APPLICATION NO:
O/2000/1077

LOCATION:
Adjacent To A33 Northbound Swallowfield By Pass, Swallowfield Reading.

APPLICANT:
M Carter

PROPOSAL:
Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268).

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **23/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

Tel. 0118 9746429 (Direct Line)
Fax. 0118 974 6484
Email. Carol .Hurst @wokingham.gov.uk
Date. July 4, 2000
My ref. O/2000/1077
Your ref.

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

Dear Mr Carter

PLANNING APPLICATION: O/2000/1077

OUTLINE APPLICATION FOR ERECTION OF PETROL STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING ON LAND ADJACENT TO A33 ,SWALLOWFIELD

I confirm that your application for the above has been withdrawn.

Yours sincerely.

CH

Mrs C Hurst
Senior Technical Officer, Administration

102 Fishbourne Rd West,
Chichester, W.Sussex PO19 3JL
Tel: 01243 789436

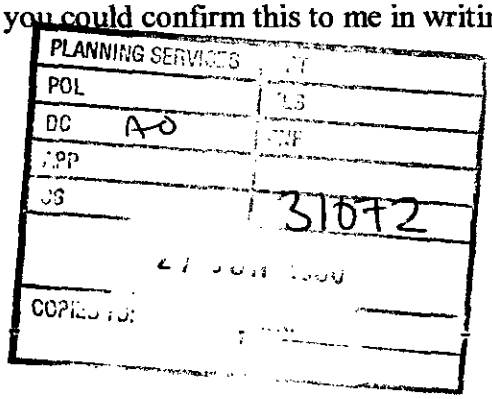
Mrs Odell,
Senior Planner,
Environmental Services Dept Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks RG40 1WR

Your ref: AO/0/2000/1077

Dear Mrs Odell,

PLANNING APPLICATION 0/2000/1077
OUTLINE APPLICATION FOR ERECTION OF PETROL STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING ON LAND ADJACENT TO A33, SWALLOWFIELD.

With reference to your letter of 20th June, I am writing to withdraw my planning application 0/2000/1077 and would be grateful if you could confirm this to me in writing.



Yours sincerely,

Mark Carter

Our ref: SP\2000\001621\001
Your ref: O/2000/1077

Date: 8th August 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 32857
POL	TLS
DC	ENF
APP	
CS	
10 AUG 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Angela Odell

Dear Sir/Madam

ERECTION OF PETROL STATION, RESTAURANT AND PICNIC AREA ADJ TO A33 NORTH BOUND, SWALLOWFIELD BYPASS, SWALLOWFIELD

Thank you for your letter dated 11 April 2000 which was received on 14 April 2000. I apologise for being unable to reply before now. You are asked to quote the following reference in any correspondence: SU76SW/21/1. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development is commenced.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The construction of the surface and foul water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: A Buffer Zone 6 metres wide alongside the watercourse shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse, provide undisturbed refuges for wildlife using the river corridor, and prevent pollution of the watercourse from accidental runoff.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Nick Weddell on 01276 45 4405 for details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO APPLICANT

Groundwater Protection: Contact Ian Doyle on 01276 45 4365

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Underground or overground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Areas beneath canopies within petrol station forecourts should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent. Surface water

Cont/d..

drainage from uncovered areas may be connected to the surface water system via a suitable petrol/ oil separator.

Tanks and associated pipe work containing substances included in List 1 of the EC Groundwater Directive (80/68/EC) should be of double skinned construction and be provided with intermediate leak detection equipment.

Surface water from roads and car parks not directly associated with the petrol station should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parking not directly associated with the petrol station should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

A separator should be provided on the main surface water outlet from this site, the design of which shall be to the satisfaction of the Environment Agency.

The developer should consult the Environment Agency on general measures for the avoidance of pollution.

Conservation: Contact Liz Baldwin on 01276 45 4430

There must be no fires, dumping, storage of materials or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Cont/d..

This should also include an assessment of the impacts on the adjacent Wildlife Heritage Sites and the River Loddon SSSI, which the watercourse on site drains to. The development should not have a negative impact on the Wildlife Heritage Site, the River Loddon SSSI or any other areas of nature conservation value.

The buffer zones should be undisturbed and maintained for wildlife. They should not include any built development including hardstanding or formal/ornamental garden.

An ecological survey of the application site should be carried out in order to allow the nature conservation impacts of the scheme to be adequately assessed. The survey should identify any rare, declining, protected or otherwise important flora, fauna or habitats within the site; assess the importance of that interest at a local level; identify the impacts of the scheme on that interest; propose mitigation for any adverse ecological impacts; propose enhancement measures to help improve the value of the site for wildlife. The Agency would wish to be consulted on the results of the survey.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Don Proctor Planning, Victoria House, 25 High Street, Over, Cambridge CB4 5NB

102 Fishbourne Rd West,
Chichester, W.Sussex PO19 3JL
Tel: 01243 789436

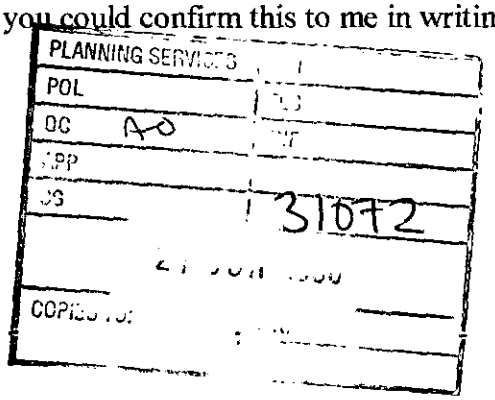
Mrs Odell,
Senior Planner,
Environmental Services Dept Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks RG40 1WR

Your ref: AO/0/2000/1077

Dear Mrs Odell,

PLANNING APPLICATION 0/2000/1077
OUTLINE APPLICATION FOR ERECTION OF PETROL STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING ON LAND ADJACENT TO A33, SWALLOWFIELD.

With reference to your letter of 20th June, I am writing to withdraw my planning application 0/2000/1077 and would be grateful if you could confirm this to me in writing.



Yours sincerely,

Mark Carter

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 11 April 2000

Application Number: O/2000/1077

Proposal: Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268).

Site Address:
Adjacent To A33 Northbound, Swallowfield By Pass, Swallowfield, Reading.

Applicant:
M Carter .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

---

1) The developer shall prior to the commencement of the development provide a vehicular access and egress in accordance with the Department of Transport Standard TD42/95 Geometric Design of Major/minor priority junctions.

2) The developer shall assess the need to remove the existing layby and relocate it. If required the developer shall undertake such works as are required after reaching written agreement with the Local Planning Authority

3) The develop shall prior to the development being brought into use position a continuous safety barrier within the central

PTO

Signed: T Cull 21/5/00 **Print name:** T CULL

reserve of the A33 dual carriageway. Details of the barrier to be agreed with the Local Planning Authority.

4) Off-site works ~~to~~ shall be undertaken under a section 278 agreement, the contractor to be agreed with the Local Planning Authority

5) The required diversion of the bridleway ~~way~~ shall be carried out before site construction begins. The works shall be undertaken such that the bridleway is always available for public use.

6) The detailed layout of the site shall comply with the planning authority standards in respect of access, circulation, parking, loading/unloading and turning

7) The condition detailed on the Notification of Consent for planning permission for application no. 39268/0 still apply with regard to highway matters.

8) SC22 "layout" SR08
SR13

9) SC28

10) SC33 SR13

11) SC34 SR13

POL 28793
DC NF
APP
CS
28 APR 2000
COPIES TO: ACK: 26/4/00
FILE:

0/2000/1077 - Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking (renewal of consent 39268)

The Parish Council strongly objected to this application in 1992 and continues to vehemently object to it for the following reasons:

1. Whilst permission, on appeal, was granted for a filling station on the southbound carriageway of the Swallowfield by-pass, the Parish Council does not accept the necessity of a filling station and restaurant facilities on the northbound carriageway. Facilities are available on the A33 closer to Basingstoke and on the westbound carriageway of the M4 near Reading - built since this proposal was originally granted permission, and close to the M4 at Reading. Thus the only people who might not have a petrol station and restaurant facilities within reasonable distance are those travelling along the B3349 from the Hook area, and who are heading towards London on the M4. However, this traffic will be minimal, as most traffic heading towards London from the Hook area will use the M3. If there was a heavy necessity for such a development then it would have already been built.
2. Development on this site may lead to pressure for further development in the area, and along the A33 Swallowfield by-pass in particular.
3. The site is situated in an area of Special Landscape Importance, as designated in the Wokingham District Draft Local Plan. This proposal will dramatically urbanise the area, destroying this importance.
4. The site is close to a wildlife heritage site as designated in the Wokingham District Draft Local Plan. This proposal must severely jeopardise its survival.

For all the above reasons the Parish Council trusts that, this time, the application will be rejected.

Yours faithfully,

Celia Adams

Mrs. C. Adams, Clerk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 3 April, 2000
My ref. AO/A33.west

Mr M Carter
102 Fishbourne Road West
Chichester
W. Sussex
PO19 3JL

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

Dear Mr Carter

OUTLINE APPLICATION FOR THE ERECTION OF PETROL STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING ON LAND ADJACENT TO A33, SWALLOWFIELD

I refer to the above application for which I am the planning case officer. You should be aware that the site is in the countryside outside a settlement boundary and in an Area of Special Landscape Importance. The proposal is therefore contrary to the Council's policies for the area. Although outline planning permission No. 39268 was granted for the proposal, this was due to the following circumstances.

In 1990 application 35075 was allowed on appeal for a petrol filling station, restaurant and parking on the east side of the A33. . The Inspector concluded that although the proposal was contrary to countryside policies for the area, the need for the facilities was overriding. For the same reasons application 39268 was allowed on the west side of the A33. The decision to approve the application was taken by the Sub-committee in 1992. However, due to delays, the decision notice was not issued until November 1997, when the Section 106 agreement had finally been completed. Since then, we consider that circumstances have significantly altered, particularly with the opening of the M4 services at Burghfield. We are therefore unlikely to view the proposal favourably unless you can satisfactorily demonstrate that there is currently a real demand for the proposal and at the scale proposed. For you to do this I consider, for example, that you would need to show active interest by a potential operator, with a business plan to demonstrate that the proposal would be expected to be viable. (Any financial information could be marked to be confidential).

Please advise me by 26 April whether you intend to try to provide such a justification, or whether you wish the application to be determined on the basis of the information already submitted. However, I advise you that the above advice is given without prejudice, and does not commit the authority to approving the application, should such information be submitted. Meanwhile, if you wish to discuss the mater further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 15th May 2000

Location: Adjacent to A33 Northbound, Swallowfield By-Pass, Swallowfield.

Proposal: Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking (Renewal of consent 39268).

Application Number: O/2000/1077

In response to your consultation dated 11th April 2000 for the above application, the landscape comment is as follows:

The mature trees and landscape setting are particularly important at this rural site.

A full survey of the trees on the site should be submitted showing the condition of the trees and detailed proposals for their protection and maintenance.

The applicant's attention is drawn to the need to protect the existing trees on the site during the construction of the buildings and particularly during the digging for the underground service trenches. The British Standard no. 5837:1991 *Guide for trees in relation to construction* sets out methods of protecting trees. It is available from the Stationery Office and can be consulted in main libraries.

A drawing should also be submitted showing full landscape proposals for the projected development at the time of the full application submission.

Patricia Green.

Patricia Green
Landscape Consultant

The Ramblers' Association
Working for walkers

28924

AO

TO:

FILE:



Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

20 April 2000

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

PLANNING SERVICES
WOKINGHAM DISTRICT COUNCIL

YOUR REF: ANGELA ODELL 0/2000/1077

Dear Sirs

In reply to your letter of 11 April, received today, we have no comments at this stage concerning this application to renew consent 39268.

Yours faithfully

D W Bounds
Footpath Secretary
Loddon Valley RA Group

Registered charity number 306089

~~To~~ [redacted] FROM
Public Rights Of Way Officer
F A O Graham Barnwell

TO
~~From~~: Angela Odell

Date: 11 April 2000

Application Number: O/2000/1077

Proposal: Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268)..

Site Address:
Adjacent To A33 Northbound, Swallowfield By Pass, Swallowfield, Reading.

Applicant:
M Carter .

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

No objection to this application as long as the Public Right of Way Swallowfield No 37

By Hand 23/05/2000 10.40.

Diane, is this yours?
NO, Sorry!
Dian

TC.

✓ AO.

0/2000/1077

Willow Tree Cottage,
Part Lane,
Riseley,
Nr. Reading,
Berks.
RG7 1RU.
20th May, 2000.

OBS

COPIES TO:

FILE:

Dear Mrs Odell,

I am writing to object to the application to build a petrol station, restaurant, picnic area and ancillary car parking at the A33 northbound next to the Swallowfield bypass.

The land in question is rural and lies within an area of special landscape importance adjoining a wildlife heritage site. As such, the proposal appears to contravene key policies designed to protect the countryside, including C2 of the Berkshire Structure Plan, LTV2 of the Loddon Area Local Plan and WCC1 of the Wokingham District Local Plan.

I do not believe that there is an overriding need for the services proposed that would justify making this application an exception. There is, in any case, now a service area on the M4 within a few miles of the site as well as other petrol stations nearby on the A33.

The application is for a very substantial development in the countryside that would inevitably result in increased traffic and significant light pollution. It would mean the urbanisation of a rural area in a way that I think would be very hard to justify.

Yours sincerely,

N B Lane.

N B Lane.

PLANNING SERVICE
POL
DC
AFP
CS 14 April - AMO
17 APR 2000
COPIES TO:
ACK:
FILE:

LODDON LOWER FARM,
SPENCER'S WOOD,
NR. READING,
BERKSHIRE, RG7 1JE
TEL: 0118 9883212

Re: Planning Application No 0/2000/1077

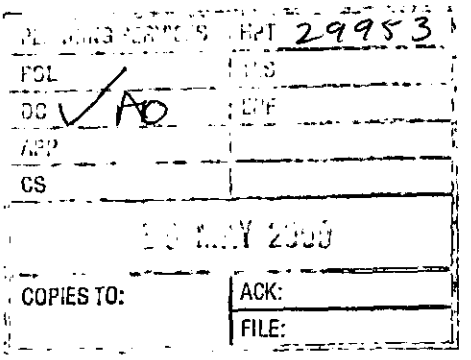
Dear Sir —

I see no need for this application — there is already a petrol station and a restaurant (the latter very little used) on the Swallowfield by-pass, quite close to the north end of the by-pass, only a few minutes from the roundabout south of the M4. There are several petrol stations on the A33 (and restaurants) between Reading and Basingstoke.

This would make yet a further blot on the rural landscape south of the M4 and encourage more building in green field sites.

Yours faithfully

R L V French Blake



102 Fishbourne Rd West,
Chichester, W.Sussex PO19 3JL
Tel: 01243 789436

Mrs Odell
Senior Planner
Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End,
Wokingham
Berks RG40 1WR

25th May 2000

Dear Mrs Odell,

Re – Planning application 0/2000/1077

Thank you for making the time to see me today. I found it very helpful to clarify the position from the planning department's perspective.

As discussed, please consider that for this application I am both the applicant and the owner and BP Oil is no longer involved.

Yours sincerely,

Mark Carter

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 June, 2000
My ref. AO/O/2000/1077

Mr M Carter
102 Fishbourne Road West
Chichester
W. Sussex
PO19 3JL

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

Dear Mr Carter

PLANNING APPLICATION O/2000/1077
OUTLINE APPLICATION FOR THE ERECTION OF PETROL STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING ON LAND ADJACENT TO A33, SWALLOWFIELD

I refer to my letter to you of 3 April. I advise you that unless I receive the information required in that letter (regarding a potential operator etc.) by 30 June 2000, we intend to report the application to the next available Development Control Committee for determination on the basis of the application as submitted.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

WORK SHEET FOR : Angela Odell

Application Number : O/2000/1077

Applicant : M Carter .

Location : Adjacent To A33 Northbound, Swallowfield By Pass, Swallowfield, Reading.

Proposal : Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268).

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

I displayed green notice on 9.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 9.5.00.

Date Registered : 28/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 23/05/2000

Consultation Responses :

Planning Issues :

Application Number: O/2000/1077

Appraisal :

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

Application Number O/2000/1077
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Adjacent To A33 Northbound Swallowfield By Pass Swallowfield Reading.

APPLICATION NUMBER: O/2000/1077

OFFICER: Angela Odell

DATE OF SITE VISIT: 9.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING layby with land rising to rear & copse on land at top.

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected.

5. SITE CONSTRAINTS

TREES see above ± trees on Eastern side of A33 opposite.

ACCESS/PARKING

LEVELS Land rises to r/o layby of A33. Low.

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6445

Date:

My ref: O/2000/1077

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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

Dear Councillor

Application Number: O/2000/1077
Adjacent To A33 Northbound, Swallowfield By Pass, Swallowfield, Reading.
Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268).

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 **Angela Odell** on **(0118) 974 6445**. 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: **Angela Odell** Application Number: **O/2000/1077**
Adjacent To A33 Northbound, Swallowfield By Pass, Swallowfield, Reading.
Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268).

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor D Beatty

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 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 May, 2000
My ref. AO/O/2000/1077

Mr M Carter
102 Fishbourne Road West
Chichester
W. Sussex
PO19 3JL

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

Dear Mr Carter

PLANNING APPLICATION O/2000/1077
OUTLINE APPLICATION FOR THE ERECTION OF PETROL STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING ON LAND ADJACENT TO A33, SWALLOWFIELD

I note that on the application form BP Oil is stated as the applicant in Q.1 and that they are stated as prospective purchasers in Q.6. However, your Section 66 ownership certificate states that the applicant is the owner, you have signed the certificate yourself, and certificate B has been crossed out. As this information is inconsistent, please clarify the situation as a matter of urgency, and re-submit any new paperwork necessary.

Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: O/2000/1077

Proposal:
Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268).

Location:
Adjacent To A33 Northbound Swallowfield By Pass Swallowfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 12/05/2000 for the following reason(s);

PROPOSAL IS CONTRARY TO THE DEVELOPMENT PLAN

The application can be inspected 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 12/05/2000

displayed by A. Odell. 9.5.00.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 May, 2000
My ref. AO/O/2000/1077

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

Mr M Carter
102 Fishbourne Road West
Chichester
W. Sussex
PO19 3JL

Dear Mr Carter

PLANNING APPLICATION O/2000/1077
OUTLINE APPLICATION FOR THE ERECTION OF PETROL STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING ON LAND ADJACENT TO A33, SWALLOWFIELD

I have now received advice from the highway officer. *If* the proposal were to be considered acceptable in principle, in addition to fairly standard conditions he would require the following:

1. Vehicular access and egress in accordance with DoT standard TD42/95 (geometric design of major/minor priority junctions.

2. Assessment of the need to remove the existing layby and relocate it (works my be required by written agreement with the Local Planning Authority).

3. Central reserve barrier to be provided (by written agreement with the Local Planning Authority).

4. Off-site works under a Section 278 agreement.

5. Diversion of bridleway.

I advise you that the above advice is given for information purposes only, and does not commit the authority to approving the application. Meanwhile, if you wish to discuss the mater further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

c.c. Tom Callaghan, highway officer

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING SERVICES	HPT 28794
POL	TLS
DC	ENF
APP	
CS	

28 AL

COPIES TO:

26 April 2000

Faxed and posted
9746484
(3 page total)

Attn: Angela Odell

Re: 0/2000/1077 - Outline for erection of petrol station etc. (renewal of consent 39268)

Attached are the Parish Council's comments on current applications. Please note that the Parish Council would like the above application listed and I have therefore, today, asked Clare Beatty to arrange for this.

Best wishes,

Celia

RECD 14/4 VPS

28333

28/4

REPLY REQUIRED

To:
Policy And Plans Section

From: Angela Odell

Date: 11 April 2000

EIG

Application Number: O/2000/1077

Proposal: Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268)..

Site Address:
Adjacent To A33 Northbound, Swallowfield By Pass, Swallowfield, Reading.

Applicant:
M Carter .

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

No additional comments are

remains

EJG 14/4/00

Received by Wokingham District Council

Application No: O/2000/1077

Proposal:
Outline application for the erection of petrol station and restaurant, picnic area and ancillary parking. (Renewal of consent 39268).

Location:
Adjacent To A33 Northbound, Swallowfield By Pass, Swallowfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2000. 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

Applicationo	Name & Address
O/2000/1077	Mr & Mrs Blake Lower Loddon Farm Spencers Wood Nr Reading RG6 1JE
O/2000/1077	N B Lane Willow Tree Cottage Part Lane Riseley RG7 1RU
App. Withdrawn, sent 04/07/00	

37937

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	28 MAR
Officer: AO	Application No. 02000/1077

Map No. 94 Site 2.20
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(O) OUTLINE APPLICATION FOR THE ERECTION OF PETROL STATION AND RESTAURANT (RENEWAL OF CONSENT 39268) Picnic Area and ancillary parking.

Location: A33 Northbound Swallowfield By Pass

Parish: SWALLOWFIELD Ward: .....

Applicant: M. CARTER

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Agent can't deleted.		
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 ....Departure from Devt. Plan.....

Date Site Notice Sent : ..... 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) ~~Newbury~~ WestBerks DC	: .....
(Adjacent Parish ∈ in WestBerks DC)	: .....
~~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:

.....Babtie – (WHS) ~~ecology~~ ecologist.....

.....

.....BBONT.....

.....Ramblers.....

.....British Horse Society.....

.....

.....Neighbours: see attached OS maps – notify properties within areas.....

.....circled in red on maps (3 maps).....

.....

37937

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 MAR 2000	
Officer: AO	Application No.

Map No. ..... Site 1077

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(O) OUTLINE APPLICATION FOR THE ERECTION OF PETROL STATION AND RESTAURANT (RENEWAL OF CONSENT 39268) Picnic Area and ancillary parking.

Location: A33

Parish: SWALLOWFIELD Ward: .....

Applicant: M. CARTER

Fee Received 95-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

12
In carrying out the development the applicants shall conform with the recommendations in BS5837:1991 "Guide for Trees in Relation to Construction".
13
Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.
14
The fascia of the petrol filling station shall not be illuminated at any time.
15
No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.
16
Until the development hereby permitted is completed, the wheels of all vehicles leaving the site shall be in a clean condition and adequate provision shall be made for wheel washing at all site exits, to prevent the deposit of loose gravel, mud and other detritus on the highway.
17
The detailed layout of the site shall comply with the District Planning Authority's standards in respect of access, circulation, HGV parking and turning, car parking and turning, and roadside facilities, notwithstanding any indications to these matters which have been shown on illustrative drawing number 424/05/B.
18
Development shall not commence until the existing bridleway has been replaced in accordance with a scheme to be submitted to and approved by the District Planning Authority.
19
Development shall not begin until surface water balancing works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.
20
No development shall be occupied until foul drainage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority.
21
Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved by the District Planning Authority.

REASONS
01
To secure an appropriate development of the site and since no such details have been submitted.
02
This condition is deemed to be attached by virtue of Section 92(2) of the Town and Country Planning Act 1990
03
This condition is deemed to be attached by virtue of Section 92(2) of the Town and Country Planning Act, 1990.
04
To enable the District Planning Authority to assess the impact of the proposed development on the natural features of the site
05
In the interests of visual amenity.
06
To ensure that the full range of facilities that may be expected on such a facility, and as shown on the illustrative layout submitted as part of the planning application, are provided.

07
To ensure the implementation of a satisfactory scheme of landscaping which will improve the environmental quality of the development and soften its impact on the area.
08
In the interests of amenity and to help achieve a satisfactory standard of landscaping which will in due course improve the environmental quality of the development and soften its impact on the area.
09
To ensure the satisfactory retention of existing trees and in the interests of visual amenity.
10
To ensure that the trees, including the roots thereof, are not damaged during building operations.
11
To ensure that the trees are not damaged during building operations.
12
To ensure that the trees, including the roots thereof, are not damaged during building operations.
13
In the interests of visual amenity.
14
To prevent any detraction from the visual amenity of the rural area.
15
In the interests of amenity.
16
In the interests of amenity and road safety.
17
In the interests of road safety and vehicle movement.
18
To ensure the protection of the public right of way.
19
In the interests of amenity.
20
In the interests of amenity.
21
In the interests of amenity and road safety.

INFORMATIVES

01
An application for a Diversion Order under Section 257 of the Town and Country Planning Act 1990 in respect of Bridleway 37 can be made to the District Council's Rights of Way Officer at Shute End, Wokingham.
02
The Director of Highways and Planning, Berkshire County Council, Shire Hall, Shinfield Park, Reading, RG2 9XG (tel 0118 9234565) should be contacted for the approval of the access construction details
03
The applicant is advised that there is a Legal Agreement pertaining to the site, in respect of the vehicular access/egress into the site and the continuous crash barrier within the central reserve of the A33 dual carriageway
04
The Developer or Agent is requested to contact the Council' Engineer regarding the following informatives.
05
Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.
06
The developer shall have consultations with the Engineer to the Wokingham District Council at the earliest possible time regarding the drainage of the development.

07
For measures for the avoidance of pollution to surface water please consult the Principal Pollution Officer, No 2 District, on Tel No (01734) 311422.
08
For measures for the avoidance of pollution to underground waters please consult the Groundwater Protection Officer at Kings Meadow Road, Reading on Tel No (01734) 569712.
09

Berkshire Act 1986 Section 32
Access for Fire Brigade

1. Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show -

   (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

   (b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

2. No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1990, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

3. Section 16 (7) and (8) and section 36 (2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984

4. Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

5. In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Date 26 November 1997

Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy

102 Fishbourne Rd West
Chichester, W.Sussex PO19 3JL
Tel 01243 789436

28.MAR2000* 1077

Ms Denise Cummins
Council Offices
Planning Department
Shute End
Wokingham
Berks RG40 1BN

9th March 2000

Dear Ms Cummins,

Re – Application for 3 year extension of existing outline planning permission (expiring November 2000)

Further to our conversation this morning I would like to apply for an extension of the outline planning permission (application number 39268(0)), ideally for another three years. I am enclosing a copy of the site plan for the proposed petrol station and restaurant, a Section 66 Certificate and a cheque for the fee of £95.

I am relieved that I do not need the original planning application as this was proving difficult to obtain. Please contact me if there is any further information you need.

Many thanks for your help.

Yours sincerely,

Mark Carter

28.MAR2000* 1077

102 Fishbourne Rd West
Chichester, W.Sussex PO19 3JL
Tel 01243 789436

Ms Denise Cummins
Council Offices
Planning Department
Shute End
Wokingham
Berks RG40 1BN

9th March 2000

Dear Ms Cummins,

Re – Application for 3 year extension of existing outline planning permission (expiring November 2000)

Further to our conversation this morning I would like to apply for an extension of the outline planning permission (application number 39268(0)), ideally for another three years. I am enclosing a copy of the site plan for the proposed petrol station and restaurant, a Section 66 Certificate and a cheque for the fee of £95.

I am relieved that I do not need the original planning application as this was proving difficult to obtain. Please contact me if there is any further information you need.

Many thanks for your help.

Yours sincerely,

Mark Carter

28.MAR2060* 1077

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

BP OIL LIMITED
C/o DON PROCTOR PLANNING
VICTORIA HOUSE
25 HIGH STREET
OVER
CAMBRIDGE
CB4 5NB

Application No : 39268(O)

Parish : SWALLOWFIELD

Proposal : PROVISION OF PETROL FILLING STATION, RESTAURANT, PICNIC AREA AND ANCILLARY PARKING

Location : ADJACENT TO A33 NORTHBOUND, SWALLOWFIELD BY PASS, SWALLOWFIELD

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT OUTLINE PLANNING 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.

CONDITIONS

01
Approval of the details of the siting, design and external appearance of the buildings, the layout and landscaping of the site, and details of external lighting (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development, the subject of this permission, shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

02
Application for the approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.

03
The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

04
A detailed site survey, to a scale of not less than 1:500, shall be submitted to the District Planning Authority, the said survey must show contours at metre intervals related to Ordnance Survey Datum, together with all principal physical features of the site including ponds, water courses, woods, major structural areas of vegetation footpaths, services (existing and proposed) and the position, species, size, spread and condition of all existing trees exceeding 7cm in diameter at a height of 1.5m above ground level. The plan shall indicate the positions of proposed roads, parking areas and buildings and any significant alterations in site levels, and trees which it is proposed to remove.

05
The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted as part of the details of the proposed development as required by Condition No 1 above. This shall include indications of :
(a) all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development.
(b) species, height/sizes, densities per metre square of proposed planting together with their distribution on site, preferably on a 1:200 scale plan.
(c) major alterations in site levels, including sections through the site.
(d) types and details of all fencing, walling, screening and means of enclosure.
(e) major structural planting and mounding along the boundaries of the site south of the road access.
(f) alignment of existing and proposed service runs.

06
The development shall comprise a petrol filling station, restaurant, car parking, separate parking for heavy goods vehicles, a picnic area, breakdown information boards and public telephones. The restaurant picnic area, car and heavy goods vehicle parking shall be completed prior to the bringing into use of the filling station.

07
The construction of the buildings shall not be commenced until earth mounding has been provided and seeded, in accordance with details to be submitted to and approved by the District Planning Authority.

08
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with a phased scheme to be agreed with the District Planning Authority and shall be completed by the end of the first planting and seeding seasons following the completion of he development, or the bringing into use of the petrol filling station, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.

09
No trees on the land shall be removed, lopped or topped and no other thing shall be done on the land likely to harm or damage the trees, unless the District Planning Authority have so agreed in writing. Each tree felled, destroyed or severely damaged without such approval shall within the next planting season be replaced by another healthy, semi-mature tree of similar species. If within a period of 5 years any replacement tree dies, is removed or becomes seriously damaged or diseased, it shall be further replaced with another healthy tree of such size and species as may be first approved by the District Planning Authority.

10
Before the development commences, the existing trees which the District Planning Authority require to be retained on the site, shall be protected from damage by the erection of fencing to coincide with the crown spreads to the satisfaction of the District Planning authority. Such fencing shall be retained and maintained in good repair throughout the development of the site. The natural soil levels shall be maintained over the roots of the trees and furthermore, no plant, vehicles, materials or other items shall be parked or deposited under the protected trees. If any trenches for services are required within the fenced areas, they shall be excavated and back filled by hand, and any tree roots with a diameter of 25mm or more shall remain unsevered and undisturbed.

11
The trees on adjoining land which encroach on, over or under the application site shall be protected from the development, hereby approved, by the erection of fencing to coincide with the spread of the branches which hang over the application site to the satisfaction of the District Planning Authority. Such fencing shall be retained and maintained in good repair throughout the development of the application site.

1789/a

SECTION 66 CERTIFICATE

Application No.

28.MAR2000* 1077

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

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.

- 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) .....

.....

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . Self . . . . . .

Date . . 9.3.00 . . . . . .

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

0/2000/1077

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, RG11 1WR

FOR OFFICE USE ONLY

3228

24 MAR 1992

1.	APPLICANT'S NAME	BP Oil Ltd
	ADDRESS	BP House, Breakspear Way
		Hemel Hempstead
	POST CODE	HP2 4UL PHONE 0442/232323
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Don Proctor Planning
	ADDRESS	Victoria House, 25 High Street
		Over, Cambridge
	POST CODE	CB4 5NB PHONE 0954/31929
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	Adjacent A33 Northbound
		Swallowfield Bypass
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Comprehensive Road Users Service Area
		Petrol Filling Station, Restaurant, Picnic Area, Ancillary Parking, Landscaping, Access Arrangements
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.06 hectares (5.1 acres)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Prospective Purchaser
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6 x 83.897.0/5; 6 x 171/001A 6 x 424/05B and 6 x 171/005

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.

Agricultural Use

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.

For Subsequent Approval

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.

For Subsequent Approval

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaway/Existing Drainage

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

See Drawing No. 83.897.0/5

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

Yes

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

N/A

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

* STATE No. OF HABITABLE ROOMS

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

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

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

No Fee/See Cover Letter

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 D. Proctor ON BEHALF OF BP Oil Ltd DATE 20/3/92

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)				
(b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL		Outline Application Only		
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		
Proposed	See Drawing No. 424/05B	

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.

Road Users Service Area

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

BP Oil Ltd, The Applicants

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
	Approx	30/40	

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.

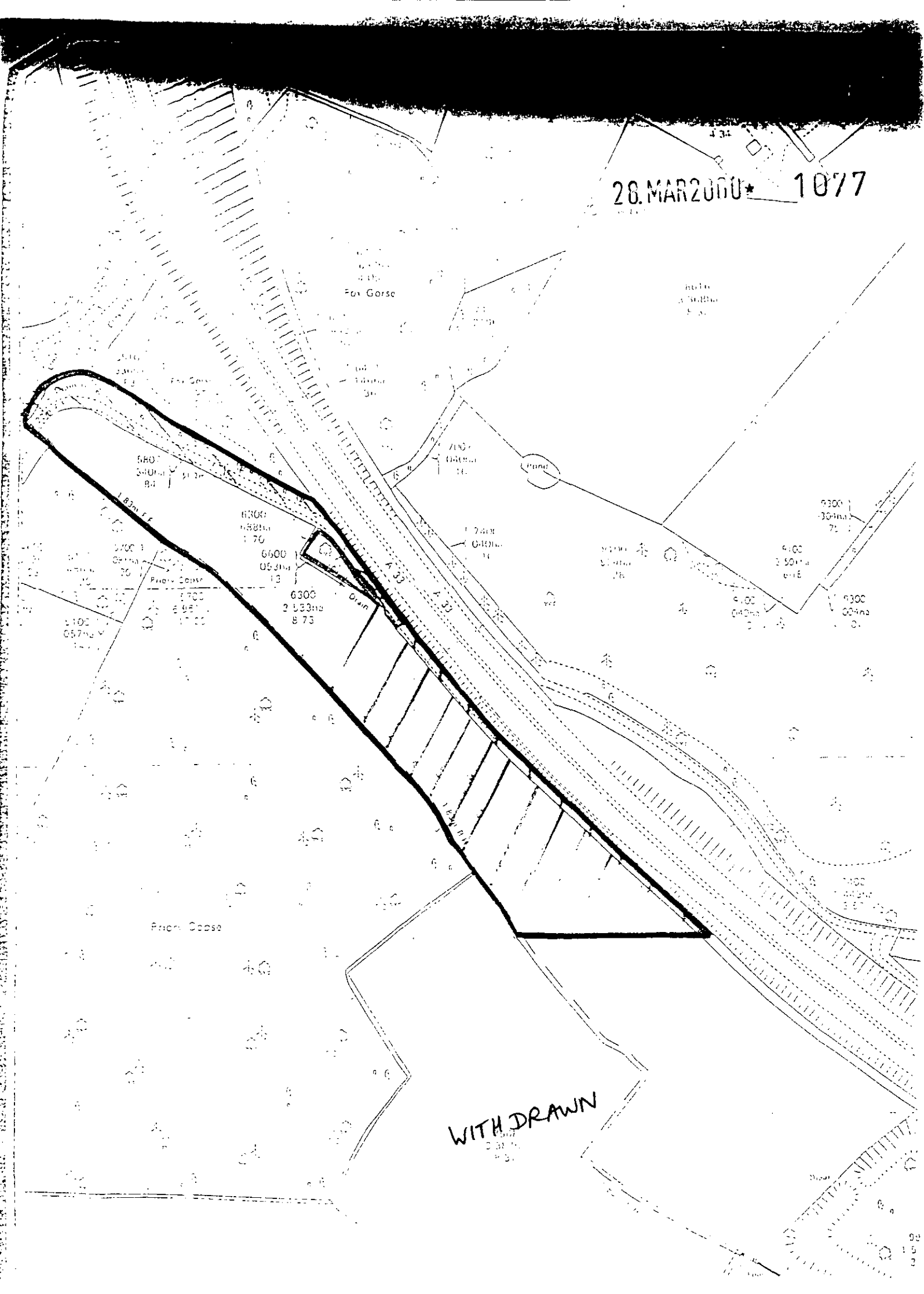
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

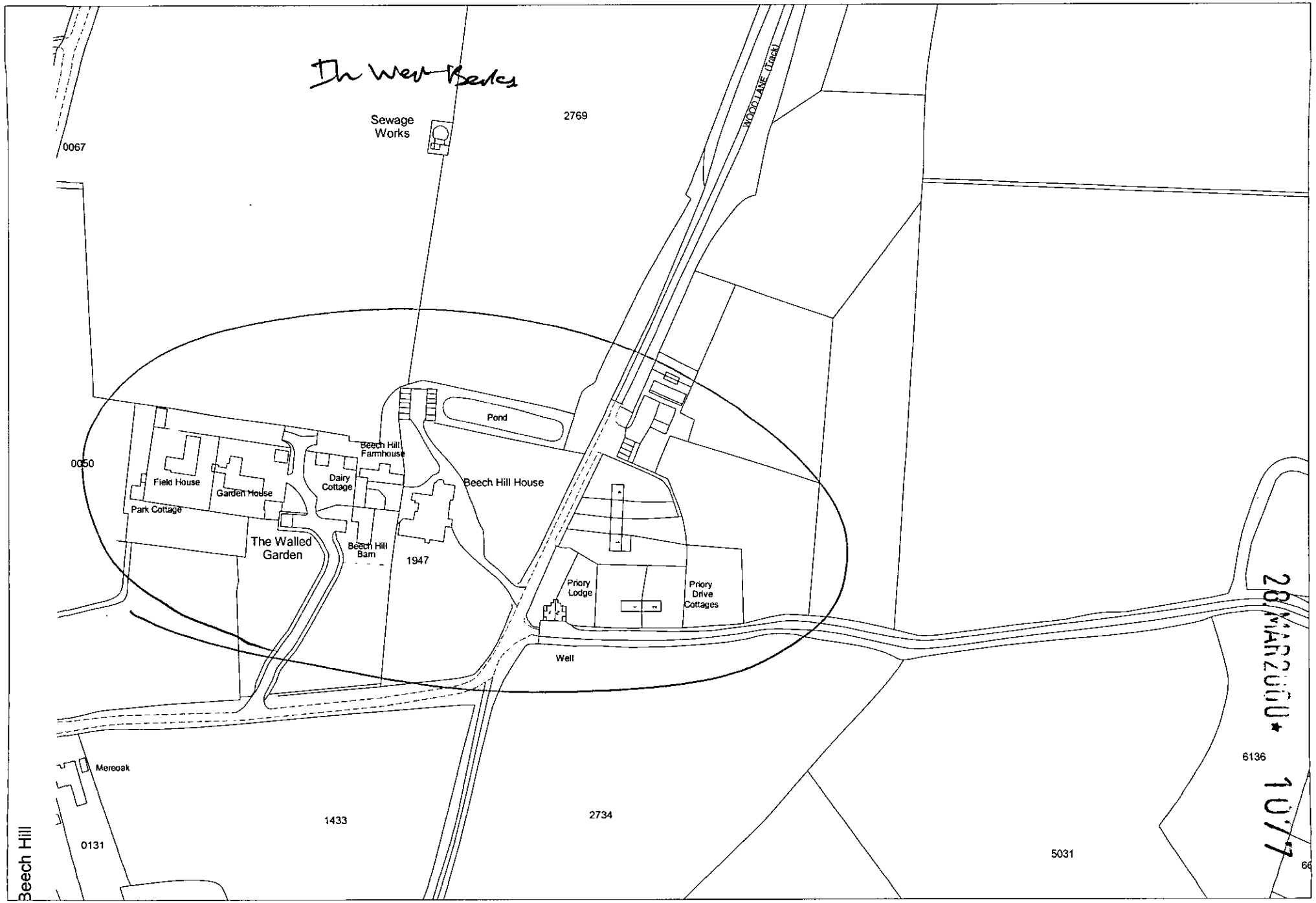
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive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


READING
Burghfield
Burghfield Common
Three Mile Cross
Shinfield
Spencers Wood
Arborfield
Arborfield Cross
Mortimer
Stratfield Mortimer
Swallowfield
WITHDRAWN.
28 MAR 2011 10/7


28.MAR2000* 1077
Fox Gorse
Pond
Priory Copse
Drain
A 33
WITHDRAWN



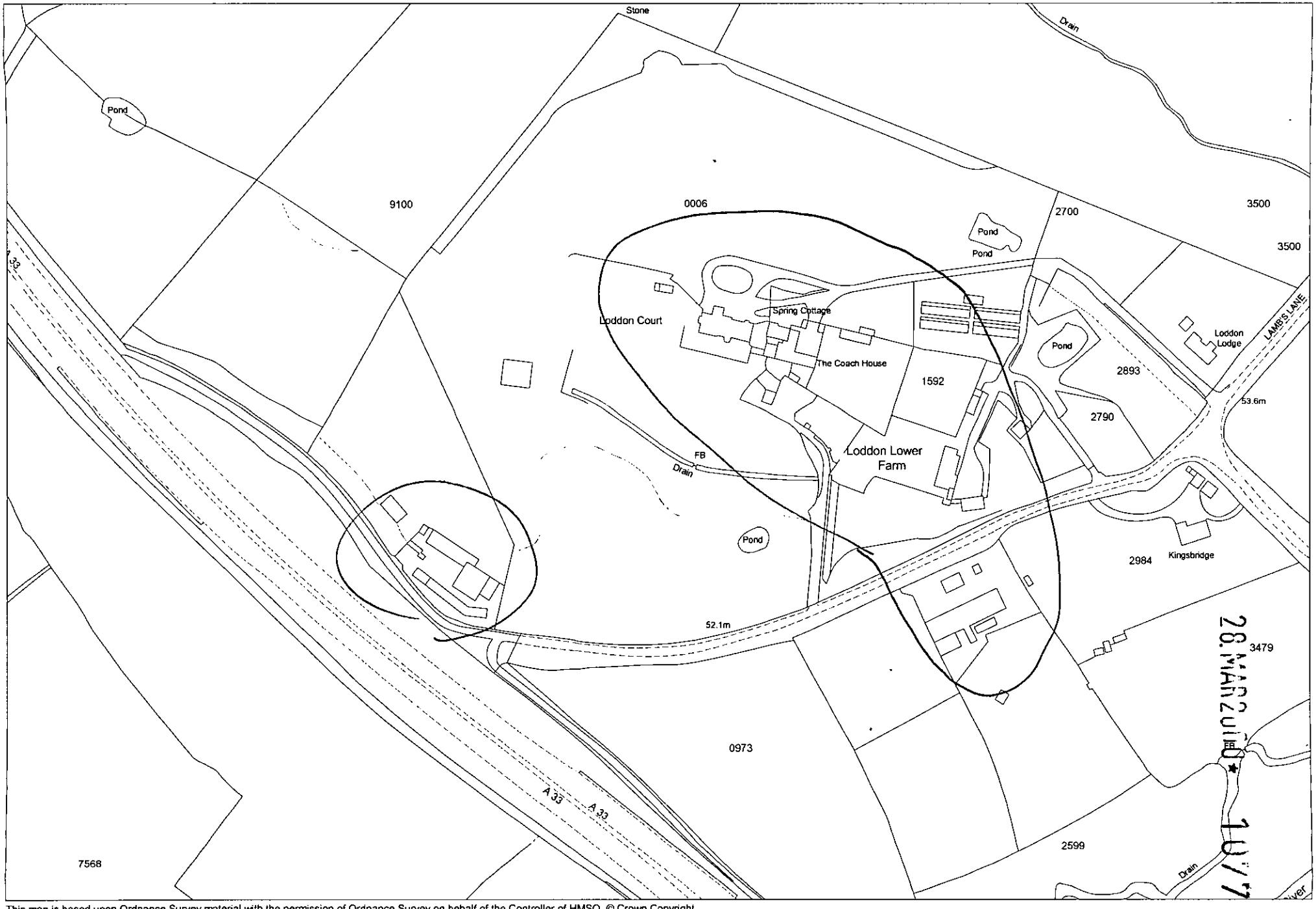
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

3 April 2000

Scale: 1 : 2500

N W E S



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

3 April 2000

Scale: 1 : 2500

N W E S