APPLICATION NO:
VAR/2001/5384

LOCATION:
45 London Road, Wokingham.

APPLICANT:
Alistair Burleish

PROPOSAL:
Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes.

EARLIEST DATE FOR DECISION: **29/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
23/01/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

494

50

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Alistair Burleish
45, London Road
Wokingham
Berkshire
RG401YA

Application Number: VAR/2001/5384

Parish: **WOKINGHAM**

Location: **45, London Road, Wokingham.**

Proposal: **Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes.**

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. No motorcycle engines or other engines shall be tested or operated unless a soundproofed enclosure is first installed in accordance with details submitted to and agreed in writing by the Local Planning Authority, and such engines shall not be tested or operated otherwise than within such an enclosure complying with the approved details.

Condition
3. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

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

Condition
5. The plant and machinery used for the purpose of changing motorcycle tyres shall not be used except between 0800 hours and 1800 hours Monday to Saturday and at no times on Sundays, Bank or National Holidays.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of residential amenity.

Reason
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Berkshire Structure Plan Policy OS1.
South East Area Local Plan Policy STV1.
Deposit Draft Wokingham District Local Plan Policies WOS2 and WOS3.

Anna Cronin
Head of Planning & Transportation
Date: 04/03/2002

Notice checked by: _____

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

Received by Wokingham District Council

Application No: VAR/2001/5384

Proposal:
Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes.

Location:
45, London Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number VAR/2001/5384 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 December 2001

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 18 January, 2002
My ref: VAR/2001/5384
Your ref:

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

Mr A Burleish
45 London Road,
Wokingham,
Berkshire
RG40 1VA

Dear Mr Burleish

RE: PROPOSED VARIATION OF CONDITION 5 OF PLANNING CONSENT 70798 TO ALLOW SERVICING OF MOTOR BIKES, AT 45 LONDON ROAD, WOKINGHAM APP. NO. VAR/2001/5384

I refer to the above application for the variation of condition 5 of planning consent 70798, to allow servicing of motor bikes, at 45 London Road, Wokingham.

Because of the potential noise issue, which could be generated from the servicing of motorbikes, and the location of your business in a largely residential area, a condition was imposed on the original planning consent preventing this use from being carried on. Given this, it is important that you demonstrate to the Local Planning Authority what works could be carried out to mitigate any unneighbourly activity.

I would be grateful if you could advise me of any measures to be taken, within 7 days of receipt of this letter so that we can proceed with determining your application.

Should you wish to discuss this matter further please do not hesitate to contact me on the above number

Yours sincerely

Elaine Vashi

ELAINE VASHI
Planning Assistant

Applicationo	Name & Addres
VAR/2001/5384	Mr Stephen P Murtag 49 London Road WOKINGHAM. RG40 1YA
VAR/2001/5384	Heather E. Crumley 39 London Road WOKINGHAM. RG40 1YA
Application Approved	Letters sent 07.03.02

WOKINGHAM UNITARY
Aiming for Excellence

Tel: (0118) 974 6451

Date: 14/2/02

My ref: VAR/2001/5384

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

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: VAR/2001/5384
45, London Road, , Wokingham.
Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes.

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 **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 24/2/02

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **VAR/2001/5384**
45, London Road, , Wokingham.
Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

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

Tel: (0118) 974 6451

Date: 14/2/02

My ref: VAR/2001/5384

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: VAR/2001/5384
45, London Road, , Wokingham.
Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes..

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 **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

WORK SHEET FOR : Elaine Vashi

Application Number : VAR/2001/5384

Applicant : Alistair Burleish .

Location : 45, London Road, , Wokingham.
Proposal : Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes.

Site Notice Displayed ? :

YES	NO	DATE
✓ in shop window .		14.1.02 .

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/11/2001

Earliest Date for Decision : 29/12/2001

Latest Consultation Date/Site Notice Expiry Date : 29/12/2001

This application will have expired on: 23/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HIGHWAYS- require additional info.
no objection to application .

E-HEALTH - no objection subject to conditions

OBS - 2 rec .

Planning Issues :

IMPACT UPON RESIDENTIAL AMENITY.

Application no. F/2001/5384

Appraisal:

The application being considered proposes the variation of condition 05 of planning consent VAR/2001/5384. This planning consent gave permission for the change of use from A1 retail use to sui generis motorbike workshop. Condition 5 of this consent restricts motorcycle repairs except those associated with changing or repairing tyres. This application proposes removal of this condition so that motorbike servicing can be carried out on the site.

Impact upon neighbouring dwellings

No.45 London Road is located within a predominantly residential area and is surrounded on all sides by dwellings. When permission was granted for change of use of this property to a motorbike workshop, the restrictive condition preventing repairs other than those associated with changing tyres was applied, so as to protect the amenities of local residents. However, the Council's Environmental Health Officer has visited the site, and has recommended that on the basis of the information provided on the proposed level of activity, it is unlikely to have a detrimental impact upon the neighbouring residents. The applicant does not intend to install a rolling road to test bikes, but intends only to fixed damaged parts and carry out oil changes etc.

Highway Safety

The Council's Highway Officer is satisfied that the proposed variation of condition 5 of planning consent 70798 to allow servicing of motorbikes will not increase the vehicular movements to and from ths site sufficiently to have an impact the local highway safety.

Conclusion

It is therefore considered that the relaxation of the condition and the type of work intended to be carried on as a result will not be to the detriment of neighbouring residents and will not be a bad neighbour use, Subject to the imposition of appropriate conditions.

Application Number VAR/2001/5384
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001.	
2.	See overleaf		
3			No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.
		R.	In the interests of visual amenity.
4.			All plant machinery & equipment (including fans, ducting & external openings) to be used by reason of the granting of this permission shall be so installed maintained & operated so as to prevent the transmission of noise & vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.
		R.	In the interests of residential amenity.
5			The plant & machinery used for the purpose of changing motorcycle tyres shall not be used except between 0800 hrs & 1800 hrs Monday to Saturday & at no times on Sundays, Bank or other holidays
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV1,			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3,			
GREEN BELT LOCAL PLAN POLICIES:			
BERKSHIRE STRUCTURE PLAN POLICIES: 09.			
MINERALS LOCAL PLAN POLICIES:			

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

Date: _____

CONDITION 2 No motorcycle engines or other engines shall be tested or operated, unless a sound proofed enclosure is first installed in accordance with details submitted to and agreed in writing by the Local Planning Authority, and such engines shall not be tested or operated otherwise than within such an enclosure complying with the approved details
REASON 2 - RO75

RECORD OF SITE VISIT

SITE ADDRESS: 45 London Road Wokingham.

APPLICATION NUMBER: VAR/2001/5384

OFFICER: Elaine Vashi

DATE OF SITE VISIT: 14.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ? yes

2. DESCRIPTION OF SURROUNDINGS

residential area.

3. DESCRIPTION OF SITE/BUILDING

2st. semi detached building with garage/at rear workshop
shop at front of building.

4. RELATIONSHIP TO ADJOINING PROPERTIES

See site plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Elaine Vashi

From: John Mullaney
Sent: 07 February 2002 10:23
To: Elaine Vashi
Subject: FW: RE: 45, LONDON ROAD

Regarding your email below. Myself and Leanne visited the premises again last week and spoke to the neighbour who is attached to the premises who has no problem with the application and currently experiences no problem either.

We discussed the issue of the type of work to be carried out and noise at length with Mr Burleigh. He is not installing a rolling road to test bikes. He will be doing things like changing oil, replacing damaged parts etc

I am satisfied that Mr Burleigh will be able to operate without causing nuisance to neighbours, however I am slightly worried that if the premises changed hands, there could be a problem if the business was not run in a responsible manner.

The current condition should cover noise issues. I would be interested in the way the planning consent is being altered. Will it be to a general industrial use or will the condition list the things he can do on site??

I don't think we could recommend refusal based on the information provided and the fact that no nuisance is currently being caused.

Any further queries etc please ask

John

Dear Leanne,

You may remember that we spoke about this one last week re. variation of condition 5 of planning consent 70798 to allow motorbike servicing at 45 London Road, Wokingham. You thought that you would probably not raise any objection as a condition dealing with the transmission of noise and vibration had been put onto the original consent. However, we are very concerned about the use should it be allowed as it is located within a residential area, and the next door neighours have objected. We would have difficulty refusing it however, without an environmental health reason. Do you think it is realistic/possible to ensure that any motorbike being tested would not be audible from the outside? I'd be grateful for your thoughts on this.

Thanks

Elaine

GB8

PLANNING SERVICES	HPT
POL	TLS
DC EV	ENF
23 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Heather E. Crumley
39 London Road
Wokingham, Berks.
RG40 1YA

Tel: (0118) 9787585
Fax: (0118) 9629245
E-Mail: Heather@crumley.org.uk

Date: 21 Jan. 2001

Planning Department
P.O. Box 157
Shute End, Wokingham
RG40 1WR

VAR/2001/5384

Dear Sir or Madam:

It has just recently (by chance) come to my attention that a planning application has been made for a variation in the use of No. 45 London Road, Wokingham. Unfortunately it only allows objections to be submitted before 29-12-2001. As we all know the month of December is a busy month for us all in preparing for and celebrating Christmas and I had not noticed the application posted on the premises. I have lived for 30 years at No. 39 London Road, (next door but 1). I feel that because of my close proximity to No. 45 that I should have been notified of the submission for variation of change of use at the beginning and not expected to find out by chance. Thus allowing me an opportunity to submit an objection, as the proposed change will seriously affect me as well as other residential property's in the vicinity. The implications of such a change as proposed are numerous and the effects it would be far reaching. Because of this, I do not feel that a written objection only would be sufficient. I feel that I should have an opportunity to address the planning committee directly and discuss the pros and cons of such a change.

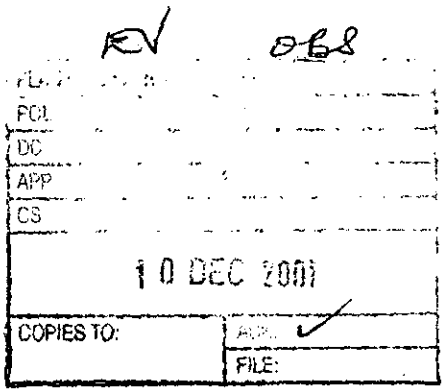
This shop was previously a Drawing supplies shop, which was inoffensive to its residential neighbours. The first I knew of the change of use to a Motorbike shop was when the present occupier was moving in. I had no previous knowledge about the change of use and had no opportunity to object. The present occasional revving of motorbikes within 50 feet of my rear garden is offensive. A variation, allowing the repair of Motorbikes, will undoubtedly increase the frequency of this disturbance. This is primarily a residential area. Repairs of Motorbikes would be carried out to the rear of the shop. The rear of the shop is surrounded by residential rear gardens.

Yours truly,

Heather Crumley

Heather Crumley

Elaine Vashi
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End,
Wokingham,
Berkshire
RG40 1WR



Friday 7th December 2001

Dear Ms. Vashi,

Your Ref: VAR/2001/5384

With regard to the above, as the resident of No. 49 London Road I strongly object to the above proposal. For as I stated when the original application was submitted to change the use of the premises from that of a picture framing business to its current use, London Road is already a very busy road and the necessary egress across the footpath is I believe a serious Health & Safety issue that has not been fully considered and this proposal will only make matters worse. In addition, I am extremely concerned by the potential for noise pollution, for at present my garden offers a tranquil place in which to relax, this will inevitably be destroyed if this proposal is allowed to go ahead with the constant sound of motor bikes being revved and tuned etc. I trust that these comments will be taken into consideration, as it would appear that my original objections were clearly not.

Yours sincerely,

Mr. Stephen P. Murtagh
49 London Road,
Wokingham,
Berkshire
RG40 1YA

PLANNING	
POL	
DS	ENF
ARB	
CS	
2 . DEC 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Elaine Vashi

Application Number: VAR/2001/5384

Proposal: Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes

Site Address: 45 London Road , Wokingham

Applicant: Alistair Burleish

Your observations are required in respect of this application **by 29/12/01**

No objection

Subject to:

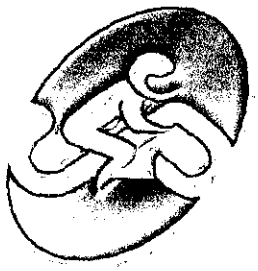
- **Restrictions on hours of working to protect the amenity of the adjoining residential properties from noise nuisance**
- **Restrictions on parking on the busy London Road**
- **Compliance with Health & Safety regulations**

SIGNED: _____ **DATE:** 19/12/01

CLERK TO Wokingham Town Council

WRITE TO APPLICANT: CONFIDENTIAL

- because of potential noise issue condition restricting this was originally put on . . can we be advised of what the applicant is prepared to do (works to be carried out) to limit this impact.
- most likely a refusal, due to impact upon area - mainly residential.



sterling
MOTORCYCLE

52118

PLANNING SERVICES SUPPORT
POLT Y R E STLS
DC RV ENF
APP
CS
22 JAN 2002
COPIES TO: ACK:
FILE:

Ms Elaine Vashi
Planning Assistant
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

22 January 2002

Re:- Application No. VAR/2001/5384

Dear Madam,

I am writing in response to your letter dated 21st January 2002.

I appreciate your concern as to the potential noise issue and obviously it is something that I have considered carefully when applying for consent as opposed to seeking new premises. As with the original noise issue regarding the use of our compressor (which has presented no barrier to our neighbours' quiet enjoyment of their property), I will take the necessary steps to prevent unwanted noise. These will include minimising the duration of the running of engines in the workshop and also the installation of an extraction device. This will allow work to be carried out with the external doors closed while removing any fume and noise emissions. I am satisfied that this will allow the property to continue to function as a useable office, shop and residential dwelling for both my neighbours and myself.

In addition to these measures may I stress that we will continue to operate as a tyre specialist, not as an engine specialist. Therefore the bulk of our work will continue in the same way as it currently does during the hours and days of business that you have already stipulated.

With regard to the Highway Officers' additional concerns over parking, I do not foresee a significant rise in the number of visitors to the premises because the volume of work I am able to undertake at any one time will not increase. Indeed, the nature of the work I wish to undertake would be more time consuming and would therefore mean less of a throughput of vehicles. Notwithstanding this, even during the busiest of my peak times in the summer season I have not saturated the parking space available to the rear of the property. This space is exaggerated when one considers the minimal parking and storage space that is required for a motorcycle.

I trust that this will allay your departments concerns appertaining to this application. If you require further information then please do not hesitate to contact me.

Yours sincerely,

A L Burleigh

Alastair Burleigh
Partner

45 London Road, Wokingham, Berkshire. RG40 1YA
Tel: 0118 989 0088 Fax: 0118 989 1188
Email: sales@sterling-motorcycles.com
VAT Registered No. 709 1124 61

Spoke to Adam ar
Fri. 1st feb.
No objection in
principle to the
proposed variation
in cond. H/ways
are satisfied that
the var in cond.
will not lead to
additional traffic
movements.

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 21 January, 2002
My ref: VAR/2001/5384
Your ref:

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

Mr A Burleish
45 London Road,
Wokingham,
Berkshire
RG40 1VA

Dear Mr Burleish

RE: PROPOSED VARIATION OF CONDITION 5 OF PLANNING CONSENT 70798 TO ALLOW SERVICING OF MOTOR BIKES, AT 45 LONDON ROAD, WOKINGHAM APP. NO. VAR/2001/5384

I refer to the above application for the variation of condition 5 of planning consent 70798, to allow servicing of motor bikes, at 45 London Road, Wokingham.

Because of the potential noise issue, which could be generated from the servicing of motorbikes, and the location of your business in a largely residential area, a condition was imposed on the original planning consent preventing this use from being carried on. Given this, it is important that you demonstrate to the Local Planning Authority what works could be carried out to mitigate any unneighbourly activity.

The Council's Highway officer has also requested that you demonstrate that there is sufficient parking space to accommodate the likely increase in visitors to the site.

I would be grateful if you could advise me of any measures to be taken and details of the parking available, within 7 days of receipt of this letter so that we can proceed with determining your application.

Should you wish to discuss this matter further please do not hesitate to contact me on the above number

Yours sincerely

E.V.

ELAINE VASHI
Planning Assistant

HIGHWAYS CONSULTATION SHEET

From: Elaine Vashi **Date:** 05 December 2001

Application Number: VAR/2001/5384

Proposal: Proposed variation of condition 5 on consent 70798 to allow servicing of motor bikes.

Parish: WOKINGHAM TOWN

Site Address:
45, London Road, , Wokingham.

Applicant:
Alistair Burleish .

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

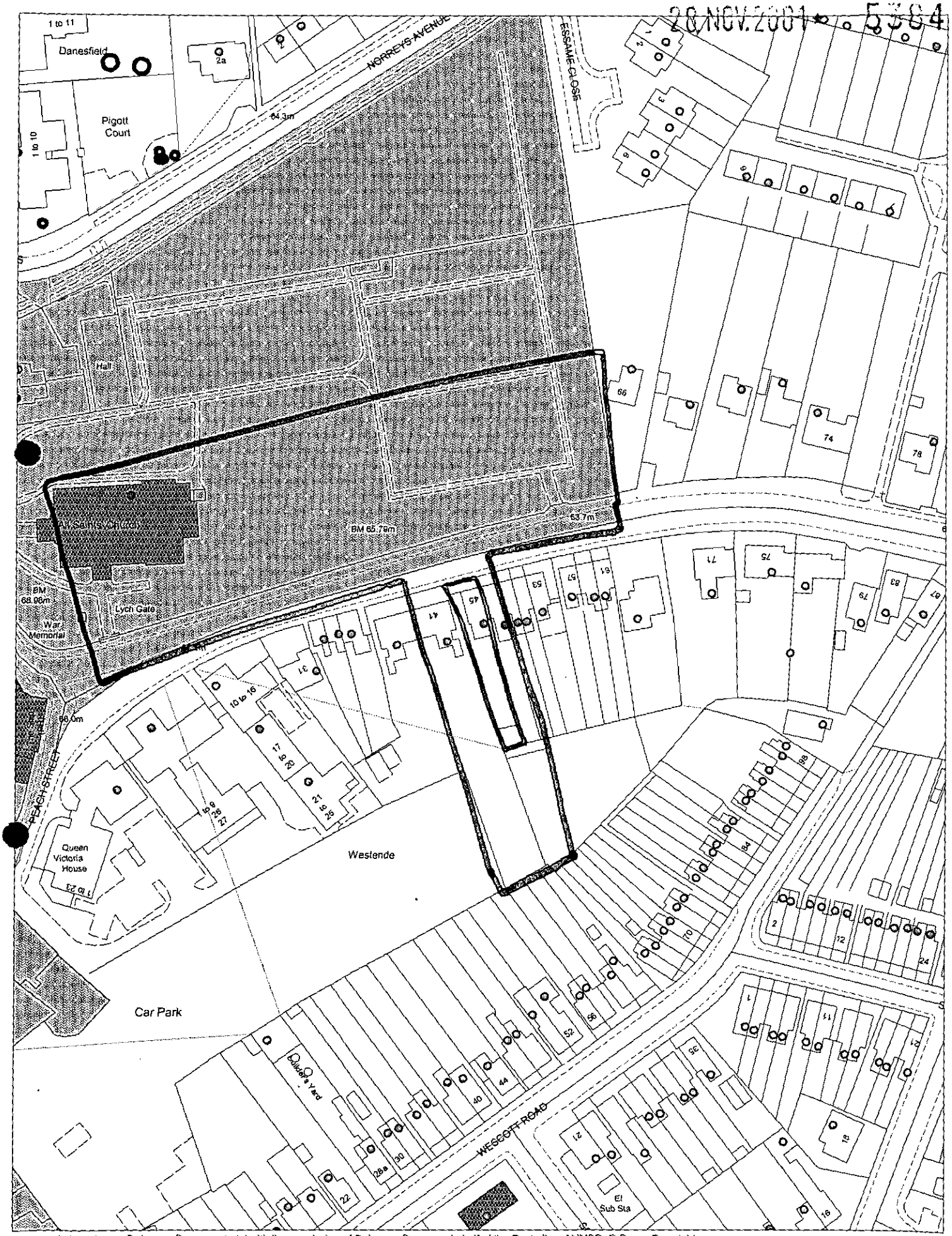
✓ below as applicable;

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).

Please could the applicant demonstrate that there is sufficient parking space to accommodate the likely increase in demand for motorbikes. This must be clear of the existing provision for residential & visitor car parking spaces.

Signed: _____ **Print name:** AC 10/12/01

28 NOV 2001 5384



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Development Control Section, Environmental Services, Wokingham District Council.
3 December 2001 Scale: 1 : 1250

N
W E
S

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~19 NOV 2001~~ 28 NOV 2001	
Officer: EV	Application No. VAR/2001/5384

TSB/46.

Map No. ..... Site ...0.03...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(VAR) PROPOSED VARIATION OF CONDITION 5 ON CONSENT 70798 TO ALLOW SERVICING OF MOTOR BIKES ~~FOR CAFE~~

Location: 45 LONDON ROAD

Parish: WOKINGHAM Ward: Wescott

5.12.01

Applicant: ALISTAIR BURCEISH

CASH – banked 19/11/01

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	covering letter to explain what is required.	phoned 26/11	✓ 28/11
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 : 5.12.01 B Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 5.12.01
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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

NEIGHBOURS:

SIN + See Map
.....
t P. Davidson, 47 London Road, Wokingham RG40 1YA
S. Daw, 51 London Road, " "

28.NOV.2001 5384



HP 50375

CH

NOV 2001

ACK:

FILE:

Sterling
MOTORCYCLE TYRES

Mrs Hurst
Wokingham District Council (Planning Department)
Shute End
Wokingham
Berkshire

27/11/01

Re: 45 London Road

Dear Mrs Hurst,

I write with regard to my application to vary one of the conditions relating 45 London Road, Wokingham.

Change of use was granted in December 1999 to include sui-generis as a motorcycle workshop with a restriction limiting work to the changing of motorcycle tyres only. I am now applying to relax this condition to allow us to broaden the range of services we offer – while we would remain specialist in motorcycle tyres, we would also like to offer routine servicing to include brake checks, engine oil changes etc. As with the used tyres, any further waste (oils etc) would be transferred by licensed waste carriers.

If you require further information then please do not hesitate to contact me.

Yours sincerely,

Alastair Burleigh
Proprietor

45 London Road, Wokingham, Berkshire. RG40 1YA
Tel: 0118 989 0088 Fax: 0118 989 1188
Email: sales@sterling-motorcycles.com
VAT Registered No. 709 1124 61

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1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . .

Date 15/11/01 . . . . . .

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

THE DRAWING BOARD

ADDRESS 45 LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
706	Mr. L.R. Mortis	Erect new shop front	8/4/54	App
A920	"	Hanging advert sign	14/4/55	C/A
B/A/14/60	Mr. R. Buddington	Advert sign	21/1/61	C/A
BR24751	MR. D. MACNAMARA	ERECT TO SHOP FRONT	6.6.85	REF N/A
BR24919	"	"	14.6.85	APP N/A
23750	"	"	20.6.85	N/A C/A
98/68193/F	Thames Valley Framers	S/St/R - Shop.	25.9.98	C/A.
99/70798	A Burleigh	C of U from A1 shop to sui-Generis (motorbike workshop	10.01.00	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Enq - Mr. N Boyle - Erect Sign - 25/1/95

DRAINAGE

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

28.NOV.2001 * 5384

1.	APPLICANT'S NAME	ALASTAIR BURLEIGH
	ADDRESS	45 LONDON ROAD, WOKINGHAM BERKSHIRE.
	POST CODE	RG40 1WA — PHONE 07768 147583
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	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	45 LONDON ROAD, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXISTING ACCOMMODATION 1ST AND 2ND FLOOR + GROUND FLOOR AS MOTORCYCLE REPAIR/WORKSHOP
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1:500 1:2,500

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 — 99/70798/F CONDITIONS

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

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

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

RESIDENTIAL AND MOTORCYCLE WORKSHOP

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

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

PEDESTRIAN ACCESS AS PRESENT.
VEHICULAR ACCESS TO SIDE AND REAR

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

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.

£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 [signature] ON BEHALF OF DATE 15/11/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	70m²	–	–	–
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	70m²	–	–	–
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL	70m²	–	–	–
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	140m²	–	–	–

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	6	–
Proposed	6	–

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.

EXISTING MACHINERY, EXTENSION OF PREMISES CURRENTLY OCCUPIED

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

AS EXISTING

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
3	–	–	3

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.

N/A

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.

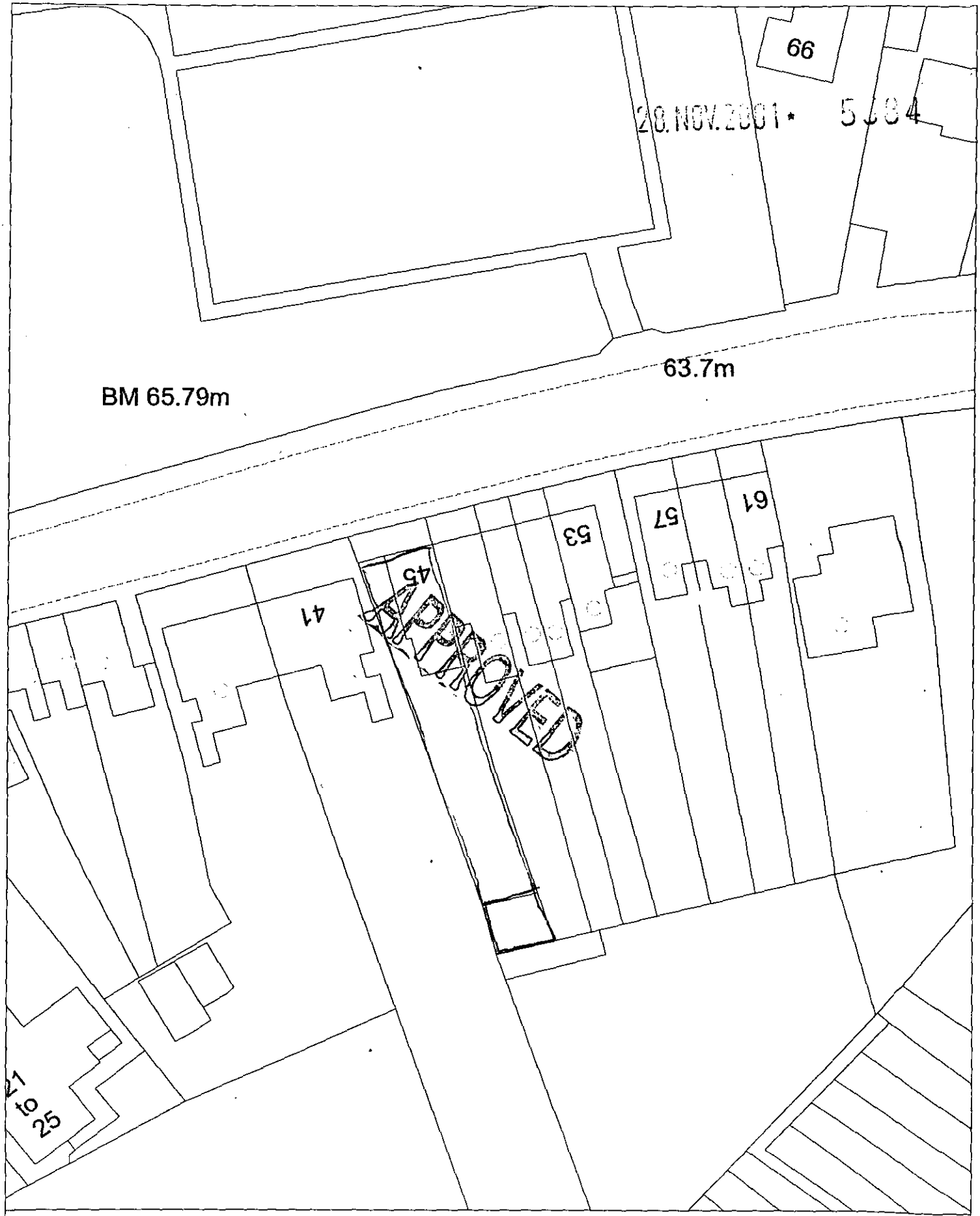
Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review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



Site Plan, Scale: 1 to 500

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Date: 13 September 2001

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Site Plan, Scale: 1 to 2500

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