APPLICATION NO:
CLE/2001/3583

LOCATION:
The Garage 12 Reading Road, Eversley Hook.

APPLICANT:
Mr Hopkinson (Hopkinson Garage) C/O Development Land And Planning Consultants Ltd

PROPOSAL:
Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

EARLIEST DATE FOR DECISION: **19/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
10/05/2001

CASE OFFICER: **Patrick Haran**

REFUSED

RAILEX
Marbleboard

EASIFILE EP7

Do

1400

Application No: CLE/2001/3583

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191/192 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

REFUSAL NOTICE

The Wokingham District Council hereby certify that on **25/05/2001** the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red would not have been lawful within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

Reason
1. It has not been proven that the use has operated continuously for a period of 10 years or more from the date of this application (13th March, 2001) .

Signed ..... (Development Control Manager)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WR

Date: 25/05/2001

FIRST SCHEDULE

Application for certificate of lawful existing use of land for displaying motor vehicles for sale.

SECOND SCHEDULE

The Garage, 12 Reading Road, Eversley, Hook.

Your attention is drawn to the notes overleaf concerning your rights of appeal.

APPENDIX

Appeal provisions of Sections 195 and 196 of the Town and Country Planning Act 1990, as amended by paragraphs 32 and 33 of Schedule 7 to the Planning and Compensation Act 1991 and paragraph 4 of Schedule 4 to the Planning (Consequential Provisions) Act 1990.

Appeals against refusal or failure to give decision on application.

195 - (1) Where an application is made to a local planning authority for a certificate under Section 191 or 192 and -

(a) the application is refused or is refused in part, or

(b) the authority do not give notice to the applicant of their decision on the application within such period as may be prescribed by a development order or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the applicant may by notice appeal to the Secretary of State.

(2) On any such appeal, if and so far as the Secretary of State is satisfied -

(a) in the case of an appeal under subsection (1) (a), that the authority's refusal is not well-founded, or

(b) in the case of an appeal under subsection (1) (b), that if the authority had refused the application their refusal would not have been well-founded,

he shall grant the appellant a certificate under Section 191 or, as the case may be, 192 accordingly or, in the case of a refusal in part, modify the certificate granted by the authority on the application.

(3) If and so far as the Secretary of State is satisfied that the authority's refusal is or, as the case may be, would have been well-founded, he shall dismiss the appeal.

(4) References in this section to a refusal of an application in part include a modification or substitution of the description in the application of the use, operations or other matter in question.

(5) For the purposes of the application of section 288(10) (b) in relation to an appeal in a case within subsection (1) (b) it shall be assumed that the authority decided to refuse the application in question.

(6) Schedule 6 applies to appeals under this section.

Further provisions as to references and appeals to the Secretary of State.

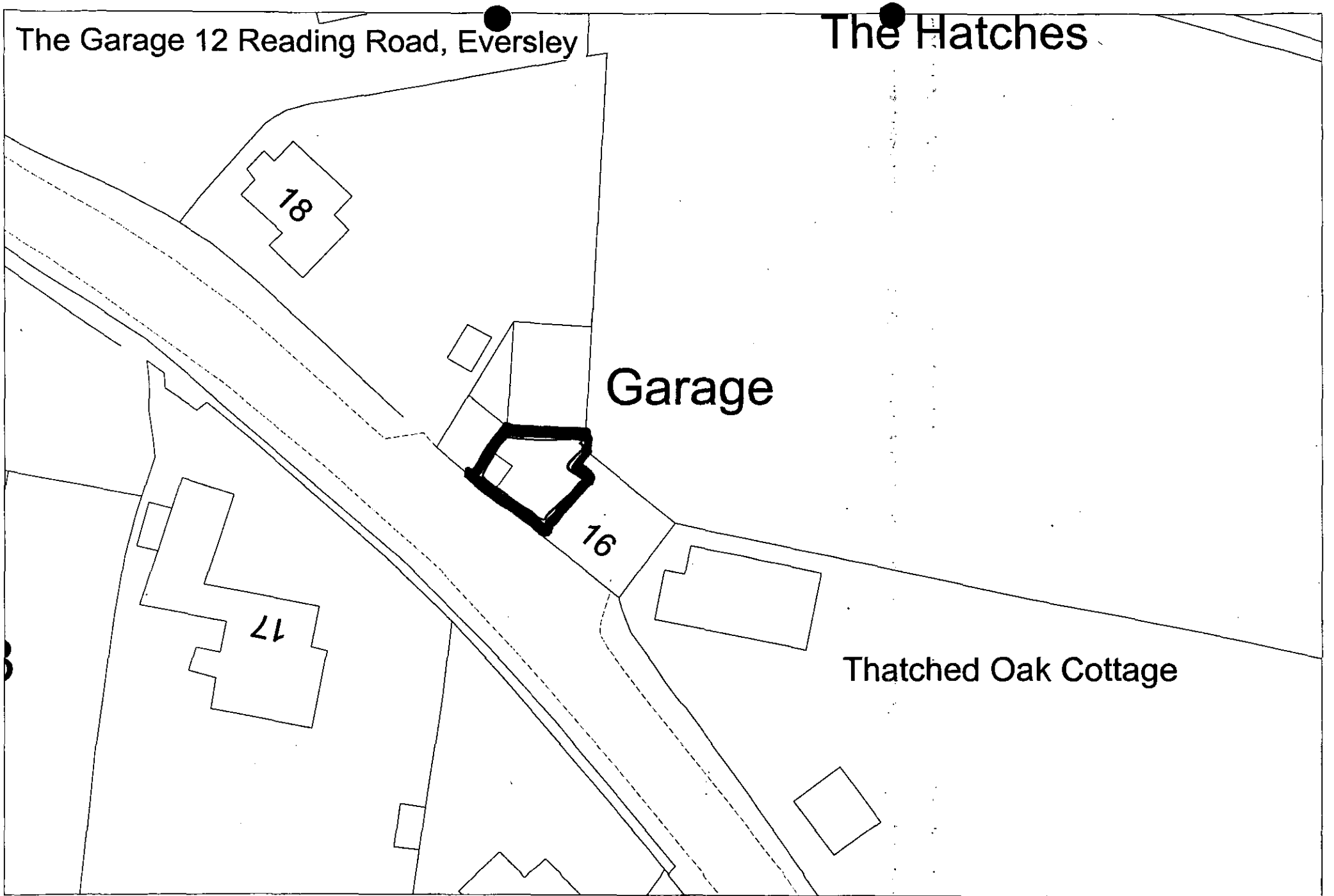
196 - (1) Before determining an appeal to him under Section 195(1), the Secretary of State shall, if either the appellant or the local planning authority so wish, give each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(2) Where the Secretary of State grants a certificate under Section 191 or 192 on such an appeal, he shall give notice to the local planning authority of that fact.

(3) The decision of the Secretary of State on such an appeal shall be final.

(4) The information which may be prescribed as being required to be contained in a register kept under Section 69 shall include information with respect to certificates under Section 191 or 192 granted by the Secretary of State.

(8) Subsection (5) of Section 250 of the Local Government Act 1972 (which authorises a Minister holding an inquiry under that section to make orders with respect to the costs of the parties) shall apply in relation to any proceedings before the Secretary of State on an appeal under Section 195 as if those proceedings were an inquiry held by the Secretary of State under Section 250.



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Development Control Section, Environmental Services, Wokingham District Council.

21 May 2001

Scale: 1 : 500

N W E S

Whoster

Record of Telephone Conversation with:

DATE: 16/05/01

MR ROY ECCLES - 0118 9732817

regarding Application CLE/2001/3583

~~How did you become aware of the vehicle~~

PJH → In a letter of representation in support of the application you claim that you bought a car from the Garage in Eversley earlier in 1991. How did you become aware that the car was for sale -

RE → Had old banger garage knew that repairs were costly if you find one for me, let me know
Word of mouth - always known in area that Hopkinsons could get cars.

[illegible]

Record of Telephone Conversation with:

DATE: 21/05/01

MR NIGEL PARSON 0118 9734392

regarding Application Number CLE/2001/3583

PJH → In a letter of representation in support of the application you state that you purchased a used car from Hopkinsons Garage in 1996. How did you become aware that the car was for sale?

NP → Word of mouth. My car was being serviced and I was told that a vehicle was for sale.

Record of Telephone Conversation with:

DATE: 17/05/01

EMMA STEVENS – 01344 624550 → 07776190975

regarding Application Number CLE/2001/3583

PJH → In a letter of representation in support of the application you state that you bought a car from Hopkinsons Garage in June 1999. How did you become aware that the car was for sale?

ES → I was in workshop having repairs done to it. I spoke to Mr Hopkinson who told me it was for sale. It was not displayed for sale.

Tel: (0118) 974 6447 (Direct Line)
Fax: (0118) 974 6484
Email: patrick.haran@wokingham.gov.uk
Date: 17 May 2001
My ref: PJH/2/3583

File Copy

Mr Ralph Johnson
62 Bracknell Road
Camberley
Surrey
GU15 4BE

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 Mr Johnson

THE GARAGE, 12 READING ROAD, EVERSLEY
APPLICATION NUMBER: CLE/2001/3583

As part of the above application you submitted a written representation stating that you purchased cars from the above garage at various times during the 1990's. Further to this, I would appreciate it if you could inform me as to how you became aware that the cars were for sale.

As you will appreciate all parties would welcome a speedy response and I can be contacted by any of the means above. I look forward to your co-operation in this matter.

Yours sincerely

Mr PJ Haran
Planning Enforcement Officer

Tel: (0118) 974 6447 (Direct Line)
Fax: (0118) 974 6484
Email: patrick.haran@wokingham.gov.uk
Date: 18 May 2001
My ref: PJH/2/3583

Pole Copy.

Mr Nigel Parson
8 The Rise
Reading Road
Finchampstead
Berks RG40 4HR

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 Mr Parson

THE GARAGE, 12 READING ROAD, EVERSLEY
APPLICATION NUMBER: CLE/2001/3583

As part of the above application you submitted a written representation stating that you purchased a second hand car from the above garage in 1996. Further to this, I would appreciate it if you could inform me as to how you became aware that the car was for sale.

As you will appreciate all parties would welcome a speedy response and I can be contacted by any of the means above. I look forward to your co-operation in this matter.

Yours sincerely

Mr PJ Haran
Planning Enforcement Officer

Mr Parson telephoned me on 21/5/01

CLE/2001/3583

LOCATION:
The Garage 12 Reading Road, Eversley Hook – known as Hopkinsons Garage
PROPOSAL:
Application for certificate of lawful existing use of land for displaying and selling motor vehicles.
EARLIEST DATE FOR DECISION:
19/04/01
APPLICATION EXPIRES:
10/05/01

CHECKLIST:
Planning History
Enforcement issues
Aerial photographs
Consultations

INFORMATION PROVIDED BY THE APPLICANT

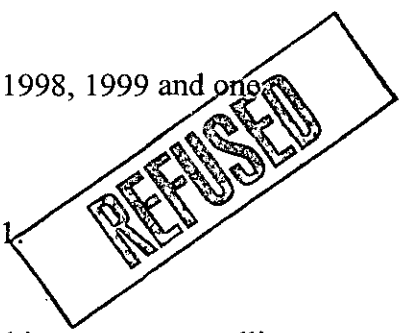
Letter of support from Mr Nigel Parson
Claims to have known the Hopkinsons for over 26 years and states that they have sold motor vehicles from the above site throughout that time. Mr Parson further states that he purchased a second hand car from the garage in 1996.

Letter of support from Mr M Hopkinson
Mr Hopkinson is the former proprietor of the garage from 1941 – 1999. He confirms that second hand cars were sold from the site throughout this period. He further states that new cars were also sold from the site, under the 'Standard/Triumph' dealership, throughout the period from the mid 50's to the mid 60's.

Letter of support from Mr Aiden Clark
Mr Clark of Hermitage Car Sales states that he has sold cars to the Hopkinsons, for retail to their customers, throughout the last 12 years. He further claims to be aware that the Hopkinsons used to buy cars at local auctions and sell them at the premises.

Letter of support from Ms Emma Stevens
States that she purchased a car from the garage in 1999.

Letter of support from Mr Ralph Johnson
States that he has purchased used cars from the garage in 1996, 1998, 1999 and one from the current owners in 2001.



Letter of support from Mr Roy Eccles
States that he purchased a motor vehicle from the garage in 1991.

Further supportive submissions
1/ Petition signed by 53 residents of local area who support Hopkinsons garage selling cars. Only one signatory could confirm that he bought cars from the garage in last 10 years.

2/ Rate demand notice, dated March 2000, confirming that 'showroom' is included in description of site according to council records.

INFORMATION PROVIDED BY THIRD PARTIES

Highways department
Have no objection in principle to the proposal but would like to see some control over number of cars on forecourt at any one time.

Environmental Health
Have no information to add.

Environmental Design
Have no objection to the proposal claiming that the garage is reasonably modest in scale, fitting well into the overall structure of the landscape and vegetation surrounding it.

Revenues and Benefits
Assessment from Evaluation Office for the periods from 1990 to 2000 describe the site as Petrol Station and Workshop.

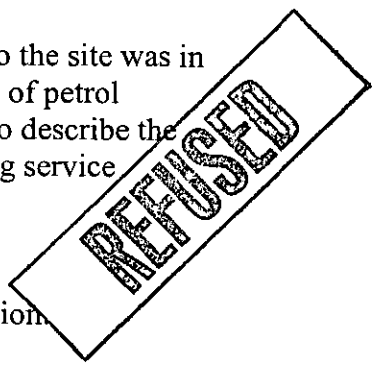
Finchampstead Parish Council
Concerned about traffic issues if application approved.

Local Residents
Correspondence received from 15 Reading Road initially expressing concern about traffic implications. Further correspondence, received after the consultation period ended, refutes the claim that cars have ever been displayed for sale. A photograph was submitted, they claim taken in January 1999, showing the Garage with no obvious cars displayed for sale. Another photograph submitted showing the Garage as it is today.

Correspondence received from 17 Reading Road claim that in 30 years of living opposite the Garage they have never seen cars displayed for sale until new owner took over about 18 months ago.

INFORMATION PROVIDED BY THE PLANNING DEPARTMENT

Planning History
Other than this current application the only other application relating to the site was in 1978 (No. 08468) for the rebuilding of toilet facilities and the re-siting of petrol pumps. In Part 2, Q1 of this application, where the applicant is asked to describe the activities or processes to be carried on, the applicant answered 'existing service station'.



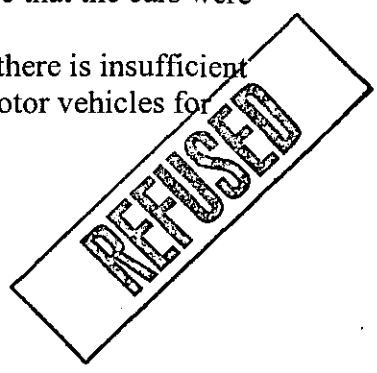
Enforcement history
The only enforcement history for the site relates to the current application

Aerial Photographs
Aerial photographs dated 1986, 1991 and 1996 were studied, however, it is not possible to discern any relevant activity at the site.

Site Visits
A site visit was carried out on the 26th of April 2001. There was no indication that cars were displayed for sale. The only obvious use was that of car repairs and MOT facility. During this visit I contacted residents living opposite the Garage and was informed by them that, prior to the new owners taking on the site about 18 months ago, cars have never been displayed or advertised for sale. One of the residents did concede that cars may have been sold discreetly but never displayed for sale.
A further visit was carried out on the 1st May 2001. There was no indication that cars were being displayed for sale.

APPRAISAL

Representations have been made that put forward the claim that cars have been sold from the premises going back to 1991. Even representations made by objectors have said that cars have probably been sold throughout this period. However, I consider the issue to be whether cars have been *displayed* for sale on the premises. The initial enforcement action, which instigated this application, came about because a sign was erected at the premises bearing the wording 'Eversley Car Sales'. This sign was erected after a change of ownership at the Garage some 18 months ago. That this is the case is not in question, however it does not establish that cars have been displayed for sale for the past ten years.
The applicant has supplied a Rate Demand Notice, issued 03/03/00, showing the property details as: 'Petrol Filling Station, Showroom, Workshop and Premises'. Records held by WDC Business Rates department for 1990 to 2000, however, show the property assessment as: 'Petrol Filling Station and Workshop' only.
The applicant is unable to supply invoices or sales receipts as evidence that cars have been sold on any part of the land. The applicant could not supply photographic evidence showing cars displayed for sale on any part of the land. Contrary to this, photo's supplied by a consultee, taken in Jan 1999 and April 2001, show what is apparently nothing other than workshops. While there have been representations submitted by the applicant, there are no Statutory Declarations in support of the application.
Following advice from WDC Legal Department I contacted four people who had submitted representations stating that they had purchased vehicles from the garage in the past ten years. Of four people contacted, three responded and in telephone conversations, recorded and attached, stated that they became aware that the cars were for sale by word of mouth.
In view of the above I consider that, on the balance of probability, there is insufficient evidence to support the application for the use of land to display motor vehicles for sale.



RECOMMENDATION
Refuse to issue a Certificate for the following:
'Use of land for displaying motor vehicles for sale'

WORK SHEET FOR : Patrick Haran

Application Number : CLE/2001/3583

Applicant : Mr Hopkinson (Hopkinson Garage) C/O Development Land And Planning Consultants Ltd.

Location : The Garage 12, Reading Road, Eversley, Hook.
Proposal : Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

Site Notice Displayed ? :	YES	NO	DATE
	✓		29/03/01

Date of Neighbour Notifications : .....

Date of Site Visit : 26/04/01

Date Registered : 15/03/2001

Earliest Date for Decision : 19/04/2001

Latest Consultation Date/Site Notice Expiry Date : 19/04/2001

This application will have expired on: 10/05/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS - No objection in principle

ENVIRONMENTAL PROTECTION - No information to add

ENVIRONMENTAL DESIGN - No objection

FILLCHAMPSTEAD PARISH COUNCIL - concerned about traffic implications

NEIGHBOUR RESPONSES - 15 Reading Rd - concerned about traffic implications. Second letter - 27/4/01 disputes whether cars have been displayed for sale. - Photos attached

17 Reading Rd - have never seen cars advertised for sale. have lived opposite garage for 30yrs.

Planning Issues :

✓ Lawful use after 10yrs.

REFUSED

Application Number: CLE/2001/3583

Appraisal :

See attached Memo

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

REFUSED

Application Number CLE/2001/3583
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: The Garage 12 Reading Road Eversley Hook.

APPLICATION NUMBER: CLE/2001/3583

OFFICER: Patrick Haran

DATE OF SITE VISIT: 26/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS situated on busy narrow road. Thick vegetation. large detached houses opposite

3. DESCRIPTION OF SITE/BUILDING Garage / workshop. area of hardstanding to front. MOT & car repairs

4. RELATIONSHIP TO ADJOINING PROPERTIES

Self contained unit.

5. SITE CONSTRAINTS

TREES /

ACCESS/PARKING - narrow road. stopping difficult

LEVELS /

BOUNDARY TREATMENT /

OTHERS /

REFUSED

Applicationo	Name & Address
CLE/2001/3583	Britland 15 Reading Road Eversley HOOK Hants RG27 0RP
CLE/2001/3583	Mr and Mrs D Padmore "Riverbend" 17 Reading Road Eversley HOOK Hants RG27 0RP
CLE/2001/3583	D E A and J A Britland 15 Reading Road EVERSLEY Hants RG27 0RP

APP REFUSED
LETTER SENT
31/05/01

HIGHWAYS CONSULTATION SHEET

From: Patrick Haran **Date:** 26 March 2001

Application Number: CLE/2001/3583

Proposal: Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

Parish: FINCHAMPSTEAD PARISH

Site Address:
The Garage 12, Reading Road, Eversley, Hook.

Applicant:
Mr Hopkinson (Hopkinson Garage) C/O Development Land And Planning Consultants Ltd.

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).

Comment

The highway authority have no objection in principle to the proposals, however would like to see some control over the number of vehicles for sale on the site at any one time.

In addition to this could highways have a plan indicating what parking is available for customers of the car sales & those waiting for MOT/services.

Signed: _____ **Print name:** Adam Coggins 30/3/01

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Leanne Parlour
Environmental Health
To: Patrick Haran
Planning

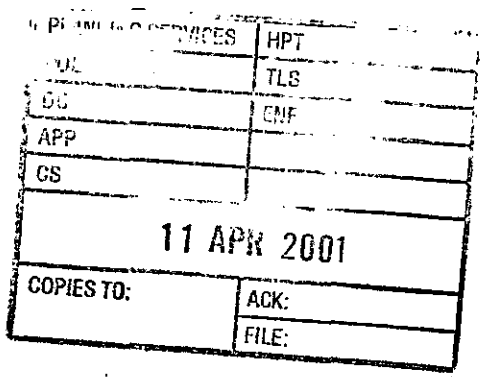
My Ref: LMP/20005815
Your Ref: CLE/2001/3583
Date: 9 April, 2001

APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE

HOPKINSON GARAGE 12 READING ROAD EVERSLEY HOOK

I have looked at our records for Hopkinson Garage and have no additional information to add.

LEANNE PARLOUR
TECHNICAL OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



TO: **DEVELOPMENT CONTROL**
Patrick Haran

FROM: Environmental Design

DATE: 17 April 2001

Location:	The Garage, 12 Reading Road, Eversley, Finchampstead
Proposal:	Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.
Application Number:	CLE/2001/3583

In response to your consultation dated 26 March 2001 for the above application, the landscape comments are as follows:

Although the site is located within an Area of Special Landscape Importance, the garage itself is reasonably modest in scale, fitting well into the overall structure of the landscape and vegetation surrounding it. I therefore have no objection to the application.

Catherine Brimble

Catherine Brimble
Landscape Architect

FROM: Patrick Haran

DATE: 26 March 2001

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: CLE/2001/3583

Proposal: Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building..

Site Address: The Garage 12, Reading Road, Eversley, Hook.

Applicant: Mr Hopkinson (Hopkinson Garage) C/O Development Land And Planning Consultants Ltd.

Your observations are required in respect of this application **by 19/04/2001** .

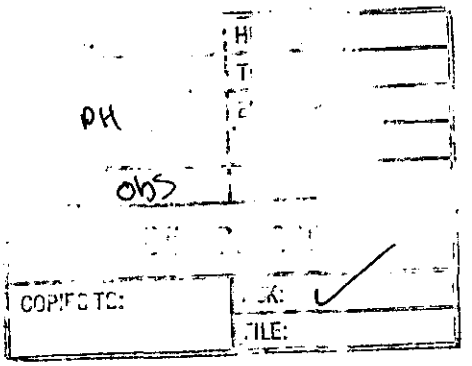
Councillors expressed concern about traffic on the busy corner by this property if cars are sold on a regular basis.

SIGNED: C.S.Cl

DATE: 24-04-01

Clerk To Finchampstead Parish/Town Council.

From: WebComments@wokingham.gov.uk
Sent: 04 April 2001 10:00
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



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NatureofEmail: Object
ApplicationNumber: CLE/2001/3583
Correspondent_FullName: Britland
Correspondent_StreetAddress: 15 Reading Road
Correspondent_Address2: Eversley
Correspondent_Town: Hook
Correspondent_County: Hants
Correspondent_PostCode: RG27 0RP
Correspondent_Telephone: 0118 973 3136
Correspondent_Email:

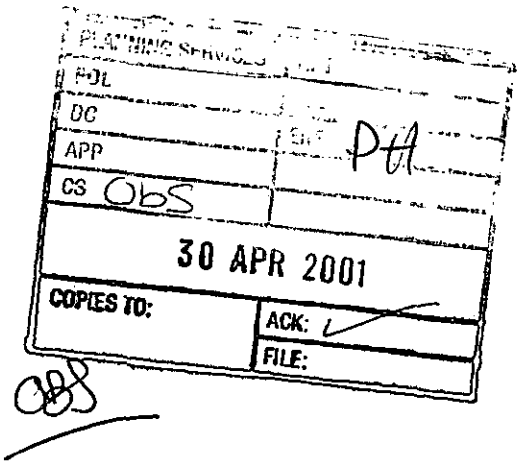
Comments:

The A327 is a narrow, busy road with continuous heavy traffic in both directions all day. The sale of cars will provide a distraction to passing motorists who may want to stop. There are two significant bends at either end of this stretch of road. Parked vehicles cause an obstruction and danger to oncoming traffic. We have no objection to the workshop and MOT facility. Advertising notices should be in keeping with the rural nature of the area.

15 Reading Road
Eversley
Hants. RG27 0RP

27th April 2001

Patrick Haran
Planning Enforcement Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR



Application No. CLE/2001/3583

Dear Mr. Haran

When you visited me today you indicated that the application above included a statutory declaration that the selling of cars had been taking place on the site in question (Hopkinsons Garage) for the past ten years. This is simply not true. We have lived at 15 Reading Road, opposite the garage, since 1976 and until the Hopkinson family sold the garage some two years ago there had never been any formal selling of cars from the site. Cars may have been sold privately by members of the Hopkinson family, but they were never displayed for sale nor were there ever any advertisements to the effect that cars were available to purchase.

When the garage changed hands the forecourt was cleared and cars began to appear with 'For Sale' notices on them. A large notice was fixed above the workshop advertising *Eversley Car Sales.* Interestingly, just before the letter informing residents of the planning application arrived, the notice was removed and so were the cars. I would ask why this was deemed necessary if the argument put forward for planning permission to sell cars hinged on the fact that they had been sold from the site for the past ten years.

I also understand from your visit that a petition in favour of the planning application has been signed by a number of 'Eversley residents'. I would like to point out that no such petition was presented for signature at the houses most affected by such a development, i.e. those immediately opposite.

Yours sincerely,

D. E. A. and J. A. Britland

Riverbend
17 Reading Road
Eversley
Hook
Hants, RG27 ORP

Tel/Fax 01189 733594
e-mail: padmores@freeuk.com

Mr Patrick Haran
Planning Enforcement Officer
Environmental Services Department
Wokingham District Council
PL Box 157
Shute End
Wokingham RG40 1WR

DJH
CS 005
01 MAY 2001
COPIES TO:
ACK:
FILE:

28 April 2001

Dear Mr Haran,

Planning Application No. CLE/2001/3583

Further to our meeting of the 26 April, we have the following comments.

We were not in a position to object to the above Application earlier, due to absence abroad during the consultation period. We do object to the proposed change in the nature of the business at 12 Reading Road, in so far as this would involve the advertising and display of vehicles for the attention of passing trade. You will be aware that up until this current planning application was submitted, a large and garish *Eversley Car Sales* sign was fixed to the main garage building: and vehicles were on display with large sales placards attached. Significantly, this operation has been suspended while an application for a certificate of existing use is being considered.

You have advised that the Applicant has signed a statutory declaration, confirming that car sales have been taking place on the site for at least the past ten years. Should you wish, we are also prepared to make a declaration, that in thirty years of residence opposite the garage, we have never seen cars displayed obviously for sale. There must have been, of course, some sale of cars there, but only as a discreet adjunct and to customers of the busy car servicing and repair business. Such activity as may have occurred, did not impinge on the rural character of the neighbourhood: nor did it constitute a risk to traffic on a narrow and congested road, as the proposed sales operation would undoubtedly do.

I am enclosing a slide photograph of Hopkinson's Garage around the time of the change of ownership in January 1999. From this, it will be seen that the yard area was enclosed by walls and a gate: and this area was invariably filled with cars awaiting or undergoing repair. The area on the roadside outside the wall was used until around 1997/8 for petrol sales. The garage and its forecourt have never been used for the type of operation now proposed: if permission was to be granted it would undoubtedly result in the sort of visual intrusion in a rural location, as now obtains at car sales premises in the centre of Arborfield.

Yours sincerely,

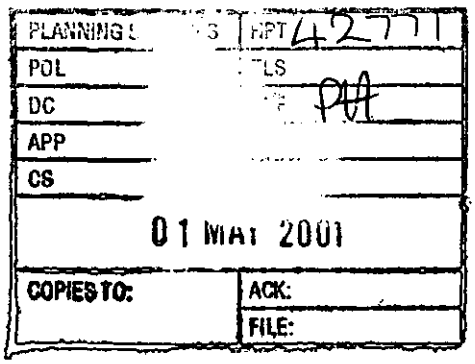
Mr M S & Mrs D E Padmore

15 Reading Road
Eversley
Hook
Hants. RG27 0RP

Tel: 0118 973 3136

30th April 2001

Mr. Patrick Haran
Planning Enforcement Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR



Planning Application No. CLE/2001/3583

Dear Mr. Haran

We enclose two photographs which we have obtained from a neighbour. They were taken in January 1999, just before the Hopkinson family retired from the garage opposite our house. They clearly show a wall, painted white, to the right of the forecourt and a metal fence with gate to the left. Any cars sold up to this time would have been placed behind this barrier, well back from the road and invisible to passing motorists. Apart from the discreet MOT sign there were no advertisements.

I hope this is helpful.

Yours sincerely

Jean Britland

D. E. A. and J. A. Britland

8 THE [redacted] SE
READING ROAD
FINCHAMPSTEAD
WOKINGHAM
BERKS.
RG40 4RH.

30-01-01

MR. J.P. WRATTEN
SENIOR PLANNING
ENFORCEMENT OFFICER.
P.O. BOX 157
PLANNING DEPARTMENT
SHUTE END
WOKINGHAM
BERKS. RG40 1WR.

DEAR MR WRATTEN

I AM WRITING TO YOU ON BEHALF OF HOPKINSONS GARAGE, EVERSLEY. I would like to confirm that I purchased a second hand car from Hopkinson's in 1996 - Registration F601 MJH.

I have known the Hopkinsons for over 26 yrs. and during that time they have always sold second hand cars from the garage..

I fully support the sale of second-hand cars from the site and believe that the garage, provides a useful service to the local community.

I have also signed a petition to this effect

Yours Sincerely
Nigel Parson.

15 MAR 2001 *

3583

15.MAR2001* 3583

M. H. Hopkinson
Heer Hill Cottage
Heer Hill
Finchampstead
Wokingham
RG40 4RR.

31.01.01.

Mr. P. J. Wratten,
Senior Planning Enforcement
Officer,
Planning Department
Shute End
Wokingham. RG40 1WR.

Dear Mr. Wratten,

As joint Owner/occupiers of Hopkinsons Garage from September 1941 until October 1999, I would like to confirm that used cars were marketed and sold during this period. In addition to the sales of used cars, brand new cars were sold under the "Standard/Triumph" dealership from the mid 50's to mid 60's. (Photographic evidence is available on request.) Petroleum

15.MAR2001 * 3583

Aiden Clark
Hermitage Car Sales
High Street
Hermitage
Berks

23rd February 2001

Mr P Wratten
Planning Enforcement Officer
Planning Department
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Wratten

I would like to add my support for the attempts to prove car sales from Hopkinsons Garage. As a used car trader I sold cars to the Hopkinsons throughout the last 12 years for them to retail to their customers. I am also aware that the Hopkinsons used to buy cars at the local auctions and sell them at the premises, and sell customers cars for commission throughout their period of ownership of the garage.

Yours sincerely

A. Clark.

Aiden Clark
Hermitage Car Sales

15.MAR2001* 3583

Ms Emma Stevens
5 Park Drive
Sunningdale
Berks
SI5 UBB
30th January 2001

Mr PJ Wratten
Senior Planning Enforcement Officer
Planning Department
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Wratten,

I am writing to you to support Hopkinsons Garage in their efforts to continue selling cars from their site at Eversley through Eversley Car Sales. I would like to inform you that I bought a used car from Hopkinsons Garage in June 1999, a VW Golf GL of registration [redacted]895 SDP. I see no reason why car sales should discontinue from the site. I shall also be signing their petition.

Yours sincerely

Emma Stevens

15.MAR2001 * 3583

Ralph Johnson
62 Bracknell Road
Camberley
Surrey
GU15 4BE

22nd February 2001

Mr P Wratten
Senior Planning Enforcement Officer
Planning Department
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Wratten

Whilst visiting Hopkinsons Garage Eversley on February 21st I became aware of their attempts to prove long-standing car sales at the site. I would like to inform the council that I purchased used cars from Hopkinsons Garage during the 1990s. I bought 1 car in 1996, 2 in 1998, 1 in 1999 and one from the current owners this year (2001). If you would like the registration numbers please get in touch.

Yours sincerely

Ralph Johnson

15 MAR 2001 * 3583

The White Hart
The Street
Eversley
Hants
RG27 0PJ

27th Feb, 2001

Mr P.J. Wratten,
Senior Planning Enforcement,
Planning Dept.
Shute End,
Wokingham.
Berks. RG40 1WR.

Dear Mr Wratten,

I am writing in support of Hopkinsons' Garage in gaining consent for the continuance of car sales at the garage. I live & work at the White Hart, Eversley and can confirm that I bought a beige Nissan Sunny, reg. A634 HPA from their in early 1991.

Yours faithfully
Roy Eccles
R.E. Eccles

15.MAR2001* 3583

Petition

We the undersigned residents of the Eversley area fully support Hopkinson's Garage retailing used cars through Eversley Car Sales. We feel that the site has been improved recently and that it is providing a valuable local service and is helping to revitilize the local area.

(Please indicate if you have bought a car from Hopkinson's Garage in the last 10 years, give approximate date if so)

Name	Address	Tel number
a Clark	7 Lea Road, Camberley	07421 — 986 800.
M.J. BEAVER.	194 DUKES RIDE CROWTHORNE	01344 772872
JOHN Predgen	Flax Mere Cottage, Fleet Lane, Finchampstead, Berks.	= 01189=732016
Roy Eccles	The White Hart The Street Eversley	0118-9732817
C JG Charles	Vine Cottage, Pankridge Street Condall Hants.	01252 851815
S Clamot	39 Kingsley Rd. EVERSLEY HOOK HANTS	0118 9732539

Petition

Name	Address	Tel number
J. HUMFRYES.	27 ST. MICHEALS RD. SANDHURST.	870962.
[illegible]	TALLY HO. FLEET HILL, EVERSLEY. HANTS.	9732134
C. PIZER	"	
J RAGG	THE WHITE HART EVERSLEY	01189732817
G. CLARKE	" " " "	01189326044
L. Randall	"DRESSORS" THE STREET EVERSLEY	01189 733379
[illegible]	WHITE HART EVERSLEY.	
R. Bailey.	2 Locks Cottages Eversley.	01189 328645.
M F Beckley	Little Apples Oaklea Drive Lower Common Eversley.	01189 731730.
R Nicholas	Mailtway House - Hampton Parade Yately	01252 861300
M. BANKS	43 Victoria Avenue Camberley	01276 517151
J MAN	BULLWAYS FARM NEWMILL ROAD EVERSLEY HOOK HANTS	01189732120
[illegible]	2, JUBILEE COTTAGES WARBROOK LANE EVERSLEY,	01189733119.
P. PATTISONS	ROMMAT' WARBROOK LANE EVERSLEY	01189737434
[illegible]	23 SELSEY WAY LOWER EARLEY READING.	0118 9860337

Petition

We the undersigned residents of the Eversley area fully support Hopkinson's Garage retailing used cars through Eversley Car Sales. We feel that the site has been improved recently and that it is providing a valuable local service and is helping to revitilize the local area.

(Please indicate if you have bought a car from Hopkinson's Garage in the last 10 years, give approximate date if so)

Name	Address	Tel number
DARREN WHITE	17 VICARAGE ROAD BLACKWATER	07977 270713
H GOODSELL	'BELIEE' THE STREET EVERSLEY	0118 9734589
J. BARRETT	30 Sandhill, Farnborough	01252 540584.
M. PEATTS	20 RYE COPSE FARNBOROUGH	01252 515979
R. STAINTHORP.	MONTAGUE HOUSE EVERSLEY CROSS.	9733228.
L. Scars	70 Rectory Rd, Hook	07747 8121767.
R B FAY	Kingsley House The Street	01189732026
A.W. GUBBY	HIGH GABLES - THE STREET	0118 973 7997
S.E. GUBBY	TRESPASSERS WIL, THE STREET	07990 921314
R.H MATTHEWS	SPINDLES COTTAGE THE STREET	
J Fotheringham	New Cottage, the Street	01189-732550. 01189-732113
R PARKER	THE OLD HOUSE THE STREET EVERSLEY HANTS	(0118) 9732691.
Michelle O'LEARY	HUNDREDS, THE STREET EVERSLEY, HANTS	
MR + MRS. KEENE	THE TUMBLES THE STREET	0118 9732607 EVERSLEY

6337 OKY

Petition

We the undersigned residents of the Eversley area fully support Hopkinson's Garage retailing used cars through Eversley Car Sales. We feel that the site has been improved recently and that it is providing a valuable local service and is helping to revitilize the local area.

(Please indicate if you have bought a car from Hopkinson's Garage in the last 10 years, give approximate date if so)

Name	Address	Tel number
NICK BOLTER	43 PINE DRIVE WOKINGHAM RG40 3LD	0118 9736795
A.M BENNETT	WOODSTOCK THE STREET EVERSLEY	01189 732225
G. Barratt	Woodview New Mill Lane Eversley	0118 973 7663
THOMAS PASK	169 READING ROAD FINCHAMPSTEAD	01189734550
N R Watchorn	46 gravel hill Tile Hill Coventry	02476462101
EMMA STEVENS	5, PARK DRIVE SUNNINGDALE BERKS	0134 4 624550

Petition

Name	Address	Tel number
J. Parson	8 The Rise Finchampstead	07880735892.
The Parson's	8 The Rise	
B. Williams	18 Reading Road	0118 9734392.
K Williams	18 Reading Rd	
S. Milpott.	1 The Rise.	0118 9732207
* [illegible]	4 The Rise	0118 9733322

Ursula Storm Baker's Farm Pro Hate Everely Hants

R Cooking SUNNYVIEW THE STREET EVERSLEY

BOUGHT TWO CARS 1962, 1964

S. SLATER	Bakers Farm House	01189 733580.
P Young	ELDON HOUSE	
D Croney	Williamsgate, The Street	0118 9737773
V. DUDLEY	New Farm, The Street	0118 973727

RATE DEMAND NOTICE

2000-01

Date of Issue
03MAR00

(OR OCCUPIER)

3322/F 15 MAR2001 3583

HOPKINSONS GARAGE
FAO MR G BARRET
BRIDGE COTTAGE
THE STREET
EVERSLEY
HANTS
RG27 ORL

Head of Finance
Wokingham District Council
P.O. Box No. 152,
Civic Offices,
Shute End, Wokingham
Berks., RG40 1WJ

WOKINGHAM DISTRICT COUNCIL

TELEPHONE NO. FOR ENQUIRIES (0118) 974 6596

Account Address Reference No.
99999990295988

006 Account No. 1070-921-1

TOTAL DUE 4333.55

Property Reference No.	Rateable Value	Rate in £
00647100016003	9400	0.41600

16 READING ROAD
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE
RG40 4RD

OCC PERIOD 01APR00-31MAR01	3910.40
TRANSITIONAL ADJUSTMENT	423.15
TOTAL LIABILITY	4333.55
TOTAL AMOUNT DUE	4333.55

Property Details

PETROL FILLING STATION, SHOWROOM,
WORKSHOP AND PREMISES

TRANSITIONAL CALCULATION

NOTIONAL CHARGE (NC)		
9400 X 0.41600	=	3910.40
BASE LIABILITY (BL)		
	=	4512.00
APPROPRIATE FRACTION (AF) 2000-01		
95.00/100 X 1.011	=	0.96045000
AMOUNT PAYABLE (BL X AF)		
	=	4333.55
TRANSITIONAL ADJUSTMENT	=	423.15

F CASH/CHEQUE
PLEASE PAY

436.55 01APR00	433.00 01MAY00
433.00 01JUN00	433.00 01JUL00
433.00 01AUG00	433.00 01SEP00
433.00 01OCT00	433.00 01NOV00
433.00 01DEC00	433.00 01JAN01

Date:.....
Cashier's stamp and initials

Bank Giro Credit

Account No
10709211

8 62 21 60

National Westminster Bank plc
Head Office Collection A/c
Wokingham District Council

Signature Date

HOPKINSONS GARAGE
FAO MR G BARRET
BRIDGE COTTAGE
THE STREET
EVERSLEY
HANTS
RG27 ORL

PLEASE DO NOT WRITE OR MARK BELOW THIS LINE

NOTES: £50 £20 £10 £5
COIN: £1 50p 20p
SILVER
BRONZE
TOTAL CASH
CHEQUES
P.O's, etc.
£

Fee

No. of Items

<10709211< A7002571242 91 X

15.MAR2001 * 3583

DEVELOPMENT LAND & PLANNING
C O N S U L T A N T S L T D
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: (0118) 978 9595 Facsimile: (0118) 978 6551
e-mail: dlp.wokingham@talk21.com
Offices also at Bedford and Sheffield

New e-mail address:
wokingham@dlpconsultants.co.uk
Web site:
www.dlpconsultants.co.uk
New office at Bristol

JB/GB/BKS326

13 March 2001

J Mitchell Esq
Head of Development Control
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2001	
COPIES TO:	ACK:

Dear Mr Mitchell

RE: HOPKINSON'S GARAGE, READING ROAD, FINCHAMPSTEAD

Following correspondence between your Mr P Wratten and my client, I am pleased to be able to enclose an application for a Certificate of Lawfulness in relation to motor vehicle sales at the above site. I enclose for your attention the following:

- 4 copies of completed Certificate of Lawfulness application form
- 4 copies of location plan, BKS/326/1
- 4 copies of site plan, drawing no. BKS/326/2
- Statutory fee cheque for £190.00
- Several documents in support of the Certificate of Lawfulness application

We contend that the use of part of the above site for motor vehicle display and sales has been carried out for in excess of 10 years. The enclosed documentation supports this assertion, as follows:

- Letter from Nigel Parson dated 30 January 2001 states that he purchased a second-hand car from Hopkinson's Garage in 1996 and he has been aware for over 26 years that car sales have taken place from the garage.
- Letter from Mr M Hopkinson, retired former proprietor of Hopkinson's Garage, dated 31 January 2001, confirming that car sales took place throughout the period of his ownership, ie between 1941 and 1999.
- Letter from Aiden Clark of Hermitage Car Sales dated 23 February 2001 confirming that he has sold cars to Hopkinson's Garage throughout the last 12 years and he is aware that they sold them on from their premises in Finchampstead.

- Letter from Emma Stevens dated 30 January 2001 confirming that she bought a car from Hopkinson's Garage in June 1999.
- Letter from Ralph Johnson dated 22 February 2001 confirming that he bought cars from Hopkinson's Garage in 1996, 1999 and 2001.
- Letter from Roy Eccles dated 27 February 2001 confirming that he bought a car from Hopkinson's Garage in 1991.
- Petition signed by 53 residents of Eversley and the surrounding area confirming that they fully support Hopkinson's Garage selling used cars from the premises. One signatory confirms that he bought 2 cars from Hopkinson's Garage in 1962 and 1964
- Rate demand notice from Wokingham District Council dated 3 March 2000, confirming that "showroom" is included in the description of the site according to council records, which no doubt go back some time.

We consider that the enclosed documents prove conclusively that car sales have been carried out at Hopkinson's Garage over a period of time well in excess of the required 10-year period. It is requested that a Certificate of Lawfulness should be issued to this effect. Please note that the applicant is happy for the certificate to refer to the display of a maximum of 6 cars on the premises. The hardstanding at the front of the garage is sufficiently large to allow such a display, with additional space available for the other activities at the site, ie MOTs and vehicle repairs/servicing.

I hope that the enclosed application can be favourably considered. Please let me know if you require any further information or if you have any queries.

Yours sincerely

Jim Bailey BA (Hons) MRTPI
Director

encs

cc G Barral Esq

Tel: 0118 974 6482

Date:

My ref: CLE/2001/3583

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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: CLE/2001/3583
The Garage 12, Reading Road, Eversley, Hook.
Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

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 **Patrick Haran** on **0118 974 6482**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Patrick Haran** Application Number: **CLE/2001/3583**
The Garage 12, Reading Road, Eversley, Hook.
Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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 6482

Date:

My ref: CLE/2001/3583

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 G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: CLE/2001/3583
The Garage 12, Reading Road, Eversley, Hook.
Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

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

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This form must be received no later than _____

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John Mitchell
Development Control Manager

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The Garage 12, Reading Road, Eversley, Hook.
Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Received by Wokingham District Council

Application No: CLE/2001/3583

Proposal:
Application for certificate of lawful existing use of land for displaying motor vehicles for sale, motor workshop building and MOT testing building.

Location:
The Garage 12, Reading Road, Eversley, Hook.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Patrick Haran P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

26 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: CLE/2001/3583
CASE OFFICER: Patrick Haran

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

1943

15 MAR 2001 * 3583

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

Displaying and selling motor vehicles.

---

2. Applicant (in block capitals)

Name: Hopkinson's Garage.....

Address: 12 Reading Road, Eversley, Hook,.....

.....Hampshire.....

Post Code: RG27 0RP.....

Tel. No: .....

---

3. Agent (if any)

Name: Development Land & Planning Consultants Ltd

Address: Ritz Plaza House, 10 Denton Road,.....

.....Wokingham, Berkshire.....

Post Code: RG40 2DX.....

Tel. No: 0118 978 9595.....

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier. Owner.

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

N/A

(b) state the nature of their interest (if known).

N/A

(c) state whether they have been informed about this application.

N/A YES/NO

---

5. Address or exact location of the land to which this application relates:

Eversley Car Sales, 12 Reading Road,
Eversley, Hook, Hants RG27 0RP

Describe here and enclose (4) copies of an OS-based plan showing the boundary of the land edged in red.

---

6. This application is for:

✓ *an existing use;

*an existing operation:

*an existing use, operation or activity in breach of a condition;

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

A = MOT testing building.
B = Motor vehicle workshop building.
C = Area for displaying motor vehicles for sale.

N.B. Areas shown on drawing BKS/326/2.

---

8. When was the use or activity begun, or the operation substantially completed?

1941

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) The use began more than ten years before the date of this application; or

~~(2) The use, operation or activity in breach of condition began more than ten years before the date of this application; or~~

~~(3) The use began within the last ten years, as a result of a change of use not requiring planning permission in the last ten years; or~~

~~(4) The operations were substantially completed more than four years before the date of this application; or~~

~~(5) The use as a single dwellinghouse began more than four years before the date of this application.~~

~~(6) Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).~~

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

N/A

---

11. Give any additional information you consider necessary to substantiate your claim.

See attached documents.

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

See accompanying letter.

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £190.00.

Signed: ..... Date: 13 March 2001

On behalf of: .....Hopkinson's Garage.....

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

0118 978 6551

15.MAR2001* 3583

Development Land & Planning Consultants Ltd

Ritz Plaza House
10 Denton Road
Wokingham
RG40 2DX

telephone: 0118 978 9595
fax: 0118 978 6551
e-mail: wokingham@dlpconsultants.co.uk
www.dlpconsultants.co.uk

Fax

To: CAROL HURST **Fax No:** 0118 - 974 - 6484

From: JIM BARCLAY **Date:** 20.3.01

Re: HARMONDS GARAGE **cc:**

☒ **Urgent** ☐ **Please Reply** ☐ **Please Comment** ☒ **For Your Information**

Total pages including cover: 2

Comments:

PLAN + RED LINE AS DISCUSSED

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 MAR 2001
Officer: PH	Application No. CLE/2001/3583

Map No. 113 Site 0.03
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(CLE) APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE OF LAND FOR DISPLAYING MOTOR VEHICLES FOR SALE, MOTOR WORKSHOP BUILDING AND HOT TESTING BUILDING

Location: 12 READING ROAD

Parish: FINCHAMPSTEAD Ward: Finch Southg
26.3.01 TS.

Applicant: MR HOPKINSON, HOPKINSONS GARAGE

Fee Received 190-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	red line? ✓	See fax	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26.03.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: Rural Area
Area of Special landscape Importance
.....
.....
.....

NEIGHBOURS:

SIN 1 see map.

1933

ADDRESS 12 & 14 READING ROAD PARISH FINCHAMPSTEAD

GARAGE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08468	Mr. H. Hopkinson	Rebuilding sanitary accom & resiting petrol pumps.	8.6.78	C
CLE/2001/3583	Mr. Hopkinson			

MINISTRY DECISION

SPECIAL ORDERS

Note 10

PART 2

Additional Information required in respect of Applications for Non-residential Development

If the occupier of the whole or major part of the proposed development is decided, please state this and complete all questions. Otherwise complete all questions except 1, 4 and 6.

The occupier will be: H. HOPKINSON (GARAGES) LTD

1. Give a description of the activity or the processes to be carried on, any end products, and the type of plant or machinery to be installed	EXISTING SERVICE STATION
2. If the proposal forms a stage of a larger scheme, for which planning permission is not at present sought, please give what information you can about the ultimate development.	
3. Is the proposal related to an existing use, on or near the site? If so, please explain the relationship.	YES / NO
4. (a) Is the proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, give details including location and gross floor area, and state your intentions in respect of those premises.	YES / NO
Note 11 (b) Is the proposed occupier already established in this District Council area? If not, please state present location or whether the firm is a new one.	YES / NO

Note 12 **5.** Give the **Gross Floorspace** of all buildings to which this application relates, in total and subdivided by use, as shown.

Note 13 All figures are in square feet/square metres *(Delete whichever does not apply)*

	Existing floorspace to be retained (if any)	Proposed additional floorspace	Existing floorspace to be lost (through demolition of change of use)
Industrial			
Office			
Retail			
Warehousing			
Storage			
Ancillary residential			
Please specify any other uses (SANITORY)		32	
TOTAL			

Note 14 **6.** (a) Give the **number of staff** to be employed on the site, when the proposed development is complete, subdivided as shown.

	Office staff	Industrial staff	Other staff
New			
Transferred			
Existing		3	
TOTAL		3	

(b) In the case of transferred staff, give the location(s) of premises affected

Note 15 **7.** In the case of industrial or office development, if the application is accompanied by an Industrial Development Certificate or an Office Development Permit, give the certificate number and floorspace permitted

IDC / sq ft./sq m

ODP / sq ft./sq.m

Note 16 **8.** What provisions have been made for parking, loading and unloading of vehicles on the site? (Please show their location on the plans and distinguish between parking for operational needs and other purposes.)

Note 17 **9.** What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work.)

proposed means of disposal

(WDC)

✓ 12 ADDRESS Reading Road Garage PARISH Finch

PLOT No. Reading Road ORD. SHEET No.

BUILDER 213/57 App.

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 5942	H Hopkinson (garages) LTD	new toilet & resite petrol pumps	26·1·77	APP N/
08468	"	"	8·6·78	N/A C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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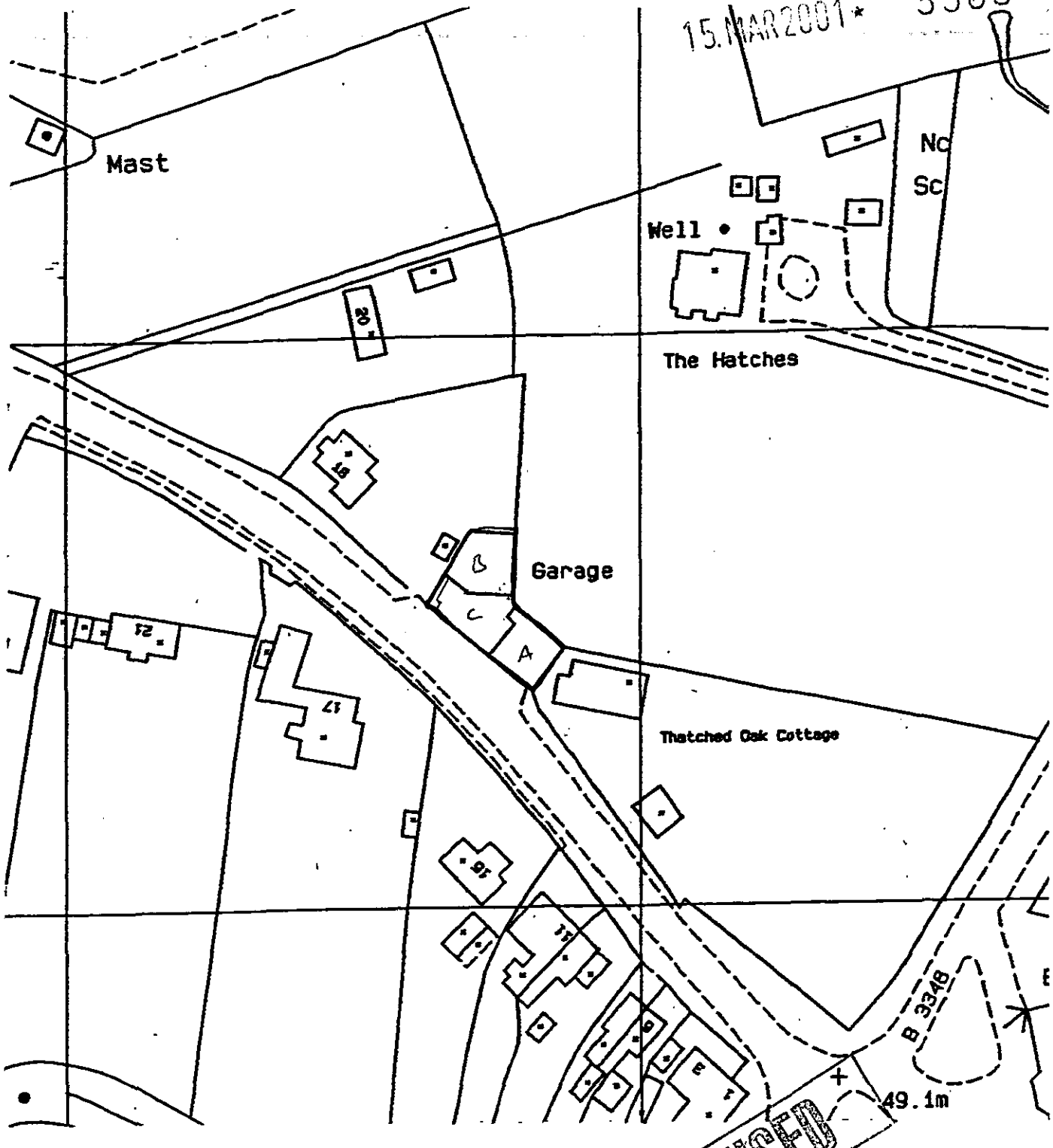


CLIENT

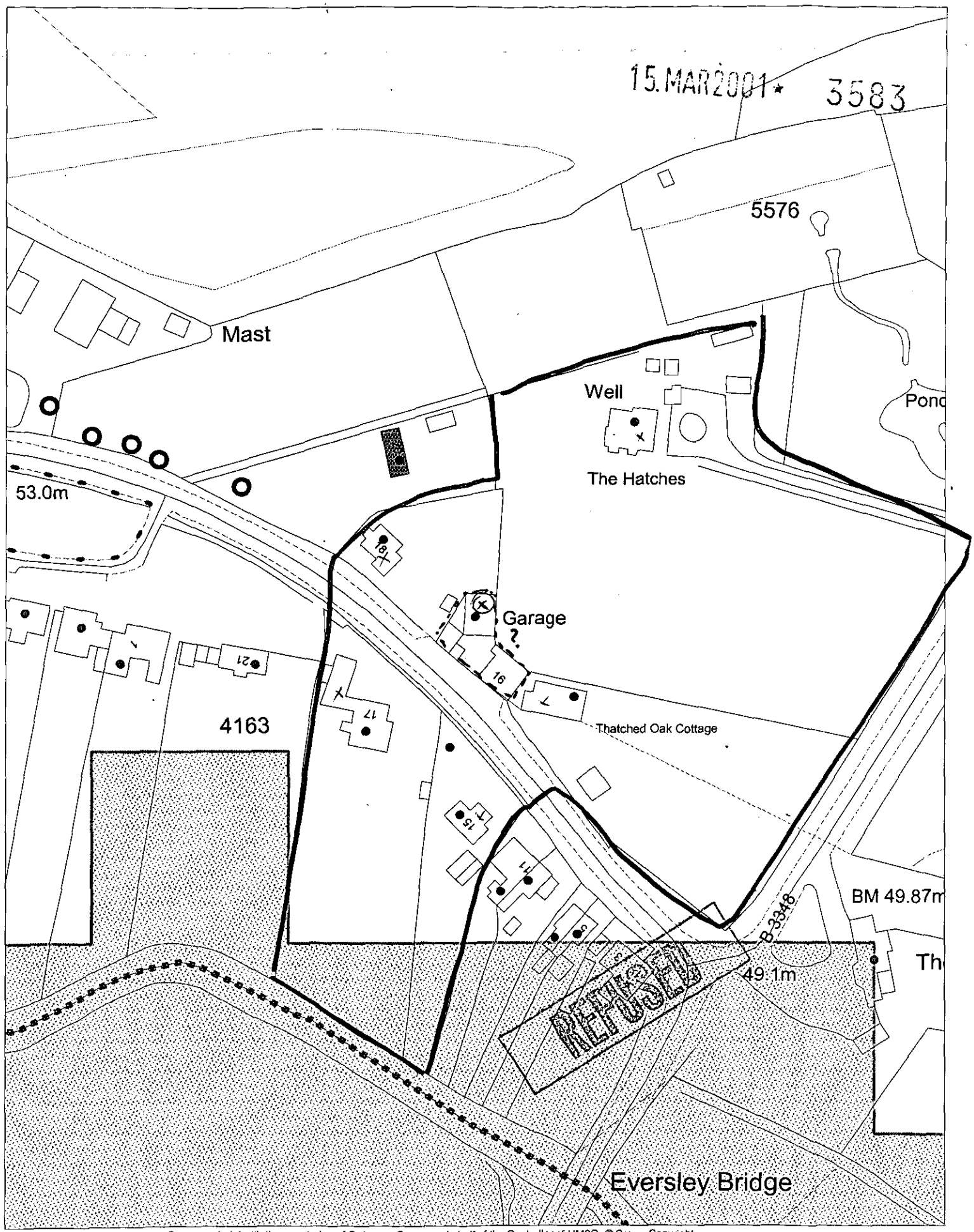
Hopkinson's Garage

PROJECT

Certificate of Lawfulness

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKS., RG40 2DX
TELEPHONE: (0118) 9789595 FACSIMILE: (0118) 9786551
Offices also at Bedford and Sheffield

Date 13.3.01	Rev	Drawn By	DRAWING TITLE
Scale 1:1000	OS Ref	Checked	Site Plan
Drawing no. BKS/326/2			



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Development Control Section, Environmental Services, Wokingham District Council.
20 March 2001 Scale: 1 : 1250

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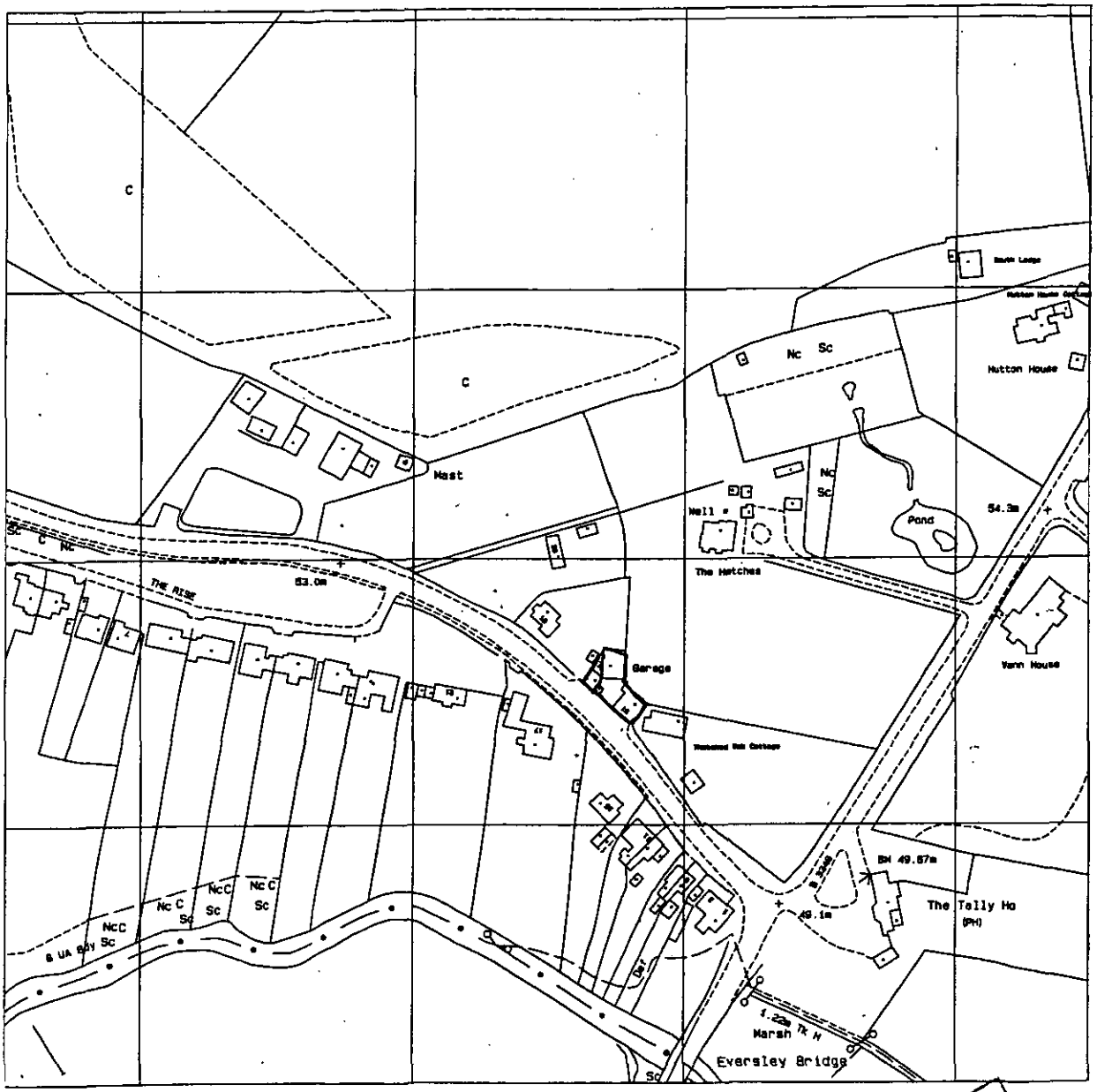

CLIENT	Hopkinson's Garage
PROJECT	Certificate of Lawfulness

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Date 13.3.01	Rev	Drawn By	DRAWING TITLE
Scale 1:2500	OS Ref	Checked	Location Plan
Drawing no. BKS/326/1			


96C/585 ROYAL COUNTY OF BERKSHIRE Scale 1: 10000 18.8.96 Run 16 2467


AND PARTNERS
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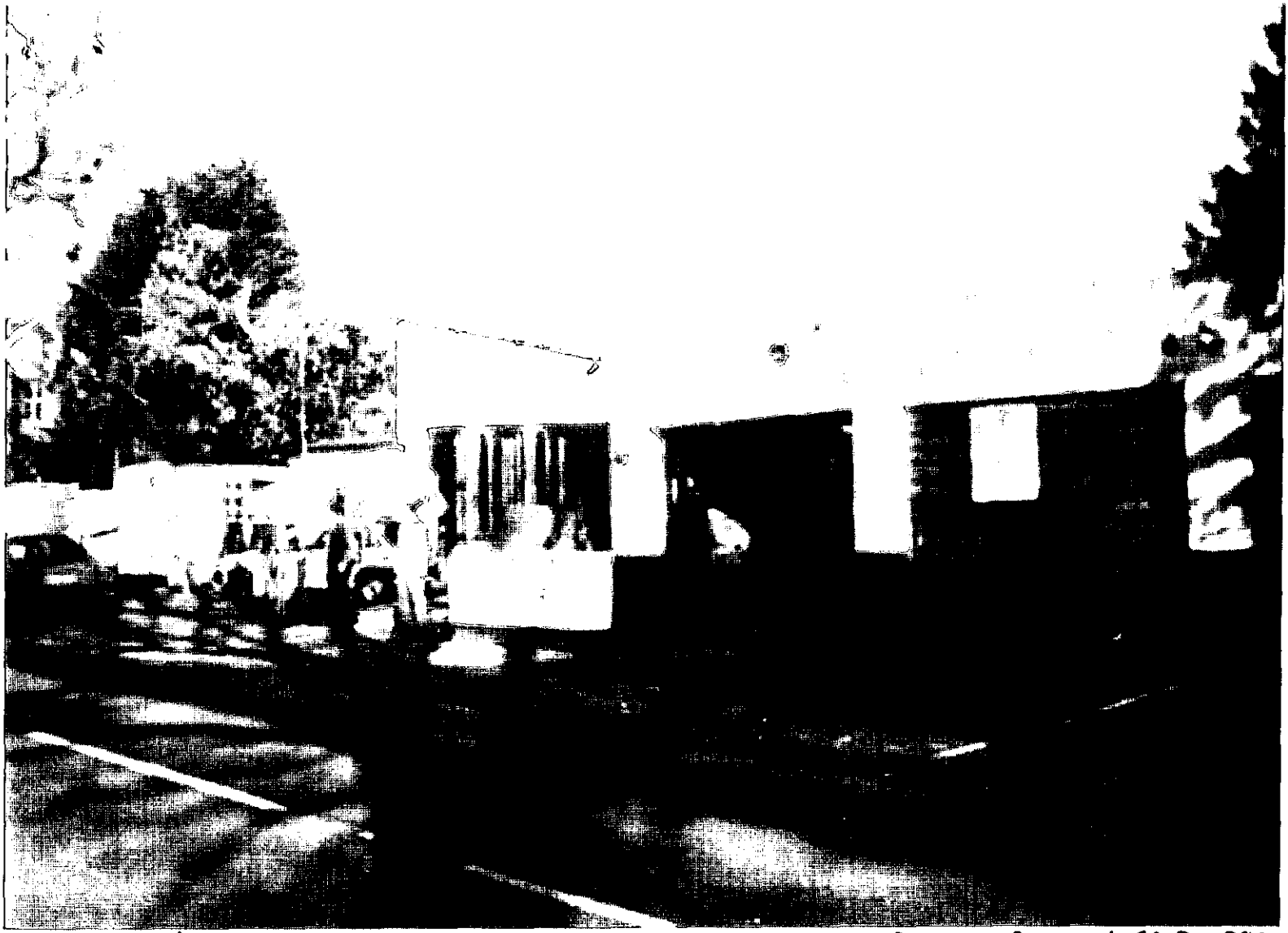
19.10.91
Run



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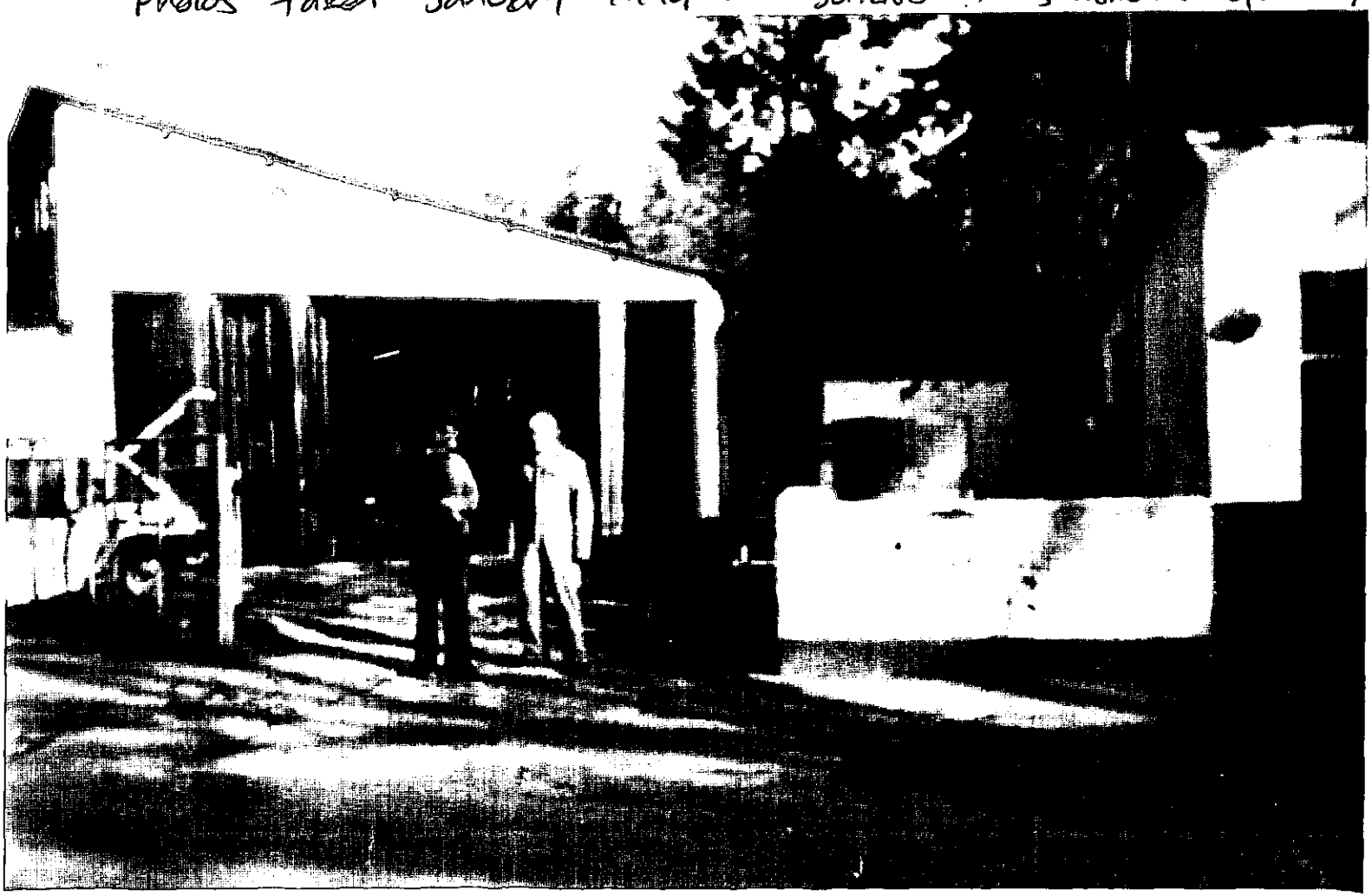

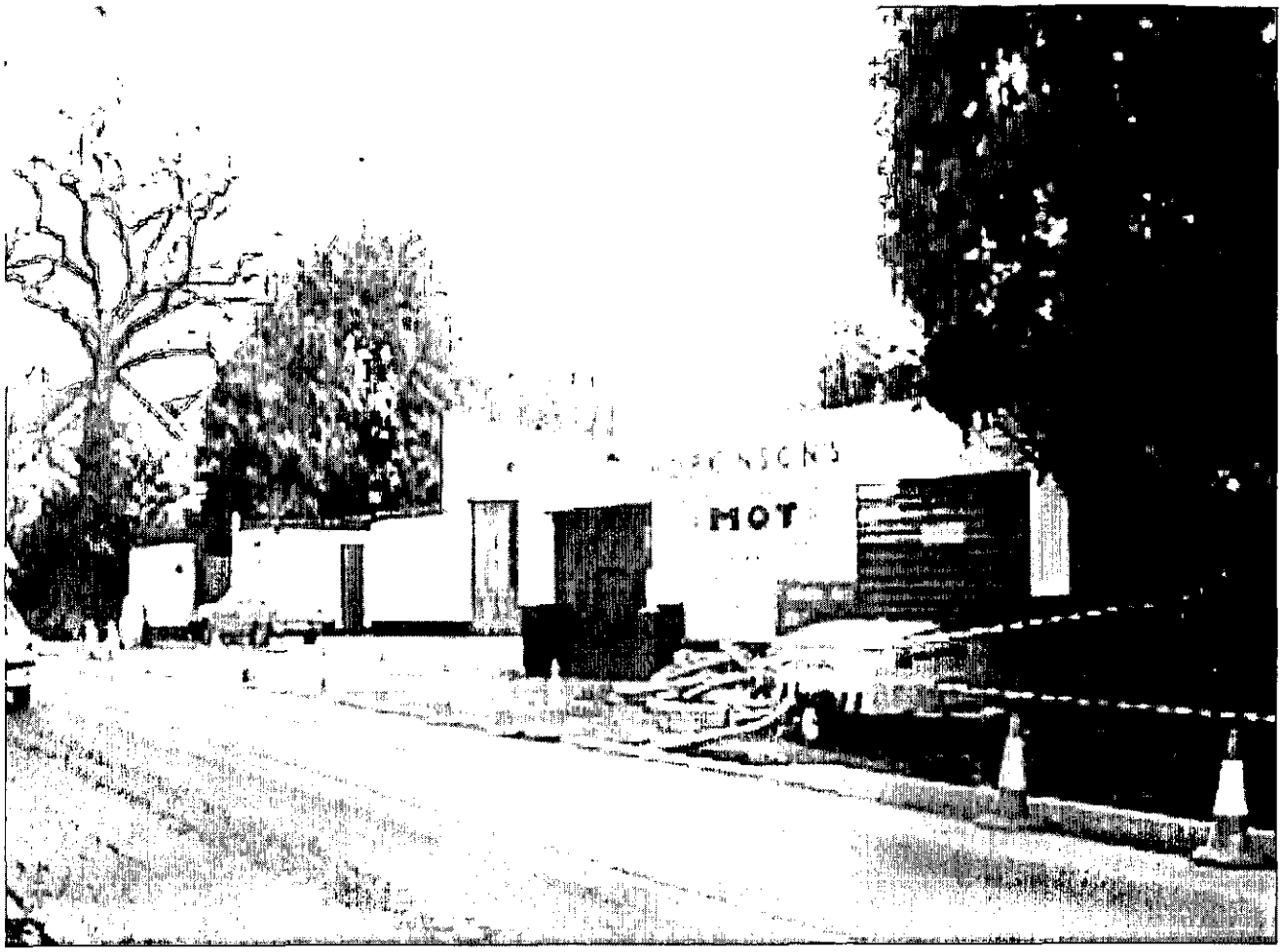

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