APPLICATION NO:
F/2001/5233

LOCATION:
Ground Floor 54 Peach Street, Wokingham.

APPLICANT:
Molyneaux Securities Ltd. C/O RPS Chapman Warren

PROPOSAL:
Proposed change of use of ground floor ~~from B2 (office use)~~ to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

EARLIEST DATE FOR DECISION: **09/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/01/2002

CASE OFFICER: ~~Emy Circuit~~ Elaine Vash

APPROVED

342

D2

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Molyneaux Securities Ltd.
C/O RPS Chapman Warren
Harbourside House
4-5 The Grove
Bristol
BS1 4QZ

Application Number: F/2001/5233

Parish: **WOKINGHAM**

Location: **Ground Floor, 54 Peach Street, Wokingham.**

Proposal: **Proposed change of use of ground floor to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.**

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

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

Condition
2. All plant, machinery and equipment (including fans, ducting and external openings) used at the premises shall be so installed, maintained and operated as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises the subject of this permission.

Condition
3. The development hereby approved shall not be open to the public or otherwise trading until full details of the external lighting have been submitted to and approved in writing by the Local Planning Authority.

Condition
4. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and smell created from cooking operations on the premises. (The equipment shall be effectively operated and maintained in accordance with manufacturers' instructions for as long as the proposed use continues). Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to the commencement of the development. Equipment shall be installed and in full

working order to the satisfaction of the Local Planning Authority prior to the commencement of use. (Details to include outlet height, which in general should be at least 1 metre above ridge height of the nearest building).

Condition
5. Before the building operations hereby permitted are commenced, samples and details of the proposed external finish shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
6. Deliveries and collections by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday, and at no time on Saturdays, Sundays or Bank or other Public Holidays without the prior agreement in writing of the Local Planning Authority.

Condition
7. The A3 use hereby permitted shall not be open for the supply or consumption of food or drink before 0800 hours or after 2300 hours on any day.

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

Reason
2. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

Reason
3. In the interests of visual amenity.

Reason
4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

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

Reason
6. To safeguard the residential amenities of adjoining residents and the area generally from noise and disturbance.

Reason
7. To safeguard the residential amenities of the occupiers of neighbouring properties.

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

Berkshire Structure Plan Policies OS1 and EN1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WSH13.

Anna Cronin
Head of Planning & Transportation
Date: 29/04/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Received by Wokingham District Council

Application No: F/2001/5233

Proposal:
Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

Location:
Ground Floor 54, Peach Street, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5233 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 November 2001

Tel. 0118 974 6451 (Direct Line)
E-mail: Elaine.Vashi@wokingham.gov.uk
Date. 25 June, 2002
My ref. BC/DC/F/2001/5233
Your ref.

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

Mr Romero-Sanz
C/o Mr North
CLM
26 High Street
CAMBERLEY
Surrey GU15 3SX

Dear Mr Romero-Sanz

PLANNING PERMISSION F/2001/5233
SITE: 54 PEACH STREET, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2001/5233 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours sincerely

ELAINE VASHI
Planning Officer

Applicationo	Name & Address
F/2001/5233	Peter Sullivan Avatea Limited 56a Peach Street WOKINGHAM. RG40 1XG
F/2001/5233	Peter W J Leigh 41 Sandy Lane WOKINGHAM. RG41 4SS
Application Approved	Letters sent 03.05.02

WOKINGHAM UNITARY
Aiming for Excellence

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F/2001/5233	Peter Sullivan Avatea Limited 56a Peach Street WOKINGHAM. RG40 1XG
F/2001/5233	Peter W J Leigh 41 Sandy Lane WOKINGHAM. RG41 4SS
Application Approved	Letters sent 03.05.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5233

Applicant : Molyneaux Securities Ltd. C/O RPS Chapman Warren.

Location : Ground Floor 54, Peach Street, , Wokingham.
Proposal : Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/12/01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 09/11/2001

Earliest Date for Decision : 09/12/2001

Latest Consultation Date/Site Notice Expiry Date : 09/12/2001

This application will have expired on: 04/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

WOKINGHAM TOWN COUNCIL : no objection
POLICY & PLANS : no objection see comments on file
HIGHWAYS : no objection
URBAN DESIGN & CONS : no objection in principle; unhappy with prop. extraction system & changes to entrance.
OBS LETTERS : 1 - raises obj to ext. plant system, long. of rear carpk, litter, waste, vandalism etc., noise & disruption during conversion.

Planning Issues :
IMPACT UPON CHAR. OF AREA - frontage changes extraction system.
IMPACT UPON NEIGH. UNITS.
RETENTION OF RETAIL CHARACTER - WSH5 (WSH7 - secondary retail frontage)

Application Number: F/2001/5233
PROP: Change of use to A1, A2 or A3 use with external plant
Appraisal: on rear flat roof.

The application proposes the change of use of the vacant 'Wokingham Times' unit at 54, Peach Street to A1, A2 or A3 use. The present use is considered to be sui generis. 54, Peach St. forms part of the secondary retail frontage area of Wokingham Town Centre & also lies within the conservation area.

1. IMPACT UPON THE CHARACTER OF THE AREA:
The application proposes change of use of the current unit to either A1, A2 or A3 use. The principle of changing to use A1 is considered to be acceptable as the unit lies within the secondary retail frontage of the town centre. Given the proportion of retail uses within close proximity to no. 54 it is not considered that change of use to A2 or A3 would have an adverse impact upon the secondary retail frontage.

(a) Extraction System:
The extraction System proposed comprises a stacked system on the flat roof area to the rear. It is considered that this is inappropriate development in the conservation area & would not enhance the visual quality of the service area in any way, but would only add to the clutter. It is considered however that as this application is speculative it would be appropriate to consider the details of the extraction system by way of a condition.

(b) Changes to the entrance:
The plans show changes to the existing entrance should the unit be changed to A3 food & Drink. The Councils Conservation Officer has asked for further details of this. ~~It is considered that these details can be dealt with by way of cond. also as the prop. c.o. to A3 is speculative at this time~~ These details have now been rec. & are to the satisfaction of the conservation architect.

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

2. IMPACT UPON NEIGH. UNITS.
One letter of objection has been received from a concerned neighb. business at 56a Peach Street. As well as concerns about the extraction system (mentioned above) the letter raised issues of congestion & fly parking in the car park at the rear, problems of litter & waste, vandalism, noise & disruption during conversion.
The Councils Highway Officer has not raised any objection to the scheme with regards to the situation of car parking. As the site is located in the town centre which is serviced by several car parks & public transport links people using the unit do not have to

the car park to the rear.
The other matters raised in the letter are not considered to be planning matters.

CONCLUSION: It is considered that the principle of the change of use of this unit @ 54 Peach St. to A1, A2 or A3 is appropriate in principle provided that conditions are attached to deal with the details of the scheme.

** Description of dev
DELETE "from B2 (office use)"

Application Number F/2001/5233
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C093	R093	The develop
3.		R110	The development hereby approved shall not be open to the public or otherwise trading until full details of the external lighting, signage & shop frontage have been submitted to & approved in writing by the LPA.
4.		R093.	Suitable ventilation & filtration equipment shall be installed to suppress & disperse fumes & smell created from cooking operations on the premises. The equip. shall be effectively operated & maintained in accordance with manuf. instructions for as long as the proposed use continues. Details of the equipment shall be submitted to & approved by the local planning authority in writing prior to the commencement of the development. Equip. shall be installed & in full working order to the satisfaction of the Local P.A prior to the commencement of use. (Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building
Informative for approvals			5. C012 R012 Replace external materials with 'external finish'.
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES:			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:			WOS2, WOS3, WRE1, WSH13
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES:			OS1, EN1.
MINERALS LOCAL PLAN POLICIES:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: by letter
(Development Control Manager)

Date:

6. Deliveries & collections by commercial vehicles shall only be made to or from the site between 0800 hrs & 1900 hrs Mon to Sat and at no time on Sundays or Bank or other public holiday without the prior written agreement in writing of the LPA.
C&A R082.

RECORD OF SITE VISIT

SITE ADDRESS: Ground Floor 54 Peach Street Wokingham.

APPLICATION NUMBER: F/2001/5233

OFFICER: Emy Circuit

DATE OF SITE VISIT: 14/12/01.

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

Town centre location
mixture of retail uses in neighbs. units.

3. DESCRIPTION OF SITE/BUILDING

Mr gr. unit of 54 Peach St; 2 st. flat roof building no. 54 is an end unit. Parking bays to front & parking area to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES

see plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 2/5/02

TO: DALE EVANS

FROM: IAN JOLLY **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 5

RECIPIENT FAX NUMBER: 0117 917 7251

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Copy of consent F/2001/5233 - 54 Peach St.

NOTES:

Tel: (0118) 974 6479

Date: 16/4/02

My ref: F/2001/5233

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: F/2001/5233
Ground Floor 54, Peach Street, , Wokingham. Sui GENERIS
Proposed change of use of ground floor from ~~B2 (office use)~~ to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

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

If you have any questions please do not hesitate to contact ~~Emy Circuit~~ Elaine Vashi on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 26/4/02

Yours faithfully

P G Watson

AP Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5233**
Ground Floor 54, Peach Street, , Wokingham.
Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date: 16/4/02

My ref: F/2001/5233

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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

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If you have any questions please do not hesitate to contact ~~Emily Circuit~~ Elaine Vashi on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

T G Watson

Principal Development Control Officer

Tel: (0118) 974 6479

Date: 16/4/02

My ref: F/2001/5233

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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This form must be received no later than 26/4/02

Yours faithfully

PGWatson

pp Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5233**
Ground Floor 54, Peach Street, , Wokingham.
Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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

Tel: (0118) 974 6479

Date: 16/4/02

My ref: F/2001/5233

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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CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: F/2001/5233
Ground Floor 54, Peach Street, , Wokingham. Sui GENERIS
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If you have any questions please do not hesitate to contact ~~Emy Circuit~~ Elaine Vashi on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

T C Watson

Principal Development Control Officer

Date: 22 March 2002

To: Harold Sanders - Conservation

We have received Additional Plans for the following planning application:

Application Number: F/2001/5233

Location: Ground Floor 54, Peach Street, Wokingham.

Proposal: Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

Applicant: Molyneaux Securities Ltd. C/O RPS Chapman Warren.

Case Officer: Elaine Vashi

The new plans show the following: Details of proposed frontage for proposed A3 use. Drawing no 01.833/02 Rev A.

Comments are required by 01/04/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

THE RE-POSITIONING OF THE DOOR TO PEACH ST. AND THE INTRODUCTION OF MULLIONS TO SHOP FRONT ARE BOTH ACCEPTABLE TO ME.

MATERIALS, COLOUR AND SECTIONS OF NEW FRONTAGE TO BE AGREED.

Harold Sanders

08.04.02.

Date: 22 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5233

Location: Ground Floor 54, Peach Street, Wokingham.

Proposal: Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

Applicant: Molyneaux Securities Ltd. C/O RPS Chapman Warren.

Case Officer: Elaine Vashi .

The new plans show the following: Details of proposed frontage for proposed A3 use. Drawing no 01.833/02 Rev A.

Comments are required by 01/04/2002.

Should you have any queries regarding this application please contact the case officer Elaine Vashi on (0118) 974 6451.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 5233 (Planaps) / (Ludhouse) Date Rec. 20/3/02.

Location: 54, PEACH STREET (GROUND FLOOR), WOKINGHAM

Parish WOKINGHAM

Applicant: MOLYNEAUX SECURITIES LTD

Description of attached plans: Plans to show details of proposed frontage for proposed A3 use.

Drawing No's: 01.833 | 02 rev. A.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	HAROLD.	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: (1). PETER LEIGH, 41 SANDY LANE, WOKINGHAM; PETER SULLIVAN 'AVATEA' Ltd, 56a PEACH ST., WOKINGHAM. (2). Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER E.V.

Consultations Sent by Admin. on 22.03.PS

Yellow - Part One Copy
Green - Officer's Copy

RPS Planning, Transport and Environment

Harbourside House, 4-5 The Grove, Bristol BS1 4QZ
T 0117 917 7250 F 0117 917 7251 E rpsbr@rpsplc.co.uk W www.rpsplc.co.uk/planning

PLANNING REC'VCES	HPE 54443
POL	TLS
DC EV	ENF
APP	
CS	
20 MAR 2002	
COPIES TO	ACK:
	FILE:

DVE/LTB/JTA.1594

19th March 2002

Ms E Vashi
Development Control
Wokingham District Council
PO Box 157, Council Offices
Shute End
Wokingham
RG40 1WR

Dear Ms Vashi

54 Peach Street (Ground Floor), Wokingham
Change of Use to A1/A2/A3 with External Plant on Rear Flat Roof (F/2001/5233)

I refer to the above and our recent telephone conversations.

In respect of ventilation equipment, you have agreed to impose a planning condition. Can I suggest a wording which requires the submission and approval of specific details prior to the first use of the premises for an A3 use.

In respect of the shop front you have asked for elevation plans and I duly enclose 6 No. copies of revised plan 01.833/02/A. These plans show a simple timber shop front and side glazing over a matching brick plinth. If required, the colour of the shop front can be agreed with the Local Planning Authority once corporate appearance and advert decisions have been made by the prospective tenant. Can I suggest that a suitably worded planning condition be imposed to secure submission and approval of the shop front colour if the Council wish to be prescriptive over this design detail.

I hope the above is sufficient to enable this longstanding application to be decided. Your assistance in issuing a prompt delegated permission to enable this premises to be brought back into productive use, would be very much appreciated.

Yours sincerely

Dale Evans
Principal Planner

Enc.

cc. Ms P Robertson – Martin & Pole Nicholas (Wokingham)
C Durrell Esq, Graham Leonard Associates
Ms D Massie, Sandrovebrahms

PETER W.J. LEIGH FRICS
Chartered Surveyer
Property Consultant

Telephone: 0118 9782732

41 SANDY LANE • WOKINGHAM • BERKSHIRE • RG41 4SS

OBS
PLANNING SERVICES
POL
DC EV
APP
CS
05 MAR 2002
COPIES TO
ACK:
FILE:

4 March 2002

Development Control Officer,
Planning Services,
P O Box 157, Shute End,
Wokingham, RG40 1WR

For the attention of Elaine Vashi

Dear Ms. Vashi,

Ref: F/2001/5233

54 Peach Street, Wokingham - Proposed changes of use

Further to our recent telephone conversation, I understand that this application has yet to be determined and that you are awaiting the submission of drawings to illustrate proposed changes to the elevations. You have kindly offered to inform me when those drawings are available for inspection and, perhaps, comment.

Although the time originally set down for comments to be made on the proposed changes of use will presumably have elapsed, as a person who has an association with commercial affairs in the town centre through the Wokingham Independent Traders and others, I would like, if I may, to place on record:

a) that there is known to be specific interest for the use of these premises for Class A1 use;

b) that at least one such use would be a much needed trade which is not represented in the town centre at present and would be compatable with other domestic trades in this parade;

c) that A1 uses would accord with many of the recommendations of the Chesterton Report on Town Centre Strategy;

d) that the redevelopment of the former Tesco building incorporates provision for large scale Class A3 users to be accommodated to meet any shortfall in A3 representation within the town centre;

e) that the plans supplied to me by the owners of the Rose Street South redevelopment area - which will also, I think, be in the possession of your Property Services if not your own office - show a massive area allocated for A3 uses.

For what it is worth, therefore, I can only conclude that Class A1 use would be considerably more suitable and beneficial for these premises than either A2 or, more particularly, A3 uses and I hope that you will come to a similar conclusion.

Yours sincerely,

Peter Leigh

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Emy Circuit
Development Control

Your Ref: F/2001/5233

From: John Mullaney
Environmental Heath

My Ref:

Date. December 3, 2001

PROPOSED: CHANGE OF USE OF GROUND FLOOR FROM B2 TO A1, A2 OR A3 USE WITH EXTERNAL PLANTS ON REAR FLAT ROOF.

LOCATION: 54 PEACH STREET, WOKINGHAM

I have no environmental health objections to the A1 and A2 use aspect of the proposal but object to the extract from the proposed A3 use discharging at such a low level on the one storey flat roof.
Enclosed is guidance for the control of odour from food premises which I would be grateful if you could forward to the applicant.

I would also recommend that the following conditions are attached should consent be granted:

(i) Deliveries and collections by commercial vehicles shall only be made to or from the site between 0700 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

(ii) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

(iii) All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to persons in neighbouring or nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and agreed in writing by the local Planning Authority before installation and shall be installed before the use hereby approved commences and shall thereafter be maintained. (Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building).

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

GUIDELINES FOR THE CONTROL OF ODOUR FROM FOOD PREMISES.

WHAT IS REQUIRED TO PREVENT ODOUR NUISANCE TO NEARBY PROPERTIES?

In order to prevent nuisance to nearby properties, adequate extract ventilation needs to be provided at all premises where hot food is prepared (i.e. cooked, reheated, baked etc.). The extent of the requirement will depend on the location of the premises and the nature of the operation

WHAT SHOULD BE CONSIDERED WHEN INSTALLING AN EXTRACT VENTILATION SYSTEM?

1. EXTRACT VENTILATION HOOD

All premises where hot food is prepared will require direct extract ventilation above any source of fumes likely to cause odour nuisance. In a kitchen this will mean a canopy or hood above all cookers, fryers and boilers. This should overhang the plan area of the appliance by 250-300mm for island canopies and for wall mounted canopies the overhang should be 250mm at the front and 150mm at the ends.

2. GREASE FILTERS

Grease filters must be fitted as part of the ventilation extract system especially in premises where a substantial portion of the menu involves frying. If not of the disposable variety they must be cleaned regularly, preferably on a weekly basis. If cleaning involves the removal of the filters from the premises, then there must be temporary/replacement filters available.

3. ODOUR CONTROL

Premises preparing strong smelling and spicy foods or where there is problems with the local topography will require the installation of some form of odour control. The following are a selection of methods available:

Activated Charcoal Filters

These are installed in the extract duct and filter out most of the cooking smell. They are usually disposable and will last for six months to a year depending on their use. It is essential that they are of adequate size for the volume and type of odour. Carbon filters should be preceded by a grease filter and a particulate filter. This prolongs the life and effectiveness of the carbon filters. The order of filter in the direction of the airflow should be grease filter, particulate filter and then activated carbon filter.

Air Dilution
This method involves diluting the fumes with fresh air. The discharge of the resultant mixture is fan assisted hence it is at an increased velocity. Although the final effluent itself may smell less strong, the net quantity of odour producing gases remains the same so this method is only likely to be effective where the problem arises from smells trapped in an enclosed area and the extra velocity will allow it to discharge at a higher point. Care must be taken to ensure that this method will not just move the problem to another location.

Odour Neutralisation
This method works by spraying an odour neutralising chemical into the airstream of the effluent. This method can be very expensive and may not always be effective as removal of the odorous component does not usually occur.

4. POINT OF DISCHARGE OF AIR EFFLUENT.

The point at which the outlet of the extract system discharges will depend on the local topography and the proximity of nearby commercial and residential properties. Each situation will be different so therefore must be considered on its own merits. The general principle is that extract ducts should discharge fumes as high as possible into the atmosphere and well above the highest windows of all surrounding buildings. The ideal height is 3 metres but should be at least 1 metre and typically discharge at a velocity of 15 m/s. Consideration will also need to be given to any loss of amenity at roof gardens/drying areas etc.

Examples

(i) Where the premises are located in a single storey building well away from other buildings, a discharge at ground floor level (minimum3 metres from ground level) may be acceptable.

(ii) Where the premises are located on the ground floor of a building with flats/offices in different occupancy above, all extract ventilation from the premises must be channelled to a duct running the full height of the building and discharging above and well away from the highest window of that building or of surrounding buildings. In such cases this should be the sole point of discharge i.e. there should not be any other extract fans in windows discharging fumes at other levels,

(iii) Discharging of fumes into courtyard wells and partially enclosed areas should not occur.

Discharge near Horizontal Surfaces
Discharge points above or near flat roofs will usually require to be raised above the level of the roof to ensure dispersal of fumes. One metre should suffice providing there are no other considerations.

5. PERFORMANCE OF EXTRACT SYSTEM

Problems can often arise (especially during the summer months) where the extract ventilation system is not of sufficient size to provide adequate ventilation at all timesa and staff are tempted to open external doors and windows thus discharging fumes at ground level. The extract ventilation system must therefore be capable of providing all of the ventilation requirements of the kitchen/preparation area regardless of weather conditions present.

The extract system should be powerful enough such that air flows in one direction into the kitchen and out through the discharge outlet (i.e.negative pressure) so preventing escape of cooking odours. The incoming air must be from a suitable area (e.g. not from a staff smoking area) or from outside via screened grilles.

6 OTHER IMPORTANT FACTORS

Transmission of odour through the fabric of the building.

Steps must be taken to prevent the migration of cooking smells through the fabric of the building to properties in separate occupancy. Properties on either side and especially properties directly above can be affected. All breaks in the walls and ceiling of the kitchen/preparation area (e.g. where pipes, ducts and wires pass through) must therefore be thoroughly sealed. Wire hung suspended tile type ceilings will not present a sufficient barrier to fumes if the original ceiling above is damaged.
Where strong smelling or spicy foods are prepared, it may be necessary to seal the public area of the business (e.g. the restaurant or front shop).

Ongoing Maintenance

Extract ventilation systems will only be effective if properly maintained. It is suggested that documentary evidence including receipts, invoices and copies of any service contracts in connection with the maintenance of the extraction equipment, is kept, preferably at the premises and is available for inspection by officers of the local authority at all times.

Noise

The extract system should be installed in such a way as to prevent nuisance to nearby properties from noise and vibration from fans. Acoustic baffles and insulation may be required.

Safety

The ventilation has to provide sufficient air for complete combustion and to dilute and remove combustion products of burning appliances. Advice on this should be obtained from a competent ventilation engineer.

For further advice on odour control for your premises please contact the Environmental Protection and Housing Team on 0118 974 6766/6765.

RPS Chapman Warren
PLANNING, TRANSPORT & ENVIRONMENT

Harbourside House, 4 — 5 The Grove, Bristol BS1 4QZ
T 0117 917 7250 F 0117 917 7251 E rpsbr@rpsplc.co.uk W www.rpsplc.co.uk

PLANNING SERVICES 50334
POL
DC EC
APP
CS
27 NOV 2001
COPIES TO:

DVE/TR/JTA1594

26 November 2001

Ms E Circuit
Development Control Officer
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Circuit

Change of Use to A1, A2 or A3 and External Plant
54 Peach Street, Wokingham (App. No. F2001/5233)

I refer to your acknowledgement letter in relation to the above application dated 15 November 2001.

I wonder if you could telephone me with a view to discussing the merits of this application, the likely timescales for any decision and the reasons why you have referred to the existing use as Class B2 without discussion with myself.

I look forward to hearing from you.

Yours sincerely

Dale Evans
Principal Planner

PLANNING SERVICES	RPT
POL	
DC	ENF
APP	
OB	
26 NOV 2001	
COPIES TO:	ACN
	FILE

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/5233

Proposal: Proposed change of use of ground floor form B2 (office) use to A1, A2 or A3 (shops, financial and professional, or food and drink) use with external plant on rear flat roof

Site Address: Ground floor 54 Peach Street, Wokingham

Applicant: Molyneaux Securities Ltd C/O RPS Chapman Warren

Your observations are required in respect of this application **by 09/12/01**

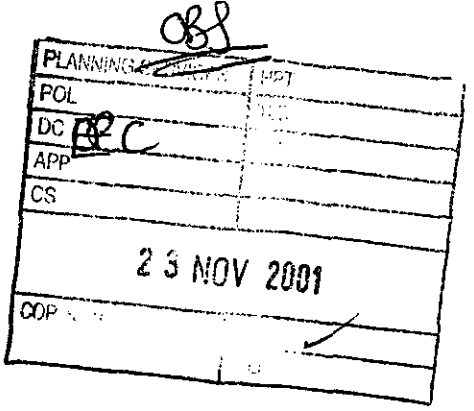
At its meeting on 20 November 2001, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 23/11/01

CLERK TO Wokingham Town Council

avatea



Emy Circuit
Wokingham District Council
Environmental Service Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Your Ref: Emy Circuit F/2001/5233

21 November 2001

Dear Emy

Further to my telephone conversation with Zoë in your department in response to your letter dated 15 November 01, who was not able to tell me what sort of establishment is intended. I would like to raise the following comments and objections:

1. External plant on rear flat roof, unsightly not to mention the noise or smells, depending if this should be air-conditioning unit or extractor.
2. Rear car park being blocked with constant deliveries and fly parking.
3. Litter and waste, which is already a major problem.
4. We would be plagued with further unsightly graffiti and vandalism should this site bring large numbers of the general public.
5. Noise, depending on the use of premises.
6. Disruption during conversion.

Yours sincerely

Peter Sullivan

IT CONSULTANCY - SOFTWARE TRAINING - NETWORK SYSTEMS - INTERNET - COMPUTER SYSTEMS

AVATEA LTD 56a PEACH STREET WOKINGHAM BERKSHIRE RG40 1XG
TELEPHONE: 0118 977 0270 FACSIMILIE: 0118 977 0278 EMAIL: SALES @AVATEA.CO.UK
COMPANY REGISTRATION NO. 3407450 VAT REGISTRATION NO. 689 2161 02

Rec'd 20/11

VP? 5101 4/12

To:
Policy And Plans Section

REPLY REQUIRED

From: Emy Circuit

EIG?

Date: 15 November 2001

Application Number: F/2001/5233

1

Proposal: Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof..

Site Address:
Ground Floor 54, Peach Street, , Wokingham.

Applicant:
Molyneaux Securities Ltd. C/O RPS Chapman Warren.

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

No in principle objection. Would be likely to increase footfall in this secondary shopping frontage within town centre.

EG

23/11/01

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 15 November 2001

Application Number: F/2001/5233

Proposal: Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof.

Parish: WOKINGHAM TOWN

Site Address:
Ground Floor 54, Peach Street, , Wokingham.

Applicant:
Molyneaux Securities Ltd. C/O RPS Chapman Warren.

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).

Signed: _____ **Print name:** AC 19/11/01

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 15 November 2001 19 NOV 2001

Application Number: F/2001/5233

Proposal: Proposed change of use of ground floor from B2 (office use) to A1, A2 or A3 (Shops, Financial and Professional or Food and drink) use with external plant on rear flat roof..

Site Address:
Ground Floor 54, Peach Street, , Wokingham.

Applicant:
Molyneaux Securities Ltd. C/O RPS Chapman Warren.

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

- THE PROPOSED USES WILL/COULD HAVE VERY DIFFERENT IMPACTS ON THE BUILDING AND ADJOINING USERS.
- IF THERE ARE THREE PROPOSED USES WHY DO WE NOT HAVE THREE APPLICATIONS ?
- I DO NOT CONSIDER THE PROPOSED SCHEME TO STACK THE EXTRACT SYSTEMS FOR THE KITCHENS ON THE FLAT ROOF TO BE AN ACCEPTABLE SOLUTION.
- THE OBJECTIVE SHOULD BE TO IMPROVE THE VISUAL QUALITY OF THE SERVICE AREA, NOT ADD TO THE CLUTTER.
- I NOTE THE PROPOSED RESTAURANT LAYOUT CHANGES THE ENTRANCE —. ELEVATION DETAILS REQUIRED.
- I DO NOT OBJECT TO A CHANGE OF USE; IT IS WHICH ONE AND HOW MUCH REQUIRES AMPLIFICATION

Harold Sanders
22.11.01.

09.NOV.2001 * 5233

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

HARBOURSIDE HOUSE
3-4 THE GROVE
BRISTOL
BS1 3QZ
TEL: 0117 917 7250
FAX: 0117 917 7251
email: rpsbr@rpsplc.co.uk
http://www.rpsplc.co.uk

TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

DVE/LTB/JTA.1594

15th October 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157, Council Offices
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

Town & Country Planning Act 1990
54 Peach Street (Ground Floor), Wokingham
Change of Use to A1/A2/A3 with External Plant on Rear Flat Roof

I refer to the above and enclose a planning application for the change of use of the ground floor of 54 Peach Street, Wokingham to either A1 or A2 or A3 use. The application comprises:

1. 6 copies of the applications forms, including Part 2, duly completed and signed;
2. 6 copies of your Section 66 Certificate form, duly completed and signed;
3. 6 copies of the following drawings;

    i) Site location plan – JTA1594:01/1;
    ii) Proposed restaurant layout – 01.833/02;
    iii) Proposed retail unit – 01.833/01;
    iv) Two photographs – JTA1594:02/1;

4. Planning fee cheque for £190.

Background

The application site, along with 54A (First Floor) and nos.56-66 and the rear parking and servicing courtyard, are owned by the applicants. At first floor, nos.54A and 56A are used as offices. No.54 is currently occupied by The Wokingham Times and is used as a newspaper publishing office. This is probably a use within Class B1.Business, although it should be noted that customers call at the premises to purchase photographs and newspapers and discuss particular stories, etc.

The rear yard is communal and is available for vehicle parking and servicing and refuse storage/collection. The two photographs submitted

ALTON
BRISTOL
BIRMINGHAM
CAMBRIDGE
CHESTER
DERBY
DURHAM
EXETER
HUDDERSFIELD
LEEDS
LONDON
MANCHESTER
MILTON KEYNES
OXFORD
PORTSMOUTH
SOUTHAMPTON
SWINDON
WARRINGTON

ABERDEEN
EDINBURGH
GLASGOW

CARDIFF
CHEPSTOW

BELFAST
CORK
DUBLIN
WATERFORD

DELFT
FRANKFURT
PARIS
ROTTERDAM

A MEMBER OF THE RPS GROUP PLC

RPS CHAPMAN WARREN LTD
REGD. IN ENGLAND
No. 03014565
CENTURION COURT
65 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

show the application site in the context of its immediate neighbours and a rear view down into the rear service yard and showing the rear ground floor flat roof.

The Proposal

The proposal is to redevelop the ground floor into either an A1.Shop or A2.Financial and Professional Services or A3.Food and Drink. At this stage, the only external alterations proposed are the installation of screened ventilation/extraction plant onto the existing rear single storey flat roof.

The commercial rear servicing and parking courtyard will remain available for the proposed new uses.

The Merits

The application site is located in a Town Centre Secondary Shopping Frontage (Wokingham District Local Plan Deposit Draft 2000), although the site is most probably currently in Class B1.Business use. Therefore, any of the proposed uses would return an active retail or quasi retail use to the area enhancing available retail and/or adding to the general vitality of the area and this parade in particular. This will preserve the character of the Conservation Area.

Conclusion

The site is situated within a Secondary Shopping Frontage where "A Class" uses are appropriate. Planning permission will retain a continuity of use within this premises, maintaining and enhancing the viability and vitality of the Town Centre and preserving the appearance and character of the Conservation Area. There are no technical or other specific reasons why this application could be considered unacceptable.

I hope to receive your prompt positive decision in due course but if you have any queries or if I can clarify any matter in relation to the application, please feel free to telephone me.

Yours faithfully

Dale Evans
Principal Planner

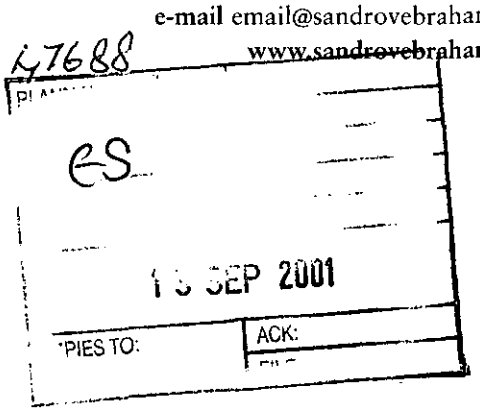
Enc.

cc. Ms D Massie, Sandrovebrahams
G Leonard Esq, Graham Leonard Associates

sandrovebrahams

Investment Consultancy Agency Property & Asset Management Hotel & Leisure

19-20 Grosvenor Street London W1K 4QH
t 020 7629 4949 f 020 7629 0630
e-mail email@sandrovebrahams.com
www.sandrovebrahams.com



Environmental Services Department
Workingham District Council
PO Box 157
Shuten
Workingham
Berks RG40 1WR
For the Attention of Mike Thorp

Our Ref: SB/MS

11th September 2001

Dear Sirs,

Re: 54 Peach Street, Wokingham

We act as managing agents on behalf of the freeholder of the above property and write to enquire whether you would consider in principle a change of use on the shop to A3.

We are requesting this information as we have been approached by a fast food outlet to lease the premises. In the circumstances we would be grateful to hear from you at your earliest opportunity as to whether you would consider this use.

Yours faithfully

Sandrove Brahams

SANDROVE BRAHAMS

Partners: Stephen M. Brahams, Howard D. Sandrove, Dale M. Massie BEC.DIPED.DIPSURV. MRICS
Tim Darwall-Smith DIPVEM. MRICS, Simon H. Hildebrand, Jonathan H. Goldman
Consultant: Andrew N.C.Welch FRICS IRRV

Offices also at: 55 Princess Street Luton Bedfordshire LU1 5AT
t 01582 611 141 f 01582 458 775

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~16 OCT 2001~~ 09 NOV 2001	Map No. 75A Site 0.02
Officer: EJC Application No: F/2001/5233	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) Proposed Change of use of Ground Floor from B2 (Office Use) to A1, A2 OR A3 (Shops, Financial & Professional OR Food & Drink) use with external Plant on Rear Flat Roof.

Location: Ground Floor 5Lt Peach Street

Parish: Wokingham Ward: NEScott

Applicant: Molyneaux Securities (Metropolitan) Ltd.

Fee Received 190.00 Required ..... Additional ..... Refund .....

(8)

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			09 NOV 2001
5	Elevation plans	Side elevs of external plant. Rear elev. should be drawn to scale.	26/10	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ...Wokingham...

Listed Building 1 2 2*

Advertisement Required ...In Conservation Area. ✓...

Date Site Notice Sent : ..15/11..... Parish Council Informed - YES / NO ✓

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

.....S/N + See map.....
.....
.....+ Pls incl sites inside red line (54 & 54a Peach St) ✓.....
.....
.....
.....
.....
.....
.....
.....

09.NOV.2001 5233

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

HARBOURSIDE HOUSE,
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BS1 3QZ
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TOWN PLANNING AND
ENVIRONMENTAL
CONSULTANTS

DVE/LTB/JTA.1594

15th October 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157, Council Offices
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

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2. 6 copies of your Section 66 Certificate form, duly completed and signed;
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    iii) Proposed retail unit – 01.833/01;
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SWINDON
WARRINGTON

ABERDEEN
EDINBURGH
GLASGOW

CARDIFF
CHEPSTOW

BELFAST
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DUBLIN
WATERFORD

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Yours faithfully

Dale Evans
Principal Planner

Enc.

cc. Ms D Massie, Sandrovebrahams
G Leonard Esq, Graham Leonard Associates

09.NOV.2001* 5233

RPS CHAPMAN WARREN
PLANNING & ENVIRONMENT

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3-4 THE GROVE
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TOWN PLANNING AND ENVIRONMENTAL CONSULTANTS

DVE/LTB/JTA.1594

15th October 2001

The District Planning Officer
Wokingham District Council
Planning Department
PO Box 157, Council Offices
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam

Town & Country Planning Act 1990
54 Peach Street (Ground Floor), Wokingham
Change of Use to A1/A2/A3 with External Plant on Rear Flat Roof

I refer to the above and enclose a planning application for the change of use of the ground floor of 54 Peach Street, Wokingham to either A1 or A2 or A3 use. The application comprises:

1. 6 copies of the applications forms, including Part 2, duly completed and signed;
2. 6 copies of your Section 66 Certificate form, duly completed and signed;
3. 6 copies of the following drawings;

    i) Site location plan – JTA1594:01/1;
    ii) Proposed restaurant layout – 01.833/02;
    iii) Proposed retail unit – 01.833/01;
    iv) Two photographs – JTA1594:02/1;

4. Planning fee cheque for £190.

Background

The application site, along with 54A (First Floor) and nos.56-66 and the rear parking and servicing courtyard, are owned by the applicants. At first floor, nos.54A and 56A are used as offices. No.54 is currently occupied by The Wokingham Times and is used as a newspaper publishing office. This is probably a use within Class B1.Business, although it should be noted that customers call at the premises to purchase photographs and newspapers and discuss particular stories, etc.

The rear yard is communal and is available for vehicle parking and servicing and refuse storage/collection. The two photographs submitted

ALTON
BRISTOL
BIRMINGHAM
CAMBRIDGE
CHESTER
DERBY
DURHAM
EXETER
HUDDERSFIELD
LEEDS
LONDON
MANCHESTER
MILTON KEYNES
OXFORD
PORTSMOUTH
SOUTHAMPTON
SWINDON
WARRINGTON

ABERDEEN
EDINBURGH
GLASGOW

CARDIFF
CHEPSTOW

BELFAST
CORK
DUBLIN
WATERFORD

DELFT
FRANKFURT
PARIS
ROTTERDAM

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RPS CHAPMAN WARREN LTD
REGD. IN ENGLAND
No. 03014565
CENTURION COURT
85 MILTON PARK
ABINGDON
OXFORDSHIRE OX14 4RY

show the application site in the context of its immediate neighbours and a rear view down into the rear service yard and showing the rear ground floor flat roof.

The Proposal

The proposal is to redevelop the ground floor into either an A1.Shop or A2.Financial and Professional Services or A3.Food and Drink. At this stage, the only external alterations proposed are the installation of screened ventilation/extraction plant onto the existing rear single storey flat roof.

The commercial rear servicing and parking courtyard will remain available for the proposed new uses.

The Merits

The application site is located in a Town Centre Secondary Shopping Frontage (Wokingham District Local Plan Deposit Draft 2000), although the site is most probably currently in Class B1.Business use. Therefore, any of the proposed uses would return an active retail or quasi retail use to the area enhancing available retail and/or adding to the general vitality of the area and this parade in particular. This will preserve the character of the Conservation Area.

Conclusion

The site is situated within a Secondary Shopping Frontage where "A Class" uses are appropriate. Planning permission will retain a continuity of use within this premises, maintaining and enhancing the viability and vitality of the Town Centre and preserving the appearance and character of the Conservation Area. There are no technical or other specific reasons why this application could be considered unacceptable.

I hope to receive your prompt positive decision in due course but if you have any queries or if I can clarify any matter in relation to the application, please feel free to telephone me.

Yours faithfully

Dale Evans
Principal Planner

Enc.

cc. Ms D Massie, Sandrovebrahams
G Leonard Esq, Graham Leonard Associates

RPS Chapman Warren
PLANNING, TRANSPORT & ENVIRONMENT

Harbourside House, 4 — 5 The Grove, Bristol BS1 4QZ
T 0117 917 7250 F 0117 917 7251 E rpsbr@rpsplc.co.uk W www.rpsplc.co.uk

09.NOV.2001 * 5233

09 NOV 2001

DVE/TR/JTA1594

8 November 2001

Development Control Administration
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

For the attention of Mrs C Hurst

Dear Madam

Town and Country Planning Act 1990
54 Peach Street (Ground Floor), Wokingham
Change of Use to A1/A2/A3 with External Plant on Rear Flat Roof

I refer to the above and your registration letter dated 26 October 2001. I now resubmit the application with six copies of Drawing No. 01.833/02 showing details of the proposed plant. While these details are an accurate representation of what may be required they are inevitably indicative as the end user is unknown. It is normal practice for Council's to impose a planning condition requiring details of external plant via a planning condition and I would recommend that the application be processed in this way in this instance.

I hope this is now sufficient for you to now register and process this application. There is a prospective tenant/ purchaser who is awaiting the conditional grant of planning permission before proceeding and I am sure the Council, as well as the applicants, would like to see this building brought back into productive commercial use as soon as possible.

If you have any further queries now or in the near future, please telephone me as a cost and time efficient way of resolving minor queries.

Yours faithfully

Dale Evans
Principal Planner

Enc

cc. Ms D Massie, Sandrovebrahams
G Leonard, Graham Leonard Associates

RPS Chapman Warren Ltd. Registered in England No. 03014565. Centurion Court, 85 Milton Park, Abingdon, Oxfordshire OX14 4RY

RPS Group Plc
THE ENVIRONMENTAL CONSULTANCY

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

09.NOV.2001 *

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

1.	APPLICANT'S NAME	Molyneaux Securities (Metropolitan) Ltd
	ADDRESS	c/o Sandrove Abrahams, 19-20 Grosvenor Street, London
	POST CODE	W1K 4QH PHONE 020 7629 4949
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	RPS Chapman Warren Dale Evans.
	ADDRESS	Harbourside House, 4-5 The Grove, Bristol
	POST CODE	BS1 4QZ PHONE 0117 9177250
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	54 Peach Street (Ground Floor), Wokingham
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Change of use to A1/A2/A3 with external plant on rear flat roof.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.02 hectares
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	01.833/02, 01.833/01 and JTA1594:01/1

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

CHANGE OF USE	X	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION	X	

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
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	

1769b

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.

Newspaper publishing office

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.

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.

N/A

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, including joint rear parking and service yard.

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

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

*STATE No. OF HABITABLE ROOMS

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

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

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

£190

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 (RPS Chapman Warren) ON BEHALF OF Molyneaux Securities (Metropolitan) Ltd DATE 15 October 2007

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".

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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 Alternatives
A1	SHOPS				$155m^2$
A2	FINANCIAL AND PROFESSIONAL SERVICES				$155m^2$
A3	FOOD AND DRINK				$155m^2$
B1(a)	OFFICE (other than A2)		$155m^2$		
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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		$155m^2$		$155m^2$

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	Approx. 18	0
Proposed	Approx. 18	0

See covering letter

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.

A1 - shop
A2 - financial and professional services
A3 - food and drink
See covering letter

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

N/A

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
			N/A

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

No

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No. 09.NOV.2001* 5233

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . . . . . RPS Chapman Warren

On behalf of . Molyneaux Securities (Metropolitan) Ltd

Date . . . 15 October 2001 . . . . . .

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

ADDRESS 54 PEACH STREET PARISH WOK

PLOT No. WOKINGHAM TIMES NEWSPAPER ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/7/58	Brimblecombe	Hse, offices, garage	12/6/58	Re
A/15/60	G Farrell	2 Bulletin Boards	12/1/61	Re
R/27/60	City & Town Building Ltd	9 shops, flats over	14/7/60	C.I.
7 4916	"	"		APP
A/21/61	Ellis	Advertisement	25/1/62	Sto
R/40/61	do	Shop Front	27/7/61	UNC
R/50/60	NOK. & BRACKNELL TIMES	CAR PARK AT REAR	10-11-60	APP
R/61/60	ELLIS	GARAGES AS OFFICE ACC. (REAR)	8-12-60	30-11-6 TP.
R/25/61 → NOW	35B ROSE STREET	OFFICE TO PERM. PRINTING ROOM	10-7-61	APP.
33376	MOLYNEUX SECURITIES 54A	CANOPY OVER LT STAIRCASE	8-6-89	C/A
BRA 8058	" "	"	5-10-89	APP

DATE OF COMPLETION

MINISTRY DECISION

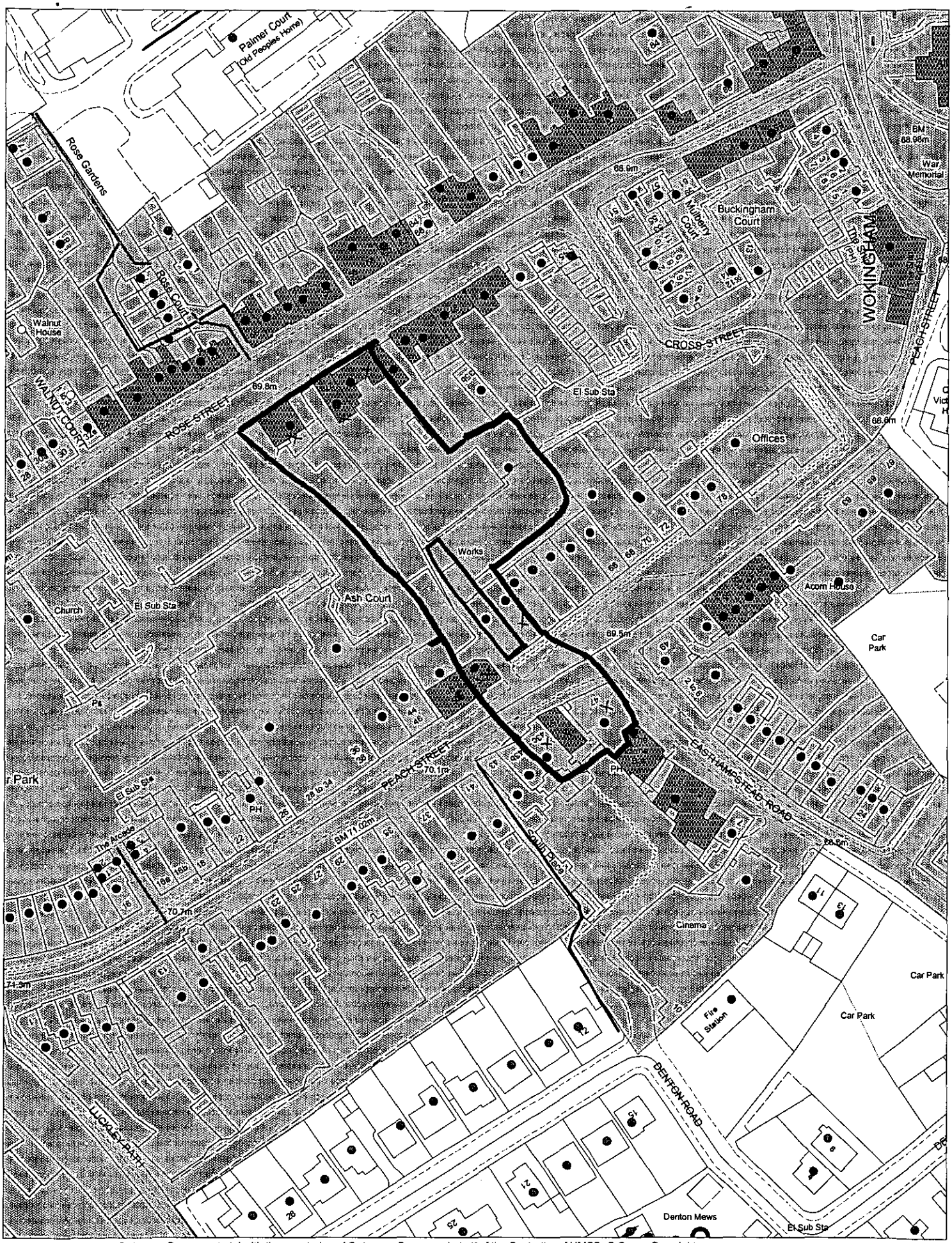
SPECIAL ORDERS

DRAINAGE

091074

33374 W/DR.

09.NOV.2001* 5233



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Development Control Section, Environmental Services, Wokingham District Council.
24 October 2001 Scale: 1 : 1250

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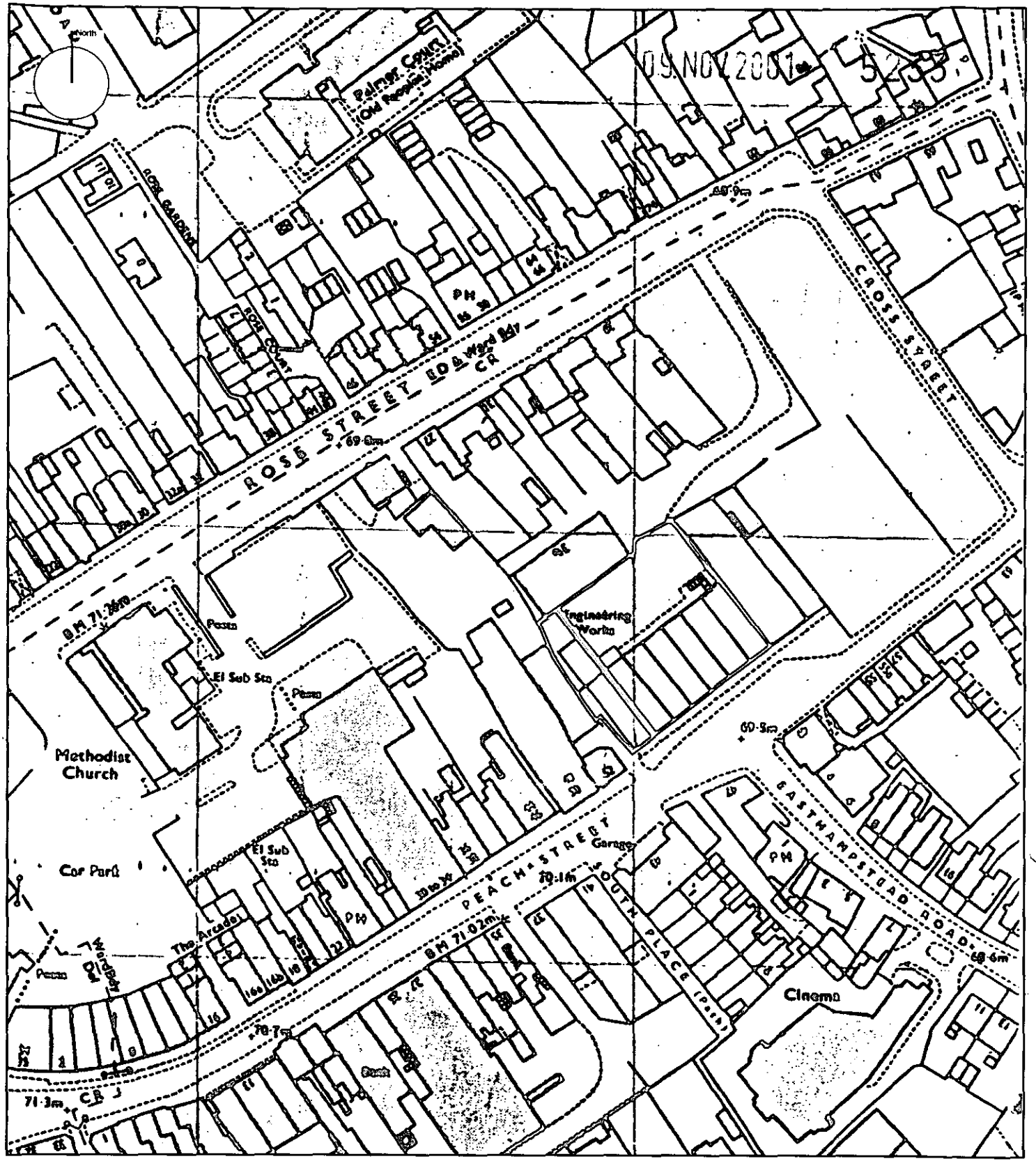

09 NOV 2001

CLIENT

Molyneaux Securities

PROJECT

Change of Use to A1/A2/A3
54 Peach street,
Wokingham

DRAWING TITLE

Site Location Plan

PROJECT TEAM	DATE	SCALE
ALF	11/10/2001	1:1250

DRAWING NO.

JTA1594:01/1

RPS Chapman Warren
PLANNING, TRANSPORT & ENVIRONMENT

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