APPLICATION NO:
F/2000/0390

LOCATION:
Allied Bakeries Of Reading Ltd Viscount Way Reading. Woodley.

APPLICANT:
Allied Bakeries Reading C/O Fitch Butterfield Associates

PROPOSAL:
Proposed alterations and extension to vehicle maintenance workshop.

2/3/00

EARLIEST DATE FOR DECISION: ~~**10/02/**~~**2000**

APPLICATION EXPIRY DATE: **14/03/2000**

CASE OFFICER: **Emy Circuit**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Allied Bakeries Reading
C/O Fitch Butterfield Associates
7 High Street
St Neots
Cambs
PE19 1BU

Application Number: F/2000/0390

Parish: **WOODLEY**

Location: **Allied Bakeries Of Reading Ltd, Viscount Way, Woodley, Reading.**

Proposal: **Proposed alterations and extension to vehicle maintenance workshop.**

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

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

Condition
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Suitable ventilation and filtration equipment shall be installed to suppress and disburse fumes and/or smell created from the use hereby approved. The equipment shall be effectively operated and maintained in accordance with the manufacturer's instructions for so long as the use continues. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. All the approved equipment shall be installed and in full working order in accordance with the approved details prior to the commencement of the use.

Condition
4. The roller shutter doors shall remain shut while maintenance work is carried out on vehicles.

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

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

Reason
3. Because the notes on drawing AB18/1017/02A indicate that the existing equipment would be removed and use of the vehicle maintenance workshop without adequate ventilation could have an adverse effect on the living conditions of occupiers of neighbouring properties.

Reason
4. To reduce disturbance to neighbouring residents.

Informative
1. The applicant is reminded that this permission/consent/approval relates to *planning permission only and does not constitute approval under any other legislation* including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

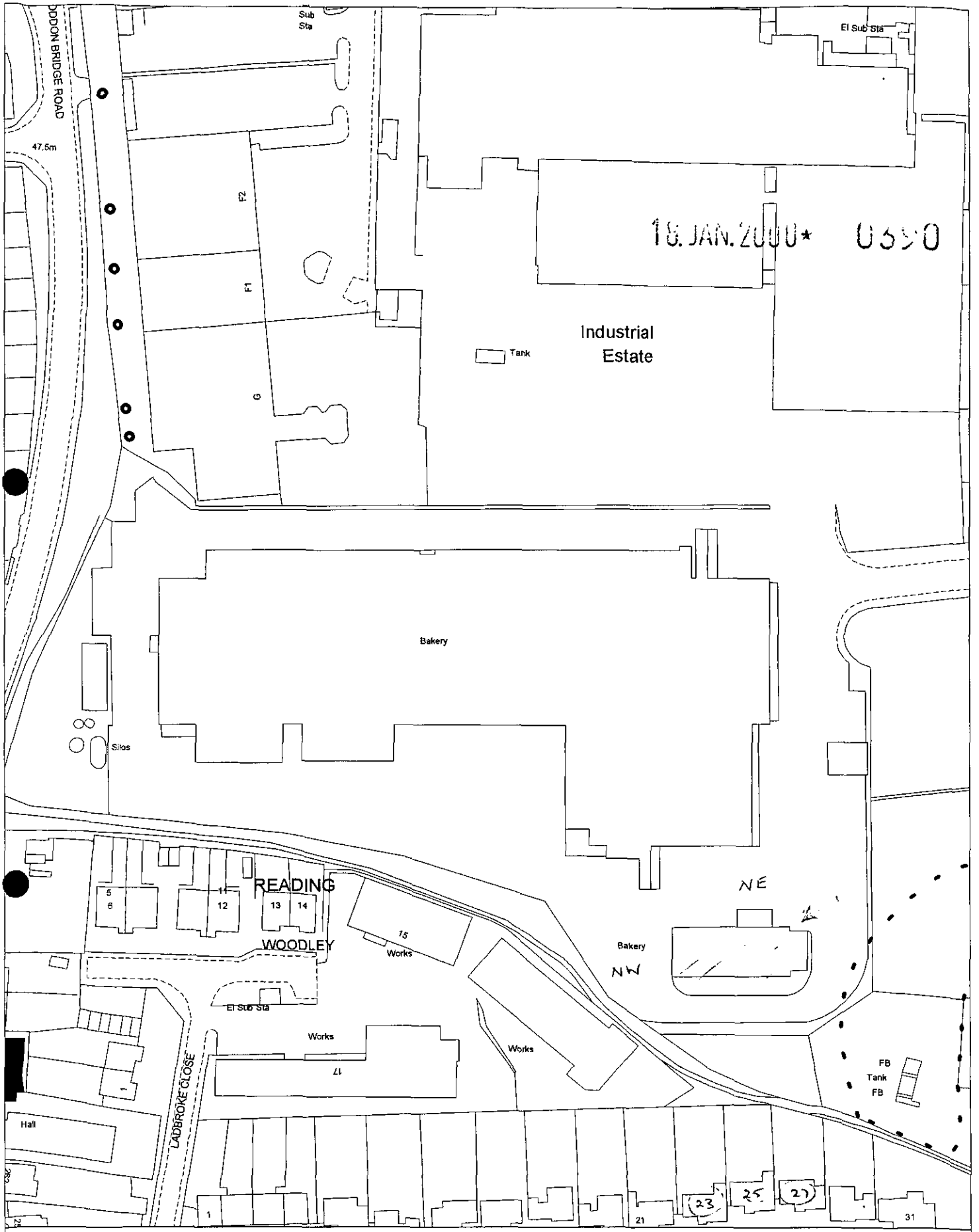
Informative
2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy BU1.
Loddon Area Local Plan Policies LTV1, LE1, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WEM2, WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 28/02/2001

Notice checked by: _____

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



18. JAN. 2000* 0330

Site Plan, Scale: 1 to 1250

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Date: 20 January 2000

N
W E
S

applicationo	Name and address
F/2000/0390	G D Tout 23 Vauxhall Drive Woodley Berks RG5 4EA
F/2000/0390	Mrs Trembath 25 Vauvhall Drive Woodley Reading Berks RG5 4EA
F/2000/0390	Mr W Rowland 21 Vauxhall Drive Woodley Reading RG5 4EA
F/2000/0390	Mr & Mrs Hooke 19 Vauxhall Drive Woodley Berks RG5 4EA
F/2000/0390	Mrs M Water 22 Vauxhall Drive Woodley Berks RG5 4DU

App.
F/2000/0390
Letters sent
13-03-01.

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0390

Applicant : Allied Bakeries Reading C/O Fitch Butterfield Associates.

Location : Allied Bakeries Of Reading Ltd Viscount Way Woodley.

Proposal : Proposed alterations and extension to vehicle maintenance workshop.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : 10/2/00

Date of Site Visit : 8/2/00

Date Registered : 18/01/2000

Earliest Date for Decision : 19/02/2000

Latest Consultation Date/Site Notice Expiry Date : ~~19/02/2000~~ 2/3/00

Application Expiry Date: 14/03/2000

Consultation Responses :

Environmental Health - no objections
Woodley Tc - Support residents comments, closer to dwellings, inc activity from maintenance, inc noise, contamination moving oil tanks, pollution, re-location of exhaust outlets - doors will be closer.
(5) Neighbours - noise at night, 24 hour operation, purpose of canopy, would doors be open, no of vehicles, location of compressor, existing access away from dwellings, extract fan, new equipment, increased use. lights, audible reversing signal

Planning Issues :

Identified Settlement
Core Employment Site
WBE1
Edge of POS

Application Number: F/2000/0390

Appraisal :

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

Application Number F/2000/0390
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	
02	C015	R015	
03	C094		

Reason

3. Because the notes on drawing AB18/1017/02A indicate that the existing equipment would be removed and use of the vehicle maintenance workshop without adequate ventilation could have an adverse effect on the living conditions of occupiers of neighbouring properties.

04			The roller shutter doors shall remain shut while maintenance work is carried out on vehicles
		reason	to reduce disturbance to neighbouring residents.
N04			
N16		BSP	BU1
		LAP	LTV1 / LE1 / LBE1 / LBE2
		WDLPDD	WOS2 / WEM2 / WOS3 / WBE1

RECORD OF SITE VISIT

SITE ADDRESS: Allied Bakeries Of Reading Ltd Viscount Way Reading.

APPLICATION NUMBER: F/2000/0390

OFFICER: Emy Circuit

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS factory site with residential to the south

3. DESCRIPTION OF SITE/BUILDING
Mainly single storey with vehicle access to North (into site).

4. RELATIONSHIP TO ADJOINING PROPERTIES
residential in Vauxhall Drive at a lower level, high wall + trees beyond.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT high concrete wall

OTHERS

- 3 sizes of lorry - largest now used doesn't fit in + worked on outside
- Whole fleet already serviced on site
- mainly work 0800 - 1700

Terry Walker
Peter Warboys } 969 2641

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To [illegible],
[illegible],
[illegible],
[illegible].

Application No. O/165/59

Proposal [illegible] application for permission to establish [illegible] Woodley.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 8th day of September, 1959 subject to compliance with the conditions specified hereunder :-

1. Detailed particulars of the siting, design and external appearance of the proposed buildings and the means of access thereto shall be submitted to and approved by the local planning authority before building operations commence.

2. This consent shall be subject to any requirement designed to safeguard the use of the adjoining playing field.

3. The development shall not be the cause of injury to the amenities of the neighbouring residences by reason of smoke, smell, noise, dust or fumes.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :-

1. The application is in outline [illegible] accompanied by detailed plans.

2. In the interests of [illegible].

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 25th Sept. 1959

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL

Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL.
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKS.

To Messrs. Allied Bakeries Ltd.,
c/o Messrs. Lowton Construction Co. Ltd.,
LOWTON ST. MARYS.
Nr. WARRINGTON. Lancs.

Application No. F/14/59

Proposal Bakery at Loddon Bridge Road, Woodley, Reading.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 12th day of January. 19 60 subject to compliance with the conditions specified hereunder :—

1. The use of the premises shall not give rise to injury to the amenities of the locality by reason of noise, dust, smell or smoke.
2. The trees existing on the south and west boundary shall be retained to the satisfaction of the Local Planning Authority.
3. 110ft x 55ft sight lines shall be provided at the junction of the entrance to the site and Loddon Bridge road in accordance with Form A attached.
4. The kerb lines at the Junction shall be laid out to a 35ft radius.
5. The crossover of the access shall be constructed to the requirements of the Highway Authority

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are :—

In the interests of amenity and road safety.

References in this document to provisions of the Town and Country Planning Acts, 1947 to 1959, should be read as references to the appropriate provisions in the Town and Country Planning Act, 1962

NOTICE OF CONSENT

BERKSHIRE COUNTY COUNCIL
Town and Country Planning Act, 1947

WOKINGHAM RURAL DISTRICT COUNCIL,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM, BERKS.

To Parslows Bakery,
c/o C. A. Cornish & Associates,
12, Bloomsbury Square,
LONDON.
W.C.1.

Application No. W/5/67

Proposal Vehicle maintenance building, Loddon Bridge Road, Woodley, Reading, Berks.

Acting as Agent on behalf of the Berkshire County Council in pursuance of their powers under the above Act, the Wokingham Rural District Council hereby PERMIT the above development to be carried out in accordance with the application and accompanying plans submitted by you and approved by the Council on the 28th day of September, 1967, subject to compliance with the conditions specified hereunder:-

A SCHEME to provide for additional planting on the undeveloped area to the south-west of the proposed building shall be submitted for approval to the Local Planning Authority and shall be carried out within 6 months of the date of this consent.

The reasons for the Council's decision to grant permission for the development subject to compliance with the conditions hereinbefore specified are:—

In the interests of amenity.

Except as aforesaid any permission granted is subject to due compliance with the byelaws and general statutory provisions in force in the District.

Date 10 OCT 1967

Clerk to the Council

N.B.—A statement of the applicant's rights is set out overleaf

P
JLR

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: PARSLOWS OF READING
C/O IBR (TECHNICAL SERVICES) LTD
248 HIGH ROAD
HARROW WEALD
MIDDLESEX HA3 7BB

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.28195 (F

Proposal:
SIDE EXTENSION TO VEHICLE MAINTENANCE WORKSHOP
INCREASE THE HEIGHT OF THE EXISTING WORKSHOP
PARSLOWS BAKERY, LODDON BRIDGE ROAD, WOODLEY

The Wokingham District Council in pursuance of the powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereon:-

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

01 REASON This condition is deemed to be imposed by virtue of section 41(1) of the Town and Country Planning Act 1971.

02 All materials to be used in the elevations of the proposed development shall be as stated on the application form and approved drawings and shall not be varied without the prior written permission of the District Planning Authority.(14)

02 REASON To ensure that the development will have a satisfactory appearance.(9R)

03 The development hereby permitted shall be for storage use only in association with the applicant's operation and use of the site and shall not at any time be separately occupied or used therefrom.

03 REASON In the interests of amenity and to ensure an appropriate use is maintained at the site.

Date 12 NOV 1987

Borough Secretary

continued -

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 FEBRUARY 2001 FROM 7.00 PM TO 11.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman and Mrs M Robertson.

Also present under Standing Order 39:- Mr FD Browne, Mrs ANMC Drake, Mr CGH Pierce and Fiona Rolls.

PART I

246. MINUTES

The Minutes of the meeting of the Committee held on 7 February 2001 were confirmed as a correct record and signed by the Chairman.

247. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied to enable those items where there were members of the public or local Members present to be dealt with first.

conditions set out on Agenda page 2501, together with a condition requiring the roller shutter doors to be closed when vehicles were being tested within the building.

257. APPLICATION NO: 2000/0390, PROPOSED ALTERATIONS AND EXTENSION TO VECHICLE MAINTENANCE WORKSHOP, VISCOUNT WAY WOODLEY, FOR ALLIED BAKERIES

The Committee considered a report on this application set out on Agenda pages 2499 to 2505.

Mr Tout, a local resident, attended the meeting and spoke against the application.

RESOLVED: That Application No: 2000/0390 be approved, subject to the

Application No.	Received	Woodley	Listed By
F/2000/0390	18/01/00		Cllr Thair

Applicant: **Allied Bakeries**
Location : **Viscount Way Woodley**
Proposal : **Proposed alterations and extension to vehicle maintenance workshop**

1. **Planning History** – The bakery is located in a core employment site, within the Identified Settlement of Woodley. The vehicle maintenance workshop lies close to the southern boundary of the site and to the south of it are an area of public open space, business units in Labroke Close and dwellings in Vauxhall Drive.

   Following outline consent in 1959 (O/165/59), planning permission for the bakery was granted in 1960 (F/14/59). There have been numerous extensions since then, including an ancillary vehicle maintenance workshop, which was approved in 1967 (F/5/67). In 1987 permission was granted to extend the vehicle maintenance workshop and increase its height (28195).

2. **Proposal** – The proposal is for extensions and internal alterations to the vehicle maintenance workshop. The bakery as a whole comprises of 12,170m^2 of B2 general industrial floor space and 1,050m^2 of B1(a) office use. The existing vehicle maintenance building is mainly single-storey, with a maximum height of 6.6 m^2, and has an floor area of about 480m^2. The proposal is for an extension to the northern side of the building, with an area of 30m^2, and a canopy on the western side, with an area of 23m^2, resulting in a total increase of 53m^2.

   There are currently six roller shutter doors in the south elevation of the building and three of these would be blocked by the proposed extension. The existing oil tank and compressor would be relocated in the extension, which would also house a tyre store. Two new doors would be created in the western end of the building, under the proposed canopy. There are two existing pits, one inside the building and an external one to the west of it. These would be replaced by two internal pits. The existing external pit would be filled in.

   The application has been listed by Cllr Thair due to the concerns of local residents and the Town Council regarding noise disturbance.

3. **Consultations** -
   - ***Environmental Health*** – recommend conditions relating to disturbance
   - ***Highway Officer*** – no objection
   - ***Woodley Town Council*** – support residents concerns as it appears that the vehicle maintenance operation would be moved closer to residential properties in Vauxhall Drive. Concerns relate to increased noise/activity resulting from increased onsite maintenance of lorries/workshop activity; risk of contamination from oil tanks; increase in pollution from testing of vehicles/re-location of vehicle exhaust outlet/new position of doors.
   - ***Local Residents*** – five letters of objection were received from local residents, who are concerned that the proposals would result in an increase in existing noise and light disturbance, particularly at night (24 hours per day). The access is currently on the side furthest from Vauxhall Drive. The neighbours raise questions regarding the hours of work; whether doors would be open

during operation; whether use of the facility would increase, arrangements for extraction of exhaust fumes; the existing location of the compressor. There would also be an objection to removal of any of the trees along the boundary. It was also suggested that more neighbours should have been consulted.

4. **Appraisal** – The application is for alterations and extensions to the existing vehicle maintenance workshop and, therefore, the main issues are:

   A. The impact on the character and amenities of the surrounding area
   B. Concerns of local residents and Woodley Town Council

   A. The impact on the character and amenities of the surrounding area
   The proposed extensions would be small scale in relation to the bakery as a whole and to the existing workshop and would be in keeping with its appearance. Only the canopy would be apparent from outside the site and this would not have a direct impact on the dwellings in Vauxhall Drive, which would be over 50 metres from it. Hence, it is not considered that the proposals would be detrimental to the visual amenity of the area and the structures would not have a harmful impact on residential amenity. However, there are concerns that the use of the building may increase and that the new layout, with doors closer to the boundary than is the case at present, may exacerbate existing noise disturbance. Since the compressor would be further from dwellings, and more enclosed than previously, and an external rolling road pit would be removed it appears that more activity would take place within the building and, therefore, noise from the site is not likely to increase.

   B. Concerns of Local residents and Woodley Town Council
   The concerns of local residents and the Town Council have been noted. The main concern of neighbours is that existing noise disturbance would increase as a result of the proposal. The compressor is currently located at the western end of the building, within the workshop. This would be relocated in the extension on the northern side of the building and as a result would be more enclosed and further from dwellings in Vauxhall Drive. An existing external rolling road would be relocated inside the workshop building. These changes are likely to result in a reduction in disturbance and hence, although the doors would be moved to the side of the building, it is not considered that the proposals would result in an overall increase in disturbance. Since the proposal is for alterations to an existing facility and there are no conditions restricting operations it would not be reasonable to attach conditions to an approval for alterations of the scale proposed. It is not proposed that the number of vehicles on the site would be increased. As the existing vehicle exhaust fan would be removed, a condition requiring details of ventilation and filtration equipment to be submitted is proposed. It is not indicated that any trees would be removed.

5. **Conclusion** – The extensions to the vehicle maintenance workshop would be small scale and in keeping with the existing building and the alterations to the layout would not result in increased disturbance to nearby dwellings.

6. **Recommendation** – GRANT planning permission subject to the following conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Except where stated otherwise on the approved drawings, all new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.
3. Suitable ventilation and filtration equipment shall be installed to suppress and disburse fumes and/or smell created from the use hereby approved. The equipment shall be effectively operated and maintained in accordance with the manufacturer's instructions for so long as the use continues. Details of the equipment shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. All the approved equipment shall be installed and in full working order in accordance with the approved details prior to the commencement of the use.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. Because the notes on drawing AB18/1017/02A indicate that the existing equipment would be removed and use of the vehicle maintenance workshop without adequate ventilation could have an adverse effect on the living conditions of occupiers of neighbouring properties.

INFORMATIVES

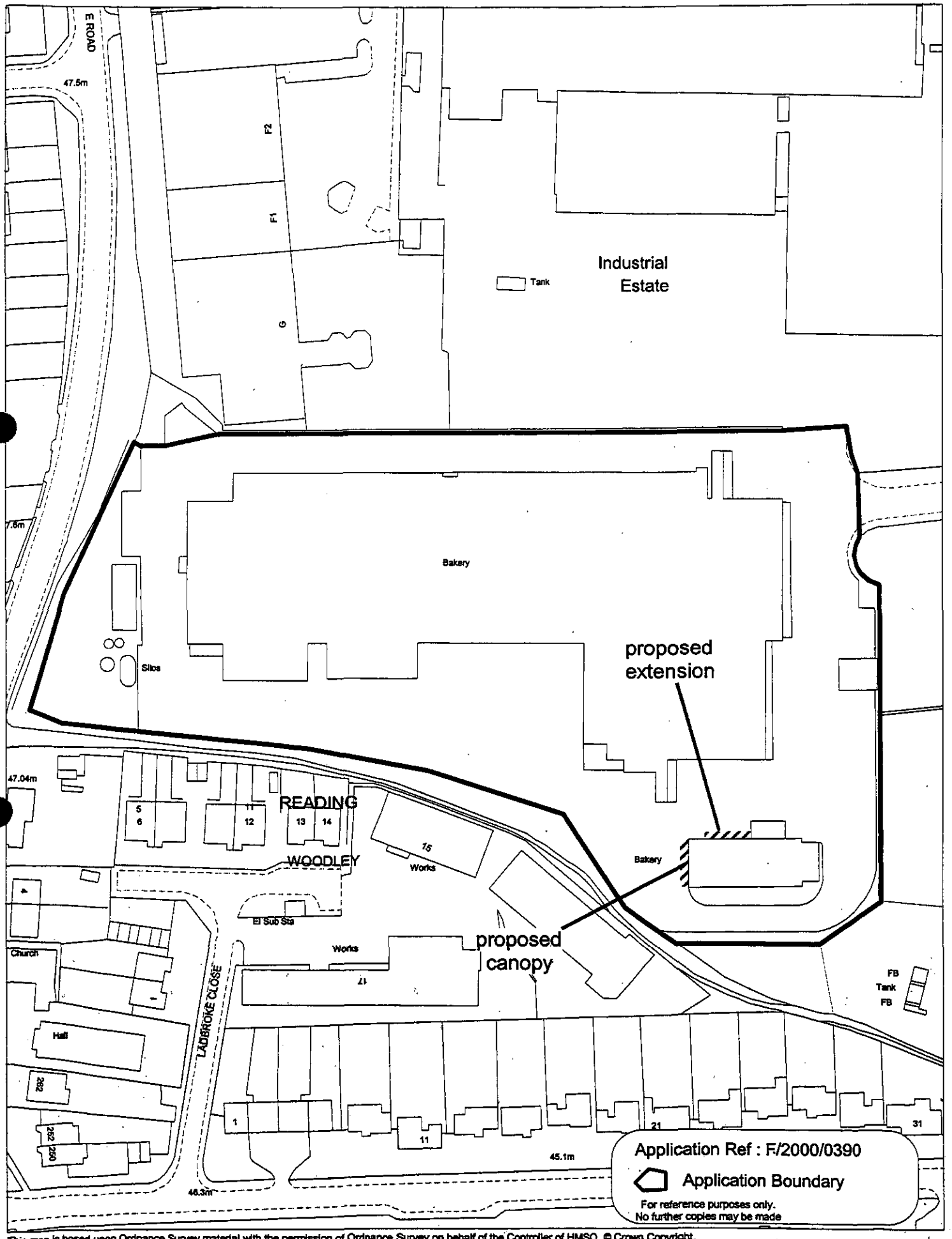
1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
2. You are advised, in compliance with *The Town & 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 BU1

   Loddon Area Local Plan policies LTV1, LE1, LBE1 and LBE2

   Deposit Draft Wokingham District Local Plan policies WOS2, WEM2, WOS3 and WBE1

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

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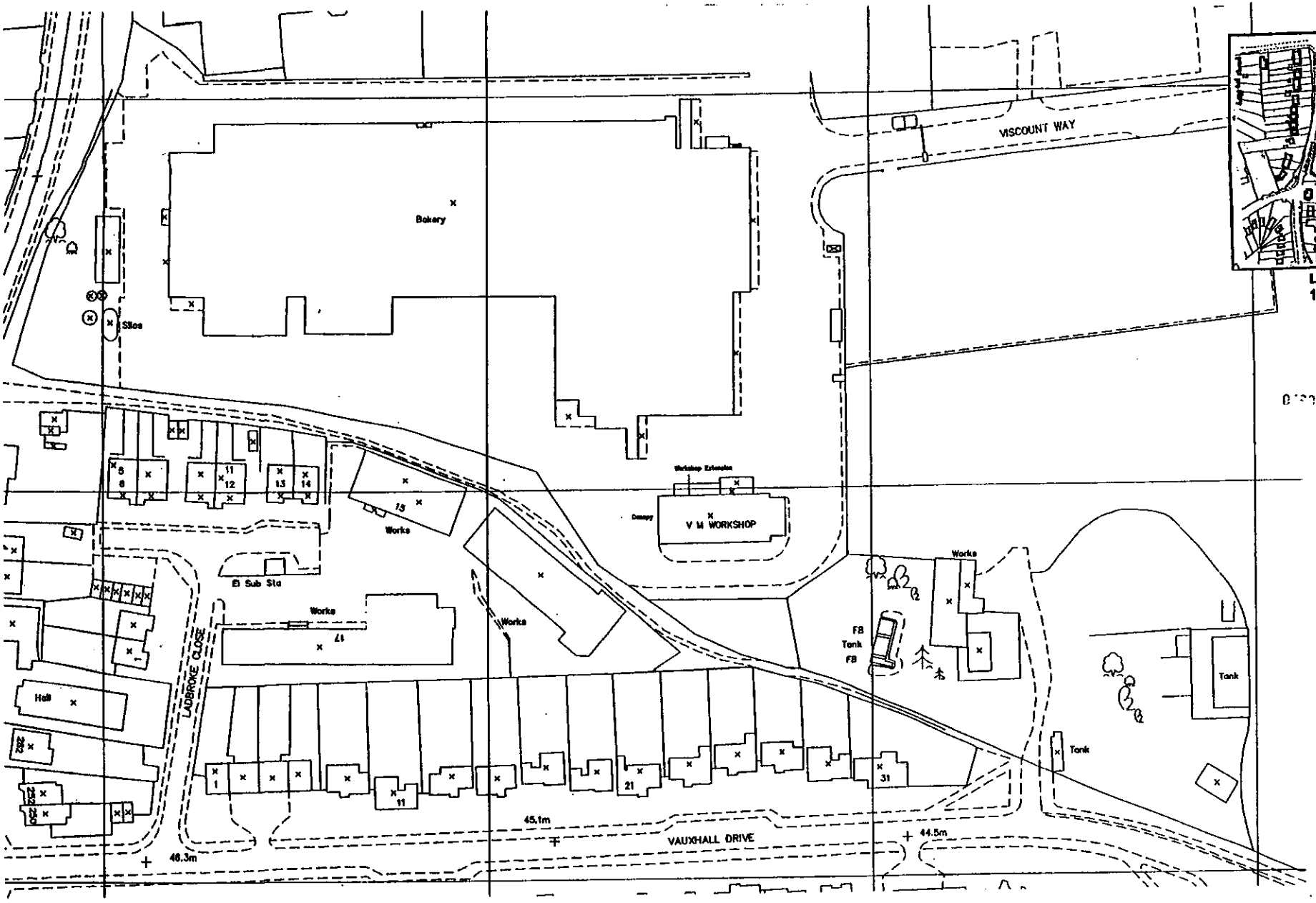
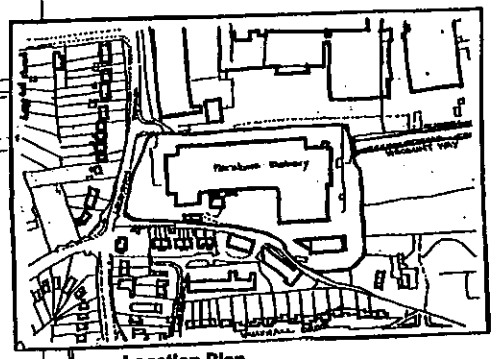
2502





Location Plan
1:2500

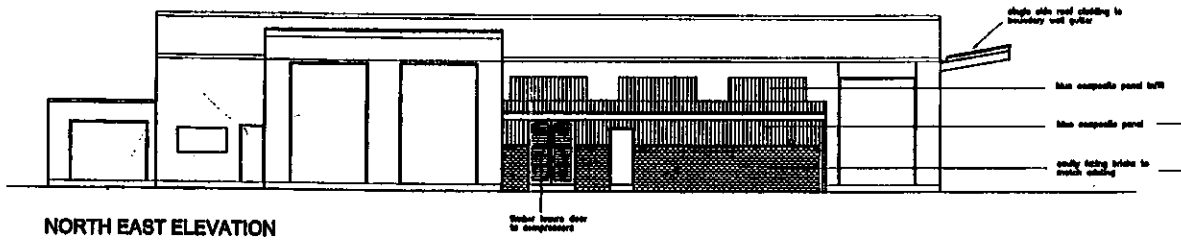
Site Plan
1:500

ALLIED BAKERIES, READING
ALTERATIONS TO VM WORKSHOP
Site and Location Plans

DWG NO : 1017/05

FITCH BUTTERFIELD

Kevin Read
Jim McDonald



NORTH EAST ELEVATION

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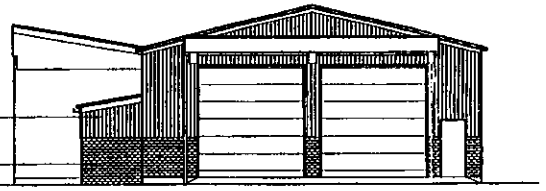
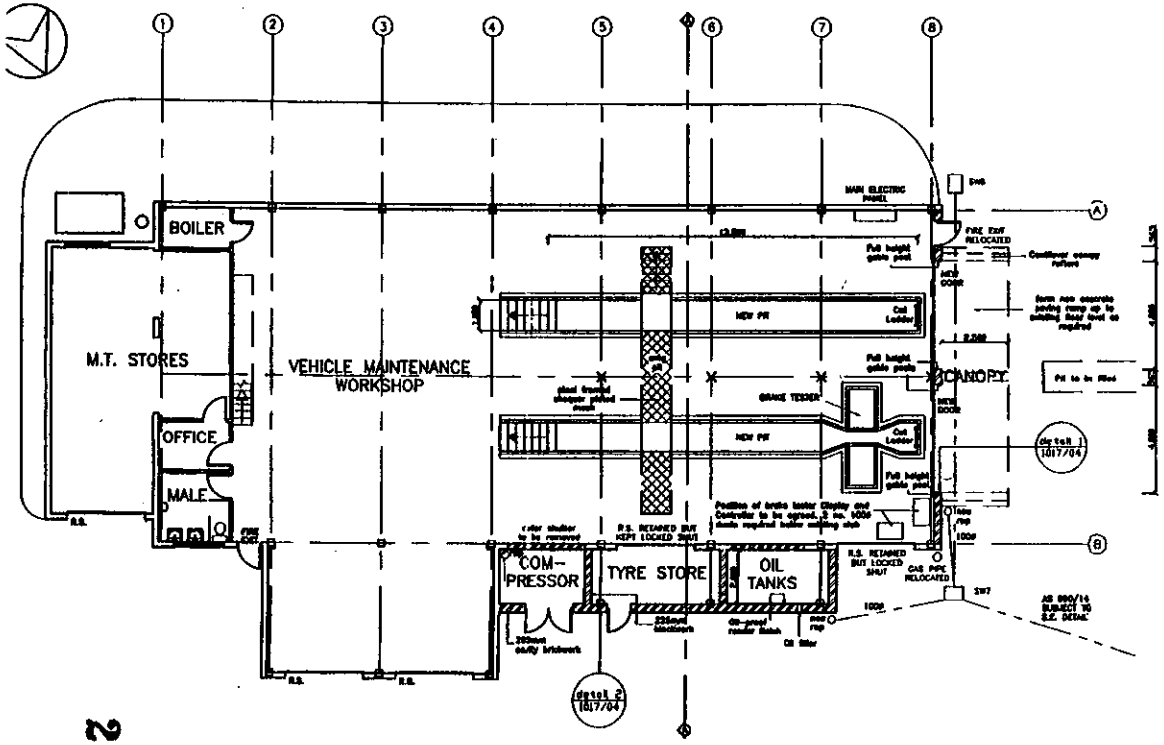
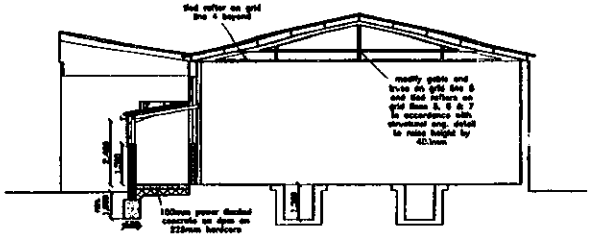


NORTH WEST ELEVATION

P1 Canopy + doors



PLAN



SECTION AA

LEAN-TO EXTENSION

External wall to be cavity brickwork up to 1800mm with composite cladding over.
Full width 900mm high louvred panel to be installed in cladding in Compressor bay.
Roof to be composite cladding on cold-rolled purlins supported on steel columns and rafters.
Existing roller shutters to be removed and replaced above lean-to roof level with composite cladding.
Floor to be power floated concrete sealed with Lithurin.
Oil tank area bunded off all round to a height of 1800mm and all proof rendered internally.

AFTER COMPLETION OF LEAN-TO

External - Oil tanks and compressor to be moved.
Cables and pipe to be cleared externally of sundry equipment.
Existing rolling road to be removed, cables pulled back and pit infilled.
Rolling road console and block surround to be removed.
CCTV Camera to be removed from external gable.
One supply diverted from gable end to pier adjacent to retained R.S.

Internal - all electric, gas, air, etc. plus Vehicle exhaust fan and ducting to be removed from gable wall face.
Garage services and vehicle exhaust ducts and sockets to be removed from next 3 no. tied roller bootlaces on grid lines 6, 6 & 7.
A 3 tonne and a 10 tonne floor post hoist to be removed.
Pit jack and other pit services removed from obsolete pit.

GABLE END WALL

Screen up and take down gable wall comprising 11" cavity brickwork stabilised with 3 no. attached piers. Reform end of gable brickwork.
Install 4 no. steel gable posts with new foundations to engineers details and door heads together with shuttling rails between door jambs and upvalral over doors.
Provide maintenance canopy rafters with purlins and fascia weatherboard projecting 2600mm from gable and wall face.
Build cavity brickwork between doors up to a height of 1800mm and install composite cladding over, single skin boundary wall gutter and canopy roof and fascia.
Discharge rainwater to existing S.W. drain.
Provide and install 2 no. 4000mm wide x 4200mm high sectional overhead insulated shutter doors (electrically operated) in gable end.
Lift gable and roller tie and mark 1 no. location rafters ties by 400mm to allow adequate clearance.

NEW SERVICE PITS

Construct 2 no. vehicle service pits to a general depth of 1300mm. One extended and stepping down for the installation of Brake Tester System with 'side step-down' facilities - Tekstemit DE8000 series TID 1677.
Provide steps down in each of the pits from extended bay end and cat ladder at gable end.

Retain existing pit that cuts across the two new pits to provide secondary access.
Provide steel framed and chequer plated section install across existing pit for lorry wheel access lines.

Pit tops to be provided with a recess for a pit jack runway and be supplied with decking boards.
Low voltage lighting recessed into the side of the pits and low voltage sockets and air line outlet points also recessed within pit sides.
Lighting to be relocated to suit the altered service arrangements and vehicle exhaust system to be re-established to suit. CCTV camera and external yard lighting to be relocated.

X Rafter ties to be raised

2504

IED BAKERIES READING
ERATIONS TO VEHICLE MAINTENANCE WORKSHOP
OPOSED LAYOUT PLAN, SECTION AND ELEVATIONS

REV A 18/12/00 CF General amendments to lean-to. Doors added to compressor and tyre store.

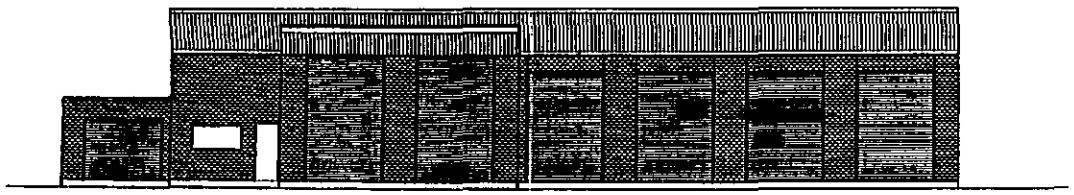
DWG NO : AB18/1017/02A FITCH BUTTERFIELD ◦ ASSOCIATES ARCHITECTS

SITE: VIRGINIA WAY, WOODLEY
PROPOSED LAYOUT
SCALE : 1:100
DATE : NOV 1999
DRWN:

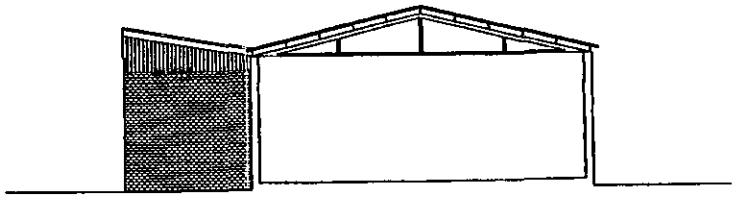
Long & Fitch RIBA Chartered Architect
1 High Street
ST. NEOTS
Cambridgeshire
PE19 1JH

Consultant Miles Ralph

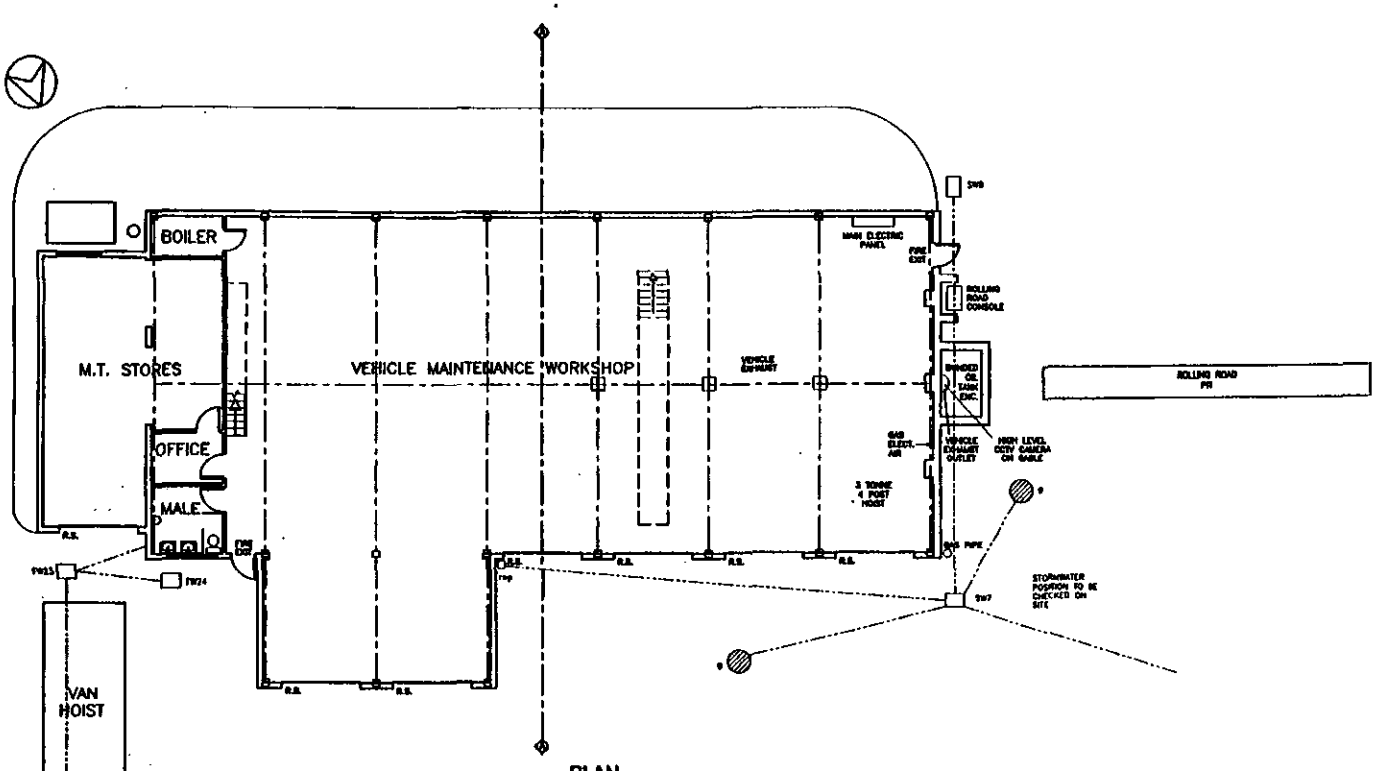
Telephone 01480 473333
Facsimile 01480 406111
Email fitch@architect.com



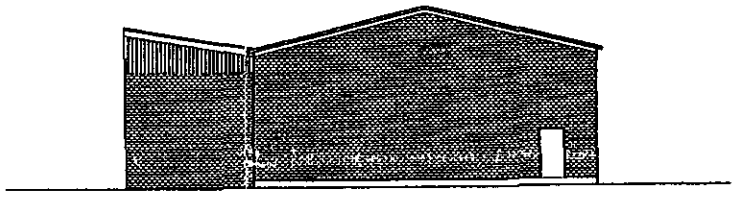
NORTH ELEVATION SCALE 1:100



SECTION AA SCALE 1:100



PLAN SCALE 1:100



NORTH WEST ELEVATION SCALE 1:100

3052

IED BAKERIES READING
ERATIONS TO VEHICLE MAINTENANCE WORKSHOP
STING LAYOUT PLAN AND ELEVATIONS

DWG NO : AB18/1017/01 FITCH BUTTERFIELD

I am using this old form as I haven't received the usual letter and am unsure whether it has been missed out in the changeover to the new procedure

Denis Thair
28/2/00.

To: Mrs. E. Havard, Planning Department,
Council Offices, Shute End, Wokingham

REQUEST TO TRANSFER A DELEGATED APPLICATION TO A DEVELOPMENT CONTROL SUB-COMMITTEE

List of Delegated Planning Applications dated ? *

I request that Planning Application No. F/2000/0390 on the above-mentioned list be transferred to the next available Planning Agenda for consideration by the Development Control (North or South) Sub-Committee.

Address of Application Allied Bakeries of Reading Ltd Vincent Way, Woodley.

Reason Neighbours & Woodley Town Council objections on nuisance grounds.

20551

Name CLLR. DENIS THAIR

Ward LODDON

* A request must be received within 14 days of this date.

Ref
DC EXC
APP
CS
COPIES TO:
FILE

Tel: (0118) 974 6479

Date:

My ref: F/2000/0390

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 D Thair
13 Tennyson Road
Woodley
RG5 3RH

Dear Councillor

Application Number: F/2000/0390
Allied Bakeries Of Reading Ltd Viscount Way Woodley.
Proposed alterations and extension to vehicle maintenance workshop.

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 Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0390**
Allied Bakeries Of Reading Ltd Viscount Way Reading.
Proposed alterations and extension to vehicle maintenance workshop.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name:_____

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 6479

Date:

My ref: F/2000/0390

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: 33505 - Wokingham

CONFIDENTIAL

Councillor A Clifford
45 Colemansmoor Road
Woodley
RG5 4DG

Dear Councillor

Application Number: F/2000/0390
Allied Bakeries Of Reading Ltd Viscount Way Woodley.
Proposed alterations and extension to vehicle maintenance workshop.

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 Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0390**
Allied Bakeries Of Reading Ltd Viscount Way Reading.
Proposed alterations and extension to vehicle maintenance workshop.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name:_____

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 6479

Date:

My ref: F/2000/0390

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: 33505 - Wokingham

CONFIDENTIAL

Councillor C E Clacey
26 Southlake Crescent
Woodley
RG5 3QJ

Dear Councillor

Application Number: F/2000/0390
Allied Bakeries Of Reading Ltd Viscount Way Woodley.
Proposed alterations and extension to vehicle maintenance workshop.

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 Emy Circuit on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0390**
Allied Bakeries Of Reading Ltd Viscount Way Reading.
Proposed alterations and extension to vehicle maintenance workshop.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Print Name:_____

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

File copy

Emy

WOKINGHAM DISTRICT COUNCIL

applicationo	Name and address
F/2000/0390	G D Tout 23 Vauxhall Drive Woodley Berks RG5 4EA
F/2000/0390	Mrs Trembath 25 Vauvhall Drive Woodley Reading Berks Rg5 4EA
F/2000/0390	Mr W Rowland 21 Vauxhall Drive Woodley Reading Rg5 4EA
F/2000/0390	Mr & Mrs Hooke 19 Vauxhall Drive Woodley Berks Rg5 4EA
F/2000/0390	Mrs M Water 22 Vauxhall Drive Woodley Berks RG5 4DU

committee letters sent
1st class 20.2.01

Tel. (0118) 974 6051

Date: 21 February 2001

Your Ref:

My Ref: **Emy Circuit - F/2000/0390**

Allied Bakeries Reading
C/O Fitch Butterfield Associates
7
High Street
St Neots
Cambs
PE19 1BU

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 Sir/Madam

Application Number: F/2000/0390

Site Address: Allied Bakeries Of Reading Ltd, Viscount Way, Woodley, Reading.

Proposal: Proposed alterations and extension to vehicle maintenance workshop..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28.02.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health — My Ref: jpe/allied2

To: Emy Circuit, Development Control — Your Ref: F/2000/0390

Date: 02 February 2001

PROPOSAL: SINGLE STOREY EXTENSION TO FACTORY TO FORM COMPRESSOR ROOM
ADDRESS: ALLIED BAKERIES, 1 VISCOUNT WAY, WOODLEY

These proposals have been evaluated and I have the following comments:

If plant and equipment are not appropriately installed and operated there is potential to cause a noise and/or odour problem. I also have concerns that any night time use of the vehicle maintenance workshop is likely to cause a noise disturbance. In order to protect the amenity of the neighbouring properties I recommend that the following conditions be imposed should the application be granted planning consent: -

I have no environmental health objections to this proposal with the imposition of the following conditions: -

1. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.
   Reason - To safeguard the residential amenity of the adjacent dwellings.

2. No plant, machinery or activities which are audible at the site boundary shall be operated or carried on within the site other than between the hours of 8am to 6pm Mondays to Fridays and 8am to 1.30pm Saturdays and they shall not be carried out on or operated on Sundays or Bank or National Holidays.
   Reason - To safeguard the residential amenities of the occupiers of neighbouring properties.

3. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.
   Reason - To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

Should you have any queries regarding these points please do not hesitate to contact me to discuss them.

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 25 September 2000
My ref. JRM/SB//F/2000/0390
Your ref.

34471

Jane Griffiths MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Griffiths

MR GERALD TOUT, 23 VAUXHALL DRIVE

Thank you for your letter of 19 September enclosing a representation from Mr Tout.

I will ensure Mr Tout's comments are taken into account in dealing with the planning application.

Thank you for drawing this matter to my attention.

Yours sincerely

JOHN MITCHELL
Development Control Manager

0390

Jane Griffiths MP - Labour Reading East

Reading Office:
10 Church Street,
Reading, RG1 2SD

Tel: 0118 957 3756
Fax: 0118 958 0949

Westminster Office
House of Commons
London, SW1A 0AA

Tel: 020 7219 4122
Fax: 020 7219 0719

HOUSE OF COMMONS
LONDON SW1A 0AA
e-mail: griffithsj@parliament.uk

Ref: JPG/JW 001615

19 September 2000

PLANNING SERVICES | HPT
POL | TS
DC JRM/Emy
APP
CS 34471
20 SEP 2000
COPIES TO: | ACK:
FILE:

replied
[illegible]

Dear Ms Cronin,

I am writing further to the enclosed letter from Mr Gerald Tout, 23 Vauxhall Drive, outlining concerns he has with planning application F/2000/0390.

As Mr. Tout's property backs on to the existing workshop of Allied Bakeries, I would be grateful if you would take my constituent's concerns in to consideration when dealing with the Allied Bakeries planning application.

If you need any further information from me or I can be of further assistance please do not hesitate to get in touch.

Yours sincerely

Jane Griffiths

Jane Griffiths MP
Labour Reading East

Ms. A. Cronin
Planning and Transportation
Wokingham District Council
PO Box 153,
Shute End
Wokingham RG40 1WL

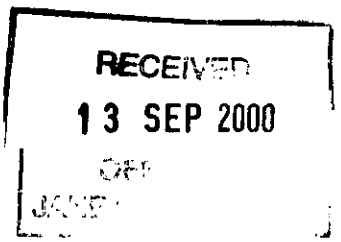
Representing the communities of Caversham, the Town Centre, University area Emmer Green, Newtown and part of South Reading, Woodley & Earley

23 Vauxhall Drive
Woodley, Reading
Berks., RG5 4EA

Tel./Fax 0118 9693786

9th September 2000

Jane Griffiths MP
Labour Reading East
Westminster Office
House of Commons
London, SW1A 0AA



Dear Ms Griffiths

Please forgive me for not acknowledging your letters of 25th & 28th August on the subject of:

i) Noise from Allied Bakeries (Parslows) lorry tail-lifts and
ii) Planning Application F/2000/0390 – modification to equipment and usage of vehicle workshop facilities at Parslows.

We have recently returned from holiday, hence the delay.

I am most grateful to you for taking up these two issues on my behalf and I note that you received a favourable response from Parslows in respect of the noise from their lorry tail-lifts.
Although my telephoned complaints to the General Manager had been, at all times, courteously conducted these failed to elicit any assurance of action, in this respect the reply you received gives grounds for optimism.

We experience in this area of Woodley the problems that can occur when light industry and residential properties adjoin. In our particular case these problems are exacerbated by this particular industry, bread making etc., being a 24hr, 6 day per week activity. Over the past years numerous complaints have arisen, but to a lesser extent in recent years. However, I would hesitate to write a letter of commendation (e.g. that from Mr & Mrs Barnes) fearing that it would be exhibited when the next complaint arose.

With regard to item ii) our property backs onto the existing workshop, the use of which is to be expanded if the planning application succeeds. Our concern is the likely increase in noise with lorries entering and leaving, accompanied by audible warning when reversing, together with the use of two new brake testing facilities. These testing facilities are, I believe, of the 'rolling road' type which in themselves may generate noise. In the past I was led to understand that vehicle maintenance was carried out off-site hence our concern about this increased activity.
We can do no more than await the District Council's negotiations!

Once again can I thank you for taking up these matters on our behalf and keeping us in-touch with developments.

Yours sincerely

Gerald Tout

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 16 August 2000
My ref. JRM/SB/F/2000/0390
Your ref.

Mr G Tout
23 Vauxhall Drive
WOODLEY
Berkshire

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Tout

I have received a letter from Jane Griffiths MP concerned that you have yet to receive a reply to your objection to planning application F/2000/0390.

The position is that that application remains under negotiation. When a decision has been made I will let you know the outcome.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

33159

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 16 August 2000
My ref. JRM/SB/F/2000/0390
Your ref.

Jane Griffiths MP
House of Commons
LONDON
SW1A 0AA

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Griffiths

PLANNING APPLICATION F/2000/0390 - MR GERALD TOUT, 23 VAUXHALL DRIVE, WOODLEY

Thank you for your letter of 28 July to the Chief Executive regarding the above, which has been passed to me for reply.

It is the Council's practice to let objectors know the outcome of planning applications once they have been determined. This application remains under consideration and consequently Mr Tout would not have been notified as yet. I will however write to Mr Tout and explain the current position.

Thank you for drawing this matter to my attention.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Jane Griffiths MP – Labour Reading East

Reading Office:
10 Church Street,
Reading, RG1 2SD

Tel: 0118 957 3756
Fax: 0118 958 0949

HOUSE OF COMMONS
LONDON SW1A 0AA
e-mail: griffithsj@parliament.uk

Westminster Office
House of Commons
London, SW1A 0AA

Tel: 020 7219 4122
Fax: 020 7219 0719

Ref: JPG/AT 001618

28 July 2000

Dear Jane

I am writing after talking with Mr Gerald Tout, 23 Vauxhall Drive, Woodley when out knocking on doors in the area around 23 Vauxhall Drive.

Mr Gerald Tout is concerned that he wrote objecting to a planning application about six months ago to turn units at the bottom of his garden, on either Ladbrook Close or Viscount Way. He never heard back whether the application had been granted or refused. Is it possible for him to be let know what happened? I am writing to you about this because I wondered if it might be worth writing to everyone that responds to an application letting them know what happened. I would be grateful if you would look into the matters raised and write back to me.

If you need any further information from me or I can be of further assistance please do not hesitate to get in touch.

Yours sincerely

Jane Griffiths MP
Labour Reading East

Jane Earl
Chief Executive
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1WH

22, Vauxhall Drive
Woodley
Berks.

Re Application No:-
F/2000/0390 OBS ES RGS - LDU
23/2/2000

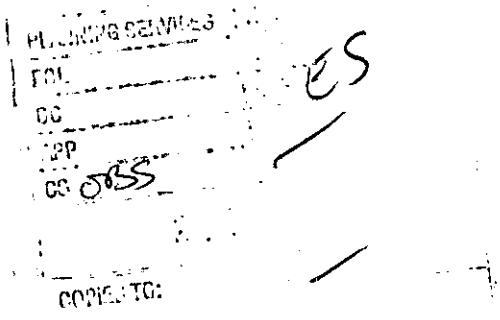
Dear Sir or Madam,

Regarding the above application for an extension to Allied Bakeries. Our only concern is the noise created during the night - which for them is their best time to work on vehicles. We live on the opposite side of the road to the site, but sleep in the front of the house & even now we don't have our windows open because of noise - any more noise & we'd hear it with windows closed & this would certainly be totally unacceptable. If they can guarantee to create less noise than now we have no objection. but we'd want this guarantee in writing.

Yours faithfully
Mrs M. Winter.

MR & MRS A.J. Hooke
19, Vauxhall Drive
Woodley
Berks.
RG5 4EA

17-2-00



Dear Sir/Madam,

We are writing in answer to your letter about the proposed alterations and extension to the Vehicle maintenance workshop at Allied Bakeries, Viscount way, Woodley. Application No. F/2000/0390. Our main objection to this extension is noise. At night my son is often woken up by the noise at the bakery, sometimes by the lorries beeping their horns, Sometimes by men shouting and sometimes by the noise of the pallets, when they are being loaded, we are concerned this will only get worse. Also the lighting at the bakery is a problem, not so much for us, but for our neighbours the lights shine directly into their back windows, so feel any extra lighting facing towards the houses in Vauxhall Drive, should not be aloud.

your faithfully

MR & MRS Hooke.

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	

11 FEB 2000

COPIES TO: ACK: FILE:

MR. W. ROWLAND
21 VAUXHALL DRIVE
WOODLEY READING
BERKS. RG5 4EA.

7 FEB 2000.

Your Ref:- EMY CIRCUIT/F/2000/0390.

Dear Mr. Circuit,

Thankyou for your letter dated 2/2/00 regarding proposed alterations to Parslows Vehicle maintenance workshop. I have examined the application papers deposited in the Woodley library, and I would like to state my opposition to any changes that would result in an increase of vehicular noise, particularly during the silent hours. We currently suffer from light and noise at all hours of the night, and these changes would almost certainly increase the disturbance. I must also ask for assurance that there is no intention to remove any of the trees that line our border with the factory, which as you know are the subject of a preservation order. We look forward to your decision.

Yours sincerely,

W. Rowland.

25 Vauxhall Drive, Woodley, Reading, Berkshire, RG5 4EA
Tel: 0118 969 1767

POL
DC
APP
CS 0855
ACK:
FILE:

Application No. F/2000/0390

Dear Sir,

Thank you for your letter dated 26/01/2000 re- the above application by Allied Bakeries to alter and extend their vehicle maintenance & work shop.

Residents of this section of Vauxhall Drive have long been subjected to what we consider to be unacceptable noise levels coming from the Bakeries.

It is usual to hear:-

1. Engines revving (testing procedures?)
2. Beeping of reversing vehicles at any time of day or night.
3. Loud sounds of metal objects apparently being dropped on to a hard surface.

These noises, during the day and at night, are a source of irritation. Sitting in the garden undisturbed is not possible. I am concerned that should permission be given for these extensions the noise level will increase.

I have seen the plans but they provide no information to allay my fears.

I am assuming that the proposed canopy to the N.W. of the existing building will not be put there for decorative purposes. It must not leave an opening for more noise to emerge. Would it not be possible for time limits to be put on any future use of the workshop? (eg. 8am-6pm Mon. to Friday)

Thank you for this opportunity to comment on the Allied Bakeries plans. I hope my views will be taken seriously

Yours faithfully
M.P. Thembath (Mrs)

23 Vauxhall Drive
Woodley
Reading
Berks., RG5 4EA
Tel./Fax 0118 9693786

1st February 2000

Your Ref. Emy Circuit/F/2000/0390

Environmental Services Dept.
Planning Services
P.O. Box 157, Shute End
Wokingham, Berks. RG40 1WR

Planning Application: F/2000/0390
Allied Bakeries of Reading Ltd. Viscount Way, Woodley

Dear Ms Circuit

Further to our short telephone conversation today I would like to raise both queries and state my reservations to the above planning application.

1. General Questions on usage.

   i) I had understood from a conversation with Parlows some years ago that their vehicle maintenance was carried out off-site. Is it now intended that the 86 lorries listed on the application are to be maintained/repaired in their own vehicle maintenance workshop?
   ii) The bakery is presently active 24hrs. per day Monday to Friday and at the weekend on Saturday. What days and hours will the vehicle workshop be in use?
   iii) With the new proposed access on the North West side of the workshop will the roller shutter doors on this side be closed during vehicle maintenance/repair (including during the summer)? What purpose will the canopy serve on the North West elevation?
   iv) Can the number of vehicles entering the workshop, following the proposed alterations, be quantified on say a weekly basis?

2. Comments on Plans of existing Workshop.

   i) From my examination of the Plans the present location of the Compressor was not identified
   ii) At present all vehicular access to the workshop is on the North side of the building and thus most remote from Vauxhall Drive residents.

3. Comments on Proposed Alteration Plan.

   i) The location of any new extract fan and ducting, to remove vehicle exhaust products, is not shown. Is there to be new equipment and if so will it increase noise levels when in operation? Where will it emerge from the building?
   ii) The provision of two new maintenance inspection pits and brake-testing rig implies an increase in use of the maintenance facility.

4. Comments & Objections to Proposed Alterations.

   i) Firstly I would object to any proposal that will increase the level of noise pollution from this site. The Bakery is in use and has transport movements 24hrs per day, 6 days per week and already causes noise nuisance from its plant, particularly during the summer when doors/roller shutters are left open. The reversing of vehicles is accompanied by loud audible warning. I have also already complained to the General Manager on a number of occasions about the loud,

piercing 'eerie scream' emitted by their lorry tail-lifts. This occurs most afternoons (including Saturdays) when loading or unloading is taking place and intrudes even through double-glazing.

ii) Vehicles entering and exiting the maintenance workshop will now do so at a location, on the North West of the building, nearer to the Vauxhall Drive residential area than at present. Every reversing movement, presumably out of the workshop, will be accompanied by loud audible warning from the vehicle to the disturbance of these residents.

iii) Unless the North West electrically operated roller shutters are always closed during working hours there will almost certainly be an increase in noise experienced by the local residents e.g. during engine and brake testing.

Finally, as I mentioned on the telephone, I feel that the distribution of your letter should not be limited to the 4 houses in Vauxhall Drive closest to the workshop but sent to any where the future usage may impact audibly.

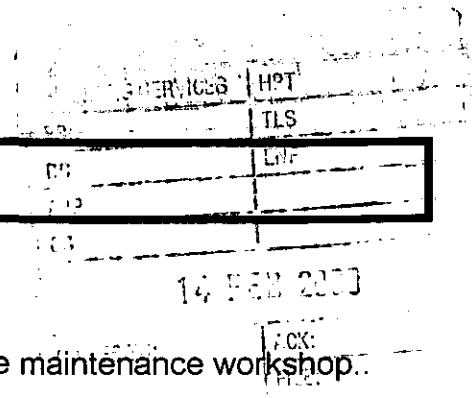
I trust that these comments will be useful when considering this application and please do not hesitate to contact me should you require clarification on any of the issues raised.

Yours faithfully

G D Tout

FROM: Emy Circuit

DATE: 26 January 2000



Woodley Town Council Consultation Sheet

Application Number: F/2000/0390

Proposal: Proposed alterations and extension to vehicle maintenance workshop.

Site Address: Allied Bakeries Of Reading Ltd Viscount Way Woodley.

Applicant: Allied Bakeries Reading C/O Fitch Butterfield Associates.

Your observations are required in respect of this application **by 19/02/2000** .

0390
Members noted and fully supported the objections raised by residents as it would appear that the vehicle maintenance operation would be moved closer to residential properties in Vauxhall Drive.

The committee expressed the following serious concerns:

- the resultant increase in activity from additional onsite maintenance of lorries
- the increase in noise levels from the increase in workshop activity
- the risk of contamination when moving the oil tanks
- increase in pollution levels from the vehicles and testing of the vehicles
- possible increase in pollution from the re-location of the vehicle exhaust outlet
- the new position of the doors will bring the maintenance work much closer to residents
- the development will bring noxious pollution closer to residents

SIGNED: _____ DATE: 10.2.00

CLERK TO Woodley Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Emy Circuit, Planning

My Ref: JPE/JS

Your Ref:

Date: 2 February, 2000

APPLICATION NO F/2000/0390
PROPOSED ALTERATIONS AND EXTENSION TO VEHICLE MAINTENANCE WORKSHOP
LOCATION: ALLIED BAKERIES OF READING LIMITED, VISCOUNT WAY, WOODLEY

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

Joanne Ellis
Senior Enironmental Health Officer

Received by Wokingham District Council

Application No: F/2000/0390

Proposal:

Proposed alterations and extension to vehicle maintenance workshop.

Location:

Allied Bakeries Of Reading Ltd Viscount Way Woodley.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 19/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18 JAN 2000

Officer: EXC | Application No. F|2000|0390

Map No. 42 Site 2.0

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ALTERATIONS AND EXTENSION TO VEHICLE MAINTENANCE WORKSHOP

Location: VISCOUNT WAY

Parish: WOODLEY Ward: Loddon. 26.1.2000 MS

Applicant: ALLIED BAKERIES READING

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

Enforcement Section (2) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 26:1:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... S/N+ 23, 25, 27 Vauxhall Drive ✓ .....

Please do neighbour notifications for

① 7 Station Road, Twyford

F/2000/0449

5 + 9 Station Road

x 3 Waltham Road

10-2-2000

② F/2000/0390

[redacted] Bakeries

Viscount Way

16 Ladbroke Close

1 Viscount Way

10-2-2000

Thanks Kemy.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

① 2000/0390 Allied Bakeries. Please also notify neighbours at 19 + 21 Vauxhall Drive ✓

Please do neighbour notification sfar:

② 2000/0400 - 19 Thornbury Close

18 + 20 Thornbury Close
14 + 16 The Avenue ✓

③ 2000/0349 11 Greenside

9 + 15 Greenside ✓

④ 1 Norton Cottages Norton Road 2000/0362

2 Norton Cottages and South View, Norton Road. ✓

⑤ 2000/0399 Walford House, Basingstoke Road

Tondor, Basingstoke Road and 1 Hunters Way. ✓

⑥ 2000/0424 84 Reeds Avenue

33, 35, 43, 45, 47, 90, 88 Reeds Way ✓

Thanks

Tony

2.2.2000

FITCH BUTTERFIELD • ASSOCIATES ARCHITECTS

Larry E Fitch RIBA Chartered Architect Consultant: **Brian Ralph**

7 High Street
ST. NEOTS
Cambridgeshire
PE19 1BU

Telephone: 01480 477333
Facsimile: 01480 404111
email: FitchButterfield@compuserve.com

Our Ref LEF er AB18.1017

18 JAN 2000* 0590

17 January 2000

Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG11 1WR

Dear Sirs

ALTERATIONS TO VEHICLE MAINTENANCE WORKSHOP
ALLIED BAKERIES READING
VISCOUNT WAY WOODLEY

I enclose the following in support of an application for the alterations and extensions to the Vehicle Maintenance Workshop at the above.

1. Six copies Application Form
2. Certificate A and Agricultural Holding Certificate
3. Six copies drawing nos. AB18.1017/01, 02A and 05
4. Cheque to the value of £190.00

Please do not hesitate to contact the writer if you have any queries.

Yours faithfully

LARRY E FITCH

Encs

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

16 JAN 2000* 0350

1.	APPLICANT'S NAME	ALLIED BAKERIES READING
	ADDRESS	VISCOUNT WAY WOODLEY READING
	POST CODE	RG5 4BY — PHONE 01734 692641
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	FITCH BUTTERFIELD ASSOCIATES
	ADDRESS	7 HIGH STREET ST NEOTS CAMBS
	POST CODE	PE19 1BU — PHONE 01480 477333
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	VISCOUNT WAY WOODLEY READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ALTERATIONS AND EXTENSION TO VEHICLE MAINTENANCE WORKSHOP
5. Give the area in hectares or part of a hectare	AREA OF SITE	APPROX. 2.0 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER OF SITE WITH RIGHT OF WAY OVER VISCOUNT WAY
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AB18.1017/01, 02A, and 05

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.

BAKERY

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.

FACING BRICKS TO MATCH EXISTING.
BLUE PLASTISOL COATED PANELS TO ROOF AND WALLS.

15. HOW WILL THE SITE BE ENCLOSED?
Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING S.W. DRAINAGE SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~ UNAFFECTED

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access.

AS EXISTING

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£190.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED L E FITCH ON BEHALF OF ALLIED BAKERIES READING DATE 17.01.00

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)	1050			
B1 *(b)*	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL	12170		$30m^2$ + $23m^2$ CANOPY	
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	*Please Specify*				
OTHER	*Please Specify*				
	TOTAL	13220			

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	151	86
Proposed		

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

VEHICLE MAINTENANCE - AS EXISTING

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

ALLIED BAKERIES READING CURRENTLY OPERATING FROM SITE

NO

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
STAFF LEVELS UNAFFECTED BY PROPOSALS			

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

16. JAN. 2006*

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . . . L E FITCH . . . . . .

On behalf of ALLIED BAKERIES READING . . . . . .

Date 17 JANUARY 2000 . . . . . .

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

① PARSLOWS BAKERY Viscount Way E

ADDRESS ~~LODDON BRIDGE ROAD~~ PARISH WOODLEY

PLOT No. J ORD. SHEET No. SU.7673 (4

BUILDER R6. Addressed 12.1.90

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/165/59	Messrs. Allied Bakeries Ltd	Outline	8.9.59	N/A. Cl
F/14/59	"	Bakery	12.1.60	App. Cl
F/21/60	Assoc British Foods Ltd	Tray Wash Building	6.10.60	App. App
A/8/61	Parslows (Reading) Ltd	Advertisement Sign	10.11.61	N/A. Cl
F/1/62	"	Vehicle Wash	25.1.62	App App
R/271/63	? "	Workshop	28.11.63	App. Cl
F/13/64	"	Welfare Building	3.9.64	App. App
R/1/65	"	Gate Keepers Hut	21.1.65	App. 31.3.
R/280/66	"	Social Room	27.10.66	App. App
R/170/67	"	Extension to Offices	19.5.67	App. Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

② PARSLOWS BAKERY Viscount Way

ADDRESS ~~LODDON BRIDGE ROAD~~ PARISH WOODLEY

PLOT No. J ORD. SHEET No. SU.7673 (4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/5/67	* Parslows (Reading) Ltd	Vehicle maintenance Building	28.9.67	App. Cl
F/7/67	"	Workshop Store	26.10.67	App. App
R/A11/67	"	Permanent Retention of Gate Keepers Hut	21.12.67	N/A. App
R/106/70	"	Building to house new vehicle washing Plant	14.5.70	App. App
F/8/70	"	extension of 15000 sq ft for van parking	26.11.70	N/A C/
165/71	"	ext to van shed	15.4.71	N/A C/
168/71	"	"	13.5.71	App. =
446/73	Adwest Properties Ltd	Devel. of site for W/H units (area 7)	19.4.73	— Refus
446/73	" " "	Devlr. of site for W/H units south of engineering wks (area 7)	8.2.74	Deemed refusal out of time.
01204 BR 4184	Parslows Bakery	Ext to form Store Rm	19.2.76	N/A App N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) PARSLOWS BAKERY

ADDRESS ~~LODDON BRIDGE ROAD~~ VISCOUNT WAY PARISH WOODLEY

PLOT No. J ORD. SHEET No. SU. 7673 4

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04173	PARSLOWS BAKERY	ADD SINGLE AGE/24	15.3.78	W/D
08273	Parslows of Reading Ltd	New Sales office	11.5.78.	N/A 31.5.78
BR. 8390	" "	" "	17.5.78	APP N/A
04257	"	"	28.9.78	N/A C/A
BR9529	"	1ST FLOOR EXT. TO OFFICES	2.11.78	APP N/A
09896	"	VAN LOADING AREA FOR SALES/DELIVERY WRAPPING/PACKING BREAD	15.2.79	N/A C/A
BR 10861	"	NEW ROAD BEARING PARSLOWS NAME VAN SALES	9.5.79	APP N/A
10297	"	TEMP CAR PARK FOR EMPLOYEES	12.4.79	N/A 31.7 T.P.
13641	"	& BUILDERS ENCLOSURE EXT Engs workshop.	31.7.80	N/A C/A
13704	"	Reloc of shop maintenance workshops store	28.8.80	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) PARSLOW BAKERY.

ADDRESS ~~LODDON BRIDGE ROAD~~ VISCOUNT WAY PARISH WOODLEY.

PLOT No. ORD. SHEET No. SU 7673 (42)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
13728	Parslow of Reading	Re-siting of boundary wall fencing to enclose land.		
		back fill to level land	31.7.80	N/A C/A
		between S boundary &	28.8.80	N/A C/A
		Bridle path No 7		
BR 15541	"	RELOCATION & EXTENSION TO SHOPS MAINTENANCE JOINERS SHOP & STORAGE	12.9.80	APP N/A
BR 15855	"	extn to Bulk Store	19.11.80	app N/A
14399	"	"	20.11.80	N/A C/A
BR 15968	"	DRAINAGE. NEW TOILET	28.11.80	APP N/A
16103	"	INT. ACCESS ROAD TO INCORPORATE	27.8.81	N/A C/A
BR 19367	"	FUELLING ISLAND VEH. WASHER CAR-PARKING AREA. EXT. TO ENGINEERS W/SHOP.	22.9.82	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) PARSLOW BAKERY

ADDRESS ~~LODDON BRIDGE ROAD~~ VISCOUNT WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU7673

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR17589	Parslows of Reading	Prefab of offices & gates	5. 10. 81	app N
16424	" "	" " "	22. 10. 81	NA Ref
BR18277	"	CANOPY OVER FUEL ISLAND	15.3.82	APP N/
18262	"	EXT. TO PREFAB. BLDGS (ENGINEERS W/SHOP) TO HOUSE COMPRESSOR FROM OLM. HOUSING.	18.11.82	C/
BR 20596	"	ACCESS ROAD + DRAINAGE	4.5.83	APP
19635 (BR 20824 (R))	"	S/ST. BLDG TO HOUSE COMPRESSOR (2)	30.6.83	C/A
19636 (BR 20823 (R))	"	" (1)	30.6.83	C/A
19637	"	METAL SILO TO CONTAIN FLOUR	28.7.83	C/A
25559	"	2 "	9.7.86	C/A
26671	"	"	26.11.86	C/A
28195	"	INCREASE HEIGHT OF WORKSHOP	2.9.87	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 28816 " 2 STORAGE VESSELS FOR LIQUID YEAST 8.10.87 C/A

091074 BRA 2951 / BRA 3331 " EXT. TO VEH MAINTENANCE W/SHOP 12.6.87 22.7.88 NEF APP

(6) PARSLOWS BAKERY VISCOUNT WAY

1764

ADDRESS ~~LODDON BRIDGE ROAD~~ PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7673 Y

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33477 W/DR.				
BRA 7243	PARSLOWS	ROLLER SHUTTER	12.5.89	APP
BRA 8497	"	RAISED STORAGE PLATFORM	21.3.90	APP
37348	W/DR.			
37743	"	EXT. TO FORM WORKSHOPS/ LOADING/CANOPIES/WASHING FACILITIES	18.9.91	C/A
BRA 10662	"	FOUL DRAINAGE	5.8.91	APP
BRA 10812	"	ALTS. TO FORM LOADING DOCKS/BASKET WASH + STORE	5.11.91	APP
FP/92/0747	"	EXT FOR ENG'S WORKSHOP	9.8.92	REF
" A	"	"	12.10.92	APP
40850	"	RELAX. COND. 4 ON 37743 (FENCE)	7.5.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

41718 ALLIED BAKERIES GATEHOUSE/SEC. OFFICE & TRAFFIC BARRIER 18.10.93 C

1933

(7) PARSLOWS BAKERY

ADDRESS VISCOUNT WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. SU. 7673

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
42700	ALLIED BAKERIES - PARSLOWS	GRAIN TANK ENCLOSURE & CANOPY	23.6.94	C
FP94/2490	"	"	23.6.94	APP
43307	"	GREASING ENCLOSURE & AIR-COND. PLANT	30.3.95	C
FP94/2879	"	TIN GREASING TANK AIR CONDITIONING PLANT	14.10.94	APP
43732	"	EXTENSION TO GRAIN TANK ENCLOSURE OF BULK TANK STORE	27.3.95	C
FP95/3696	"	"	10.8.95	APP
96/63490/F	"	BULK TANK STORE	1.5.96	C
FP96/5664	"	FUEL TANK ISLAND		
99/69421/F	"	Erect Brine Tank + Enclosure	17.6.99	C
FP99/8593	"	Alts to exists.	14.5.99	APP

MINISTRY DECISION

SPECIAL ORDERS P.D Eng - Raising of Loading Dock - Mr. Filiel - 1/9/99

1933

(8) PARSLOWS BAKERY

ADDRESS VISCOUNT WAY PARISH WOODLEY

PLOT No. ORD. SHEET No. S.U. 7673

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
99/70569/F	Allied Bakeries	Erection portable build. for use as despatch office	24.11.99	C

MINISTRY DECISION

SPECIAL ORDERS

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

16 JAN 2000* 0570

1.	**APPLICANT'S NAME**	ALLIED BAKERIES READING
	ADDRESS	VISCOUNT WAY WOODLEY READING
	POST CODE	RG5 4BY **PHONE** 01734 692641
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	FITCH BUTTERFIELD ASSOCIATES
	ADDRESS	7 HIGH STREET ST NEOTS CAMBS
	POST CODE	PE19 1BU **PHONE** 01480 477333
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**	VISCOUNT WAY WOODLEY READING
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ALTERATIONS AND EXTENSION TO VEHICLE MAINTENANCE WORKSHOP
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	APPROX. 2.0 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER OF SITE WITH RIGHT OF WAY OVER VISCOUNT WAY
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	AB18.1017/01, 02A, and 05

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**	☐

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.'