APPLICATION NO:
VAR/2000/0395

LOCATION:
Unit20 Asda Stores Ltd Asda Mall, Lower Earley District Centre Reading.

APPLICANT:
Asda Stores Ltd C/O Littman And Robeson

PROPOSAL:
Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage. without removal of temporary storage containers.

EARLIEST DATE FOR DECISION: **20/02/2000**

APPLICATION EXPIRY DATE: **02/03/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Asda Stores Ltd
C/O Littman And Robeson
14 Buckingham Street
London
WC2N 6DF

Application Number: VAR/2000/0395

Parish:	**EARLEY**
Location:	**Asda Stores Ltd Unit 20, Asda Mall, Lower Earley District Centre, Lower Earley, Reading.**
Proposal:	**Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage without removal of temporary storage containers.**

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.

Informative
The applicant is advised that the Parish Council should be consulted with regard to issues concerning the general management of the site and the effect of this on the residential amenity of the surrounding area.

John Mitchell
Development Control Manager
Date: 08/08/2000

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.

ROYAL BERKSHIRE FIRE AUTHORITY

ROYAL BERKSHIRE
FIRE & RESCUE SERVICE

PC LEB 33197

Wokingham Community Fire Office
The Fire Station Bridge Road Maidenhead Berkshire SL6 8PG
Telephone: Reading (0118) 932 2422 Facsimile: Maidenhead (01628) 773193

Your reference: Leb/VAR/2000/0395

My reference: NO/PAR/9863
(please quote on all correspondence)

When calling ask for: Mr N Oxborough
Direct Line: (0118) 932 2461

Date: 16 AUG 2000

Dear Lynette

BERKSHIRE ACT 1986
PART VII - STORAGE OF FLAMMABLE MATERIALS (STACKS)
ASDA CHALFONT WAY LOWER EARLEY READING BERKSHIRE

Firstly my apologies for the time it has taken me to respond to your enquiry of 12 May 2000 regarding the issue of external storage at Asda, Lower Earley.

A colleague of mine has visited the above site and is of the opinion that the external storage could fall within Section 42.3(b) and therefore Section 42.4(a-d) of the above Act.

However, the Fire Authority does not enforce the above legislation and the responsibility for this rests with Wokingham District Council, if they are a signatory to the Act, following the demise of the County Council.

I hope the above assists with your query and if I can be of any further help please do not hesitate to contact me.

Yours sincerely

N. Oxborough

N Oxborough
Community Fire Safety Officer
Wokingham

For the Attn of Ms Lynette Baker
Senior Planning Officer
Environmental Services Dept
Planning Services
PO Box 157, Shute End
WOKINGHAM Berks
RG40 1WR

Application No.	Received	Earley
VAR/2000/0395	06.01.00	

Applicant : **Asda Stores Ltd**
Location : **Asda Store, Chalfont Way, Lower Earley**
Proposal : **Proposed variation to Condition 02 of consent 99/69440/V to allow the continued use of the basement for storage without the removal of the mobile storage containers.**

1. **Planning History** –The site is located in the existing District Centre on the corner of Chalfont Way and Rushey Way.

- Outline consent for the District Centre was given in 1978 (01945)
- Consent was granted for the superstore and 8 shops in 1978 (09409)
- Consent was given in July 1989 (31622) for extensions and alterations to the main store
- Consent was given in November 1995 for the reconfiguration of car parking areas and the insertion of covered trolley bays (45160). Condition 02 of this consent stated that:
  "The undercroft parking shall be kept available for use by the public for the parking of vehicles at all times during store opening hours"
  The reason for the imposition of this condition was to ensure sufficient parking spaces were available to prevent parking on the access road or in other locations which would create a highway safety hazard.
- In July 1996, consent was given for an extension to the existing warehouse and service yard (96/63924/F)
- Asda was served with a Breach of Condition Notice on 3 August 1998 as a result of the use of the basement car park for retail sales
- On 26 February 1999 an Enforcement Notice was served on Asda for unlawful siting of storage containers in the yard to the rear of the delivery bay. An appeal against this enforcement action was allowed.
- In March 1999, an application (98/68398/V) was withdrawn for variation of Condition 02 of 45160 to allow the basement to be used as retail floorspace.
- In October 1999, application 99/69440/V was allowed which enabled the use of the basement car park for storage ancillary to the store. This consent was subject to several conditions including:
  - the removal of the temporary storage containers
  - no external movements of goods between the delivery bay and the basement
  - erection of bollards on the footpath between the delivery bay and the basement
  - new parking bays to be marked out in front of the basement doors
- An application (99/70827) for the use of the basement for seasonal retail sales is also before this Sub-Committee for consideration.
- An application to vary the conditions on consent 99/69440/V relating to external movement of goods, erection of bollards and creation of new parking bays has recently been submitted and is still being considered.

2. **Proposal** – is to vary condition 02 of 99/69440/V to allow the use of the basement car park for storage without the requirement to remove the external mobile storage containers currently located in the delivery yard to the north east of the store.

3. **Consultations** -
   - ***Environmental Health Officer:*** no objection
   - ***Earley Town Council:*** no objection to temporary permission being granted, but considers that a condition should be imposed to ensure that the applicants re-apply in six months' time.
   - ***Highway Authority:*** no objection

4. **Appraisal** – *The main issues are:*

   A. Whether the retention of the temporary external mobile storage containers would adversely affect the use of the basement for storage, or the residential amenity of neighbouring properties.
   B. Concerns of the Town Council

A. The effect of the retention of the mobile storage containers

Condition 02 was originally imposed on the consent for use of the basement area for storage to safeguard the amenities of neighbouring residents and the locality. As that consent provided the store with an additional 2,000 square metres of storage floorspace, it seemed reasonable to expect that the goods stored in the mobile containers could be relocated to the new storage area in the basement, and that the mobile storage containers could therefore be removed from the site. This was deemed to be desirable because it would reduce the amount of external movement of goods, and consequently the amount of noise and disturbance which could detract from the amenity of neighbouring properties.

However, at the time that the decision to impose this condition was made, the outcome of the enforcement appeal to remove the mobile storage containers was not known. This decision, which was that the mobile storage containers should be allowed, was received after the Sub-Committee resolved to conditionally approve 99/69440/V. In his decision letter on the appeal, the Inspector stated that the mobile storage containers were an acceptable ancillary use to the retail activity at the store. This established the principle of their retention. Under the circumstances, it is considered that it would be unreasonable to insist that the mobile storage containers are removed. Moreover, the Sub-Committee has also been asked to consider the use of the basement area for seasonal retail sales under a separate application (see item on this agenda); if this were to be approved, some of the goods currently stored in the basement would be displaced, and other storage area would have to be found for them. Under these circumstances, the mobile storage containers might again be required.

Under these circumstances, it is considered that the retention of the mobile storage containers should be allowed.

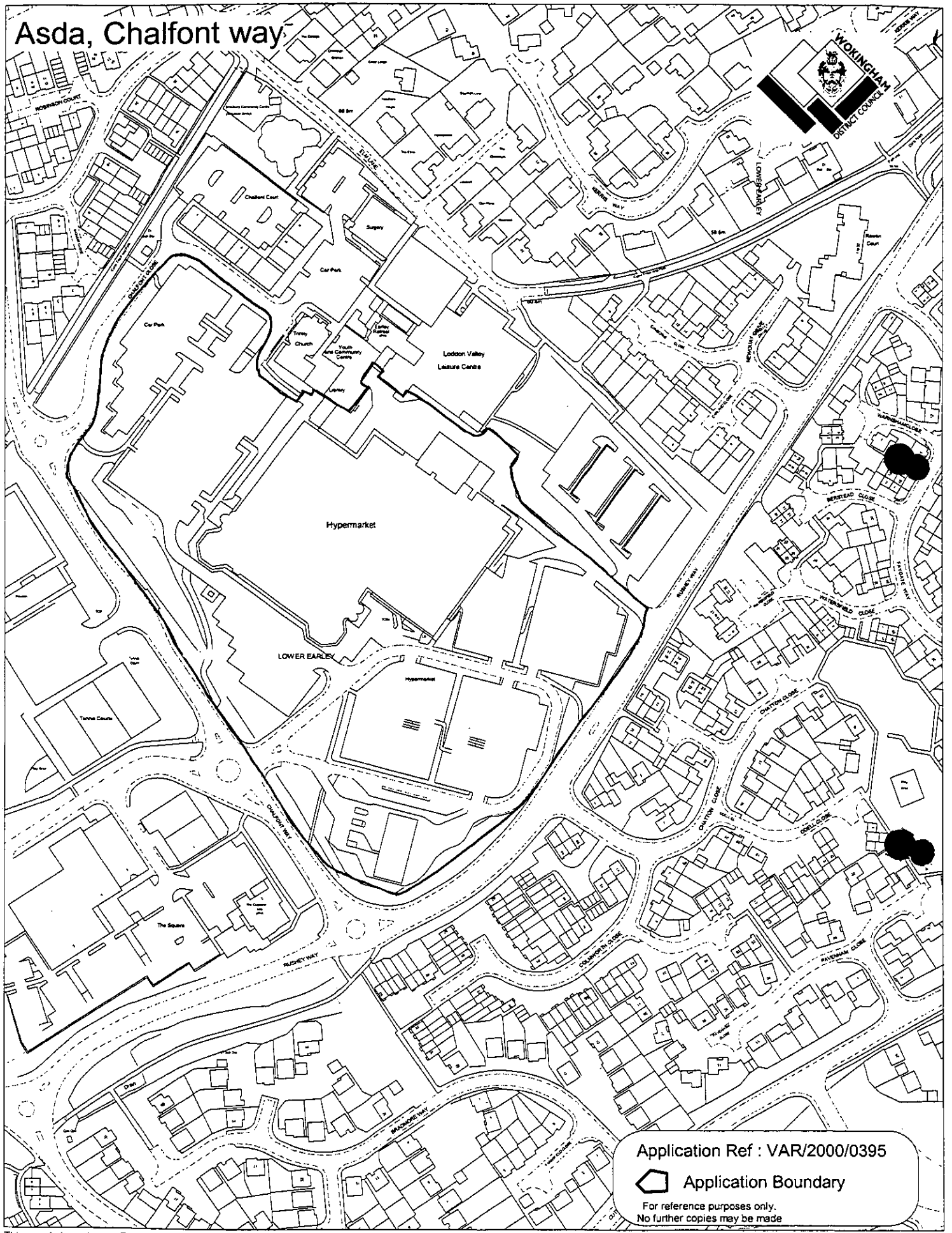
B. Concerns of the Town Council

The Town Council has requested that any permission given for the retention of the mobile storage containers should be temporary. Given the outcome of the enforcement appeal to remove the containers, it is not considered that a temporary permission would be appropriate. The containers have been in use for some time already, as has the storage use of the basement, and it is not therefore considered that a temporary consent for retention of the containers could be justified.

5. **Conclusion** – It is considered that, given the outcome of the enforcement appeal and the statements of the Inspector in his decision letter, it would be unreasonable to insist that condition 02 is imposed and that the containers are removed.

5. **Recommendation** – GRANT variation of condition 02 of consent 99/69440/V to allow the use of the basement for storage without the removal of the mobile storage containers.

Lynette Baker



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Development Control Section, Environmental Services, Wokingham District Council.
26 April 2000

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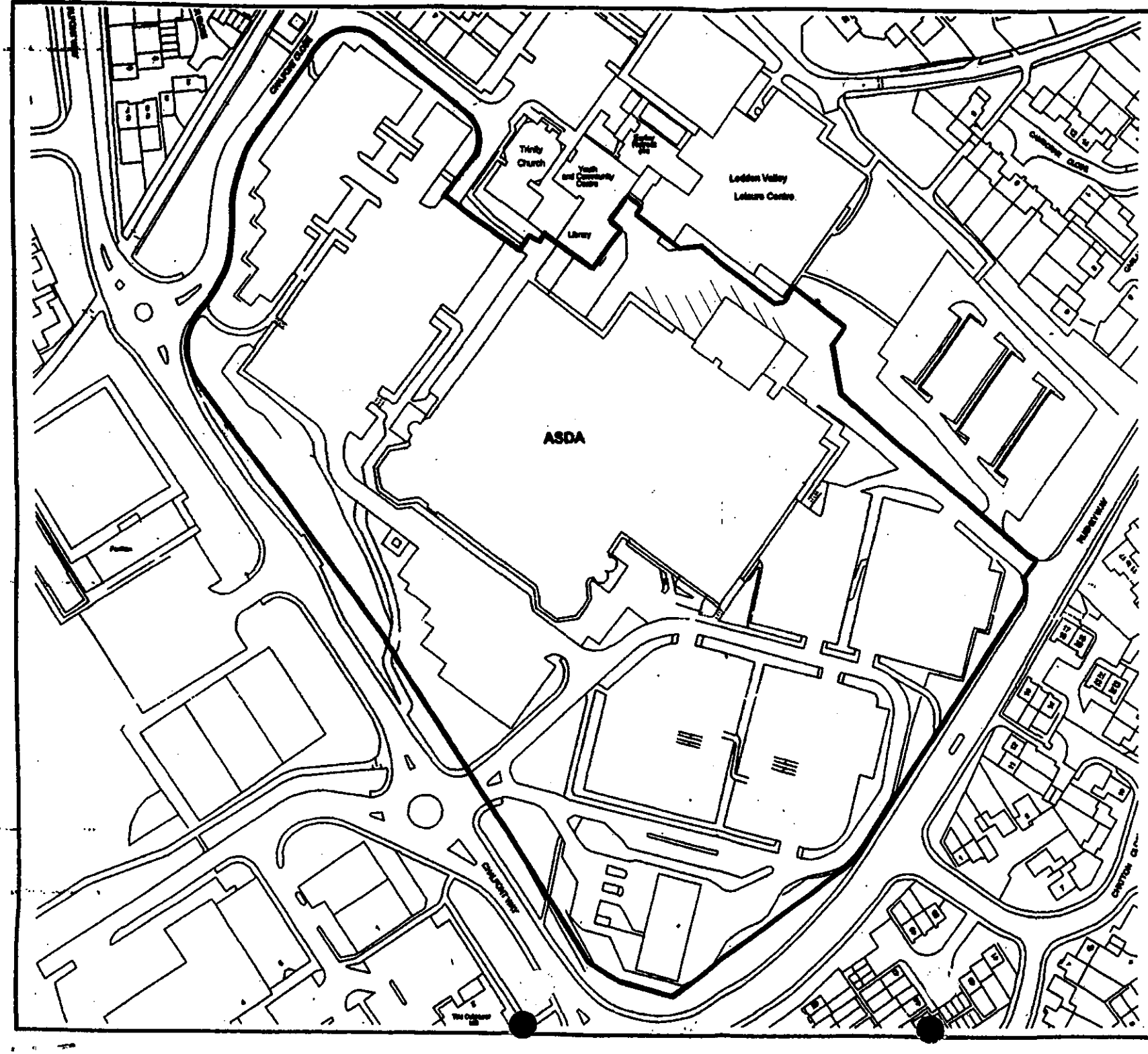

06 JAN 2000* 0595

Area of mobile storage containers

CHARTERED SURVEYORS
LITTMAN & ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

PLAN LR 1

SITE LOCATION PLAN

ASDA

CHALFONT WAY, LOWER EARLEY

SCALE 1: 1250

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mike H.

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol
BS2 9DJ

Direct Line 01179-878927
Switchboard 01179-878000
Fax 01179-878769
GTN 1374-8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Eversheds, Solicitors
Cloth Hall Court
Infirmary Street
Leeds
LS1 2JB

Your reference: P/PAW
Council reference: 00173/E
Our reference: T/APP/X0360/C/99/1020545

Date: 13 OCT 1999

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 174 AND SCHEDULE 6
PLANNING AND COMPENSATION ACT 1991
APPEAL BY ASDA STORES LTD
LAND AT CHALFONT WAY, LOWER EARLEY

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeal against an enforcement notice issued by Wokingham District Council concerning the above-mentioned land. I held a hearing into the appeal on 28 September 1999. At the hearing an application for an award of costs was made on behalf of the appellant against the council. That application is the subject of a separate letter.

2. Details of the enforcement notice are summarised below:-

a. The notice is dated 26 February 1999.

b. The breach of planning control alleged in the notice is: "Without planning permission the use of that part of the said land shown hatched black on the attached plan for the siting of storage containers".

c. The requirements of the notice are:

i) Cease the said use of the siting of storage containers.

ii) Remove all storage containers from the said land.

d. The period for compliance with the notice is four weeks.

3. The appeal against the enforcement notice was made on grounds (a) and (c) as set out in Section 174(2) of the 1990 Act. Ground (a) is a claim that planning permission should be granted for the development enforced against. Under ground (c) it is claimed that the matters alleged in the enforcement notice do not constitute a breach of planning control.

Site and Surroundings

4. The site defined as "the land affected" in the enforcement notice and depicted on the plan attached to the notice is the Asda Store off Chalfont Way, including the store buildings and associated land where there are car parks, internal access and circulation roads and a rear service yard. The surrounding area is mostly residential, except for a leisure centre and other uses associated with a district centre northeast of the appeal site. The area hatched black on the enforcement notice plan is mostly at the rear (northeast) of the main Asda store building, but also includes a small area in front of the southeast elevation.

5. On the date of the hearing no storage containers were located within the area hatched black, although there were two waste compacting units each attached to detachable enclosed skips within the hatched area behind the store building. The compacting units were physically linked to the main store building so that waste could be fed into them from inside the building and compacted using what appeared to be an electrically operated motor. The council confirmed that the enforcement action was not directed at these waste compactors and skips, which I understand have been granted planning permission.

6. Further to the northwest, in a largely enclosed part of the rear service yard, I saw three enclosed storage containers and a large, open skip containing scrap shop fittings. This northwestern part of the service yard is outside the area hatched black on the enforcement notice plan.

The Notice and the Appeal on Ground (c)

7. After opening the hearing I invited submissions on what appeared to be a flaw in the way the allegation in the enforcement notice was framed. Related issues about the definition of the planning unit were also discussed, leading to the question of whether a material change of use had occurred.

8. For the benefit of those receiving copies of this letter who may not be familiar with planning law I should explain that the term "planning unit" is not contained in the Planning Act or related legislation. It is a concept arising from Court judgments which interpret the law and it concerns the most appropriate area for determining the use of land or the extent of any material change of use. The concept can perhaps most easily be explained by reference to a typical house with an off-street driveway, all forming one unit of occupation. Looking only at the area of the driveway, its use might appear to be car parking. For planning purposes, however, the parking of a car would normally be incidental or ancillary to the residential occupation of the house. In this example, the planning unit would be the whole house and its plot including the driveway, and the primary use of the whole area would be residential. Similarly, within the Asda site there may well be some administrative offices occupied by Asda staff, but for planning control purposes there is no "office use" and any such offices would be part of the retail use.

9. The planning unit in the present case is the whole site of the Asda store - the red-edged area defined in the plan attached to the enforcement notice, which is in the same unit of occupation as the store and is not physically sub-divided from the rest of the store site. Both main parties agreed that the whole store site was the appropriate planning unit. The authorised use of this area is retail.

10. The allegation in the notice is faulty because it does not correctly specify the use which the council are attempting to enforce against, that is to say the purpose for which the containers are alleged to have been sited on the land. The Courts have held, in several judgments, that it is necessary to specify that use as part of this type of enforcement notice alleging a material change of use.

11. Mr Arnsdorf accepted this point on behalf of the council and suggested that the allegation should be corrected to specify "the storage of goods in storage containers". He later accepted that since the correct planning unit was the whole of the Asda site the allegation would have to be a material change of use to a mixed use for retail and for storage. The basis of the council's case was that in the period leading up to the time when the enforcement notice was issued, when according to the council there were up to seven storage containers on the site, the intensity of storage activity was such as to create a material change of use.

12. There are several weaknesses in the council's argument. First, the council's view appears to have been adopted by reference to the area hatched black, rather than to the planning unit as a whole. The area occupied by the storage containers would have been a very small proportion of the whole of the Asda site. Even looking only at the area hatched black, it is not correct to allege that it was used "for the siting of storage containers" - the majority of the area was and is used for access and other purposes incidental to the retail use.

13. Secondly, the items stored were part of the retail stock and were closely related to the retail use - there is no question of goods having been brought to the site for storage and then taken away somewhere else. Two of the containers which were seen by the council in November 1998 were evidently refrigerated units, which contained frozen food stock and were there temporarily (until early 1999) because of a breakdown of the main refrigeration plant in the shop. Another one was evidently a skip which contained some rubbish. In summary, the storage containers were being used for purposes which were subsidiary to the authorised retail use of the site as a whole.

14. The council's case is also undermined by Mr Arnsdorf's comment that the council were seeking to get the containers moved to the more enclosed, northwestern end of the service yard beyond the black-hatched area. The council did not appear to have realised that the requirement in paragraph 5 of the enforcement notice to remove the containers from the "said land" meant removal from the whole store site, because that is how the "said land" is defined in paragraph 2 of the notice.

15. I agree with the council that the presence of metal storage containers is undesirable. There is little point in trying to achieve reasonable architectural standards in built development, including extensions to the store building, if unattractive, utilitarian-looking containers are then to be placed on the land. Asda's argument that they need the storage space suggests that there was inadequate forethought and planning when the building and its extensions were designed or when decisions were made to open the store on a 24-hour basis. It seems to me that the store is trading beyond the capacity of the building. But all those points are not relevant to the purely legal question of whether what is alleged by the enforcement notice constituted a breach of planning control.

16. I find that there has been no material change of use. The storage of goods which are part of the stock of the shop is subsidiary to the primary retail use of the site as a whole. There is nothing in the evidence to show that, again *taking the site as a whole*, the amount of storage on the site was disproportionate or excessive compared with the retailing activity. The situation might conceivably might have been different if somebody other than Asda were storing goods on the site

but that is not so. I am not aware of any other planning case where the storage of goods or materials as part of the stock of a shop has been treated as a mixed retail and storage use and the council did not point to any such case.

17. During the hearing I raised the possibility of the notice being altered to allege operational development (broadly equivalent to the erection of a building) instead of a change of use of the land. Sometimes, depending on the degree of permanence and other factors, the siting of movable objects on land can involve operational development within the meaning of the Planning Act and if such development had occurred in this instance there would have been a breach of planning control. However, the council made clear that they did not seek to put forward any such argument. The containers were apparently not physically fixed in position, they were not constructed on-site, there was no specially prepared base or foundation, and they did not have the degree of permanence associated with operational development. Thus I have no good reason to find that such development occurred.

18. In order to prevent problems of the sort which have occurred here, conditions are often imposed with planning permissions for developments such as supermarkets, requiring that service yards or access ways must be kept clear of obstruction and preventing outside storage. If such conditions had been attached to any of the planning permissions relating to this site, it might have been possible to alter the enforcement notice so that it alleged a breach of condition. However, evidently no such conditions were ever imposed. That is perhaps unfortunate, in the light of my comments in paragraph 14 above, but I cannot rectify the situation now.

19. I conclude that the appeal succeeds on ground (c) because there has been no breach of planning control. It is not appropriate for me to consider whether planning permission should be granted for the development enforced against - ground (a) and the deemed application do not fall to be decided because the enforcement notice will be quashed on legal grounds.

20. I have noted the letters from Earley Town Council and from local residents about the harmful impact of the containers. I can well understand why some residents have objected, but the effect of the containers on amenity is not relevant to the decision I have to make on the ground (c) appeal. I am not permitted to receive evidence privately, as invited to do by one resident.

Formal Decision

21. For the above reasons and in exercise of the powers transferred to me, I hereby allow the appeal, and direct that the enforcement notice be quashed. The application deemed to have been made under Section 177(5) of the 1990 Act does not fall to be considered.

Rights of Appeal Against Decision

22. This letter is issued as the determination of the appeal before me. Particulars of the rights of appeal against the decision to the High Court are enclosed for those concerned.

Yours faithfully



G F SELF MA MSc FRTPI
Inspector

Appearances at the Hearing

Ms Marian Griffiths	(of Eversheds, Solicitors for the appellants).
Mr George Backovic	(Town Planning Manager, Asda Stores Ltd).
Mr Peter Arnsdorf	(Planning Enforcement Officer, Wokingham DC).

Received by Wokingham District Council

Application No: VAR/2000/0395

PROPOSAL:

Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage.

LOCATION:

Asda Stores Ltd Unit20 Asda Mall, Lower Earley District Centre Lower Earley.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday)
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/02/2000. 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 of Planning and Transportation

Tel: (0118) 974 6447

Date:

My ref: VAR/2000/0395

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 Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: VAR/2000/0395
Unit20 Asda Stores Ltd Asda Mall, Lower Earley District Centre Reading.
Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage..

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 Lynette Baker on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Head of Planning and Transportation

Tel: (0118) 974 6447

Date:

My ref: VAR/2000/0395

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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
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Dear Councillor

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This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **VAR/2000/0395**
Unit20 Asda Stores Ltd Asda Mall, Lower Earley District Centre Reading.
Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage.

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 6447

Date:

My ref: VAR/2000/0395

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 D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: VAR/2000/0395
Unit20 Asda Stores Ltd Asda Mall, Lower Earley District Centre Reading.
Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage..

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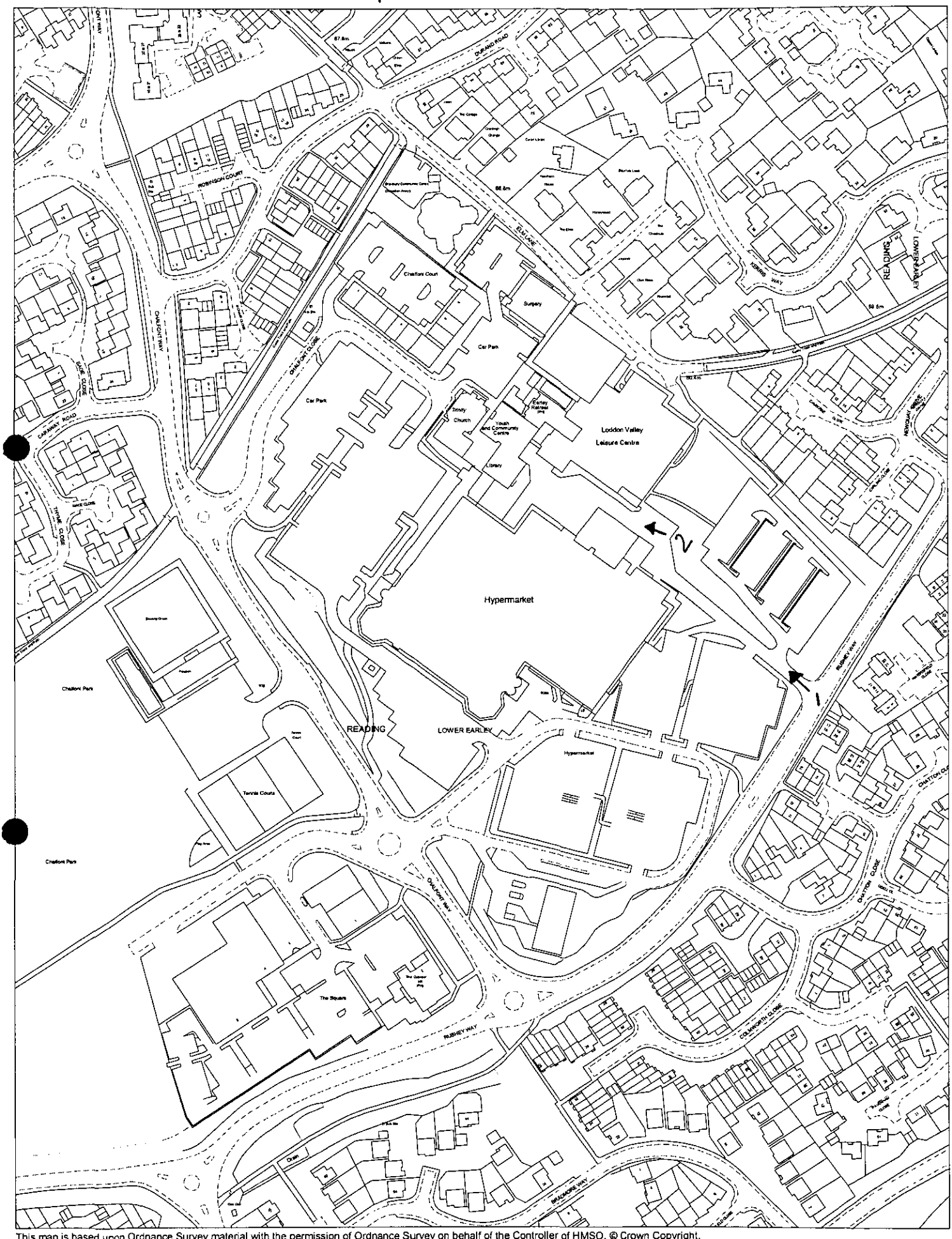
Yours faithfully

Head of Planning and Transportation

PHOTOS



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Development Control Section, Environmental Services, Wokingham District Council.

19 April 2000

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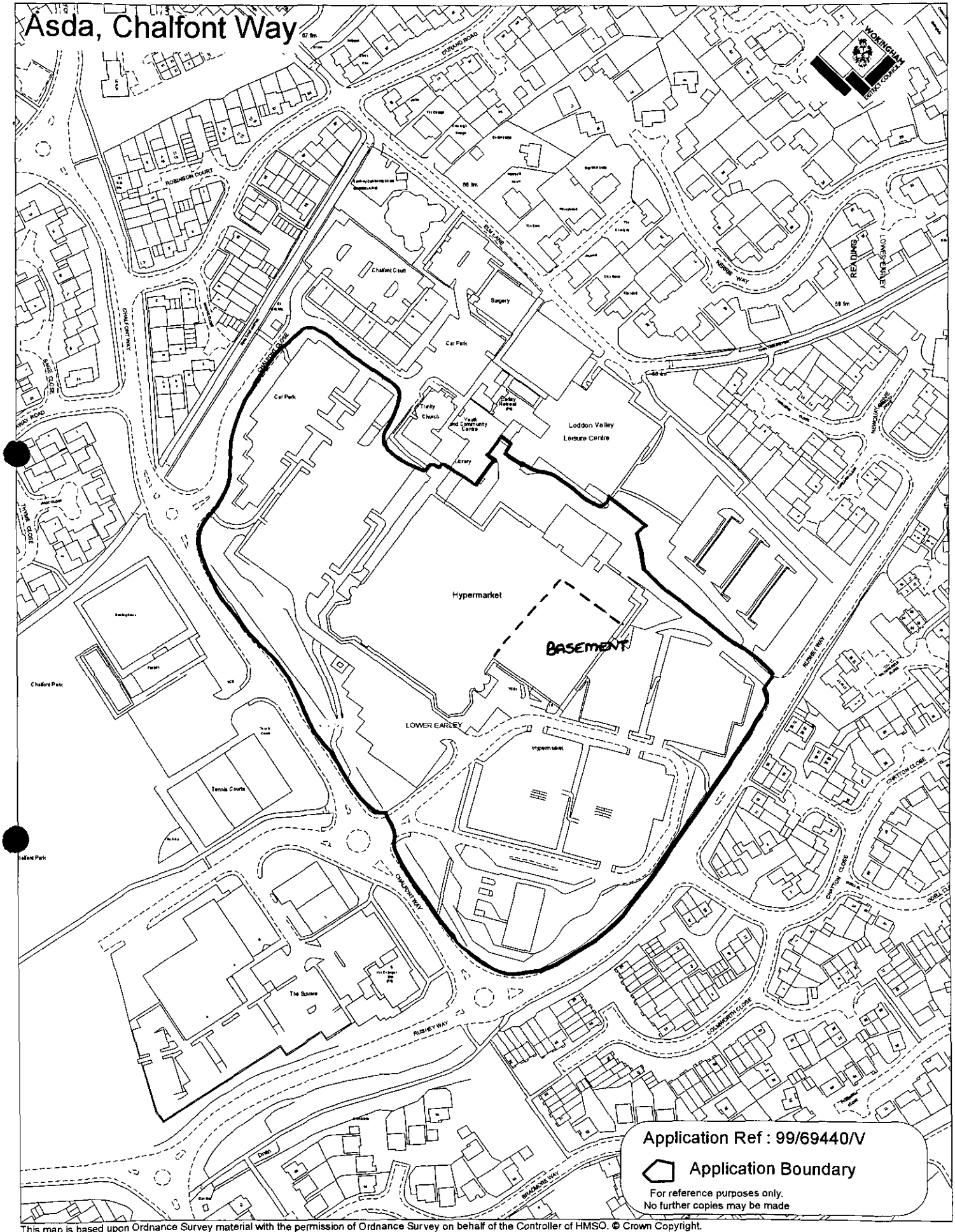

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Development Control Section, Environmental Services, Wokingham District Council.

13th October 1999

Scale: 1 : 2500

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① ASDA SUPERSTORE 20 ASDA MAIN

ADDRESS. CHALFONT WAY PARISH EARLEY E

PLOT No. LOWER EARLEY DISTRICT CENTRE ORD. SHEET No. SU. 7470 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/182/67	TRUSTEES HALE SETTLEMENT	O/L RES DEV.	23.4.67	N/A R
1764/73	NEW HOMES PROJECT LTD	"	13.6.74	N/A R
1767/73	HALE SETTLEMENT TRUST	"	13.6.74	N/A R
01945		LOWER EARLEY DEV PLAN		
03310	"	O/L COMM CENTRE, RES DEV. ETC.	15.4.76	N/A R
07235, 95		ROADS		CIA
07379	ASSOCIATED DAIRIES LTD.	TEMP. SEWAGE TREATMENT	16.3.78	N/A 31.12.7 TP
Y07564	"	DISTR. CENTRE (RETAIL SHOPPING)	16.3.78	N/A CIA
BR 8171	"	" PH. I	5.5.78	REF N/A
08956	"	SHOPPING UNIT, WAREHOUSE	WITHDRAWN	
BR8863	"	RETAIL & ANCILLARY WORKS I	3.8.78	REF N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

② ASDA SUPERSTORE 20 ASDA MAIN

ADDRESS CHALFONT WAY PARISH EARLEY E

PLOT No. LOWER EARLEY DISTRICT CENTRE ORD. SHEET No. SU. 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09334	IBMAC CIVIL ENGINEERING LTD.	TEMP. OFFICE ACC. ASDA DEV.	26.10.78	N/A 30.6.7 TP
09408	ASDA	1ST FLOOR STAFF TRAINING ROOM & COMPRESSOR ROOM OVER GROUND FLOOR.	26.10.78	N/A CIA
09409	"	SHOPPING UNIT I	26.10.78	N/A CIA
09418	"	TEMP. HAULAGE ROUTE	26.10.78	N/A 31.12.79 TP
09850	"	ADV. BOARDS "	18.1.79	N/A 31.12.7 TP
BR 10150	"	TEMP. SEWAGE TREATMENT WORKS	7.2.79	APP N/A
BR10233	"	ASDA SUPERSTORE	19.10.79	APP N/A
BR10698	"	GAS GOVERNOR STATION	25.6.79	APP N/A
10587	"	"	4.5.79	N/A CIA
11069	"	ILL. SIGNS	5.7.79	N/A CIA
BR11637	"	SHOPFRONT / SIDEWALK / CANOPY	13.12.79	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ASDA SUPERSTORE 20 ASDA MALL

ADDRESS CHALLONT WAY PARISH EARLEY

PLOT No. LOWER EARLEY DISTRICT CENTRE ORD. SHEET No. SU. 7470 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11313	ASDA	SIGNS	WITHDRAWN	
11597	"	FLAGPOLES, SIGNS ETC	29.7.79	N/A R
x 11710	"	BASEMENT CAR PARK SHUTTERS	27.9.79	N/A C/
11860	"	BUS ROUTE	25.10.79	N/A 30
12477	"	VARIOUS SIGNS	14.2.80	N/A C/
12484	"	VISUAL SCREEN TO DELIVERY	14.2.80	N/A C/
16184	"	IMPROVEMENTS & PETROL BAY FILLING	22.10.81	N/A C/
17124	"	AMEND 16184 STATION	8.4.82	N/A C/
BR19294	ADG PROPERTY SERVICES LTD.	SPRINKLER, PUMPHOUSE, TANK INSTALLATION	1.9.82	APP N/
22249	"	ALTS & PART SHOP UNIT TO	18.10.84	N/A C/
BR24308		COMPUTER ROOM	1.3.85	APP N/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) ADDRESS ASDA SUPERSTORE 20 ASDA MALL PARISH LOWER EARLEY

PLOT No. CHALLONT WAY ORD. SHEET No. SU. 7470 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24422	ADG. PROPERTY SERVICES	8/ST. EXT (COLD ROOM)	6.11.85	C/
27489	"	3 CASH DISPENSERS	27.11.87	C/
27696	ASDA.	ALTS/EXT TO EX SHOPPING	28.5.87	Re
"		AREA		
28478/9	WDC	SIGNS	5.8.87	DC
28921	ASDA	ENCL. DELIVERY BAY	6.11.87	C/A
BRA4070	"	"	5.1.88	Ref
31185 c/o/consent?	"	REPL. EX. SIGNWORK	28.9.88	C/
BRA7721	"	EXT./ALTS. TO EX. STORE	6.10.89	Ref
x 31622	"	"	17.7.89	C/
BRA 8191	"	"	10.11.89	APP
35182	"	NON-ILL. SITE SIGNBOARD	22.2.90	N

DATE OF COMPLETION

MINISTRY DECISION 27696 - APPEAL DISMISSED. 3.2.88

SPECIAL ORDERS

DRAINAGE

091074

36830	"	CARPARK & STORE SIGNS	6.3.91	C

1933

(5) ASDA SUPERSTORE

ADDRESS 20 ASDA MALL PARISH EARLEY

PLOT No. ORD. SHEET No. SU 74 70

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41189	ASDA	PETROL FILLING	~~22.9.93~~ 21.1.94	C/A
41190	"	STATION	~~22.9.93~~	C/
42333	"	ILL. & NON ILL SIGNS FOR	24.6.94	C/
FP94/2381	"	NEW PETROL FILLING STATION	12.6.94	APP
44786	"	ILL. & NON-ILL. SIGNS	4.10.95	C/
95/60877/A				
44882	"	ALTS. TO SHOP UNITS &	3.10.95	Re
95/60973/F		CARPARKING, TROLLEY BAYS		
		& 3 NEW WINDOWS		
X45160	"	"	22.11.95	C/
FP95/3870A	"	ALTS. & RETURN	18.10.95	Ref
95/63110/P	"	3 AIR. SIGNS	15.1.96	Re
96/63575/VAR	"	VAR. COND. 30 (31622) DELIVERIES	10.5.96	C/
96/62614/Z	W/DR.			

MINISTRY DECISION

SPECIAL ORDERS P.O. ENQ. - SUB-STATION - 8.11.95

1933

(6) ASDA SUPERSTORE 20 ASDA MALL

ADDRESS 20 CHALFONT WAY PARISH EARLEY

PLOT No. ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
96/63685/A	ASDA	2 ILL. AIR. SIGNS	26.6.96	C/
FP96/5274	ASDA	STORAGE	2.5.96	Ref
X96/63924/F	"	EXT. WAREHOUSE & SERVICE YARD	26.7.96	C/
X96/63996/VAR	"	RELAX. COND. 3 ON X/S 161	23.7.96	C/
		(RETAIN ATM MACHINE)		
FP96/5216	"	NEW WAREHOUSE EXT	20.8.96	APP
FP96/5723	"	SPECIAL NEEDS COVERED	4.9.96	APP
		TROLLEY PARK		
96/64581/F	"	"	26.11.96	C/
96/64117/VAR	"	RELAX COND. 17 ON	12.11.96	C/
		31622 (CONCESSION UNIT		
		AS CASH OFFICE FOR ASDA		
96/64691/VAR	" (RETRO)	VAR. COND. 17 ON 31622	14.01.97	Re
		LOSS OF CONCESSION UNIT		

MINISTRY DECISION

SPECIAL ORDERS P.I. Enquiry 2/7/97. (Footpath).

1933

(7)

ADDRESS ASDA 20 CHALFONT WAY PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7470 8

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
97/66099/F	ASDA.	CHANGES TO SHOP UNITS	4.11.97	C/
97/66122/A	SPECSAVERS OPT. GROUP	NON-ILL. FASCIA SIGN	19.9.97	C/
97/66149/F	ASDA	New Pedestrian Access	11.12.97	C
97/66248/V	W/DR.		12.9.97.	W/
97/66249/V	ASDA	VARCOND. 14 - OPERATIONAL TIMES	31.10.97	C/
FA97/6382	ASDA	NEW ACCESS BETWEEN	27.6.97	APP
		2 MEZZ. STORAGE AREAS		C/
97/66845/V	" 6	VAR.COND.6 ON 66099 (MOURS)		C
FP97/6895	ASDA	ALTS to cleaners area	9.10.97	C/A.
98/68321/V	"	VAR.COND.2 ON 63575 (DELIVERY HOURS)	22.12.98	R
98/68393/V	W/DR			
99/69440/V	Asda	VAR.-COND 2 of 45160 - Allow storage ancilliary to store	20.10.99	GR

MINISTRY DECISION 00173/E - quashed 13/10/99 + costs awarded to ASDA

SPECIAL ORDERS 68321 - APPEAL GRANTED - 25/10/99

1933 (8) ASDA

ADDRESS 20 CHALFONT WAY PARISH EARLEY

PLOT No ORD. SHEET No. SU.7470 88

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70827/V				
F/1999/0148	Asda stores Ltd	Erection of covered trolley bays		

MINISTRY DECISION

SPECIAL ORDERS

To:
Highways

From: Lynette Baker

Date: 27 January 2000

Application Number: VAR/2000/0395

Proposal: Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for ~~storage~~..

Site Address:
Asda Stores Ltd Unit20, Asda Mall, Lower Earley District Centre, Lower Earley.

Applicant:
Asda Stores Ltd C/O Littman And Robeson.

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

I UNDERSTAND THAT THIS APPLICATION SEEKS ONLY TO RETAIN THE EXISTING EXTERNAL STORAGE CONTAINERS ANCILLARY TO THE SUPERSTORE. I THEREFORE HAVE NO OBJECTIONS.

TR 7/3/00.

WORK SHEET FOR : Lynette Baker

Application Number : VAR/2000/0395

Applicant : Asda Stores Ltd C/O Littman And Robeson.

Location : Asda Stores Ltd Unit20 Asda Mall, Lower Earley District Centre Lower Earley.

Proposal : Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/01/2000

Earliest Date for Decision : 20/02/2000

Latest Consultation Date/Site Notice Expiry Date : 20/02/2000

Application Expiry Date: 02/03/2000

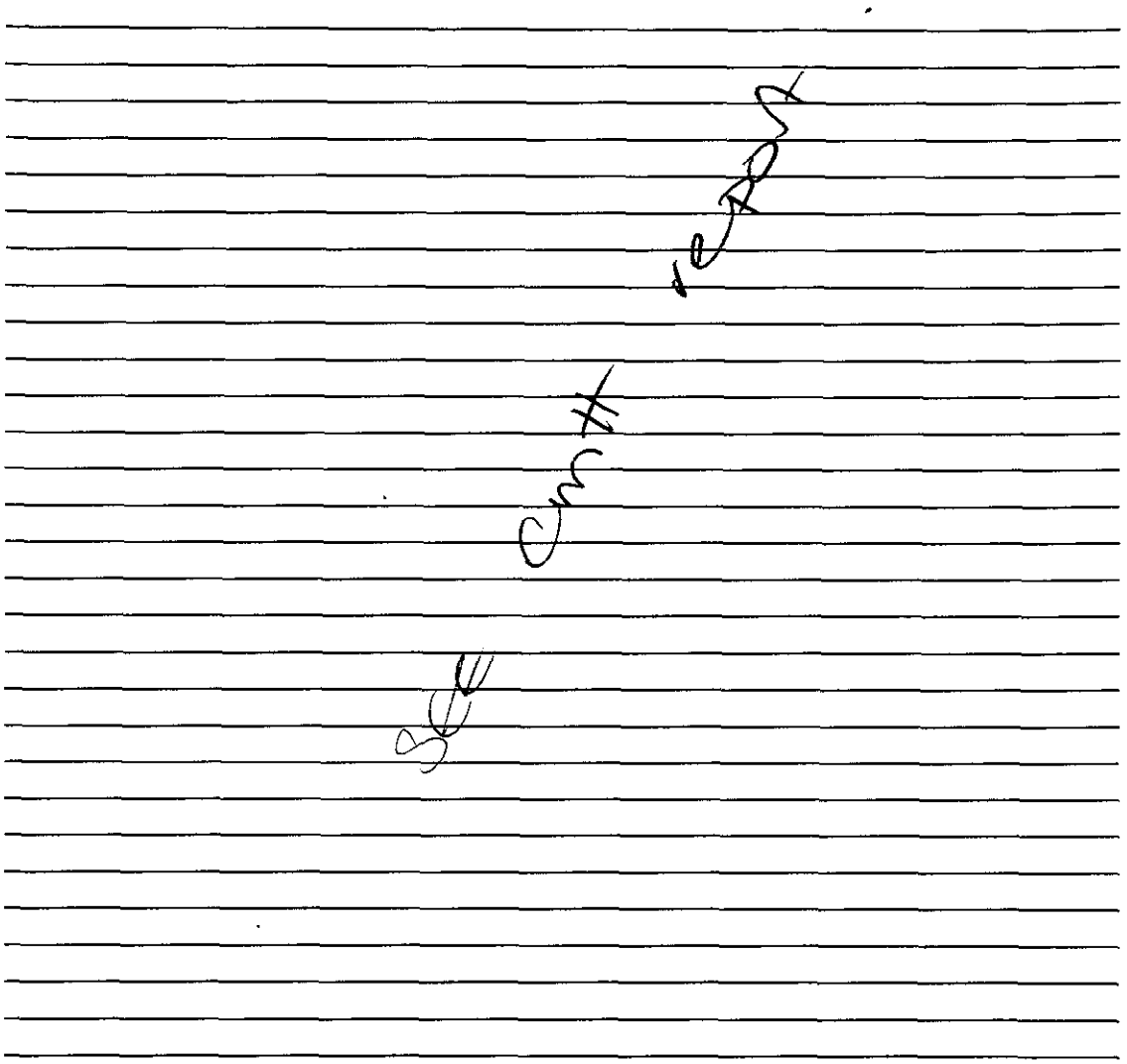
Consultation Responses :

cmtt rept

Planning Issues :

Application Number: VAR/2000/0395

Appraisal :



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

Application Number VAR/2000/0395
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			NO Conditions:
	INFORMATIVE		
			The applicant is advised that the Parish Council should be consulted with regard to issues concerning the external management of the site & the effect of this on the residential amenity of the surrounding area.

RECORD OF SITE VISIT

SITE ADDRESS: Unit20 Asda Stores Ltd Asda Mall, Lower Earley District Centre Reading.

APPLICATION NUMBER: VAR/2000/0395

OFFICER: Lynette Baker

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 12 May, 2000
My ref. Leb/VAR/2000/0395
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Fire Safety Group Commander
Royal Berks Fire and Rescue
Bridge Road,
Maidenhead
SL6 8PG

Dear Sir,

EXTERNAL MOBILE STORAGE CONTAINERS AND PALLETS AT ASDA, LOWER EARLEY

This Council recently considered, and approved, a planning application for the above at Asda's store in Lower Earley. This external storage involves pallets, and the Members of the Committee which considered the application were concerned that these might involve a fire risk. Consequently, they asked that you should be consulted, and I would be grateful for your comments on the issue. I attach a plan for your reference. Many thanks in anticipation,

Yours faithfully,

LYNETTE BAKER
Senior Planning Officer

Enclosure: plan of Asda

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Lynette Baker
Senior Planner

To: Jackie Chan
Environmental Health Officer
(Food)

My Ref: leb/VAR/2000/0395

Ext: 6447

Your Ref:

Date: 12.05.0012/05/00

APPLICATION VAR/2000/0395: MOBILE STORAGE CONTAINERS AT ASDA

The above application has recently been approved by the Development Control Sub-Committee. This allows Asda to retain their external mobile storage units in the delivery yard. At The Committee, Members expressed concerns about the environmental health issues relating to food storage as a result of this proposal. Environmental Health were consulted on the application, and Joanne Ellis responded saying that there were no environmental health objections. Having spoken to you, I now understand that this doesn't cover the impact on food safety. In vies of this, have you any comments on the proposal to retain the mobile storage containers?

LEB

Lynette Baker

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Lynette Baker
Senior Planner

To: Councillor Mrs. A. Drake
Councillor Mrs. F. Rolls

My Ref: leb/VAR/2000/0395

Ext: 6447

Your Ref:

Date: 12.05.00

Suggested Informative to be added to VAR/2000/0395: Asda

At the Development Control Sub-Committee held on 26th April, Members approved the above application by Asda (which would allow them to use the basement area for storage while re-instating the mobile storage containers outside the building) but requested an additional informative, to be cleared with the Chairman and Local Member before the decision notice is issued.

The suggested Informative is:

'The applicant is advised that the Parish Council should be consulted with regard to issues concerning the general management of the site, and the effect of this on the residential amenity of the surrounding area.'

I would be grateful for your comments on this informative please.

LEB

Lynette Baker

Agent
informed

& pub. spkg

19/4

LEB

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 _____

FROM: Lynette Baker

DATE: 27 January 2000

DELEGATED

Earley Town Council Consultation Sheet

26137

Application Number: VAR/2000/0395

Proposal: Proposed variation to condition 02 of consent 99/69440/V to allow the continued use of basement for storage..

Site Address: Asda Stores Ltd Unit20 Asda Mall, Lower Earley District Centre Lower Earley.

Applicant: Asda Stores Ltd C/O Littman And Robeson.

Your observations are required in respect of this application **by 20/02/2000** .

Members of the Planning Committee had no objection to temporary permission being granted, but requested that a condition be imposed requiring the applicants to re-apply in six months time.

SIGNED: _____ DATE: 17 FEB 2000

CLERK TO Earley Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
POL | CLS
DC | ENF
APP
CS
08 FEB 2000
COPIES TO: | ACK:
FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Lynette Baker, Planning

Your Ref:

Date: 7 February, 2000

PROPOSED VARIATION TO CONDITION 02 OF CONSENT 99/69440/V TO ALLOW HE CONTINUED USE OF BASEMENT FOR STORAGE

LOCATION: ASDA STORES LTD., UNIT 20, ASDA MALL, LOWER EARLEY DISTRICT CENTRE, LOWER EARLEY

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

Joanne Ellis

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 6 JAN 2000

Officer: LEB | Application No. VAR/2000/0395

Map No. ..... Site ....5..8...

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) PROPOSED VARIATION TO CONDITION 02 OF CONSENT 99/69460/V TO ALLOW THE CONTINUED USE OF BASEMENT FOR STORAGE

Location: ASDA CHARFONT WAY

Parish: EARLEY Ward: Redhatch
27.1.2000

Applicant: ASDA STORES LTD

Fee Received ~~00.00~~ No cheque Required 95-00 Additional 95-00 Refund ..... received 7/1/00

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.1.2000 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:

.....

.....

.....

NEIGHBOURS:

..... See site location plan .....

..... As for 68393 - file attached .....

.....

.....

.....

.....

.....

.....

F|2000|0396 98/68393

APPLICATION NO. ~~98/68393/~~

CONSULTATION SHEET

1859

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPE NOTIFICA SEN
34-60 Evens Bradmore Way Lower Earley. ✓ ✓	~~[illegible]~~ 21.~~[illegible]~~	DC 30/9/98	
2 Evens 2[illegible]-50 Colmworth Close " " ✓ ✓	27.1.2000	TB	
All - 41-50 Chatton Close. " ✓ ✓			
No 13. 1-32 Chatton Close. " ✓ ✓			
1-30 Watersfield Close. " ✓ ✓			
13. 1 16 Borstead Close. " ✓ ✓			
1-8 Carland Close. " ✓ ✓			
1-14 Cambome Close. " ✓ ✓			
33,35,37,39,41,43 " " ✓			
The Chestnuts Elm Lane " ✓			
Jaycroft " " ✓			
Glen Rosa " " ✓			
Rivendell " " ✓			
The Elms " " ✓			
Honeywood " " ✓			
Hawthorn House " " ✓			
Cedar Lodge " " ✓			
The Cottage " " ✓			
Jolan " " ✓			
56 Elm Lane " " ✓			
all 1-9 McNair Close. ✓ ✓			
all. 1-15 Robinson Court ✓ ✓			
MB Triggs Pooh Corner 2 Carlands Way Close Earley ✓			

Our ref: BE/ac/669/PL050100

06 JAN 2000* 0915

CHARTERED SURVEYORS
LITTMAN
ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

14 BUCKINGHAM STREET
LONDON WC2N 6DF
TELEPHONE 0207 930 5551
FACSIMILE 0207 930 0807
EMAIL: littmanrobeson@dial.pipex.com

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

5 January 2000

Dear Sir

Application for the continuation of the use of the basement area of the existing Asda superstore to allow storage ancillary to the store without compliance of condition 02 of consent 99/9440/V, Chalfont Way, Earley

Further to the submission of the planning application by way of letter of 5 January I enclose the appropriate planning application fee of £95. I apologise that this payment was not included with the original application but would appreciate it if this application can now be registered.

Yours faithfully

Ben Ellis
Littman & Robeson

encl.

MARTIN ROBESON *BA FRTPI FRICS FRSA*
JOHN LITTMAN *FRICS Dip TP MRTPI*
Associates
EMMA GLENN *BA (hons) DipTP MRTPI*
COLIN BURNETT *BA (hons) MRTPI*
Consultant
NICK STAMP *BSc (hons) MSc MRTPI*
CAROLINE DAWSON *BA (hons) DMS MRTPI FRSA*

Delivered by courier 2.30pm

06 JAN 2000* 0595

Our ref: BE/ac/669/PL141299

PLANNING SERVICES	HPT
POL	TLS
DC CEH	ENF
APP	
CS	24473
05 JAN 2000	
COPIES TO:	ACK:
	FILE:

CHARTERED SURVEYORS
LITTMAN ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

14 BUCKINGHAM STREET
LONDON WC2N 6DF
TELEPHONE 0207 930 5551
FACSIMILE 0207 930 0807
EMAIL: littmanrobeson@dial.pipex.com

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

5 January 2000

Dear Sir

Application for the Continuation of the use of the basement area of the existing Asda superstore to allow storage ancillary to the store without compliance with condition O2 of consent 99/9440/V, Chalfont Way, Earley

You may be aware that your Council have recently taken Enforcement Action in respect of Condition 02 attached to the above planning permission requiring the removal of temporary storage containers from the site within 6 weeks of the date of that decision. A Breach of Condition Notice has been served on my client. I set out below my client's position I respect of this matter.

It is our opinion that the imposition of this condition (Condition 02) is unjustified and unreasonable as no valid planning reasons exist for its existence. The use of the storage containers is purely ancillary to the permitted use of the store for retail purposes. The use of the containers for storage is entirely appropriate as not only are they related to the authorised retail use of the site as a whole but given their temporary nature they do not constitute operational development.

Both of these points and the appropriateness of the use of these containers for storage purposes in connection with the existing store have been confirmed through appeal. A hearing was held on 28 September 1999 and a decision subsequently issued on 13 October 1999. Not only was it the case that the Appeal Inspector agreed conclusively with the appellant's evidence at that time but an award of costs was granted to the appellants against the District Council for the Enforcement Action taken.

The use of the containers has not materially altered since that decision and they still represent a use ancillary to the permitted retail use of the entire planning unit which comprises the Asda store.

MARTIN ROBESON *BA FRTPI FRICS FRSA*
JOHN LITTMAN *FRICS Dip TP MRTPI*
Associates
EMMA GLENN *BA (hons) DipTP MRTPI*
COLIN BURNETT *BA (hons) MRTPI*
Consultant
NICK STAMP *BSc (hons) MSc MRTPI*
CAROLINE DAWSON *BA (hons) DMS MRTPI FRSA*

The imposition of Condition 02 was contrary to policy and it was not necessary to impose it in order to render the application acceptable. Furthermore it is unreasonable because it seeks to control a lawful use unrelated to application 99/9440/V. It should not, therefore, have been a consideration in the determination of that application.

We therefore submit on behalf of our clients an application, with appropriate planning fee, seeking the removal of Condition 02 of Planning Permission 99/69440/V pursuant to Section 73 of the 1990 Act. We request that the Council reconsider their position in the light of this application. It must be emphasised that Asda's legal representatives firmly believe that the condition has no basis in planning law as demonstrated through the previous appeal decision and that, accordingly, the Breach of Condition Notice is ineffective. Any criminal proceedings brought for breach of that Notice would therefore be unsuccessful. However, we consider that it would be unhelpful to all parties concerned if these issues were to be left to the decision of a magistrates' court and the simplest and most effective way of resolving this matter is by way of a Section 73 Application.

Our clients are aggrieved at the manner in which this matter has been approached by the Local Planning Authority. The submission of this latest application seeks to resolve matters however should it remain undetermined by the end of the statutory period for consideration or indeed should it be refused by the Council our clients would have no choice but to lodge an appeal and apply for full costs against the Local Authority.

Yours sincerely

Ben Ellis
Littman & Robeson

cc: G Backovic Esq, Asda Stores Ltd
Ms M Griffiths, Eversheds
GSM, Asda supermarket, Chalfont Way

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

06.JAN.2000* 0595

1. APPLICANT'S NAME Asda Stores Ltd
ADDRESS Asda House, Southbank
Great Wilson Street, Leeds
POST CODE LS11 5AD **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME Littman & Robeson
ADDRESS 14 Buckingham Street
London
POST CODE WC2N 6DF **PHONE** 0171 930 5551

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 Asda Superstore, Chalfont Way
Lower Earley, Reading

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
Continuation of the use of the basement area of the existing Asda Store without compliance with condition 02 of planning permission 99 / 9440 / U

5. Give the area in hectares or part of a hectare **AREA OF SITE** 5.8 ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** Owner

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** Site Location Plan LR1

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 99/69440/V Conditions to be relaxed Condition 02

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 ?

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

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.

As Existing

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	As Existing	
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.

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?

Use will be ancillory to Authorised use of existing Superstore for retail purposes.

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
	As Existing		

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'.

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.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?
YES/NO N/A
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 N/A
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.
N/A

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

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details

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

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

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.
Removal of a condition £95.00

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 Littman & Robeson ON BEHALF OF Asda Stores Ltd DATE 05 January 2000
Littman & Robeson

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.

06 JAN 2000* 0595

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.

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed Littman & Robeson Littman & Robeson

On behalf of Asda Stores Ltd

Date December 1999

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

1789/a

SECTION 66 CERTIFICATE

Application No.

06.JAN.2000* 0325

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.*

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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(b) .....

.....

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

- Notice of the application as attached to this Certificate, has been published in

the (c) .....

(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).

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:

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1769d

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e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO N/A 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 N/A 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.
N/A

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

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system YES/NO
If no, please give details

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

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

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	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO
* STATE No. OF HABITABLE ROOMS
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.
Removal of a condition £95.00

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SIGNED Littman & Robeson ON BEHALF OF Asda Stores Ltd DATE 05 January 2000
Littman & Robeson

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".

(2) ASDA SUPERSTORE 20 ASDA MALL

ADDRESS CHALLENT WAY PARISH LARLEY E

PLOT No. LOWER LARLEY DISTRICT CENTRE ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09334	IBMAC CIVIL ENGINEERING LTD	TEMP. OFFICE ACC. ASDA DEV.	26.10.78	N/A 30.6.79 TP
09408	ASDA	1ST FLOOR STAFF TRAINING ROOM & COMPRESSOR ROOM OVER GROUND FLOOR	26.10.78	N/A CIA
09409	"	SHOPPING UNIT 1	26.10.78	N/A CIA
09418	"	TEMP. HAULAGE ROUTE	26.10.78	N/A 31.9.79 TP
09850	"	ADV. BOARDS "	18.1.79	N/A 31.12.79 TP
BR 10150	"	TEMP. SEWAGE TREATMENT WORKS	2.2.79	APP N/A
BR 10233	"	ASDA SUPERSTORE	19.10.79	APP N/A
BR 10698	"	GAS GOVERNOR STATION	25.4.79	APP N/A
10567	"	"	4.5.79	N/A CIA
11069	"	H.L. SIGNS	5.7.79	N/A CIA
BR 11637	"	WAREHOUSE / SIDINGS / FENCING	13.12.79	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) ADDRESS ASDA SUPERSTORE 20 ASDA MALL PARISH LOWER LARLEY

PLOT No. CHALFONT WAY ORD. SHEET No. SU 7470 SE

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24422	ADG. PROPERTY SERVICES	8/ST. EXT (COLD ROOM)	6.11.85	C/
27489	"	3 CASH DISPENSERS	27.11.87	C/
27696	ASDA.	ALTS/EXT TO EX SHOPPING AREA	28.5.87	Re
28478/9	WDC	SIGNS	5-8-87	DC
28921	ASDA	ENCL. DELIVERY BAY	4.11.87	C/A
BRA4070	"	"	5.1.88	Ref
31185 c/o/consent?	"	REPL. EX. SIGNWORK	28.9.88	C/
BRA7721	"	EXT./ALTS. TO EX. STORE	6.10.89	Ref
*31622	"	"	17.7.89	C/
BRA 8191	"	"	10.11.89	APP
35182	"	NON-ILL. SITE SIGNBOARD	22.2.90	14

DATE OF COMPLETION

MINISTRY DECISION 27696 - APPEAL DISMISSED - 3.2.88

SPECIAL ORDERS

DRAINAGE

091074

36830	"	CARPARK & STORE SIGNS	6.3.91	G

1933

(6)

ASDA SUPERSTORE 20 ASDA MALL

ADDRESS 20 CHALFONT WAY **PARISH** EARLEY

PLOT No. **ORD. SHEET No.** SU 7470 SS

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
96/63685/A	ASDA	2 ILL. DIR. SIGNS	26.6.96	C/
FP96/5274	ASDA	STORAGE	2.5.96	REL
x96/63924/F	"	EXT. WAREHOUSE & SERVICE YARD	26.7.96	C
x96/63996/VAR	"	RELAX. COND. 3 ON x 45161 (RETAIN ATM MACHINES)	23.7.96	C/
FP96/5216	"	NEW WAREHOUSE EXT	20.8.96	APP
FP96/5723	"	SPECIAL NEEDS COVERED TROLLEY PARK	4.9.96	APP
96/64581/F	"	"	26.11.96	C
96/64117/VAR	"	RELAX. COND. 17 ON 31622 (CONCESSION UNIT AS CASH OFFICE FOR ASDA	12.11.96	C/
96/64691/VAR	" (RETRO)	VAR. COND. 17 ON 31622 LOSS OF CONCESSION UNIT	14.01.97	RE

MINISTRY DECISION

SPECIAL ORDERS P.D. Enquiry 2/7/97. (Footpath).

1933 (8) ASDA

ADDRESS 20 CHARFONT WAY PARISH EARLEY

PLOT No ORD. SHEET No. SU. 7470 88

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70827/W				
F/1499/01488	Asda stores Ltd	Erection of covered trolley bays		

MINISTRY DECISION

SPECIAL ORDERS

① ASDA SUPERSTORE 20 ASDA MALL E

ADDRESS CHALKONT WAY PARISH EARLEY

PLOT No. LOWER EARLEY DISTRICT CENTRE ORD. SHEET No. SU. 7470 S

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/182/67	TRUSTEES MALE SETTLEMENT	O/L RES DEV.	23.11.67	N/A	R
1764/73	NEW HOMES PROJECT LTD	"	13.6.74	N/A	R
1767/73	MALE SETTLEMENT TRUST	"	13.6.74	N/A	R
01945		LOWER EARLEY DEV. PLAN			
03310	"	O/L COMM CENTRE, RES DEV. ETC.	15.4.76	N/A	R
07235, 95		ROADS			C/A
07379	ASSOCIATED DAIRIES LTD.	TEMP. SEWAGE TREATMENT	16.3.78	N/A	31.12.[illegible] TP
Y07564	"	DISTR. CENTRE (RETAIL SHOPPING)	16.3.78	N/A	C/A
BR 8171	"	" PH. I	5.5.78	REF	N/A
08956	"	SHOPPING UNIT, WAREHOUSE	WITHDRAWN		
BR 8883	"	RETAIL & ANCILLARY WORKS I	3.8.78	REF	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ASDA SUPERSTORE 20 ASDA MALL

ADDRESS CHALFONT WAY PARISH FARSLEY

PLOT No. LOWER FARSLEY DISTRICT CENTRE ORD. SHEET No. SU. 1470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11313	ASDA	SIGNS	WITHDRAWN	
11597	"	HOARDINGS, SIGNS ETC	29.7.79	N/A
x 11710	"	BASEMENT CAR PARK SHUTTER	27.9.79	N/A
11860	"	BUS ROUTE	25.10.79	N/A
12477	"	VARIOUS SIGNS	14.2.80	N/A
12484	"	VISUAL SCREEN, DELIVERY BAY	14.2.80	N/A
16184	"	IMPROVEMENTS & PETROL FILLING STATION	22.10.81	N/A
17124	"	AMEND D 16184	8.6.82	N/A
BR19294	ADG PROPERTY SERVICES LTD.	SPRINKLER, PUMPHOUSE, TANK INSTALLATION	1.9.82	APP
22249	"	ALTS & PART SHOP UNIT TO COMPUTER ROOM	18.10.84	N/A
6A24308	"		1.3.85	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(5) ASDA SUPERSTORE

ADDRESS 20 ASDA MALL PARISH EARLEY

PLOT No. ORD. SHEET No. CH. 74-70

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
41189	ASDA	PETROL FILLING	~~22.9.93~~ 21.1.94	CIA
41190	"	STATION	~~22.9.93~~	C
42333	"	ILL & NON ILL SIGNS FOR	24.6.94	C
FP94/2381	"	NEW PETROL FILLING STATION	12.6.94	APP
44786	"	ILL. & NON-ILL. SIGNS	4.10.95	C
95/60877/A				
44882	"	ALS. TO SHOP UNITS &	3.10.95	R
95/60973/F		CARPARKING, TROLLEY BAYS		
		& 3 NEW WINDOWS		
X45160	"	"	22.11.95	C
FP95/3870A	"	ALTS. & RETURN	18.10.95	Ret
95/63110/A	"	3 DIR. SIGNS	15.1.96	R
96/63575/VAR	"	VAR. COND. 30 (31622) DELIVERIES	10.5.96	C
96/66614/Z	W/DR.			

MINISTRY DECISION

SPECIAL ORDERS P.O. ENG. - SUB-STATION - 8.11.95

1933

(7)

ADDRESS ASDA 20 CHALFONT WAY PARISH LARLEY

PLOT No. ORD. SHEET No. SU.7470

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Deci
97/66099/F	ASDA.	CHANGES TO SHOP UNITS	4.11.97	C
97/66122/A	SPECSAVERS OPT. GROUP	NON-ILL. FASCIA SIGN	19.9.97	C
97/66149/F	ASDA	New Pedestrian Access	11.12.97	C
97/66248/V	W/DR.		12.9.97.	W
97/66249/V	ASDA	VARCOND. 14 - OPERATIONAL TIMES	31.10.97	C
FA97/6382	ASDA	NEW ACCESS BETWEEN	27.6.97	APP
		2 MEZZ. STORAGE AREAS		C
97/66845/V	" 6	VAR.COND.6 ON 66099 (MEZZ)		C
FP97/6895	ASDA	ALTS to cleaners area	9.10.97	C/A.
98/68321/V	"	VAR.COND.2 ON 63575 (DELIVERY HOURS)	22.12.98	
98/68393/V	W/DR			
99/69440/V	Asda	VAR.-COND 2 of 45160 - Allow storage ancillary to store	20.10.99	G

MINISTRY DECISION 00173/E - quashed 13/10/99 + costs awarded to ASD

SPECIAL ORDERS 68321 - APPEAL GRANTED - 25/10/99

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
06 JAN 2000* 0555

1.	**APPLICANT'S NAME**	Asda Stores Ltd
	ADDRESS	Asda House, Southbank
		Great Wilson Street, Leeds
	POST CODE	LS11 5AD **PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	Littman & Robeson
	ADDRESS	14 Buckingham Street
		London
	POST CODE	WC2N 6DF **PHONE** 0171 930 5551
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**	Asda Superstore, Chalfont Way
		Lower Earley, Reading
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Continuation of the use of the basement area of the existing Asda Store without compliance with condition 02 of planning permission 99 / 9440 / U
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	5.8 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	Owner
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	Site Location Plan LR1

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 99/69440/V Conditions to be relaxed Condition 02

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** ☐

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.

As Existing

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B5-7	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				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	As Existing	
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.

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?

Use will be ancillory to Authorised use of existing Superstore for retail purposes.

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
	As Existing		

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'.