NOV 2001	Map No. 25 Site 0.04
Officer: NL / Application No. F/2001/5146	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF LAND FROM OFFICE & PARKING USE TO VEHICLE STORAGE AND SALES (RETROSPECTIVE)

Location: THE GROVE (LONDON ROAD)

Parish: TWYFORD Ward: Twyford. 5.11.01 JB.

Applicant: BULLDOG TWYFORD

fee paid on refusal TP/2000/2036

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

Enforcement Section to be notified ☑ DL tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	red line on block plan/ floor plan is round only a small part of site outlined in red on location plan.	23/10	✓ 1/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q24 areas for COU.	23/10	✓ 1/11
4	Correct S 66 certificate			
5	Elevation plans	shows fence but is there a gate or entrance?	23/10	1/11
(6)	Floor plans	layout of area used for sales.	mark fence on floor plan	
7	*Metric scale disclaimer*			
8	Encroachment letter			
9	Miscellaneous	NB— For last app, new site notices & letters had to be sent out as follows:— Applicant: Twyford 4x4 Address: Lansdowne Terrace The Grove Twyford	23/10	form correct

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.11.03 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees ✓ .....
Conservation Officer adj to Cons Area .....
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 Groundwater Protection Zone - .....

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:

2x S/N (London Rd & The Grove) + See map ✓
+ Pls include: mr M.D. middlemist, 16 The Grove, Twyford RG10 9DT
A & P Knox-Roberts, 11 Lansdowne Terrace, The Grove, Twyford RG10 9DY
R.W Conway-Jones, 7 Lansdowne Terrace " "
Mr J. Carney, 42 London Road, Twyford RG10 9EU

Tel. 0118 9746429 (Direct Line)

Date 23-10-01

Your ref.

My ref.

01.NOV.20

WOKINGHAM DISTRICT COUNCIL

• Michael Whiteway
The Walled Garden
New Lane Hill
Tilehurst
RG31 4JJ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red. Red line on site plan & block plan are different. Red line should just relate to application site.	☑
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

Modified

PTO

INVESTORS IN PEOPLE
RECYCLED PAPER

See change to application form.

Cont.

Tick relevant box

01 NOV 2001

8) The information contained on the application form is inaccurate/missing as follows: ☑
Q24 – should have change of use areas in columns 2 & 4.

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. ☐

11) The following floor plans are required: ☑ ●
mark new fence on floor plan

12) The following elevational plans are required: ☑ X
elevations of fence shown, but is there a gate or piers?

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐ ●

Please resubmit your application with the above-mentioned information.

Yours sincerely

CHurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

in the context
Bulldoze Twyford.

NB on the last application new letters & site notices had to be done in the name of

Twyford 4x4
at Lansdowne Terrace
The Grove
Twyford.

Are your forms correct?

1789/a

SECTION 66 CERTIFICATE

Application No.

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

01.NOV.2001* 5146

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.

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A		
ALWELD LTD	ROSE KILN LANE READING RG2 0HD	OCTOBER 2001

OR

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

(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).

- 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 . . . . . .

On behalf of . BULLDOG SS . . . . . .

Date . 9TH OCTOBER 2001 . . . . . .

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

① BULLDOG GROVE SERVICE STATION

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. Lt COTTAGE PIT MOTORS ORD. SHEET No. SU. 7876

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
553/55	TRUSTEES OF RURAL PARISHES CHARITIES	O/APP PETS OR COMM. DEV.	5.8.55	N/A
965/57	MR. G. BRANDON	O/APP. PETROL FILLING ST.	16.12.57	N/A
O/52/58	MR. R. HOPES	"	5.4.58	N/A
R/90/58	MR. G. PALMER	FORECOURT & PETROL FILLING ST	9.9.58	APP.
R/143/58	"	KIOSK & LUBRICATING BAY	14.10.58	APP.
A/8/58	"	ADVERTISEMENT SIGN	6.11.58	N/A
A/4/59	"	ILL. "	24.3.59	N/A
R/48/59	"	4 LOCK-UP GARAGES	12.5.59	APP.
R/169/59	"	SHOWROOM & W/SHOP	13.10.59	APP.
R/211/59	"	W/SHOP	23.11.59	APP.
R/4/60	"	EXT TO SHOWROOM & W/SHOP	9.2.60	APP.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② BULLDOG GROVE SERVICE STATION

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. Lt COTTAGE PIT MOTORS ORD. SHEET No. SU. 7876

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/5/60	MR. G. PALMER	W/SHOP & STORE	12.2.60	APP.
R/20/61	"	LOCK-UP GARAGES, W/SHOP TO SHOWROOM & W.C.	23.2.61	APP.
R/293/64	ESSO	ALTS & MODERNISATION	18.2.65	
A/30/65	CLEVELAND	ILL. SIGN	27.9.65	N/A
R/227/66	COTTAGE PIT MOTORS	SHOWROOM & FORECOURT ALT.	27.10.66	APP.
PO/589/66	ESSO	SALES KIOSK, TOILETS & STORE	27.9.66	APP.
R/244/69	CLEVELAND	ALT OF LUBR. BAY, REPLACE PUMPS	4.9.69	APP.
A/15/69	GREEN SHIELD STAMP CO. LTD.	ILL. POLE SIGN	7.11.69	N/A
05146	GROVE SERVICE STATION	ILL. ADV. SIGNS POSTER UNIT	25.10.76	N/A
05900	PRIVATE BROS	GARAGE FOR MAKING MODELS	17.2.77	N/A
26415	"	NEW SERVICE STATION	17.12.86	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 35725 - MR M WEBB " & OFFICES 22.6.40

091074 BA 7306 " 2 OFFICES 7.6.89 APP

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

01.NOV.2001* 5146

1.	APPLICANT'S NAME	Bulldog Twyford.
	ADDRESS	London Road, Twyford
	POST CODE	RG10 9EU PHONE 01894173347
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL WHITEWAY.
	ADDRESS	THE WALLED GARDEN NEW LANE HILL, TILEHURST
	POST CODE	RG30 4JT PHONE 01189 417347
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	THE GROVE, TWYFORD BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE, VEHICLE STORAGE & SALES AREA, PARTS ETC
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	LOC 1:1250 SITEPLAN 1:100

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

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

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

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

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

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

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

Part of the existing forecourt is used for the storage of Gas and the remainder is ancillary parking to the B1 & B8 uses on the site

1769b

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.

Brick & metal fencing

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.

Existing Road Fence to be replaced.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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

Existing

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

No

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

No Fee
Refusal 2000/2036

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 [signature] ON BEHALF OF Bulldog SS DATE 9th Oct 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				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	FF 156.075m GF 23.525m		FF 156.075m GF 23.525m	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION	GF. 132.55		GF 132.55	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
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 —

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	
Proposed	11	

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.

CAR SALES, SPARES

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

Bulldog Trueford

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

Existing Staff	Transferred Staff	New Staff	Total
4		4	4

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

The existing use involves the storage of Gas Bottles & Cylinders externally

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.'

10 MAR 2002

Currently a store for material related to the welding process Class use B8. Proposed use as storage for motor Parts class use B8. no consent required. Gross floor area of 132.55sm

Existing use of first floor Office class B1
Proposed use first floor office class use B1
No consent required. Gross floor area of 156.07sm

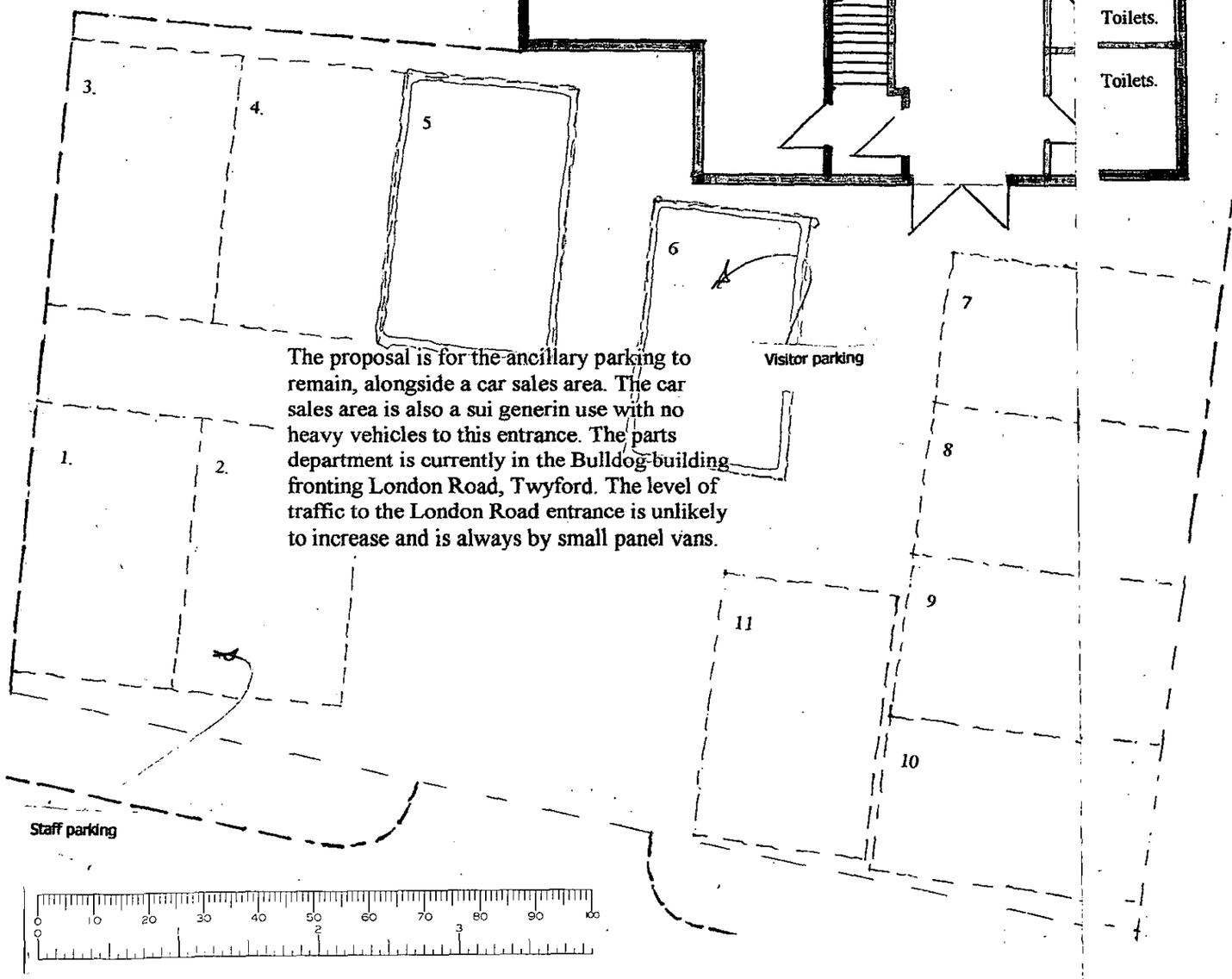
Existing G.floor office class use B1
Proposed G.Floor Office no change. Class use B1

52sm

Toilets.

Toilets.

Forecourt fronting the Grove. Previously used for the storage of welding gas bottles, a sui generin use together with parking ancillary to the B1 and M8 uses .All deliveries previously were large vehicles that serviced the welding stores and accessed the site via The Grove entrance.

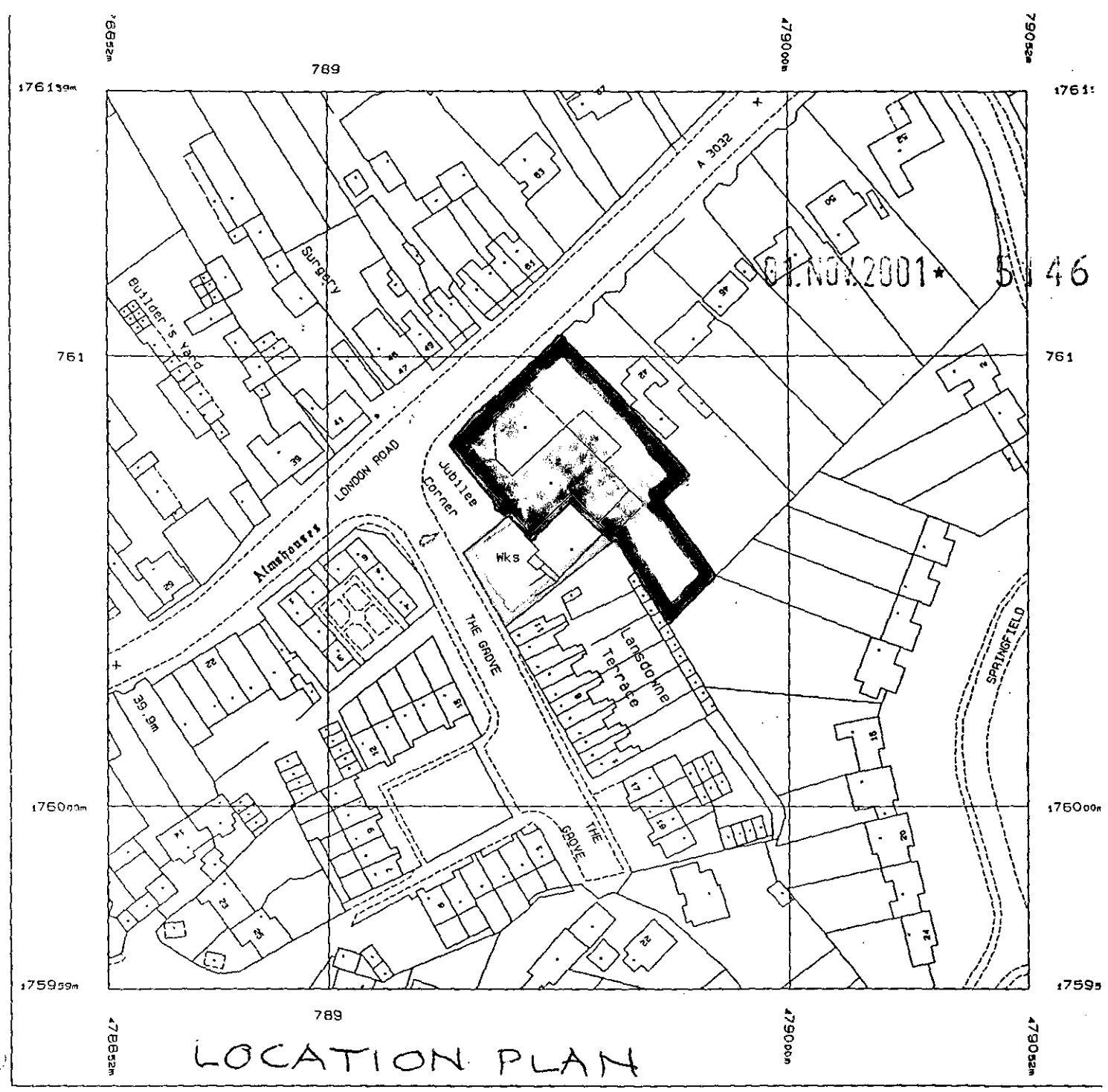


The proposal is for the ancillary parking to remain, alongside a car sales area. The car sales area is also a sui generin use with no heavy vehicles to this entrance. The parts department is currently in the Bulldog building fronting London Road, Twyford. The level of traffic to the London Road entrance is unlikely to increase and is always by small panel vans.

Change of use to the forecourt of the Existing Commercial Building in The Grove, Twyford, Berkshire

Class use and floor area plan at the Alweld Building In the Grove, Twyford, Berkshire.

Scale 1:100



01.NOV.2001* 5946

LOCATION PLAN

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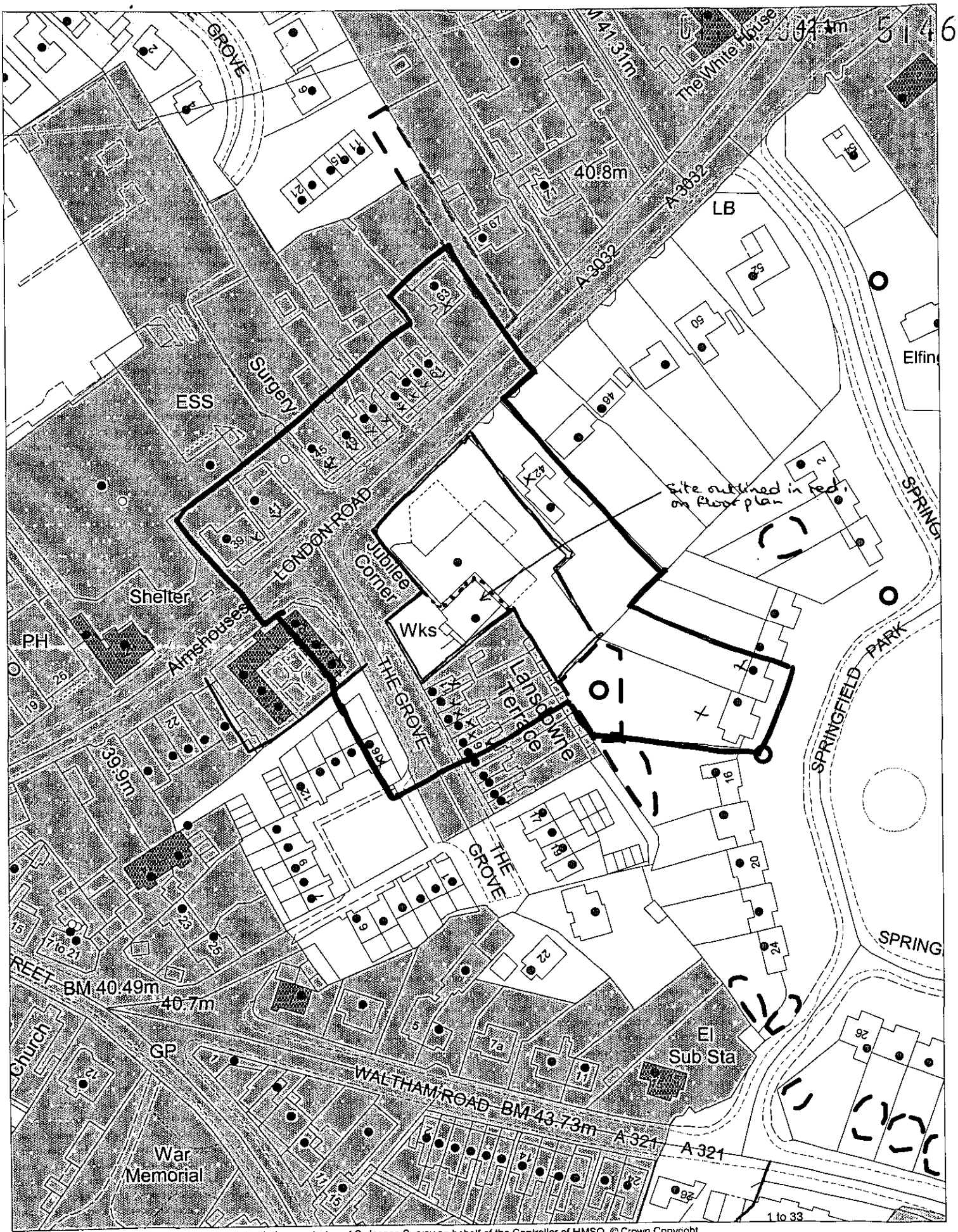
Part or all of this Superplan is enlarged from mapping produced at one or more of t following scales: 1:1250, 1:2500 & 1:1000

National Grid sheet reference at centre of this Superplan: SU7876

Scale 1: 1250





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Development Control Section, Environmental Services, Wokingham District Council.
18 October 2001

Scale: 1 : 1250

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01.NOV.2001 5146

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Existing use of first floor Office class B1
Proposed use first floor office class use B1
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Existing G.floor office class use B1
Proposed G.Floor Office no change. Class use B1 23.52sm

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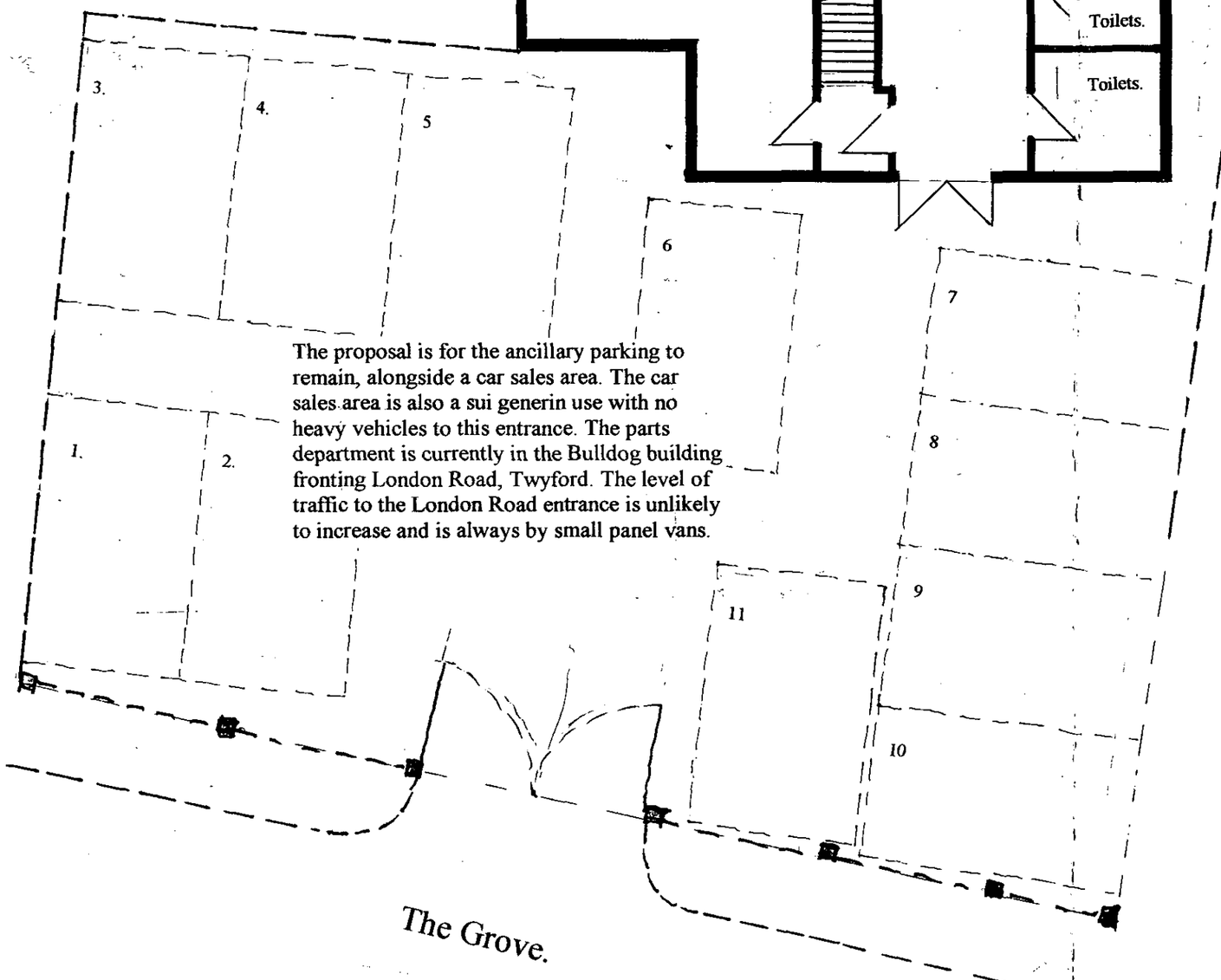

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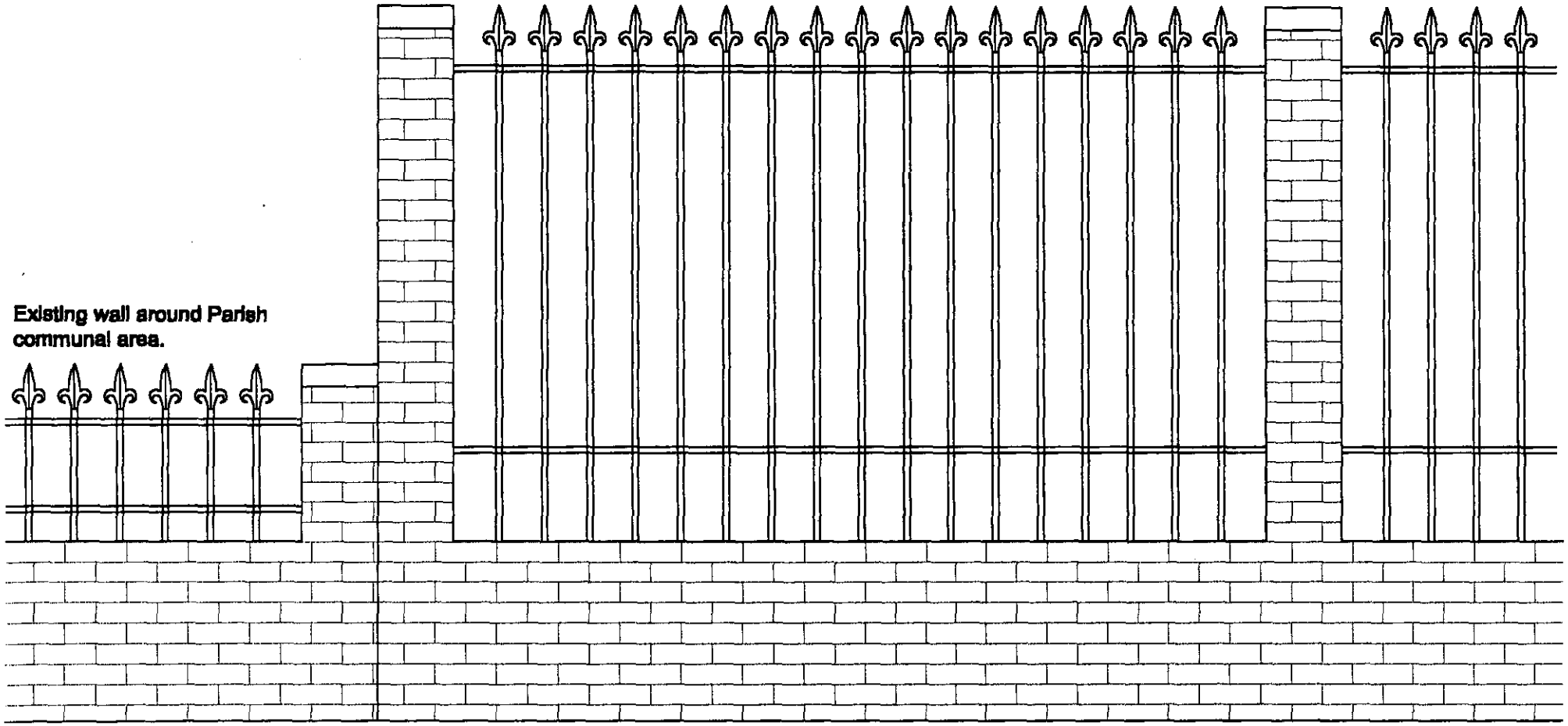
Class use and floor area plan at the Alweld Building In the Grove, Twyford, Berkshire.

Scale 1:100

Height 1800mm
Double gates made in matching iron work.



Existing wall around Parish communal area.

with Metal double Gates in the above style.

Proposed Front Boundary Fence to Car Sales Area. Scale 1:20 The Grove, Twyford.

01 NOV 2001 * 5146