APPLICATION NO:
VAR/2000/1108

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

APPLICANT:
Asda Stores Ltd C/O Littman And Robeson

PROPOSAL:
Proposed variation to conditions 3,4, and 5 of consent 99/69440/V to allow continued use of basement area for storage ancillary to store without restrictions imposed by conditions. (i.e. to omit bollards and car parking spaces in front of basement entrance and to allow transfer of goods externally).

2/6/00

EARLIEST DATE FOR DECISION: **07/05/2000**

APPLICATION EXPIRY DATE: **08/05/2000**

WITHDRAWN

CASE OFFICER: ~~Lynette Baker~~ Alan McMillan 4/6/03

RECONSULT —

RAILEX
Marbleboard

Our ref: KM/sm/669/AM010703

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CHARTERED SURVEYORS
LITTMAN
ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

14 BUCKINGHAM STREET
LONDON WC2N 6DF
TELEPHONE 020 7930 5551
FACSIMILE 020 7930 0807

A McMillan Esq
The Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

02 July 2003

Dear Mr McMillan

Planning Application EAR/2000/1108
Proposed variation to condition 3, 4 and 5 of consent 99/69440/V at Asda Store, Lower Earley.

Further to our recent telephone conversation, I am writing, to confirm that the use of the basement area at the Asda Store, Chalfont Way, Lower Earley for storage purposes is no longer required and therefore we request that this application be withdrawn.

Yours sincerely

pp Solmac

Kate Murdoch
katemurdoch@littman-robeson.co.uk

MARTIN ROBESON *BA FRTPI FRICS FRSA*
JOHN LITTMAN *FRICS Dip TP MRTPI*
COLIN BURNETT *BA (hons) MRTPI*
CAROLINE DAWSON *BA (hons) DMS MRTPI FRSA*
Associates
HELEN PRATT *MA MRTPI*
BEN ELLIS *BSc (hons)MSc MRTPI*
JONATHAN LANGHAM *BSc MPhil MRTPI ARICS FRSA*
PAUL KEYWOOD *BA (hons) Dip TP MRTPI*

WORK SHEET FOR : ~~Lynette Baker~~ Alan McMillen.

Application Number : VAR/2000/1108

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

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

Proposal : Proposed variation to conditions 3,4, and 5 of consent 99/69440/V to allow continued use of basement area for storage ancillary to store without restrictions imposed by conditions. (i.e. to omit bollards and car parking spaces in front of basement entrance and to allow transfer of goods externally).

Site Notice Displayed ? :

YES	NO	DATE
	✓	5.6.03

(None confirmation received that has been displayed 8.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 5.6.03

Date Registered : 13/03/2000

Earliest Date for Decision : 07/05/2000

Latest Consultation Date/Site Notice Expiry Date : 07/05/2000

Application Expiry Date: 08/05/2000

Consultation Responses :

1. EHO. No objections
2. Highways. New footpath link required
3. Co-ordinator of Mobile Information Centre. Affects parking space for the vehicle — on site visit observed that this is relocated elsewhere in car park.

Planning Issues :

- Pedestrians vehicular circulation + parking
- Impact on adjoining properties.

RECORD OF SITE VISIT

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

APPLICATION NUMBER:
VAR/2000/1108

OFFICER: ~~Lynette Baker~~ Alan McMillan
DATE OF SITE VISIT: 5.6.03

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS Supermarket part of district centre served surrounding residential area.

3. DESCRIPTION OF SITE/BUILDING Existing basement area currently used as car parking (staff – no public access).

4. RELATIONSHIP TO ADJOINING PROPERTIES Nearest houses are 100m away across surface car parks & Rushey Way. Due to levels (houses lower than supermarket) & landscaping servicing to basement not visible. Daytime noise from traffic much greater than noise from car parks.

5. SITE CONSTRAINTS

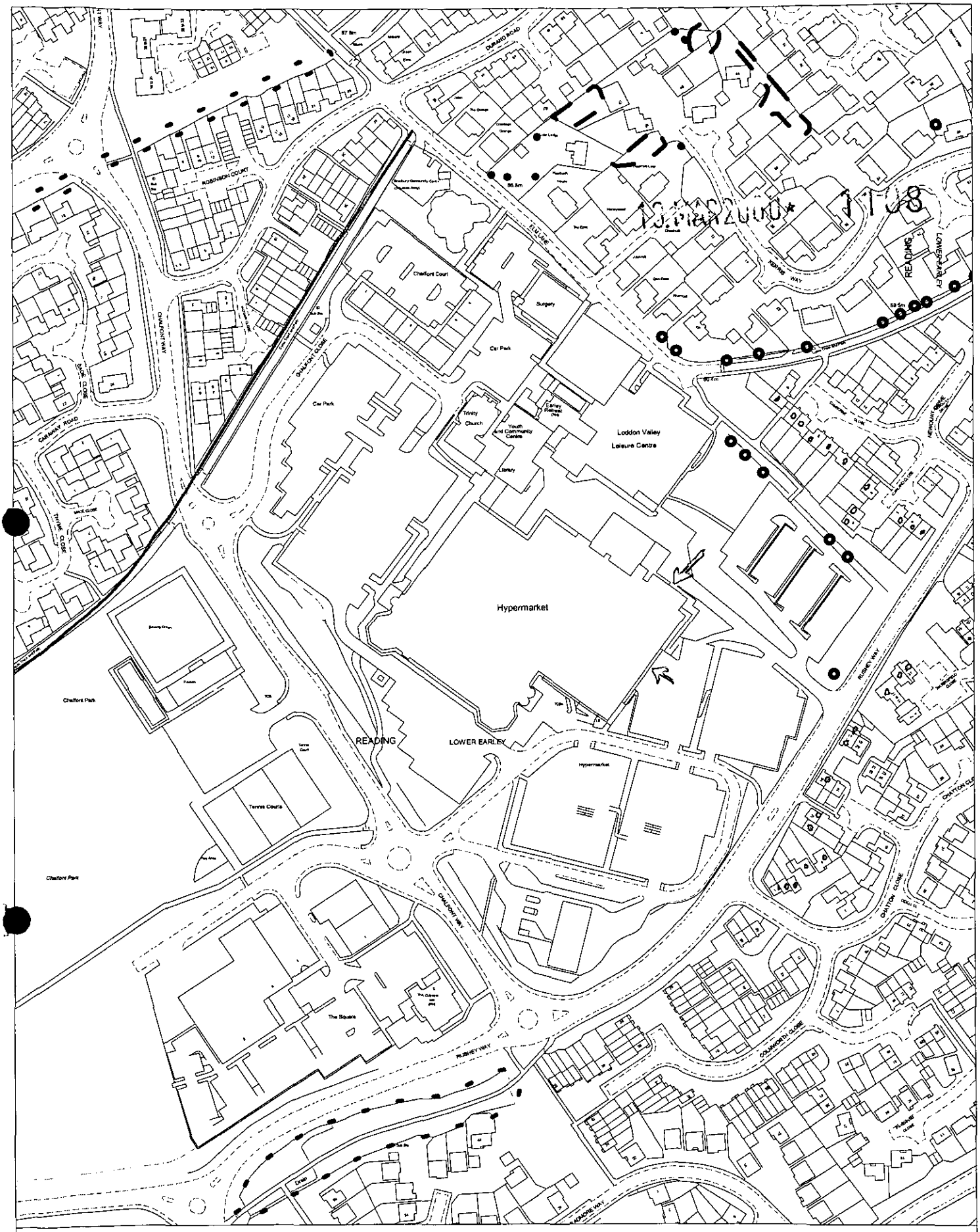
TREES no

ACCESS/PARKING Would alter existing arrangements for parking & circulation.

LEVELS no

BOUNDARY TREATMENT no.

OTHERS



Site Plan, Scale: 1 to 2500

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

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Date: 2 March 2000

N
W E
S

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. 4 June 2003
My ref. VAR/2000/1108
Your ref. KM/FS/669/OD230503

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

Littman & Robeson
14 Buckingham Street
LONDON
WC2N 6DF

Dear Sirs,

RE: APPLICATION VAR/2000/1108 – ASDA STORE, LOWER EARLEY.

Thank you for your letter dated 23 May and received on 27 May 2003 in respect of the above planning application.

I would advise that Ms Lake has left the employ of the Council and the application has been allocated to Alan McMillan. Mr McMillan is working for the Council on a consultancy basis and is available in the office on Wednesdays, he can be contacted on 0118 974 6229.

Yours faithfully,

Mrs J Jackson
Principal Planning Officer - North Area

69416

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APP
CS
27 MAY 2
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Our Ref: KM/FS/669/OD230503

CHARTERED SURVEYORS
LITTMAN
ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

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LONDON WC2N 6DF
TELEPHONE 020 7930 5551
FACSIMILE 020 7930 0807

Alan McMillan

Ms A Odell
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN

23 May 2003

Dear Ms Odell

Planning Application VAR/2000/1108
Proposed Variation to Condition 3, 4 and 5 of Consent 99/69440/V at Asda Store, Lower Earley

Further to your letter of 15 May we write to confirm that this application should not be withdrawn.

This application was previously dealt with by Ms Lake of your offices and we have enclosed a copy of the last correspondence sent to Ms Lake on 10 July 2001. This correspondence sought to confirm the position on the protected route to segregate potential customers from the movement of goods from the delivery area to the basement storage area. This issue had already been discussed in detail and agreed with the former planning officer, Lynette Baker. Following a number of attempts to contact Ms Lake by telephone we did not receive a response, neither did we receive a response to our letter.

As we have already agreed the position with the Council through the previous officer, the lack of contact was construed to be confirmation of the previous agreement.

We trust this information clarifies the matter and would appreciate it if you could confirm that there are no outstanding matters to be addressed to ensure that this issue can be finally resolved and permission may be granted.

Yours sincerely

Littman + Robeson.

Littman & Robeson
planning@littman-robeson.co.uk

Enc Kit Murdoch

MARTIN ROBESON *BA FRTPI FRICS FRSA*
JOHN LITTMAN *FRICS Dip TP MRTPI*
COLIN BURNETT *BA (hons) MRTPI*
CAROLINE DAWSON *BA (hons) DMS MRTPI FRSA*
Associates
HELEN PRATT *MA MRTPI*
BEN ELLIS *BSc (hons)MSc MRTPI*
JONATHAN LANGHAM *BSc MPhil MRTPI ARICS FRSA*
PAUL KEYWOOD *BA (hons) Dip TP MRTPI*

Our ref: BE/mw/669/NL100701

CHARTERED SURVEYORS
LITTMAN & ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

14 BUCKINGHAM STREET
LONDON WC2N 6DF
TELEPHONE 020 7930 5551
FACSIMILE 020 7930 0807

Ms N Lake
Environmental Services Department
Wokingham District Council
Planning Services
PO Box 157 Shoot End
Wokingham
Berkshire RG40 1WR

10 July 2001

Dear Ms Lake

Asda Stores Limited, Lower Earley – Planning Application VAR/2000/1108

I enclose a copy of the Plan indicating the proposed alterations to form a protected route to segregate potential customers from the movement of goods from the delivery area to the basement storage. The provisions set out in this Plan were previously discussed with your predecessor Lynette Baker and there was agreement between the parties that the proposals to be implemented would effectively overcome the concerns the Local Authority may have in respect of the use of the basement area for storage purposes.

Following the implementation of the segregated route it was agreed that Conditions 3, 4 and 5 of the previous consent 99/69440/V to allow the continued use of the basement for storage ancillary to the store would be lifted.

As this Planning Application has been outstanding for some time I would appreciate it if we could reach a swift resolution on the outstanding matters and would welcome the opportunity to discuss the proposals with yourself as you have had no previous involvement in our discussions.

Yours sincerely

Ben Ellis
Littman & Robeson

Enc.

MARTIN ROBESON *BA FRTPI FRICS FRSA*
JOHN LITTMAN *FRICS Dip TP MRTPI*
Associates
COLIN BURNETT *BA (hons) MRTPI*
JONATHAN LANGHAM *BSc MPhil MRTPI ARIC*
HELEN PRATT *MA MRTPI*
Consultants
NICK STAMP *BSc (hons) MSc MRTPI*
CAROLINE DAWSON *BA (hons) DMS MRTPI FR*

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 May, 2003
My ref. AO/VAR/2000/1108
Your ref. BE/ac/669/PL100300

Littman Robeson
14 Buckingham Street
LONDON WC2N 6DF

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

Dear Mr Ellis

PLANNING APPLICATION VAR/2000/1108
PROPOSED VARIATION TO CONDITIONS 3, 4 AND 5 OF CONSENT 99/69440/V TO ALLOW CONTINUED USE OF BASEMENT AREA FOR STORAGE ANCILLARY TO STORE WITHOUT RESTRICTIONS IMPOSED BY CONDITIONS (I.E. TO OMIT BOLLARDS AND CAR PARKING SPACES IN FRONT OF BASEMENT ENTRANCE AND TO ALLOW TRANSFER OF GOODS EXTERNALLY) AT ASDA STORES LTD, 20 ASDA MALL, LOWER EARLEY DISTRICT CENTRE, LOWER EARLEY

I refer to the above application, and I note that it is more than 3 years since it was submitted. Therefore, unless I hear form you within 14 days of the date of this letter, we will assume you are no longer interested in pursuing the application and will treat the application as having been withdrawn.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO

MRS A ODELL
Planning Officer

35610

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/2280 PLANNING OFFICER: Nicola Lake

PARISH: EARLEY

PROPOSAL: Revised plans for trolley parking

ADDRESS: Asda Mall, Chalfont Way

APPLICANT: Asda Stores Ltd.

Whilst the Town Council has no objections to this proposal, there is concern that the proposed four bay trolley park at the front entrance to the store is in an area where the Mobile Information Centre van currently parks, and is also used by Readibus, the Earley Community bus, etc. for dropping off and collection of elderly and disabled shoppers.

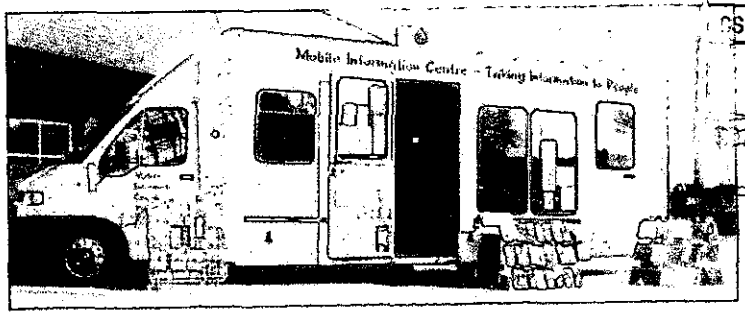
A representative of the Town Council is due to discuss this concern with the store manager on 20th October, when it is hoped that agreement can be reached for this particular trolley park to be relocated.

SIGNED: _____ DATE: 19 OCT 2000

CLERK TO EARLEY TOWN COUNCIL

Mobile Information Centre

PLANNING SERVICES 35354
DC NK
APP
CS
FILE



Radstock House Radstock Lane Earley Reading. RG6 5UL
Tel: 0118 987 4401 Fax: 0118 978 1411
Mobile Vehicle 07966 460 851 Co-ordinator 07966 460 852
e-mail micerad@cwcom.net

Nicola Lake,
Planning Department,
Wokingham District Council,
Shute End,
Wokingham.

Dear Ms Lake,
Ref: Application Number F/2000/2280 Asda Stores

I am writing with reference to the above planning application for replacement trolley park on the Asda forecourt, Lower Earley.
I would like to bring to your attention the fact that the Mobile Information Centre, a community information service, parks its vehicle in the space that the proposed trolley park in planned for on a Wednesday and Thursday each week. Whilst the Mobile Information Centre has been granted this by the good will of Asda I wonder if some way could be found to accommodate both the trolleys and the vehicle. I understand that Earley Town Council is seeking to meet with the Asda Manager when he returns from leave. I also know that other community vehicles, like the Readibus, also use this space.
Thanking you for your assistance

Yours sincerely
Lillian King

Lillian King
Co-ordinator

c.c. Earley Town Council

Our ref: BE/ac/669/PL010200

CHARTERED SURVEYORS
LITTMAN ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

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

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

24 February 2000

Dear Sir

Application for the continuation of the use of the basement area of the existing Asda superstore to allow storage ancillary to the store without compliance with Conditions 03, 04 and 05 of Consent 99/69440/V, Chalfont Way, Earley

We herewith enclose the appropriate documentation forming an application for your consideration. The application seeks consent to allow the use of the basement area of the existing Asda foodstore at Chalfont Way for storage ancillary to the store without compliance with Conditions 03,04 and 05 of planning permission 99/69440/V permitting that use.

We consider each condition in turn.

Condition 3

This condition states that no loading or unloading of goods to the storage area shall take place other than within the basement or by using the existing delivery bay and transferring goods within the building. It also states that no goods shall be transferred externally from the delivery bay to the basement or the basement to the delivery bay. Further it states that no external movement of goods shall take place from the storage area hereby permitted i.e. the basement to the existing store.

There is presently no restriction on the loading, unloading or external transfer of goods from delivery lorries to the existing foodstore. Any such movements would be purely ancillary to the continued use of the store within a recognised district shopping centre. It would be inappropriate to attempt to restrict the operational practices of an existing retailer in this environment particularly as these are ancillary to the continued operation of the store in any event.

Entirely agree.

MARTIN ROBESON *BA FRTPI FRICS FRSA*
JOHN LITTMAN *FRICS Dip TP MRTPI*
Associates
EMMA GLENN *BA (hons) DipTP MRTPI*
COLIN BURNETT *BA (hons) MRTPI*
Consultants
NICK STAMP *BSc (hons) MSc MRTPI*
CAROLINE DAWSON *BA (hons) DMS MRTPI FRSA*
MARK PRITCHARD *MIPR Dip PR(CAM) ACIM*

The reason provided for the imposition of this condition was to safeguard the amenities of neighbouring residents and the locality. As previously mentioned there is currently no restriction on the external transfer, movement, loading and unloading of goods. These operations are entirely appropriate as they concern an existing retail use within an existing district centre.

The issue of the disturbance caused by continued operation of the store and indeed its extended operating hours was considered through an appeal in respect of the variation of delivery hours to the store whereby an Inquiry was held on 1/9/1999. In the Inspector's decision notice issued on 25 October 1999 it is clearly acknowledged that whilst the continued use of the store may give rise to an incidence of noisy events the critical properties in consideration of that appeal lay:

> *"Close to a busy district centre and roads leading to it, where the presence of noise generating activity can be expected to a greater degree than would be the case in more remote locations."*
> (paragraph 11)

In addition given the existing district centre activities the Inspector further concluded that:

> *"When the existing noise is taken into account, the resulting overall effects would be changes in noise levels which would be slight or imperceptible."*

In reaching his overall conclusion the appeal Inspector stated:

> *"On balance I do not consider that the disturbance to nearby residents would be detrimental to their amenity nor contrary to Development Plan policies framed to prevent unacceptable effects on residential amenity."*

The properties that the Council seem to believe would be affected by the external transfer of goods are of course those which were considered through the appeal. Given the above it is clear that the external transfer of goods between the basement storage area and the store particularly as these are infrequent and transfers take place within close proximity to the existing storage areas, service yard and operation of the existing store that any increases in noise would not have a detrimental effect on neighbouring residents and the locality.

Condition 4

You may be aware that your Council have recently taken Enforcement Action in respect of Condition 4 which required the erection of a bollard on the footpath between the service road and car park to be in place within 6 weeks of the date of that decision notice (20 October 1999), following the approval of details of the type and location of the bollard by the Local

Planning Authority. The reason provided for the imposition of this condition was that it was required in the interests of highway safety. Discussions with the General Store Manager as to the exact route of the transfer of any goods externally from the basement storage area to the store have established that a dedicated route exists for such a transfer and any trolleys or fork lift trucks that are used to carry the goods. The transfer takes place from the existing storage area past the servicing area along a dedicated footpath through a restricted colleague parking area to the basement area. At no time would this transfer of goods come in contact with customers, private vehicles or pedestrians. This condition can therefore not be supported in respect of the reasons provided through the decision notice. Further, on behalf of Asda both ourselves and Asda's highways consultants, Cottee Highway Consultants have been in contact with both your Planning Officers and Enforcement Officers to ascertain where exactly they feel the bollard should be placed in order to discover where such a conflict with highway safety exists. We have received no response on this point.

Condition 5

This condition required that 5 parking bays should be marked out in front of the existing basement entrance within 3 months of the date of the decision notice. Again the reason provided for the imposition of this condition was in the interests of highway safety. It is our opinion that this condition cannot be supported as in the first instance it is not clear how the marking out of car parking spaces can be enforced on the grounds of highway safety. The imposition of this condition presumably is to prevent the use of the basement storage entrance however as stated above the transfer of goods externally would at no time come in contact with members of the public, their vehicles or pedestrians. Therefore its use would not conflict with highway safety. Further there is no provision within the condition to ensure that cars are parked there at any time as presumably the Local Planning Authority have realised that it would be impossible to enforce such a condition as such the entrance would not be blocked in any event. Therefore the appropriateness of the imposition of this condition is unsound and it is unclear how the marking out of parking spaces alone can prevent any anticipated detrimental highways effects as foreseen by the Council, from taking place.

You will be aware that an application has also been submitted for the continuation of the use of the basement area of the existing Asda superstore to allow storage ancillary to the store without compliance with Condition 02 of that consent which required the removal of temporary storage containers from the site. The appropriateness of the use of these containers for storage purposes in connection with the existing store has been confirmed through appeal and details of my client's position are set out through that application submitted on 5 January 2000. Despite attempts to contact Planning Officers in respect of this application we are not aware that any progress has been made in its determination. In this respect we would appreciate an update as a matter of urgency.

I trust that the above sets out my client's position clearly and trust that whilst there appears to be some history of contention between both the Council and my clients in respect of the continued operation of this store, a reasonable point of view is taken and that the

appropriateness of the of the imposition of what we view as overly onerous conditions be considered at more closely. If you should require any further information or clarification please do not hesitate to contact Mr Ellis of these offices.

Yours faithfully

Littman & Robeson

encl.

Colne House, Suite 5
86 Mount Chambers
Coggeshall Road
BRAINTREE
Essex CM7 9BY

Tel: 01376 552232
Fax: 01376 552240
Email: Cottee@compuserve.com

25418

TLS

LFB

COTTEE

Highway & Transportation Consultants Ltd

Fax

To:	**LYNETTE BAKER**	From:	STEPHEN M CHECKETTS
Company:	WOKINGHAM DISTRICT COUNCIL	Date:	Tuesday, 01 February 2000
cc:	-	Time:	14:40
Fax:	0118 974 6484	Pages:	2
Subject:	ASDA CHALFONT WAY	Project No:	9838

o Comments

Further to our telephone conversation this afternoon, please mark onto the attached plan the approximate location of the bollard required to satisfy condition 4 of the Notification of Variation of Permission dated 20th October 1999.

I would be grateful if you could then fax this back to me.

Should be on cond file C/69440/02

Than you for your assistance in this matter.

STEPHEN CHECKETTS

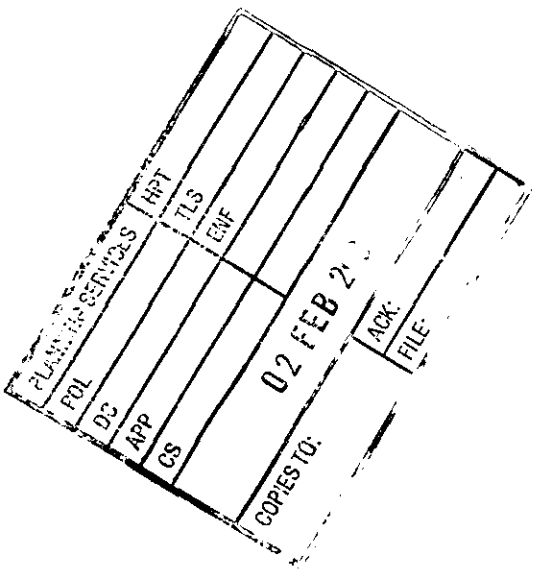
Heather

We will require 2m between bollards (MINIMUM FOOTWAY WIDTH, FROM OUR DESIGN GUIDE).

Neil

21/2/00

pathway
5m wide
2 bollards with
c1-5m gap between
LITTLEMAN ROBERTSON
Town Planning Consultants
Development Advocacy
PLAN LR 1
SITE LOCATION PLAN
ASDA
CRAIGSTONE WAY
LOWER BARLEY
SCALE 1: 1250
AREA TO BE USED FOR ANCILLARY TO EXISTING STORE
ASDA


PLANNING SERVICES
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APP
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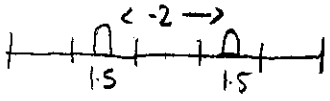

-2
1·5
1·5

Lynette Baker

From: Jacky Chan
Sent: 15 May 2000 16:54
To: Lynette Baker
Subject: ASDA

RE: Application Number: VAR/2000/1108 - to allow continued use of basement area for storage at Asda

I have no objections to the removal of conditions 3, 4, ,5. In fact if condition 4 (bollards on footpath between service road and carpark) was imposed and the external transfer of goods to and from the basement area was permitted the health and safety risk to the pedestrians and to the forklift truck driver is likely to increase. This is because the driver will need to take a longer route, along the deliveries access road and across the customer's car park.

Do you remember that the basement car park was used as a garden centre in the summer of 1998 and the Fire authority wrote to them stating that it was contravening the Fire Precautions Act for various reasons. Do you have a copy of that letter? It was dated 4th June 1998.

Jackie Chan
EHO
[Jacky Chan]

[[Jacky Chan]

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 13 April 2000

Application Number: VAR/2000/1108

Proposal: Proposed variation to conditions 3,4, and 5 of consent 99/69440/V to allow continued use of basement area for storage ancillary to store without restrictions imposed by conditions. (i.e. to omit bollards and car parking spaces in front of basement entrance and to allow transfer of goods externally).

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

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

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

✓ 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).

AWAITING AMENDED PLANS SHOWING NEW FOOTPATH LINK.

TR 31/7/00

Signed: _____ **Print name:** _____

LB

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number UAR/2000/1108 relates.

Address of site ASDA STORES LOWER EARLEY

CHARBOT WAY RG6 2TT

Signed

Date 8/5/00

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

1

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~25 FEB 2000~~ VALID 13 MAR 2000

Officer: LEB | Application No. VAR/2000/1108

Map No. 58 Site 5.8

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

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

Level: ☑ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☐ Invalid ☐ PD

Give back to Dawn

Description:

(V) PROPOSED VARIATION TO CONDITIONS 3, 4 & 5 OF CONSENT 99/69440/V TO ALLOW CONTINUED USE OF BASEMENT AREA FOR STORAGE ANCILLARY TO STORE WITHOUT RESTRICTIONS IMPOSED BY CONDITIONS (ie TO omit bollards + car parking spaces in front of ~~to allow transfer of goods externally~~ entrance)

Location: ASDA SUPERSTORE CHARFONT WAY

Parish: EARLEY Ward: Redhatch 13.4.2000

Applicant: ASDA STORES LTD

Fee Received 00-00 Required 95-00 Additional 95-00 Refund .....

phoned 9/3 to follow

Received 13/3/00

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

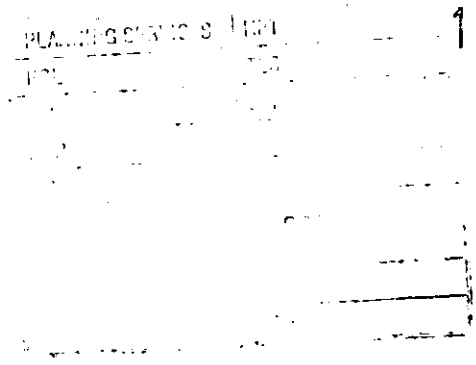
SI N+ 3, 4, 5, 6, 7, 8 Carland Close

3, 4, 5, 6, 7, 8, 9 Combourne Close

1, 2, 3, 4, 5, 11, 12, 16, 17, 18 Chatton Close

11 - 17, 18, 19, 20, 21 Waterfield Close

Our ref: BE/ac/669/PL100300



CHARTERED SURVEYORS
LITTMAN
ROBESON
CHARTERED TOWN PLANNERS

Town Planning Consultants
Development Advocacy

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

Mrs Hurst
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BN

10 March 2000

Dear Mrs Hurst

Application for the continuation of the use of the basement area of the existing Asda superstore to allow storage ancillary to the store without compliance with Conditions 03, 04 and 05 of Consent 99/69440/V, Chalfont Way, Earley

Please find enclosed a cheque to the sum of £95 made payable to Wokingham District Council in respect of the above application. I apologise for the inconvenience caused by omitting the cheque from the application.

Yours sincerely

Ann Cotmore
(Secretary to Ben Ellis)

encl.

MARTIN ROBESON *BA FRTPI FRICS FRSA*
JOHN LITTMAN *FRICS Dip TP MRTPI*
Associates
EMMA GLENN *BA (hons) DipTP MRTPI*
COLIN BURNETT *BA (hons) MRTPI*
Consultants
NICK STAMP *BSc (hons) MSc MRTPI*
CAROLINE DAWSON *BA (hons) DMS MRTPI FRSA*
MARK PRITCHARD *MIPR Dip PR(CAM) ACIM*

① ASDA SUPERSTORE 20 ASDA MALL

ADDRESS CHALFONT WAY PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
0/182/67	TRUSTEES MALL SETTLEMENT	O/L RES DEV.	23.11.67	N/A	R
1764/73	NEW HOMES PROJECT LTD	"	13.6.74	N/A	R
1767/73	MALL SETTLEMENT TRUST	"	13.6.74	N/A	R
01945		LOWER EARLEY DEV PLAN			
03310	"	O/L COMM CENTRE, RES DEV. ETC.	15.4.76	N/A	R
07235/95		ROADS			CIA 31.12.79 TP
07379	ASSOCIATED DAIRIES LTD.	TEMP. SEWAGE TREATMENT	16.3.78	N/A	
407564	"	DISTR CENTRE (RETAIL SHOPPING)	16.3.78	N/A	CIA
BR 8171	"	" PH. I	5.5.78	REF	N/A
08956	"	SHOPPING UNITS, WAREHOUSE	WITHDRAWN		
BR 8865	"	RETAIL & ANCILLARY WORKS I	3.5.78	REF	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (8) ASDA

ADDRESS 20 CHARFONT WAY PARISH EARLEY

PLOT No ORD. SHEET No. SU. 7470 88

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70827/V				
F/K99/0148	Asda stores Ltd	Erection of covered trolley bays		
VAR/2000/0395	" "	Var to COND 2 99/69440/V to allow CONT: USE BASEMENT FOR STORAGE		

MINISTRY DECISION

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

13.MAR2000* 1108

1. APPLICANT'S NAME

ASDA STORES LTD

ADDRESS

ASDA HOUSE, SOUTHBANK
GREAT WILSON STREET, LEEDS

POST CODE LS11 5AD **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME

LITTMAN & ROBESON

ADDRESS

14 BUCKINGHAM STREET
LONDON

POST CODE WC2N 6DF **PHONE**

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.

SITE LOCATION

ASDA SUPERSTORE, CHALFONT WAY
LOWER EARLEY, READING

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

CONTINUATION OF USE OF THE BASEMENT AREA OF THE EXISTING ASDA STORE WITHOUT COMPLIANCE WITH CONDITONS 03, 04 AND 05 OF PLANNING PERMISSION 99/69440/V

5. Give the area in hectares or part of a hectare

AREA OF SITE

5.8 hectares

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

OWNERSHIP

OWNER

List all the plans and drawings submitted with the application

PLANS/DRAWINGS

SITE LOCATION PLAN LR1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☐	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number 99/69440/V Conditions to be relaxed 03, 4 and 05

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — N/A — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — N/A — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED. N/A

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

16. HOW WILL SURFACE WATER BE DISPOSED OF? AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~

If no, please give details

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

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

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

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

* STATE No. OF HABITABLE ROOMS

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

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

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why. REMOVAL OF CONDITIONS £95

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

SIGNED Littman Robeson ON BEHALF OF ASDA STORES LTD DATE 24 FEBRUARY 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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

AS EXISTING

	USE CLASS	Existing floor space		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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	AS EXISTING	

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

AS EXISTING

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

USE WILL BE ANCILLARY TO AUTHORISED USE OF EXISTING SUPERSTORE FOR RETAIL PURPOSES

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
	AS EXISTING		

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

PART 2

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

13.MAR2000* 1108

Certificate A*(a)*

I certify that:

on the day 21 days before the date of the accompanying application/appeal* nobody, except the applicant/~~appellant~~*, was the owner*(b)* of any part of the land to which the application/~~appeal~~* relates.

Littman & Robeson.

Signed Littman & Robeson

*On behalf of Asda Stores Ltd

Date 24.02.00

*delete where inappropriate

(a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).