SYSTEMS LTD

APPLICATION NO:
**F/2000/1445**

LOCATION:
**C F Taylor(b/e) Uk Ltd Molly Millars Lane, Wokingham.**

APPLICANT:
**Salmon Harvester Properties Ltd**

PROPOSAL:
**Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)**

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **29/06/2000**

CASE OFFICER: **Simon Lewis**

# WOKINGHAM DISTRICT COUNCIL

**TOWN AND COUNTRY PLANNING ACTS**

**Notification of Approval of Permission**

**Salmon Harvester Properties Ltd**
**Project Planning Associates Ltd**
**The Studio, Westbrook Cottage**
**Towersey, Thame**
**Oxon**
**OX9 3RB**

**Application Number: F/2000/1445**

**Parish:** **WOKINGHAM**

**Location:** **C F Taylor(b/e) Uk Ltd, Molly Millars Lane, Wokingham.**

**Proposal:** **Change of use of buildings proposed under outline planning permission ref. O/1999/0247 from B2 (General Industrial) to B8 (Storage & Distribution)**

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. The change of use shall be carried out in accordance with the details approved in outline planning permission ref:O/1999/0247.

**Reason**
1. In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

**Reason**
2. For the avoidance of doubt.

John Mitchell
Development Control Manager
Date: 25/09/2000

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

**WORK SHEET FOR :** Simon Lewis

**Application Number :** F/2000/1445

**Applicant :** Salmon Harvester Properties Ltd .

**Location :** C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.

**Proposal :** Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)

**Site Notice Displayed ? :**

| YES | NO | DATE |
|---|---|---|
| | | |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** .....

**Date Registered : 04/05/2000**

**Earliest Date for Decision : 12/06/2000**

**Latest Consultation Date/Site Notice Expiry Date : 12/06/2000**

**Application Expiry Date: 29/06/2000**

**Consultation Responses :**

**Planning Issues :**

**Application Number: F/2000/1445**

**Appraisal :**

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

## Application Number F/2000/1445
## Conditions/Reasons for Refusal

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

# RECORD OF SITE VISIT

SITE ADDRESS: C F Taylor(b/e) Uk Ltd
Molly Millars Lane Wokingham.

APPLICATION NUMBER: F/2000/1445

OFFICER: Simon Lewis

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

**Received by Wokingham District Council**

# Application No: F/2000/1445

**Proposal:**
*Proposed change of use of buildings from* B2 (General Industrial) to B8 (Storage & Distribution)

**Location:**
C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. 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**

**19 May 2000**

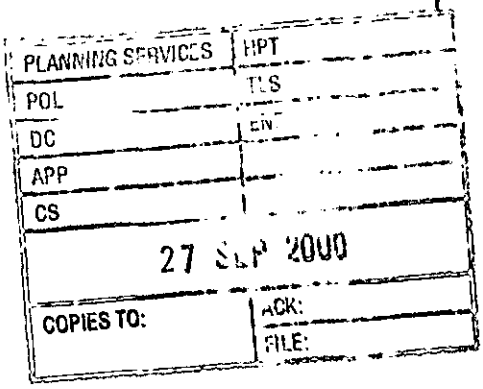
TO JOHN MITCHELL DEV CONTROL (FOR INFO)

**Direct Line:** 0118 974 6524

**Date:** 25 September 2000

**Your Ref:** SE

**My Ref:** CJL/SR




Mrs S Edwards
Forsters
DX 82988 Mayfair

**Legal Services**
**Support Services**
**Department**
**P.O. Box 151**
**Civic Offices**
**Shute End**
**Wokingham, Berkshire**
**RG40 1WH**
**Tel: (0118) 974 6000**
**Fax: (0118) 9746542**
**DX: 33506 Wokingham**

Dear Smita

***MOLLY MILLARS LANE, WOKINGHAM***
***PLANNING APPLICATIONS F/200/1445 & 01999/0247***

I confirm that it is not necessary for all of the buildings to be built before the change of use from B2 to B8 takes place.

The conditions relating to matters before occupation on the outline consent will, however, still apply.

I also confirm that the buildings do not have to be occupied before the change of use to B8 takes place.

Yours sincerely

**Colin Lawley**
Principal Solicitor

cc John Mitchell, Head of Development Control
cc Mike Thorp, Development Control

# 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: F/2000/1445

**Proposal:**
Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)

**Location:**
C F Taylor(b/e) Uk Ltd Molly Millars Lane Wokingham

**This application is being advertised in the Wokingham Times newspaper on the 01/06/2000 for the following reason(s);**

**PROPOSAL IS A MAJOR DEVELOPMENT**

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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **22/06/2000** 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: 01/06/2000**

1789/a

# SECTION 66 CERTIFICATE

Application No.

04.MAY2000* 1445

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

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

## CERTIFICATE A

I certify that:

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

**OR**

## CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

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

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 applicati

● I/The applicant have/has taken all reasonable steps open to me/him 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 owner (a) of any part of the land to which the application relates, but have been unable to do so. These steps were as follows:

(b) .....

.....

● Notice of the application as attached to this Certificate, has been publishe

the (c) .....

on (d) .....

**OR**

(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

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 fi alternative and insert "not applicable" as the information required by the secc alternative.

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

**OR**

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

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

Signed .....

On behalf of SALMON HARVESTER PROPERTIES LTD.

Date 3 MAY 2000

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

Tel: (0118) 974 6454

Date:

My ref: F/2000/1445

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 C Hudson
4 Sapphire Close
Wokingham
RG41 3DU

Dear Councillor

**Application Number: F/2000/1445**
**C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.**
**Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)**

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 **Simon Lewis** on **(0118) 974 6454**. 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

*John Mitchell*
Development Control Manager

---

**LISTING FORM**
Case officer: **Simon Lewis** Application Number: **F/2000/1445**
**C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.**
**Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & *Distribution)***

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

*Councillor C Hudson*

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 6454

Date:

My ref: F/2000/1445

**CONFIDENTIAL**

Councillor D Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR


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: F/2000/1445**
**C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.**
**Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)**

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 **Simon Lewis** on **(0118) 974 6454**. 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

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Simon Lewis** Application Number: **F/2000/1445**
**C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.**
**Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Morgan

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 6454

Date:

My ref: F/2000/1445

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 Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

Dear Councillor

**Application Number: F/2000/1445**
**C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.**
**Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)**

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 **Simon Lewis** on **(0118) 974 6454**. 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

John Mitchell
Development Control Manager

---

**LISTING FORM**
Case officer: **Simon Lewis** Application Number: **F/2000/1445**
**C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.**
**Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)**

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

Signed: _____ Date: _____

*Councillor Marinos*

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

1789/a

# SECTION 66 CERTIFICATE

Application No.

04.MAY2000* 1445

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

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

## CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

● Notice of the application as attached to this Certificate, has been publish

the (c) .....

on (d) .....

1789/6

## CERTIFICATE D

I certify that

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

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

(b) .....

.....

● Notice of the application as attached to this Certificate, has been publishe

the (c) .....

on (d) .....

**OR**

(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**

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 fi alternative and insert "not applicable" as the information required by the secc alternative.

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

**OR**

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

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

Signed .....

On behalf of SALMON HARVESTER PROPERTIES LTD.

Date 3 MAY 2000

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

## HIGHWAYS CONSULTATION SHEET

**From:** Simon Lewis

**Date:** 19 May 2000

**Application Number:** F/2000/1445

**Proposal:** Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution)

**Parish:** WOKINGHAM TOWN

**Site Address:**
C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.

**Applicant:**
Salmon Harvester Properties Ltd .

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

---

✓ below as applicable;

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

---

I UNDERSTAND THAT A CONDITION IS TO BE IMPOSED SUCH THAT THIS PROPOSAL CANNOT PROCEED INDEPENDENTLY OF THE ORIGINAL OUTLINE CONSENT 99/70642/O. HOWEVER, DETAILS OF CAR PARKING/ACCESS NEED TO BE AGREED BEFORE ANY DEVELOPMENT COMMENCES EITHER BY CONDITION OR INFORMATIVE (WHICHEVER THE LPA CONSIDER APPROPRIATE).

JR 19/7/00

**Signed:** _____ **Print name:** _____

# MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

*Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.*

*Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross*

## 64. CHAIRMAN

**RESOLVED:** That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

## 65. VICE-CHAIRMAN

**RESOLVED:** That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

## 66. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

## 67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

## 68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

in accordance with the conditions set out in the Agenda page 610;

3) That an informative be added relating to car park layout.

**80. APPLICATION NO 2000/1445, PROPOSED CHANGE OF USE OF BUILDINGS PROPOSED UNDER OUTLINE PLANNING PERMISSION REF:99/70642/F FROM B2(INDUSTRIAL) TO B8 (STORAGE AND DISTRIBUTION), FORMER CF TAYLOR BUILDING, MOLLY MILLARS LANE, WOKINGHAM, FOR SALMON HARVESTER PROPERTIES LTD**

The Committee considered a report about this application as set out on Agenda pages 608 to 613.

**RESOLVED:** 1) That the existing Section 106 agreement relating to Highway improvements, the implementation of a Green Transport Plan and the provision of shared cycle-way/ foot-way facilities be varied;

2) That, subject to the variation of the Agreement referred to in 1) above, Application No. 2000/1445 be approved,

**Application No.** F/2000/1445 | **Received** 04.05.00 | **Wokingham**

**Applicant :** Salmon Harvester Properties Ltd
**Location :** Former CF Taylor Building, Molly Millars Lane, Wokingham
**Proposal :** Proposed change of use of buildings proposed under outline planning permission ref:99/70642/F from B2(Industrial) to B8 (Storage and Distribution)

1. **Planning History** – This 2.01 ha site lies on the north east side of Molly Millars Lane on the corner of the junction with Ashville Way. The site was previously used by the CF Taylor company for B2-B8 use purposes. Outline application ref: 99/70642/O for the proposed redevelopment of the site to provide of B1 use floorspace was submitted earlier last year and is now the subject of an appeal against non-determination. Subsequently application ref:O/1999/0247 was submitted at the end of the year, proposing a mixed-use scheme for B1 and B2 purposes. This went to the Development Control Sub-Committee on 26 April 2000 where members resolved to grant outline planning permission subject to the signing of a Section 106 Agreement.

2. **Proposal** – The proposed change of use relates to the rear section of the site, which was to be used for B2 purposes under permission ref:O/1999/0247. It amounts to 2451square metres in floor area. Details of siting of the buildings and means of access have already been agreed under this previous consent.

3. **Consultations** -
   - ***Highway Authority*** – no objection subject to financial contributions towards highway improvements
   - ***Wokingham Town Council*** – no objection subject to a condition restricting delivery times
   - ***Landscape Architect*** – no objection
   - ***Policy and Plans*** – no objection

4. **Appraisal** – The main issues are considered to be:

   A. Principle of Development (Berkshire Structure Plan Policies OS1, BU1 and BU2; South East Area Local Plan Policy SE1 and SPS1; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS1 and WEM2)
   B. Highway Issues (Berkshire Structure Plan LD5; South East Area Local Plan Policies ST5 and ST6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3, WT1, WT2 and WT7)
   C. Impact on Surrounding Area (South East Area Local Plan Policy SBE2; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3 and WOS7)
   D. Service, Amenity and Infrastructure Requirements (Berkshire Structure Plan Policy LD6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS4, WH7 and WR7)

E. Concerns of the Parish Council and local residents

A. Principle of Development

The principle of the redevelopment of the site was established under the pending outline permission ref:O/1999/0247. The use of part of the site for B8 purposes complies with the requirements of Policies BU1 and BU2 of the Berkshire Structure, particularly BU2 that makes reference to the provision of B8 floorspace. There is a local need for this type of commercial accommodation and it is considered therefore that there would be no policy objection to the proposed change of use.

B. Highway Issues

A Traffic Impact Assessment for the redevelopment of the site was submitted on 21 February 2000. The Highways Authority raised no objection to the previous outline application ref:O/1999/0247 even though it recognised that certain parts of the highway network would receive a material impact. This was due to the applicant, in negotiation with the Highway Authority, proposing a financial contribution of £221,000 towards a package of measures that would mitigate the development traffic to an acceptable level. The contribution would be targeted towards local sustainable transport initiatives and local traffic management/safety schemes.

In coming to an agreement on the level of financial contribution, it has been agreed with the applicant that the Highway Authority has the flexibility to prioritise and direct the level of contribution provided any subsequent allocation of the contribution be related to the development and accord with Circular 1/97.

The applicant will also be required as part of the section 106 agreement for the resolved outline permission to prepare and implement a Green Transport Plan (GTP) with the agreement of the Local Planning Authority, which is expected to incorporate measures to reduce the level of on site car parking as the GTP becomes more established. In addition, the applicant has agreed to transfer land along the Molly Millars Lane frontage to facilitate the construction of a 3metre wide shared cycleway/footway.

The proposed change of use would be incorporated within the proposed Section 106 Agreement.

C. Impact on Surrounding Area

As the scheme proposed under ref:O/1999/0247 was in outline with only details of siting and means of access to be considered at this stage, the relationship between the proposed development and the existing commercial properties surrounding the site cannot be fully assessed until detailed plans are submitted at the approval of reserved matters stage. The site is located within the heart of the industrial estate and it is not anticipated that the

disturbance by deliveries would result in any harm to the amenities of the nearest residential properties.

D. Service, Amenity and Infrastructure Requirements
Financial contributions towards highway infrastructure improvements have already been agreed with the applicants under the outline scheme ref:O/1999/0247.

E. The Concerns of the Parish Council and Local Residents
The concerns of the Town council have been noted. The impact upon residential amenities has been considered under issues C.

5. **Conclusion** – Having considered all the issues the opinion is that the proposed change of use would provide commercial accommodation, which is in local demand which, would not have a detrimental impact upon the amenities of neighbouring properties. The development is considered to comply with all the relevant policy requirements.

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

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

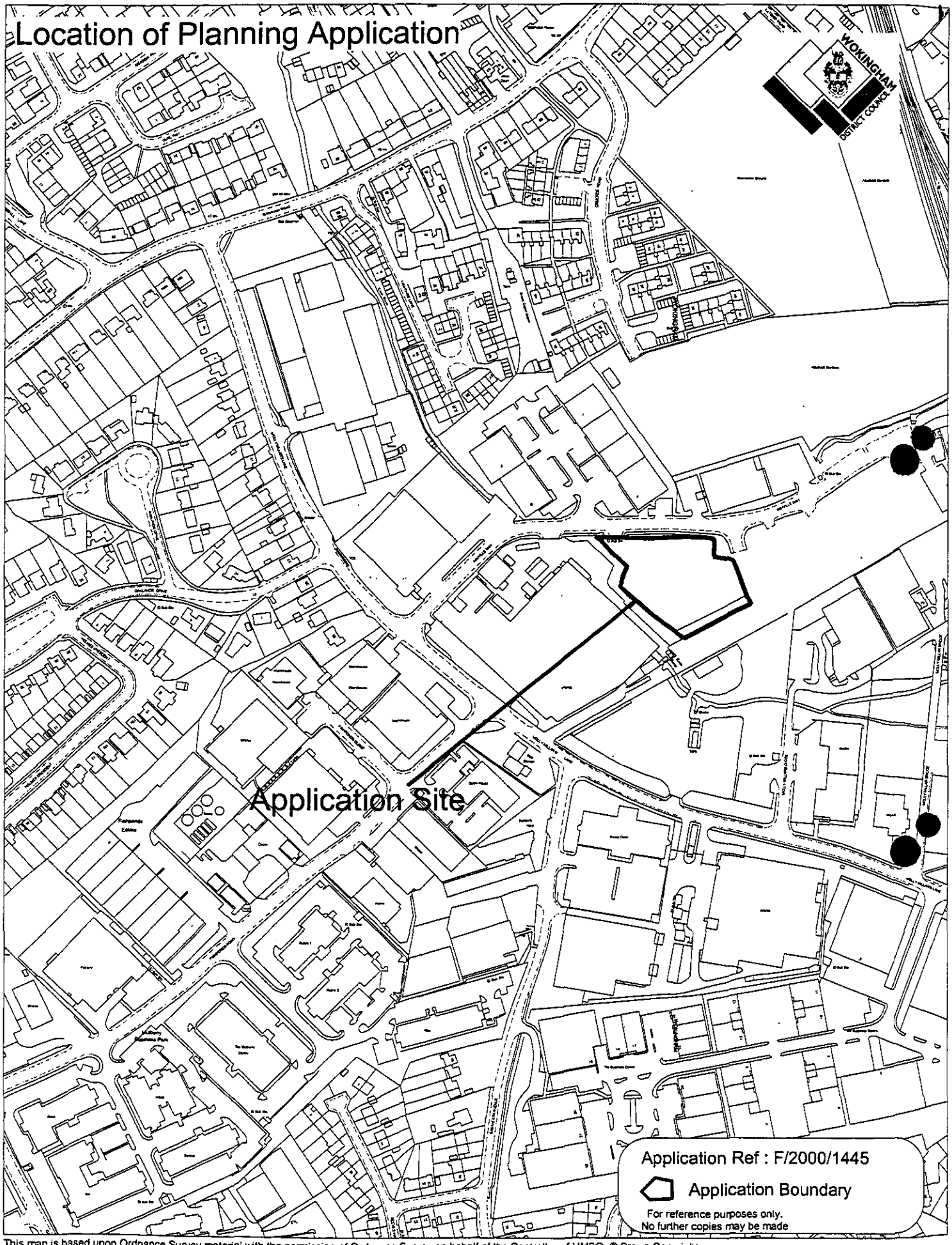
2. The change of use shall be carried out in accordance with the details approved in outline planning permission ref:99/70642/O.

REASONS

1. In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. For the avoidance of doubt.

Simon Lewis

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Development Control Section, Environmental Services, Wokingham District Council.
19 July 2000

Scale: 1 : 3377

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W E
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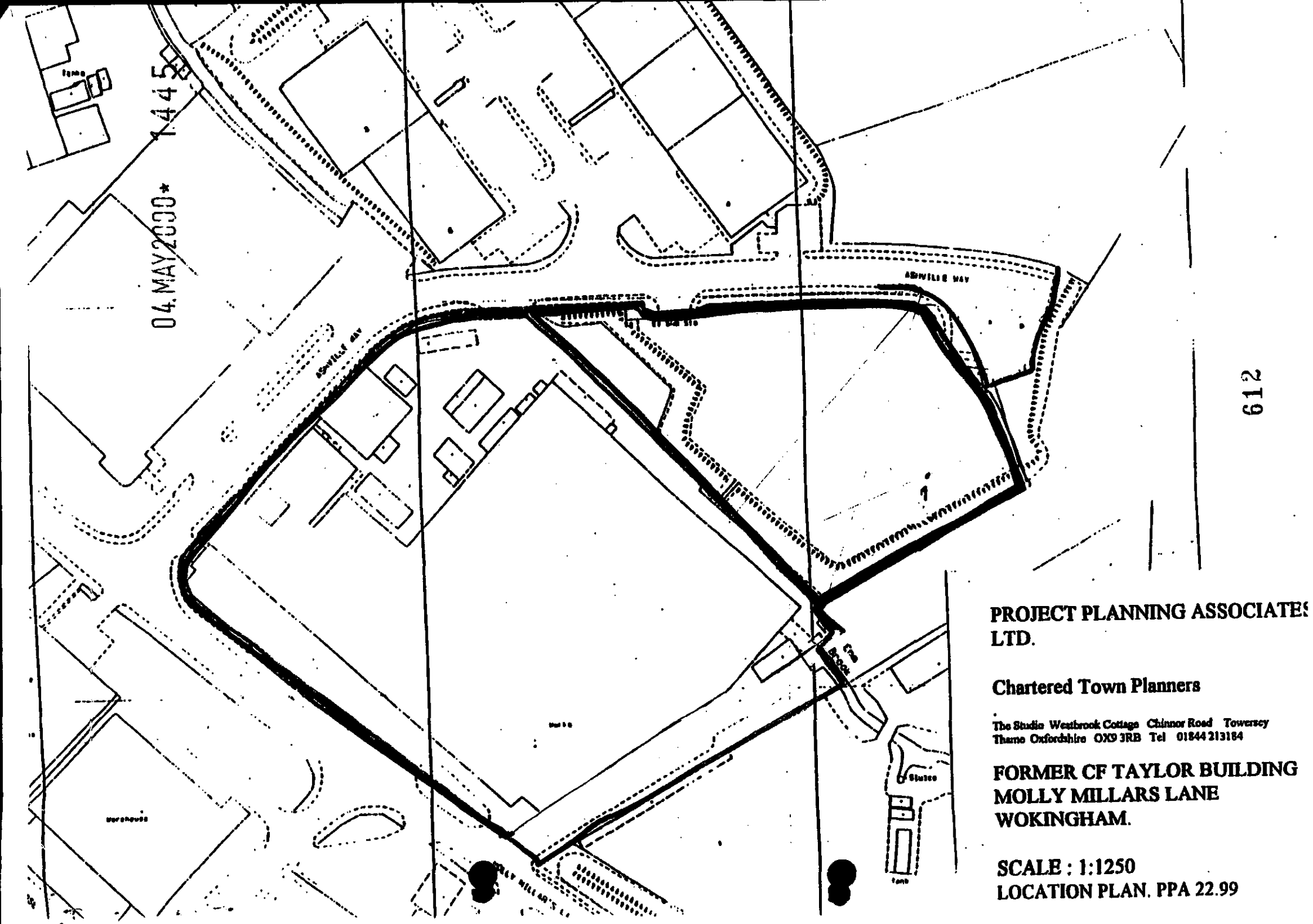



**PROJECT PLANNING ASSOCIATES LTD.**

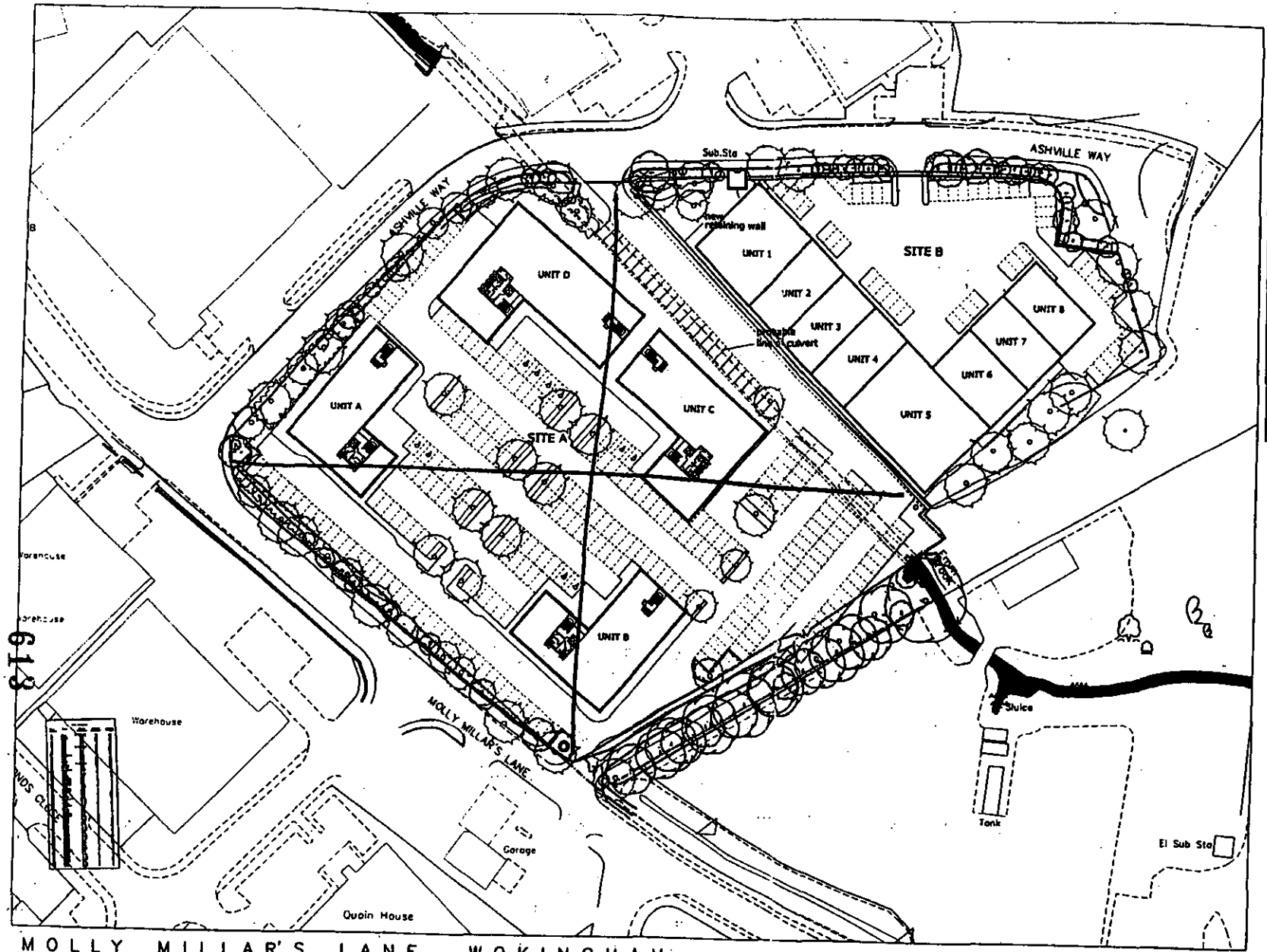
**Chartered Town Planners**

The Studio Westbrook Cottage Chinnor Road Towersey Thame Oxfordshire OX9 3RB Tel 01844 213184

**FORMER CF TAYLOR BUILDING**
**MOLLY MILLARS LANE**
**WOKINGHAM.**

**SCALE : 1:1250**
**LOCATION PLAN. PPA 22.99**

DO NOT SCALE FROM DRAWINGS




| UNITS | gross ext. areas (sq.m) | gross int. areas (sq.m) |
|---|---|---|
| Uint 1 | 420 | 400 |
| Uint 2 | 242 | 229 |
| Uint 3 | 242 | 229 |
| Uint 4 | 242 | 229 |
| Uint 5 | 619 | 549 |
| Uint 6 | 246 | 236 |
| Uint 7 | 220 | 208 |
| Uint 8 | 220 | 208 |
| TOTAL | 2451 | 2288 |
| CARS | 49 CARS | 1/50 |

MOLLY MILLAR'S LANE . WOKINGHAM

| UNITS 3No. Storey | gross external areas (sq.m) | gross internal areas (sq.m) | nett internal areas (sq.m) |
|---|---|---|---|
| Uint A | 1672 | 1543 | 1352 |
| Uint B | 1895 | 1766 | 1567 |
| Uint C | 2230 | 2084 | 1864 |
| Uint D | 2564 | 2409 | 2188 |
| TOTAL | 8361 | 7795 | 6971 |
| CARS | 294 CARS | 1/28 | |

WEIGHTMAN & BULLEN
ARCHITECTS
9 WIGMORE PLACE LONDON W1H 9DD
Tel: 0171 353 9663 Fax: 0171 637 0809

Project
MOLLY MILLAR'S LANE
WOKINGHAM

SITE PLAN

| Date | Scale | Drawn |
|---|---|---|
| JUNE 99 | 1 : 1000 | PL |

File

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F/ 1445
O/2472

15 May 2000

For the attention of A. Beck

c.c. Simon Lewis - Wokingham District Council
Nigel Rose - Wokingham District Council
Mrs. K. Sattersford

Dear Sir,

Reference: Our proposed relocation to the former C.F. Taylor site

With regard to your letter of 25 April 2000 in which you are suggesting a freehold price of £118.00 per square foot, my first reaction is that this is too expensive for industrial space in this area.

Using the generally accepted ratio of 10-1 for freehold to rental this would indicate a rental of £11.80 per square foot, whereas Ashville properties recently let one of their new business units with 40% office space at 9.50 per square foot. I feel that the actual freehold price for pure industrial space should be nearer to £75 per square foot.

I do not know what specification you are using to base your figures on, however it would be useful if you could advise me of the type of construction, eaves height, number of car parking spaces (we would need a minimum of 12) and area of land. As a manufacturing business we would also need a certain amount of yard space. Could you indicate these figures for 4,000, 5,000, 6,000 square feet of gross internal ground floor area.

I look forward to hearing from you with a view to resolving our differences.

Yours faithfully,
SIMPSON SPRINGS & PRESSINGS LIMITED

R.J. SIMPSON - Chairman

INSTITUTE of SPRING TECHNOLOGY MEMBER
U•K•S•M•A
FULL MEMBER
DRO34/2

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67 Grosvenor Street London W1X 9DB DX: 82988 Mayfair
Tel: 020 7863 8333 Fax: 020 7863 8444 Email: mail@forsters.co.uk

| | | | |
|---|---|---|---|
| To: | Colin Lawley | Fax No. | 0118 974 6542 |
| At: | Wokingham District Council | | |
| From: | Mrs S Edwards | No. of Pages: | |
| Date: | 22 September 2000 | Matter No. | 20408.32 |
| Direct Line: | 020 7863 8470 | Email: | sedwards@forsters.co.uk |

This message is intended for the use of the addressee only and may contain information that is privileged and confidential. If you have received this communication in error, please notify us immediately by telephone or fax

Dear Colin

**Wokingham**

I attach the wording which we would like to be included in a letter to be handed over simultaneously with dating of the Section 106 Agreement and issue of the planning permissions:

"To Salmon Harvesters Properties Limited

Dear Sirs

**Former CF Taylor Site Molly Millars Lane Wokingham**
**Planning Permission dated [ ]**
**Application No: F/2000/1445 Change of Use from Class B2 to Class B8**

We confirm that planning permission under the above reference authorises the change of use from B2 to B8 of the buildings erected for use within Class B2 pursuant to Outline Planning Permission dated [ ] under reference no: 0/999/0247. We confirm that once any B2 building approved under such outline planning permission has been constructed, the change of use of such building to B8 is permitted under the planning permission dated [ ] (reference F/2000/1445) whether or not it has been occupied. This is the intention of condition 2 of the planning permission dated [ ] under reference F/2000/1445.

We confirm that this letter is given under delegated powers.

Yours faithfully,"

Please could we discuss the above as soon as possible.

Yours sincerely

S Edwards

Partners: David Wills, Tony Patterson, Steven Sugar, Sophie Hamilton, Peter Instone, Craig Eadie, Paul Roberts, David Robinson, Smita Edwards
Caroline Bassett, Paul Neville, Hilary Rodgers, Jennie Scotts, Sharon Mahoney, Martin Halling, Howard Gill, Fiona Smith
Consultants: John Drewitt, Tony Blackburn, Christopher Digby-Bell, Sheila Fyle, Stephen Lamb, David Marcus
Regulated By The Law Society

BCP

**Our ref:** SP\2000\001533\001
**Your ref:**

**Date:** 5th July 2000

ENVIRONMENT AGENCY

| | |
|---|---|
| PLANNING SERVICES | HPT |
| POL | ILS 31596 |
| DC | |
| APP | |
| CS | |
| 10 JUL 2000 | |
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| | FILE: |

Salmon Harvester Properties Ltd
46 Mount Street
London
W1Y 6HH

For the attention of: John Brightwell

Dear Sir

**AMENDED PLANS - MOLLY MILLARS LANE, WOKINGHAM**

Thank you for your letter dated 29 March 2000. Please accept my apologies for being unable to reply before now. You are asked to quote the following reference in any correspondence: **SU86NW/16/19**. The Environment Agency has the following comments:

**Development Control: Contact Amanda Reed on 01276 45 4331**

I note from drawing no.5369/14 Revision G, that the buildings are to be situated outside the 8 metre zone beside the culverted Emm Brook. However, the plans mention a 'new retaining wall' on the north side of the Emm Brook. From the plan provided I am uncertain as to whether this wall will be situated within the 8 metre zone or not, and therefore I require clarification of this before I comment further.

**Scientific Support: Contact Andrea Szabados on 01276 45 4373.**

It is noted that further investigation work is being undertaken and that the results will be provided in due course. However, it would also be helpful if you could provide us with a copy of the earlier February 1999 report by ERM Enviroclean.

**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 Wokingham District Council.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

**Sarah Paxman**
**Development Planning Officer**

cc: Basia Polnik, Wokingham District Council, Planning Services, PO Box 157, Shute End, Wokingham, Berks RG40 1WR

***Environment Agency***
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

# PROJECT PLANNING ASSOCIATES LTD.

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TEL: 01844 213184 · FAX: 01844 213148

FAO: Simon Lewis

ref: SL/2000/1445

Part 2 amended – please substitute this version for that submitted.

| PLANNING SERVICES | |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 26 JUN 2000 | |
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WITH COMPLIMENTS

# PLANNING APPLICATION

PART 2

This part of the form must only be completed if the application involves new residential development. Please answer all questions in block letters. If the answer to any question is NA, write NA 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: Retained in existing use | Existing floor space: Lost by change of use or demolition | Proposed additional floorspace: New building | Proposed additional floorspace: Change of u |
|---|---|---|---|---|---|
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | 2451 | | |
| B2-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | 2451 |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | 2451 | | 2451 |

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

WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing: | NOT KNOWN | |
| Proposed: | 49. | |

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

CLASS B8

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

NOT KNOWN

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 |
|---|---|---|---|
| | | | |

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

NO

Before [illegible] this application, you are advised to read the notes [illegible] and to ensure that the site boundary and the relevant

would be targeted towards local sustainable transport initiatives and local traffic management/safety schemes.

It has been agreed with the applicant that the Council has the flexibility to prioritise and direct the expenditure of the contribution provided any subsequent allocation of contribution be related to the development and accords with Circular 1/97.

The applicant will also be required, as part of the section 106 agreement, to prepare and implement a Green Transport Plan (GTP), with the agreement of the Local Planning Authority, which is expected to incorporate measures to reduce the level of on site car parking as the GTP becomes established. In addition, the applicant has agreed to transfer land along the Molly Millars Lane frontage to facilitate the construction of a three metres wide shared cycle/footway.

**The impact on the surrounding area**

C. This is an outline application and the only detail to be considered at this stage is the means of access. Hence, it is not possible to assess the impact on the existing commercial buildings fully. However, the site is located within the industrial area and surrounded by other commercial uses so it is not anticipated that the proposed use would harm the amenities of neighbours. Such issues could be addressed through the submission of reserved matters.

**Service, amenity and infrastructure requirements**

D. Financial contributions towards highway infrastructure improvements have been agreed with the applicants under the previous approvals, O/1999/0247 and F/2000/1445. The total amount would not alter by virtue of the is application.

7. **Conclusion** – The proposed B8 use of the site would provide commercial accommodation, for which there is local demand, and would not have a detrimental impact upon the amenities of the neighbouring properties. The development is, therefore, considered to comply with the relevant policy requirements.

8. **Recommendation** - GRANT planning permission subject to the following conditions and a legal agreement, which may take the form of an amendment to the legal agreement for O/1999/0247.

CONDITIONS

C002/
R002

1. a) Approval of the details of the siting, design and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) 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.

C100/ R100

2. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

C017/ R017

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

C152/ R152 delete "from non private owners' domestic gardens"

4. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the buildings for their permitted use. The landscape management plan shall be carried out as approved.

C012/ R012

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

6. No development shall take place until detailed plans of the proposed car/lorry/disabled/cycle parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the parking and turning areas have been laid out with in the site in accordance with the approved plans and should be retained thereafter.

7. No development shall take place until the vehicular access via Ashville Way has been constructed in accordance with detailed plans submitted to and approved in writing by the Local Planning Authority. Details to include adequate visibility splays and geometry to accord fully with the standards contained within the Berkshire Design Guide.

C129/ R129

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

9. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

10. No building shall be situated within an 8 metre buffer zone of the banks of the culverted Emmbrook, details of which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

11. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level

12. No soakaways shall be constructed in contaminated ground.

13. Before any development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of contamination present and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring shall be submitted to and approved in writing by the Planning Authority before development commences. The development shall then precede in strict accordance with the measures approved.

14. No development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to an approved in writing by the Local Planning Authority before development commences.

16. Works related to the construction of the development hereby approved, including works of preparation prior to building opertations, shall not take place other than between the hours of 8am and 6pm Monday to Friday and 8:30am to 1:30pm on Sautrdays and at no ttime ofn Sundays or Bank or National Holidays.

REASONS

1. a) No such details have been submitted.

   b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In order to ensure that the approved landscaping is satisfactorily maintained.
5. To ensure that the external appearance of the building is satisfactory.

6, 7 & 9 In the interests of highway safety and convenience.

8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
10. To retain access to the watercourse for the Environment Agency to Carry out its functions.

11, 12 & 13 To prevent the pollution of groundwater.

14. To protect people on or close to the site from the risks associated with migrating landfill gas.
15. To prevent the increased risk of flooding and to improve water quality.
16. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

INFORMATIVES

N07 – 1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

N10 – 2. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies OS1, BU1, BU2, ST5, ST6, LD6

South East Area Local Plan policies SE1, SPS1, SBE2

Deposit Draft Wokingham District Local Plan policies WOS1, WOS3, WOS4, WOS7, WEM2, WT1, WT2, WT7, WH7, WR7

3. Under the terms of the Water Resources Act 1991 and the Land Drainage Bylaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under , over of within 8 metres of the brink of the Emmbrook main River. *Contact Amanda Reed on 01276 45 4331 for further details.*
4. 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 form buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for further details.*
5. 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 45 4405 for further details.*

Emy Circuit

**Application No.** **Received** **Wokingham**
**O/1999/0247 & 99/70642/O** **21.12.99 &18.10.99**

**Applicant : Salmon Developments Plc**
**Location : Former CF Taylor Building, Molly Millars Lane, Wokingham**
**Proposal : Outline planning application (ref:O/1999/0247) for the proposed erection of a building for B1 (office) and B2 (General Industrial) purposes containing 10,812 square metres of floorspace and outline planning application (ref:99/70642/O) for the redevelopment for 10,600 square metres of B1 business use floor space**

1. Planning History - This 2.01 ha site lies on the north east side of Molly Millars Lane on the corner of the junction with Ashville Way. The site was previously used by the CF Taylor company for B2-B8 use purposes. Outline application ref: 99/70642/O for the proposed redevelopment of the site to provide of B1 use floorspace was submitted earlier last year and is now the subject of an appeal against non-determination. Subsequently the current application ref:O/1999/0247 was submitted at the end of the year and proposing an alternative scheme.

2. Proposal - **Planning application ref:O/1999/0247** – is for an outline development on the same site. The applicant has indicated that this would provide a total of 10,812 sq.metres of B1 (8361 sq.m) and B2 (2451sq.m) floorspace. Details of siting and means of access to be determined with all other matters reserved. A plan indicating the proposed layout has been submitted showing the site split into two areas, A and B. Site A again relates to the front section of the site and would accommodate four buildings at 3-storey height with 294 car parking spaces. Site B relating to the rear section of the site would accommodate eight units all at single storey height with 49 car parking spaces.

   **Planning application ref:99/70642/O -** is for an outline development of the 2.01ha site for business purposes. The applicant has indicated that this would provide 10,600 sq.metres of B1 floor space with car parking. Details of siting and means of access are to be determined with all other matters reserved. A plan indicating the proposed layout has been submitted showing the site split into two areas, A and B. Site A refers to the front section of the whole site and would accommodate three buildings at 3-storey height with 304 car parking spaces. Site B which is the back half of the site lying behind the Emm Brook would accommodate one 2-storey building with parking for 102 cars.

   The proposed vehicular access points for both developments would be similar with Site A accessed via both Molly Millars lane and Ashville way and to Site B via Ashville Way. The Traffic Impact Assessment (T.I.A) relating to the two applications was received by the Highway Authority on 21st February 2000.

3. **Consultations** –

- ***Highways :*** Holding objection due to consideration of the T.I.A.
- ***Environment Agency :*** Originally objected however they now consider the proposals are acceptable subject to conditions.
- ***Policy and Plans :*** The site is outside the policy area designated in the Wokingham District Local Plan seeking to maintain B2-B8 uses but concerned that the redevelopment of application **99/70642/O** is not for mixed use purposes, however no objection raised to application **O/1999/0247** due to it being a mixed development proposal.
- ***Environmental Health :*** No objection.
- ***The Wokingham Society :*** Concerned with application **99/70642/O** and the potential traffic generation, which would be the result of this development. Therefore Green Commuter Plan required as well as reduced on site parking. Financial contributions are also required towards sustainable transport provision and cycle links.
- ***Wokingham Town Council :*** Object to application **99/70642/O** on the grounds of increased traffic generation which would occur as a result of the development (see attached).
- ***Letters of from local residents :*** 2 letters for application **99/70642/O** expressing concern regarding the demolition of an asbestos roof; also support for the generation of new employment in Wokingham. 2 letters for application **O/1999/0247** requesting B1 development only and expressing concerns regarding access and parking arrangements.

4. **Appraisal** -

A. Principle of Development (Berkshire Structure Plan Policies OS1, BU1 and BU2; South East Area Local Plan Policy SE1 and SPS1; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS1 and WEM2)
B. Highway Issues (Berkshire Structure Plan LD5; South East Area Local Plan Policies ST5 and ST6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3, WT1, WT2 and WT7)
C. Impact on Surrounding Area (South East Area Local Plan Policy SBE2; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3 and WOS7)
D. Service, Amenity and Infrastructure Requirements (Berkshire Structure Plan Policy LD6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS4, WH7 and WR7)
E. Concerns of the Parish Council and local residents

A. Principle of Development

As both proposals are for redevelopment it needs to be considered against policies BU1 and BU2 of the Berkshire Structure Plan 1991-2006. The plan makes no provision for additional employment development as employment

commitments are expected to last at least to 2008 and takes a cautious approach to development. However, it allows for local considerations to be taken into account and proposals should be considered on a case by case basis to see how far they are meeting these local needs. The Structure Plan seeks to maintain diversity in the local economy.

The existing use provides 10,000 square metres floorspace of light and general industrial. It is considered therefore, that the site provides a variety of employment opportunities and could be said to meet local needs, particularly providing for those who are less skilled and most likely to be unemployed. The Third Structure Plan Monitoring Report (March 1999) indicates that there is a growing mismatch between the number of people available for work and the number of jobs (more jobs than people), currently there is less than 1.2% unemployment in the District. In addition to this 90% of all employment planning permissions are for B1 office use.

There is concern that the availability of manufacturing floorspace is becoming less and less, yet there still appears to be local demand for this. Policy BU1 sets out four criteria, one of which the development proposal needs to fulfil. In this instance the application ref:**99/70642/O** is considered to be contrary to all four criteria because (I) it does not aid urban regeneration; (ii) provides no detailed information regarding the nature of accommodation or potential occupiers and for this reason would not appear to contribute towards meeting the employment needs of the local population; (iii) and (iv) because the proposed redevelopment is speculative and there is no guarantee that the proposals would meet "the needs of existing firms in Berkshire" or "meet the need for a particular type of business which would serve the local economy". In contrast application ref:**O/1999/0247** would comply with criteria (iii) and (iv), as it would supplying a range of B2 units which as mentioned are in demand within the local area.

Application ref:**99/70642/O** is also considered contrary to the three criteria in Policy BU2 because (i) it is speculative development; (ii) the plan provides no detail on the size of units accommodated on both sites; and (iii) the proposal would not provide industrial, distribution and storage (B8) units. However, as application ref:**O/1999/0247** would provide industrial units and also indicates the size of these units it complies with the requirements of this policy.

The site lies within a Core Employment Area and therefore needs to comply with the requirements of Policy WEM2 of the Wokingham District Local Plan (Deposit Draft). This policy refers back to Policy BU1 of the Structure and it is considered on this basis that application ref:**99/70642/O** is considered to be contrary to WEM2, where as application ref:**O/1999/0247** complies with the requirements of the policy.

It is not considered that in either case the increase in floorspace would represent a material difference to the existing.

B. Highway Issues

A Traffic Impact Assessment for both developments was submitted on 21 February 2000. It recognised that certain parts of the highway network would receive a material impact, however the applicant, in negotiation with the Highway Authority proposes a financial contribution of £221,000 towards a package of measures that would mitigate the development traffic to an acceptable level. The contribution would be targeted towards local sustainable transport initiatives and local traffic management/safety schemes.

In coming to an agreement on the level of financial contribution, it has been agreed with the applicant that the Highway Authority has the flexibility to prioritise and direct the level of contribution provided any subsequent allocation of the contribution be related to the development and accord with Circular 1/97.

The applicant will also be required as part of the section 106 agreement to prepare and implement a Green Transport Plan (GTP) with the agreement of the Local Planning Authority, which is expected to incorporate measures to reduce the level of on site car parking as the GTP becomes more established. In addition, the applicant has agreed to transfer land along the Molly Millars Lane frontage to facilitate the construction of a 3metre wide shared cycleway/footway.

C. Impact on Surrounding Area

Both schemes are in outline with only details of siting and means of access to be considered at this stage. Therefore, the relationship between the proposed development and the existing commercial properties surrounding the site cannot be fully assessed until detailed plans are submitted at the approval of reserved matters stage. The site is located within the heart of the industrial estate and it is not anticipated that there would for this reason be any harm to the amenities of the nearest residential properties apart from the additional pressure on the highway infrastructure.

D. Service, Amenity and Infrastructure Requirements

If the proposed developments were considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. In this instance due to the level of contributions towards improvements to the highway infrastructure through consideration of the T.I.A no other contributions have been

E. The Concerns of the Parish Council and Local Residents

The concerns of the parish council and local residents have been noted. The impact upon the local highway infrastructure and residential amenities have been considered under issues B and C.

5. **Conclusion** - **Application ref:O/1999/0247** would also be of a partially speculative nature, however the development would provide a large amount of B2 floorspace which as already mentioned in this report is under demand within the District and would therefore provide a wider employment opportunity. **Application ref:99/70642/O** represents speculative development, which would lead to the loss an existing mixed-use site and its replacement with a B1(a) development, which would result in a reduction in employment opportunities to the local area.

6. **Recommendations** -

**Application ref:O/1999/0247**
To GRANT planning permission subject to the signing of a section 106 agreement to provide contributions towards the highway infrastructure and the implementation of a Green Transport Plan and the following conditions:

1. a) Approval of the details of the (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) 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.

2. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected.

4. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the buildings for their permitted use. The landscape management plan shall be carried out as approved.

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

6. No development shall take place until detailed plans of the proposed car/lorry/disabled/cycle parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the parking and turning areas have been laid out within the site in accordance with the approved plans.

7. No development shall take place until the vehicular access via Ashville Way been constructed in accordance with detailed plans submitted to and approved in writing by the Local Planning Authority. Details to include adequate visibility splays and geometry to accord fully with the standards contained within the Berkshire Design Guide. The existing vehicular access onto Molly Millars Lane shall be gated and kept available for use by emergency vehicles only.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Plus any other conditions which are relevant i.e. Environment Agency

REASONS

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

2. To safeguard the amenities of neighbouring residents and the locality.

3. & 4. In the interests of visual amenity.

5. To ensure a satisfactory external appearance.

6, 7, 8 & 9. In the interests of highway safety.

**Application ref:99/70642/O**
To resolve that had an appeal against non-determination not been lodged at the Planning Inspectorate, the proposal would have been refused planning permission for the following reasons:

1.The proposed redevelopment of the site would result in the loss of mixed-use floorspace, which has been identified in meeting the local employment need. In addition its replacement with speculative B1 floorspace offers no guarantee that the employment needs of the local population or the need for premises for local businesses would be provided for. As such the proposal is contrary to Policies BU1 and BU2 of the Berkshire Structure Plan, and

Policies WOS1 and WEM2 of the Wokingham District Local Plan (Deposit Draft) as amended.

Simon Lewis

**Application No.** **Received** **Wokingham**
**O/1999/0247 & 99/70642/O** **21.12.99 &18.10.99**

**Applicant : Salmon Developments Plc**
**Location : Former CF Taylor Building, Molly Millars Lane, Wokingham**
**Proposal : Outline planning application (ref:O/1999/0247) for the proposed erection of a building for B1 (office) and B2 (General Industrial) purposes containing 10,812 square metres of floorspace and outline planning application (ref:99/70642/O) for the redevelopment for 10,600 square metres of B1 business use floor space**

1. **Planning History** - This 2.01 ha site lies on the north east side of Molly Millars Lane on the corner of the junction with Ashville Way. The site was previously used by the CF Taylor company for B2-B8 use purposes. Outline application ref: 99/70642/O for the proposed redevelopment of the site to provide of B1 use floorspace was submitted earlier last year and is now the subject of an appeal against non-determination. Subsequently the current application ref:O/1999/0247 was submitted at the end of the year and proposing an alternative scheme.

2. **Proposal** - **Planning application ref:O/1999/0247** – is for an outline development on the same site. The applicant has indicated that this would provide a total of 10,812 sq.metres of B1 (8361 sq.m) and B2 (2451sq.m) floorspace. Details of siting and means of access to be determined with all other matters reserved. A plan indicating the proposed layout has been submitted showing the site split into two areas, A and B. Site A again relates to the front section of the site and would accommodate four buildings at 3-storey height with 294 car parking spaces. Site B relating to the rear section of the site would accommodate eight units all at single storey height with 49 car parking spaces.

   **Planning application ref:99/70642/O** - is for an outline development of the 2.01ha site for business purposes. The applicant has indicated that this would provide 10,600 sq.metres of B1 floor space with car parking. Details of siting and means of access are to be determined with all other matters reserved. A plan indicating the proposed layout has been submitted showing the site split into two areas, A and B. Site A refers to the front section of the whole site and would accommodate three buildings at 3-storey height with 304 car parking spaces. Site B which is the back half of the site lying behind the Emm Brook would accommodate one 2-storey building with parking for 102 cars.

   The proposed vehicular access points for both developments would be similar with Site A accessed via both Molly Millars lane and Ashville way and to Site B via Ashville Way. The Traffic Impact Assessment (T.I.A) relating to the two applications was received by the Highway Authority on 21st February 2000.

3. **Consultations** –

- ***Highways :*** Holding objection due to consideration of the T.I.A.
- ***Environment Agency :*** Originally objected however they now consider the proposals are acceptable subject to conditions.
- ***Policy and Plans :*** The site is outside the policy area designated in the Wokingham District Local Plan seeking to maintain B2-B8 uses but concerned that the redevelopment of application **99/70642/O** is not for mixed use purposes, however no objection raised to application **O/1999/0247** due to it being a mixed development proposal.
- ***Environmental Health :*** No objection.
- ***The Wokingham Society :*** Concerned with application **99/70642/O** and the potential traffic generation, which would be the result of this development. Therefore Green Commuter Plan required as well as reduced on site parking. Financial contributions are also required towards sustainable transport provision and cycle links.
- ***Wokingham Town Council :*** Object to application **99/70642/O** on the grounds of increased traffic generation which would occur as a result of the development (see attached).
- ***Letters of from local residents :*** 2 letters for application **99/70642/O** expressing concern regarding the demolition of an asbestos roof; also support for the generation of new employment in Wokingham. 2 letters for application **O/1999/0247** requesting B1 development only and expressing concerns regarding access and parking arrangements.

4. **Appraisal** -

A. Principle of Development (Berkshire Structure Plan Policies OS1, BU1 and BU2; South East Area Local Plan Policy SE1 and SPS1; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS1 and WEM2)
B. Highway Issues (Berkshire Structure Plan LD5; South East Area Local Plan Policies ST5 and ST6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3, WT1, WT2 and WT7)
C. Impact on Surrounding Area (South East Area Local Plan Policy SBE2; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3 and WOS7)
D. Service, Amenity and Infrastructure Requirements (Berkshire Structure Plan Policy LD6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS4, WH7 and WR7)
E. Concerns of the Parish Council and local residents

A. Principle of Development

As both proposals are for redevelopment it needs to be considered against policies BU1 and BU2 of the Berkshire Structure Plan 1991-2006. The plan makes no provision for additional employment development as employment

commitments are expected to last at least to 2008 and takes a cautious approach to development. However, it allows for local considerations to be taken into account and proposals should be considered on a case by case basis to see how far they are meeting these local needs. The Structure Plan seeks to maintain diversity in the local economy.

The existing use provides 10,000 square metres floorspace of light and general industrial. It is considered therefore, that the site provides a variety of employment opportunities and could be said to meet local needs, particularly providing for those who are less skilled and most likely to be unemployed. The Third Structure Plan Monitoring Report (March 1999) indicates that there is a growing mismatch between the number of people available for work and the number of jobs (more jobs than people), currently there is less than 1.2% unemployment in the District. In addition to this 90% of all employment planning permissions are for B1 office use.

There is concern that the availability of manufacturing floorspace is becoming less and less, yet there still appears to be local demand for this. Policy BU1 sets out four criteria, one of which the development proposal needs to fulfil. In this instance the application ref:**99/70642/O** is considered to be contrary to all four criteria because (I) it does not aid urban regeneration; (ii) provides no detailed information regarding the nature of accommodation or potential occupiers and for this reason would not appear to contribute towards meeting the employment needs of the local population; (iii) and (iv) because the proposed redevelopment is speculative and there is no guarantee that the proposals would meet "the needs of existing firms in Berkshire" or "meet the need for a particular type of business which would serve the local economy". In contrast application ref:**O/1999/0247** would comply with criteria (iii) and (iv), as it would supplying a range of B2 units which as mentioned are in demand within the local area.

Application ref:**99/70642/O** is also considered contrary to the three criteria in Policy BU2 because (i) it is speculative development; (ii) the plan provides no detail on the size of units accommodated on both sites; and (iii) the proposal would not provide industrial, distribution and storage (B8) units. However, as application ref:**O/1999/0247** would provide industrial units and also indicates the size of these units it complies with the requirements of this policy.

The site lies within a Core Employment Area and therefore needs to comply with the requirements of Policy WEM2 of the Wokingham District Local Plan (Deposit Draft). This policy refers back to Policy BU1 of the Structure and it is considered on this basis that application ref:**99/70642/O** is considered to be contrary to WEM2, where as application ref:**O/1999/0247** complies with the requirements of the policy.

It is not considered that in either case the increase in floorspace would represent a material difference to the existing.

B. Highway Issues

A Traffic Impact Assessment for both developments was submitted on 21 February 2000. It recognised that certain parts of the highway network would receive a material impact, however the applicant, in negotiation with the Highway Authority proposes a financial contribution of £221,000 towards a package of measures that would mitigate the development traffic to an acceptable level. The contribution would be targeted towards local sustainable transport initiatives and local traffic management/safety schemes.

In coming to an agreement on the level of financial contribution, it has been agreed with the applicant that the Highway Authority has the flexibility to prioritise and direct the level of contribution provided any subsequent allocation of the contribution be related to the development and accord with Circular 1/97.

The applicant will also be required as part of the section 106 agreement to prepare and implement a Green Transport Plan (GTP) with the agreement of the Local Planning Authority, which is expected to incorporate measures to reduce the level of on site car parking as the GTP becomes more established. In addition, the applicant has agreed to transfer land along the Molly Millars Lane frontage to facilitate the construction of a 3metre wide shared cycleway/footway.

C. Impact on Surrounding Area

Both schemes are in outline with only details of siting and means of access to be considered at this stage. Therefore, the relationship between the proposed development and the existing commercial properties surrounding the site cannot be fully assessed until detailed plans are submitted at the approval of reserved matters stage. The site is located within the heart of the industrial estate and it is not anticipated that there would for this reason be any harm to the amenities of the nearest residential properties apart from the additional pressure on the highway infrastructure.

D. Service, Amenity and Infrastructure Requirements

If the proposed developments were considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. In this instance due to the level of contributions towards improvements to the highway infrastructure through consideration of the T.I.A no other contributions have been

E. The Concerns of the Parish Council and Local Residents

The concerns of the parish council and local residents have been noted. The impact upon the local highway infrastructure and residential amenities have been considered under issues B and C.

5. **Conclusion** - **Application ref:O/1999/0247** would also be of a partially speculative nature, however the development would provide a large amount of B2 floorspace which as already mentioned in this report is under demand within the District and would therefore provide a wider employment opportunity. **Application ref:99/70642/O** represents speculative development, which would lead to the loss an existing mixed-use site and its replacement with a B1(a) development, which would result in a reduction in employment opportunities to the local area.

6. **Recommendations** -

**Application ref:O/1999/0247**
To GRANT planning permission subject to the signing of a section 106 agreement to provide contributions towards the highway infrastructure and the implementation of a Green Transport Plan and the following conditions:

1. a) Approval of the details of the (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) 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.

2. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected.

4. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the buildings for their permitted use. The landscape management plan shall be carried out as approved.

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

6. No development shall take place until detailed plans of the proposed car/lorry/disabled/cycle parking and turning facilities have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the parking and turning areas have been laid out within the site in accordance with the approved plans.

7. No development shall take place until the vehicular access via Ashville Way been constructed in accordance with detailed plans submitted to and approved in writing by the Local Planning Authority. Details to include adequate visibility splays and geometry to accord fully with the standards contained within the Berkshire Design Guide. The existing vehicular access onto Molly Millars Lane shall be gated and kept available for use by emergency vehicles only.

8. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Plus any other conditions which are relevant i.e. Environment Agency

REASONS

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

2. To safeguard the amenities of neighbouring residents and the locality.

3. & 4. In the interests of visual amenity.

5. To ensure a satisfactory external appearance.

6, 7, 8 & 9. In the interests of highway safety.

**Application ref:99/70642/O**
To resolve that had an appeal against non-determination not been lodged at the Planning Inspectorate, the proposal would have been refused planning permission for the following reasons:

1.The proposed redevelopment of the site would result in the loss of mixed-use floorspace, which has been identified in meeting the local employment need. In addition its replacement with speculative B1 floorspace offers no guarantee that the employment needs of the local population or the need for premises for local businesses would be provided for. As such the proposal is contrary to Policies BU1 and BU2 of the Berkshire Structure Plan, and

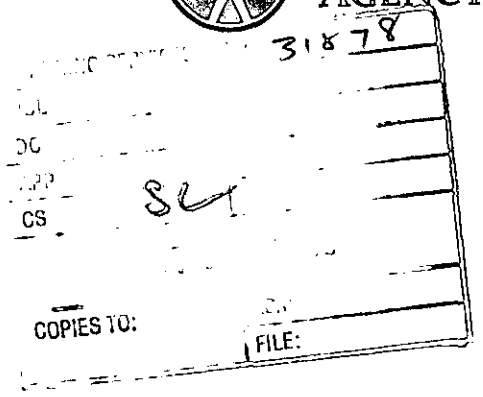
Policies WOS1 and WEM2 of the Wokingham District Local Plan (Deposit Draft) as amended.

Simon Lewis

**Our ref:** SP\2000\001772\001
**Your ref:** F/2000/1445

**Date:** 12th July 2000

ENVIRONMENT AGENCY




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

Dear Sir/Madam

**CHANGE OF USE B2 TO B8 - C F TAYLOR, MOLLY MILLARS LANE, WOKINGHAM**

Thank you for your letter dated 19 May 2000 which was received on 22 May 2000. You are asked to quote the following reference in any correspondence: **SU86NW/16/19**.

The Environment Agency has no comment concerning the proposed change of use of the buildings.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

**Sarah Paxman**
**Development Planning Officer**

**Environment Agency**
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

## WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

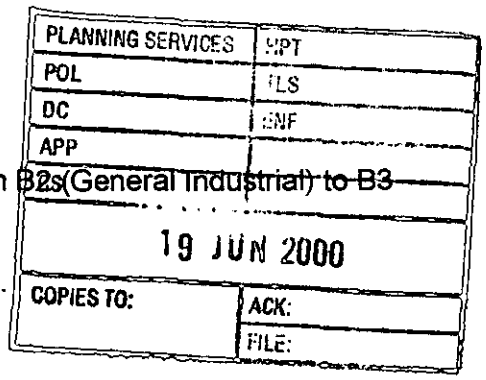
**Case officer:** Simon Lewis ~~Natalie Brown~~

**Application Number:** F/2000/1445

**Proposal:** Proposed change of use of buildings from ~~B2s(General Industrial) to B3~~ (Storage & Distribution) .

**Site Address:** C F Taylor (B/E) UK Ltd, Wokingham.

**Applicant:** Salmon Harvester Properties Ltd




Your observations are required in respect of this application by **12/06/2000**

---

● **No objection – subject to Highways delivery restrictions.**

●

**SIGNED:** _____ **DATE:** 13/06//00

**CLERK TO Wokingham Town Council**

Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.gov.uk
Date. 15 June, 2000
My ref. SL/2000/1445
Your ref.

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

Mrs P.Day
Project Planning Associates Ltd
The Studio
Westbrook Cottage
Chinnor Road
Towersey
Thame
Oxfordshire
OX9 3RB

Dear Mrs Day

**PLANNING APPLICATION REF:F/2000/1445**
**CHANGE OF USE OF BUILDINGS FROM B2 (GENERAL INDUSTRIAL) TO B8 (STORAGE AND DISTRIBUTION) AT THE FORMER CF TAYLOR BUILDING**

I refer to the planning application in respect of the above.

I can now confirm that this application cannot be dealt with as a delegated matter and will therefore need to go to the Development Control Committee meeting. Unfortunately there are still issues, which need to be resolved, and therefore the likely date for Committee will be the 19 July 2000.

I can only apologise for the delay in determining this application.

Yours sincerely

S LEWIS
Senior Planning Officer

**TO:** **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 6 June 2000

| | |
|---|---|
| Location: | Land at Molly Millars Lane, Wokingham |
| Proposal: | PROPOSED CHANGE OF USE OF BUILDING FROM B2 (GENERAL INDUSTRIAL) TO B8 (STORAGE & DISTRIBUTION) |
| Application Number: | F/2000/1445 |

In response to your consultation dated 19 May 2000 for the above application, the landscape comments are as follows:

I have no objection to the principle of development on this site. The applicant need to provide a detailed landscape scheme showing the location of all new tree and shrub planting, full species name, size of plant at time of planting and planting densities. There are a number of other existing trees and shrubs on the boundary with Molly Millars Way and Ashville Way and although none of which are of any particular significance, a plan will need to be submitted showing whether this vegetation is to be retained or removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

REC'D P+P 22/5

29607 5/6

REPLY REQUIRED

**To:**
~~Policy~~ **And Plans Section**

**From:** Simon Lewis

**Date:** 19 May 2000

**Application Number:** F/2000/1445

**Proposal:** Proposed change of use of buildings from B2 (General Industrial) to B8 (Storage & Distribution).

**Site Address:**
C F Taylor(b/e) Uk Ltd, Molly Millars Lane, , Wokingham.

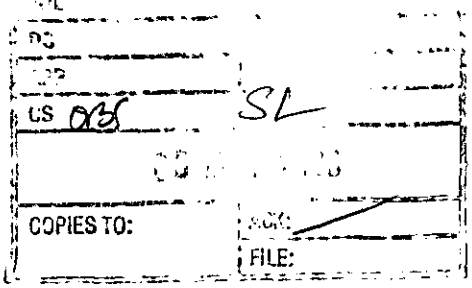
**Applicant:**
Salmon Harvester Properties Ltd .

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

---

I would be concerned if the whole of this B2 area were to go to B8 use but as the site is not within a part of Molly Millars Lane with strong supporting policies for B2 I ask you to try to negotiate a scheme that includes a balance of the two.

29 days 5/6




35 Molly Millars Lane
Wokingham RG41 2RU

29 April 2000

Planning Department
Wokingham District Council
Shute End
WOKINGHAM

Dear Sir,

Old C.F. Taylor site, Molly Millars Lane

I understand that the application to redevelop the above site has now been given outline planning permission, with the emphasis on B2.

Have you lost sight of the fact that this development is next to residential premises - mine being opposite the site - so surely the residents have some say in the type of usage on this site. We certainly don't want any noisy industry on this site, and I hope any B2 useage will be kept to the back of the site.

To try and give Molly Millar's Lane a better image, would it be too much to ask that the frontage material used on the buildings is brick - and please no neon signs.

We are in Band F Council Tax, and this should surely be considered when final planning permission is given.

Have you given thought to the 300 plus extra cars streaming out and in daily, these added to the cars attached to the additional premises which are quietly been built at the top of Ashville Way.

I assume the asbestos roofs will be demolished in accordance with health regulations.

Yours faithfully

Jean C. Pomphrey

Mrs. Jean C Pomphrey

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 09 MAY 2000 |
| Officer: SL | Application No. F/2000/1445 |

| | |
|---|---|
| Map No. 75B | Site 0.65 |
| Easting: ..... | Flood Pln ..... |
| Northing: ..... | Mineral ..... |

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

Description:
(F) Proposed change of use of ~~part~~ buildings from B2 (General Industrial) to B8 (Storage & Distribution).

Location: Form C.F. Taylor Site Molly Millars Lane W

Parish: Wokingham Ward: Evendons
19.5.2000

Applicant: Salmon Harvester Properties Ltd.

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

(11)

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 | ~~Q 24: Entry in 4th col should be against B8 - Storage or Distr.~~ | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | ~~No elevations - any changes?~~ | ref application | |
| 6 | Floor plans | ~~No Floor plans? Any changes?~~ | | 1999/0247 |
| 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 ...xX.....

Date Site Notice Sent : 19.5.2000 Parish Council Informed - YES / NO

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ..... |
| Landscape | NK: ✓ |
| Trees | NK: ..... |
| Conservation Officer | NK: ..... |
| Environmental Health | NA: ✓ 250m Land fill site Cons. |
| Housing | NA: ..... |
| Leisure & Cultural services | PA: ..... |
| Public Rights of Way | PA: ..... |
| Property | NG: ..... |
| District Secretary (only if called in by SOS) | MA: ..... |
| Policy & Plans | QA: ✓ |
| Strategic Planning (JSPU) | HA: ..... |
| Minerals (BABTIE) | GA: ..... |
| Archaeological Site (BABTIE) | : ..... |
| Education | AP: ..... |
| Social Services | BT: ..... |
| Highways | XA: ✓ |

### EXTERNAL CONSULTATIONS

| | |
|---|---|
| Adjacent D P A | : ..... |
| Adjacent Parish | : ..... |
| Southern Electricity Board | BN: ..... |
| British Gas | BM: ..... |
| PSA Oil Pipeline | BD: ..... |
| Transco | : ..... |
| Environment Agency Flood / Land fill site consultation | BP: ✓ |
| Rail Track | BI: ..... |
| Police Arch. Liaison Officer | PC: ..... |

### HERITAGE BODIES

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

**OTHERS:**

No new pre-apps

**NEIGHBOURS:**

4 x S/N + 14 Russley Green
37 Crail Close
The Wokingham Society, 1 Bird Mews, W'ham RG40 1D2
35 Molly Millars Lane
Logsys House, 4 Ashville Way, Wokingham
5, 6, 1, 2, 3 Ashville Way Wokingham
Rygor Commercials Ltd, Molly Millars Close
General Datacom, Molly Millars Close
Michael Bowyer & Co, Molly Millars Bridge
Glentworth Fabrics, Unit 1, Molly Millars Bridge
Unit 600, Unit 500, Unit 100 Ashville Way, Wokingham

# PROJECT PLANNING ASSOCIATES LTD.

TOWN PLANNING • DESIGN & DEVELOPMENT CONSULTANTS

THE STUDIO · WESTBROOK COTTAGE · CHINNOR ROAD · TOWERSEY · THAME · OXFORDSHIRE OX9 3RB

TEL: 01844 213184 • FAX: 01844 213148


04.MAY2000* 1445

Wokingham District Council,
Environmental Services Dept,
Planning Services PO Box 157,
Shute End,
Wokingham, Berks. RG10 1WR.

2 May 2000

FAO; Simon Lewis

Your ref: O/1999/0247

Dear Sir,

**CF TAYLOR BUILDING, MOLLY MILLARS LANE, WOKINGHAM**

Further to my letter of 27 April 2000 in respect of O/1999/0247 and the subsequent telephone conversation with Simon Lewis of todays date please find enclosed an application for the development of the rear part of the above site for Class B8 purposes as an alternative to the Class B2 use permitted under the above reference; the appropriate stautory fee is also enclosed.

I confirm your acceptance that the need for a new application should have been notified to us at the time of our requested amendment in February and also that you accept Class B8 use as a satisfactory alternative to Class B2 in the context of your employment policies.

Given the unfortunate delay in the resolution of this issue occasioned by your oversight I expect the application to be dealt with favourably, expeditiously and by delegated powers.

Given the detailed and extensive discussions which accompanied the above application in respect of traffic impact issues and the financial contributions agreed between my clients, their traffic consultants and your Mr. Callaghan I assume that this new application can be determined without further debate in this regard.

Yours faithfully,

PAT DAY. BA DipTP MRTPI.

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

**PART 1**

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

04 MAY 2000 1445

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | SALMON HARVESTER PROPERTIES LTD. |
| | ADDRESS | 46.MOUNT STREET,LONDON |
| | POST CODE | W1Y 6HH PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | PROJECT PLANNING ASSOCIATES LTD. |
| | ADDRESS | THE STUDIO,WESTBROOK COTTAGE, TOWERSEY,THAME,OXON. |
| | POST CODE | OX9 3RB PHONE 01844-213184 |
| 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 | FORMER CF TAYLOR BUILDING, MOLLY MILLARS LANE,WOKINGHAM,BERKS. |
| 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 OF CLASS B2 BUILDINGS PERMITTED UNDER O/1999/0247 TO CLASS B8 |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | .6 ha |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | OWNER |
| 7. List all the plans and drawings submitted in the application | PLANS/DRAWINGS | PPA 22.99 and 5369/14 |

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 ☐

1769a

# PLANNING APPLICATION

**PART 2**

This part of the form need only be completed if the application involves [illegible] development. Please answer all questions in print 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) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| | GENERAL INDUSTRIAL | | 2451 | | ~~2451~~ |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | 2451 |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | 2451 | | 2451 |

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

WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | NOT KNOWN | |
| Proposed | 49. | |

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.

CLASS B8

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

NOT KNOWN

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 |
|---|---|---|---|
| | | | |

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 [illegible]

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.

INDUSTRIAL - VACANT (CAR PARK)

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 specie on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE APPROVED

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.

TO BE APPROVED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

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 PROPOSED - SEE PLAN 5369/14

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

SUBJECT TO APPROVAL AT DETAILED STA

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 | N/A | | |
| BUNGALOW | | | |
| FLAT/MAISONETTE | | | |
| OTHER | | | |

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form.

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE; OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form.

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

£190.00

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

SIGNED: [signature] ON BEHALF OF: SALMON HARVESTER PROPERTIES LTD. DATE: 3 MAY 2000

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".

1789/a

# SECTION 66 CERTIFICATE

Application No.

04.MAY2000* 1445

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

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

## CERTIFICATE A

I certify that:

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

OR

## CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

## CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

(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).

the (c) .....

on (d) .....

OR

(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).

## CERTIFICATE D

I certify that

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

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

(b) .....

.....

● Notice of the application as attached to this Certificate, has been publishe

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 fi alternative and insert "not applicable" as the information required by the secc alternative.

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

OR

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

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

Signed .....

On behalf of SALMON HARVESTER PROPERTIES LTD.

Date 3 MAY 2000

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

TAYLOR (INDUSTRIAL) LTD. MOLLY MILLARS LANE

ADDRESS MOLLY MILLARS LANE PARISH WOKINGHAM/WITHIN

PLOT No. ORD. SHEET No.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR 754 | C.F. Taylor (Holdings) Ltd | Traffic control building | 13.5.74 | App |
| 00765 | " " | " " | 13.6.74 | N/A |
| BR 1892 | " | Store buildings | 2.1.75 | App |
| 01939 | " " | Extension of temp. permission Jig & tool store | 23.1.75 | N/A 31.12.2 |
| ~~03503~~ | ~~" (Metalworkers) Ltd.~~ | ~~Ext of Ind. Rd + Resurfacing~~ | ~~30.10.75~~ | ~~n/a~~ |
| 03674 | " " | Store Compressor room maintenance section | 27.11.75 | N/A |
| 04502 | " (Industrial) Ltd. | Demolition of Nissen huts + Workshop + offices (Erection) | 6.5.76 | N/A |
| 05758 | " (Holdings) " | Jig & tool store | 20.1.77 | N/A 31.12 |
| 06279 | " Organisation | Brick building for Meters | 9.6.77 | N/A |
| ~~BR 1A Bldg 06400~~ | ~~" (Metalworkers) Ltd~~ | ~~ext to form drawing office~~ | ~~30.6.77~~ 9.8.77 | ~~N/A~~ N/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

Taylor (Industrial) Ltd. EXISTING FACTORY N.W. END OF MOLLY MILLARS LANE
(Holdings) ALSO WEIR GROUP & MOOSCROP LTD ABCD & ZWICKY

| PLAN NUMBERS PLANNING | PLAN NUMBERS BUILDING | DATE REC. | BRIEF DESCRIPTIONS AND REMARKS | DECISIONS PLANNING | DECISIONS BUILDING | DATE STARTED | DATE COM |
|---|---|---|---|---|---|---|---|
| ~~XXXXX~~ | | | | | | | |
| F/6/71 | | | Demolition of 7 nissen huts. ~~New buildings for ground floor~~ First floor - Drawing Office, records. | 8.4.71 C | | | |
| | 8267X | | | 9.6.71 | | | |
| 0/14/71 | | | Boiler powerhouse in connection with the re-development of Molly Millars Lane frontage. | 8.4.71 C | | | |
| | 8369X | | **Erection of Power House rear of industrial buildings** | | 31.8.71 | | |
| B/F/9/71 | | 27.5.71 | ERECTION OF POWER HOUSE (0/0/14/71, 6/F/6/71 REFER) | 15.7.71 C | | | |
| B/F/16/71 | | 10.11.71 | Erection of new single storey security/ | 6.4.72C | | | |
| | 8593X | 9.11.71 | telephone block etc. (F/6/71 refers) | | | | |
| B/F/18/71 | | 6.12.71 | Fire escape, staircase/access for | WITHDRAWN 29/12/71 | | | |
| | 8621X | 6.12.71 | occasional passage of equipment. ~~(B/F/16/71, F/6/71 refer)~~ | | | | |
| | 8688X | 3.2.72 | Security & Telephone block | | 23.3.72 | | P. |

| PLAN NUMBERS PLANNING | PLAN NUMBERS BUILDING | DATE REC. | BRIEF DESCRIPTIONS AND REMARKS | DECISIONS PLANNING | DECISIONS BUILDING | DATE STARTED | DAT COM |
|---|---|---|---|---|---|---|---|
| F/20/60 | | | (RADIO HEATERS) | 10.11.60 | | | |
| F/24/60 | | | (RADIO HEATERS) | 9.2.61C | | | |
| R/47/60 | | | (RADIO HEATERS) | 13.10.60C | | | |
| F/1/61 | | | " | 9.3.61C | | | |
| F/5/72 | 8910M | 12.6.72 | Erection of Acetone Store (B/F/6/71, B/F/16/71 refer) | 14.9.72C | 13.7.72R | | |
| | 9151M | 30.10.72 | Erection of Store | | 29.11.72R | | |
| | 9155M | 30.10.72 | Erection of Boiler House | | 29.11.72R | | |
| F/19/72 | | 27.11.72 | Erection of temporary building for Jig & Jig Rool Store. (F/6/71, F/9/71, F/16/71, F/18/71, F/17/72 F/18/72 refer). | Tpy Cond. expg 31.1.75 (dated 11.1.73 | | | |
| | 9199M | 27.11.72 | Tenporary store for jigs and jigs tools | | 10.1.73 | | |
| | 9227M | 13.12.72 | Erection of Store | | 13.2.73 | | |
| | 9226M | 13.12.72 | Erection of Boiler house | | 22.3.73 | | |
| /4/73 | 9369M | 13.3.73 | New exterior wall to existing store/loading area. (F/19/72 etc refers) | 6.6.73C | 5.4.73 | | |

ADDRESS C.F. TAYLOR LTD. (HOLDINGS & INDUSTRIAL) PARISH WOKINGHAM

PLOT No. MOLLY MILLARS LANE ORD. SHEET No. 75

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 06559 | C.F. TAYLOR (HOLDINGS) LTD E | 25' FLAGPOLE | 7.7.77 | N/A C/ |
| BR 7054 | " (INDUSTRIAL) | MELL. STORAGE PLATFORMS | 18.10.77 18.8.77 | REL. & APP. REF. N |
| 07041 | " (HOLDINGS) LTD | (a) CHANGE OF PERM. COND. OF STORE BLDG. | 24.11.77 | N/A C/ |
| | | (b) ALT. TO WORDING OF COND. | | |
| | | (c) NEW CAR PARK | | |
| | | (d) DEMOLITION | | |
| BR 7244 | " " | INTERNAL ALTERATIONS | 3.2.78 14.10.77 | REL. & APP. REF. N |
| ~~07132~~ | ~~C.F. Taylor (Metalworks)~~ | ~~Porch to existing building~~ | ~~27.10.77~~ | ~~N/A C/A~~ |
| 07636 | " (HOLDINGS) | JIG & TOOL STORE (RENEW. 05758) | 16.2.78 | N/A 31.12 |
| 07885 | C.F. Taylor (Holdings) Ltd. | Alterations to roof to accomodate tearing | 16.3.78 | N/A C/A |
| 08665 | THE WEIR GROUP LTD. | ALTS. TO BLDGS. 'A' & 'B' | 31.8.78 | N/A C/ |
| BR. 8849 | " " " | Alt. to ex. buildings | 6.7.78 | REF N/ |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) ADDRESS C.F. TAYLOR LTD (HOLDINGS - INDUSTRIAL) PARISH WOKINGHAM.

PLOT No. ORD. SHEET No. 75B.

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| ~~BR 8987~~ | ~~C.F. Taylor (Heat Workers) Ltd~~ | ~~Ind allocation for 79~~ | ~~19.7.78~~ | ~~APP~~ |
| BR 9211 | THE WEIR GROUP LTD. | ALTS. TO EX. BUILDING | 1.8.78 | REF. |
| BR 10092 | MODCOMP LTD. | INT. ALTS. & PARTITIONING | 22.1.79 | APP. |
| 09541 | C.F. TAYLOR (HOLDINGS) LTD. E | RENEW. T.P. FOR JIG & TOOL STORE | 18.1.79 | N/A |
| BR 10606 | ZWICKY ENGINEERING E | W.C.s, SHOWER & REST ROOM | 20.3.79 | APP |
| ~~BR 12004~~ | | | | |
| 13294 | C.E Taylor (Heat Workers Ltd) | ~~Ext S/S bld for storage of paint & chemicals~~ | | |
| 14183 | Modular Computer Sys. Inc 'A' | Conv of warehouses into storage service & training depot | 25. 9. 80 | N N. |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) C.F. TAYLOR LTD HOLDINGS & INDUSTRIAL

ADDRESS PARISH WOKINGHAM

PLOT No. ORD. SHEET No. 75B

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR15754. | Modcomp Building "A" | alt Imp to form Stores Service & Training accom | 3. 11. 80 | app N/A |
| 14775 | C.TAYLOR (METALWORKERS) E | RENEWAL OF 09541 — (SEE REMINDERS) | 15-1-81 | N/A |
| BR 17005 | Zwicky Eng. | Internal alt new store | 23. 6 8 | Ref |
| 15878 | E.I.S Ltd | S/S storage block at rear of bld. Block D | 2. 7. 81 | NA Ref |
| 16918 | MODCOMP. 'A' 14183 | WITHDRAWN CONDS. TO COND. 6 | 11.3.82 | N/A |
| BR 21428 (2) See also 39859 40505 | TAYLORS ENGINEERING UNIT D' | INT. PARTITIONS | 14.9.83 | APP |
| | ZWICKY " | EXT. TO IND. UNIT | 15.9.92 | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 RP/92/09844 " PORTAL FRAME EXT. 17.2.93 APP

1933

6

C. I. TAYLOR (HOLDINGS & INDUSTRIAL)

**ADDRESS** MOLLY MILLARS LANE **PARISH** WOKINGHAM

**PLOT No.** **ORD. SHEET No.**

**BUILDER**

| Plan No. | Applicant | Description of Development | Date of Decision | Decisio |
|---|---|---|---|---|
| FP/92/1010 | ZWICKY | RAISED OFFICE AREA | 6·1·93 | Ref |
| 40761 | ZWICKY | 2/ST. OFFICE ACCOMM. | 1·6·93 | CA |
| 40823 | " | IND. HEATER | 5·7·93 | CA |
| FP95/3234 | " | RAISED STORAGE PLATFORM | 20·1·95 | APP |
| 98/67548/0 | - TALLY/EIS | Units ABCD (Not Zwicky) | 22/1/99 | W/D |
| | | REDEV. OF SITE | | |
| 99/70642/0 | | | | |
| 0/1999/0247 | Salmon Developments Plc | O/Lapp. erection building B1 (offices) & B2 (Gen. Ind) | | |
| | | | | |
| | | | | |
| | | | | |

**MINISTRY DECISION**

**SPECIAL ORDERS**

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Development Control Section, Environmental Services, Wokingham District Council.

15 May 2000

Scale: 1 : 2500

N
W E
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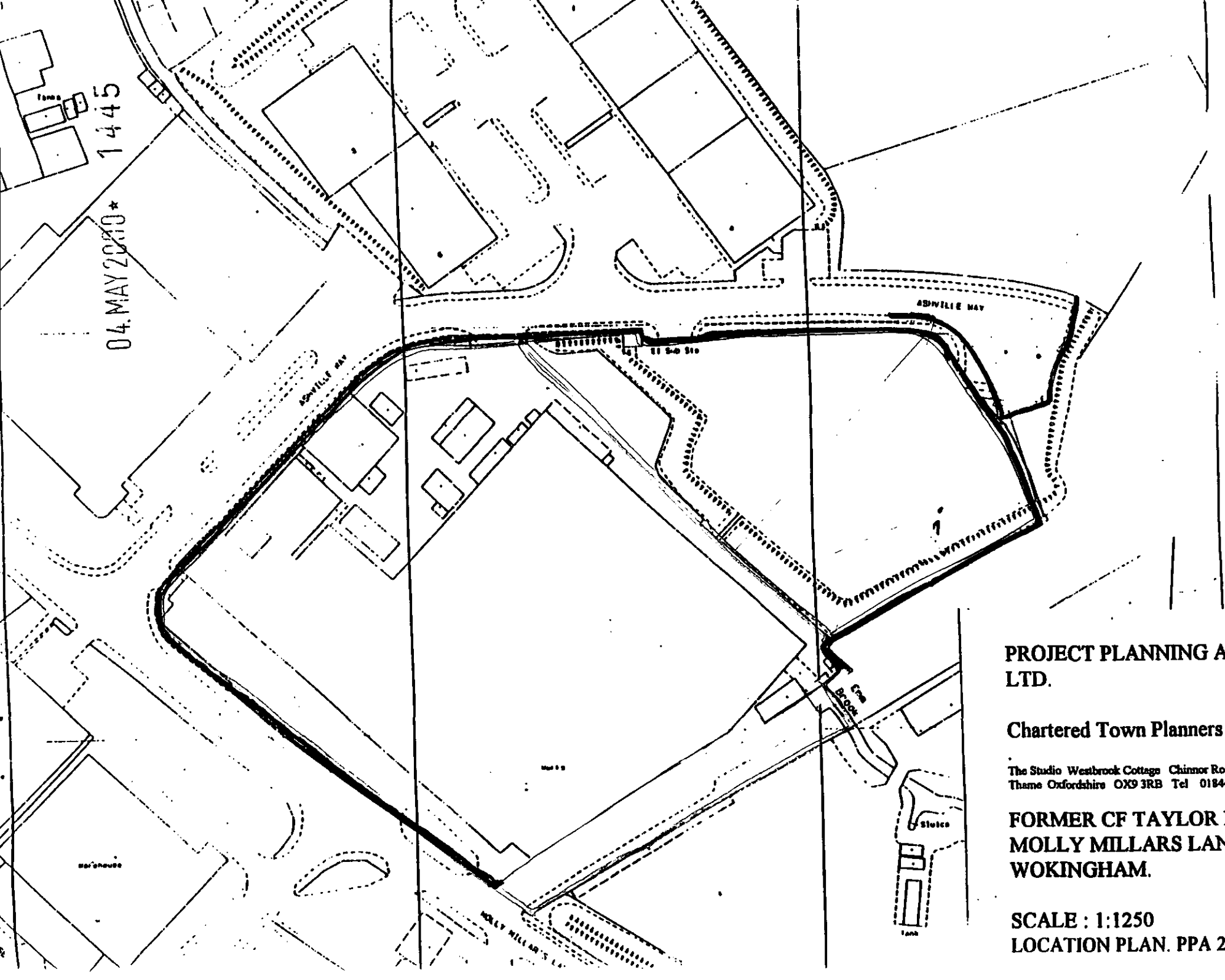


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