APPLICATION NO:
VAR/2000/0691

LOCATION:
Synergy Flavours Ltd 46 High Street, Twyford Reading.

APPLICANT:
Synergy Flavours Ltd C/O Brian Clayden & Associates

PROPOSAL:
Proposed variation to condition 10 of consent 18944 to allow open storage area in designated position

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **21/04/2000**

CASE OFFICER: **Heather Morgan**

DEEMED WITHDRAWN.
27/7/04.

RAILEX
Marbleboard

EASIFILE EP7

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. October 29, 2003
My ref. JJ/2000/0691
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

Synergy Flavours Ltd
46 High Street
Twyford
Berkshire
RG10 9AH

Dear Sirs,

RE: APPLICATION VAR/2000/0691 – VARIATION OF CONDITION 10 OF PERMISSION 18944 TO ALLOW OPEN STORAGE.

I am writing in respect of the above application which has been with the authority since 25 February 2000 and is currently undetermined. The application was considered to be acceptable in principle but required the variation of a legal agreement made in relation to permission 18944, this was never completed.

I would ask whether you still wish the application to be determined – is the open storage applied for retrospectively still on site? Please could you confirm in writing whether you wish me to instruct he Council's solicitors to prepare a draft agreement or whether you wish the application to be withdrawn.

I would advise that, unless I hear from you in writing within 10 days of the date of this letter, I will deem that the application has been withdrawn.

Yours sincerely,

Mrs Jeni Jackson
Principal Planning Officer - North Area

DEEMED WITHDRAWN 27/04/04

See Part I

To:
Conservation Officer

FOR **From:** Heather Morgan

- 7 MAR 2000

Date: 06 March 2000

Application Number: VAR/2000/0691

Proposal: Proposed variation to condition 10 of consent 18944 to allow open storage area in designated position.

Site Address:
Synergy Flavours Ltd 46, High Street, Twyford, Reading.

Applicant:
Synergy Flavours Ltd C/O Brian Clayden & Associates.

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

No TPO

See enclosed separate comment sheet.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 09/03/00

Location:
Synergy Flavours Ltd 46 High St Twyford
Proposal:
Variation to Condition 10 of consent 18944
Application Number: VAR/2000/0691

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

I understood the condition was added as the storage area was located on a common access route leading to the adjoining proposed residential home.

It was considered that some form of screening should be provided.

I guess that the condition is seeking details of the fencing to be provided.

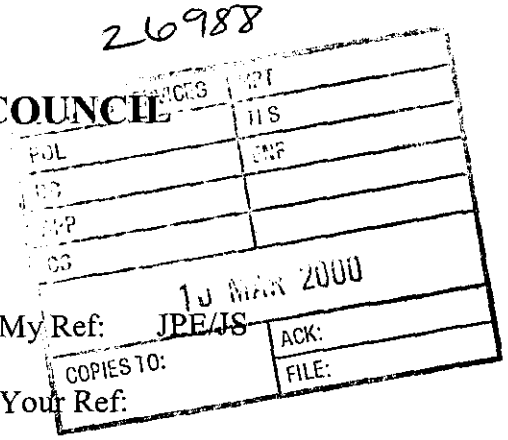
It would still appear relevent.

Harold Sanders
Conservation Architect

26988

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Heather Morgan, Planning

Your Ref:

Date: 8 March, 2000

PROPOSED VARIATION TO CONDITION 10 OF CONSENT 18944 TO ALLOW OPEN STORAGE AREA IN DESIGNATED POSITION
LOCATION: SYNERGY FLAVOURS 46 HIGH STREET TWYFORD

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

Need to Wodr to Email

HIGHWAYS CONSULTATION SHEET

From: Heather Morgan

Date: 06 March 2000

Application Number: VAR/2000/0691

Proposal: Proposed variation to condition 10 of consent 18944 to allow open storage area in designated position

Site Address:
Synergy Flavours Ltd 46, High Street, Twyford, Reading.

Applicant:
Synergy Flavours Ltd C/O Brian Clayden & Associates.

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).

COMMENT

CAN THE APPLICANT PLEASE CONFIRM THE NUMBER PARKING SPACES THAT WILL BE LOST BY THIS PROPOSAL AND WHETHER THESE SPACES WILL BE REPLACED.

3 spaces to be lost. None on replacement.

NO HIGHWAY OBJECTIONS

Adam Coggins 20/4/00

Signed: N.S. Trotter 17-3-00 **Print name:** N TROTTER

27657

FROM: Heather Morgan

DATE: 06 March 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: VAR/2000/0691

Proposal: Proposed variation to condition 10 of consent 18944 to allow open storage area in designated position.

Site Address: Synergy Flavours Ltd 46, High Street, Twyford, Reading.

Applicant: Synergy Flavours Ltd C/O Brian Clayden & Associates.

Your observations are required in respect of this application **by 30/03/2000** .

The Council would like to comment as follows:-

i) Is this application retrospective? As is re already a lot of items stored in this position including gas cylinders.
ii) The Council would like to know exactly what is to be stored in this area.
iii) The Council is concerned that this site is open and any storage externally consitutes a fire and security risk.

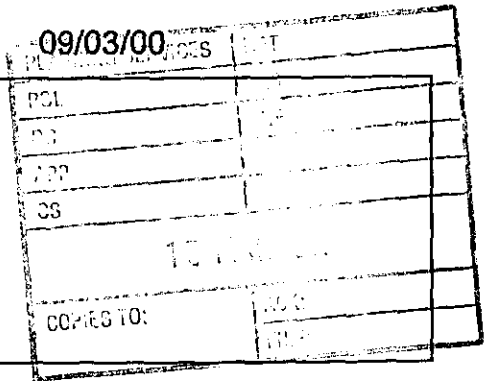
SIGNED: _____ DATE: 25-3-00

Clerk To Twyford Parish/Town Council.

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design

DATE: 09/03/00

Location:
Synergy Flavours Ltd 46 High St Twyford
Proposal:
Variation to Condition 10 of consent 18944
Application Number: VAR/2000/0691



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It was considered that some form of screening should be provided.

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It would still appear relevent.

Harold Sanders
Conservation Architect

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17 APR 2000	
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	FILE:

Mimbrook
6 Weavers Way
Twyford
Berkshire
RG10 9GX

(2)

Dear Ms Morgan
Application No VAR/2000/0691 - Synergy Flavours Ltd

I understand that the above company is seeking permission to add an open storage area to its existing premises at 46 High Street, Twyford.

I am writing in because I am concerned that the company is attempting to over-develop a site which is not necessarily suitable for its growing needs.

The air quality in the area is already being polluted by the products they manufacture. The heavy, sickly smell occasionally travels some

distance and can be quite nauseating at times.

Is the proposed 'open' storage area likely to increase this problem? Can the company do anything to prevent it occurring?

Moving onto the subject of the visual environment I would first like to applaud the Council for its efforts in revitalising Twyford's centre. The highly imaginative and attractive housing development which has recently been built on the site of the old mill (just across the road from Synergy Flavours) is a real breath of fresh air! (Are you considering entering the annual GreenLeaf awards for best recycling of a brownfield site? I hope so!)

If Synergy gets the go-ahead to develop its operations, they might first be persuaded to take a leaf out of your book. Their forecourt is currently an eyesore - especially when there

are three or four big container lorries collecting and unloading. With a little careful planning the area could be attractively screened from view to blend sympathetically with its new surroundings.

Given the narrow 'corridor' lay out of the High Street, the increase in population in the immediate vicinity, plus the additional traffic generated by our (Super) new Waitrose store, it may be that traffic congestion is an issue to consider here too.

Many thanks for the opportunity to comment on these proposals.

Yours sincerely

Caroline Wright

Q8211

PLANNING SERVICES
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11 APR 2000
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The Mill House
58 High St
Twyford
RG10 9AQ

(1)

01189 342074
0802 951966
Gordon.Storey@eu.effects.com

9/4/00

Dear Ms Morgan,

Many thanks for taking the time to visit us on Friday. I hope you now understand my concerns over the storage, by Symergy in the plot of land that used to be part of my garden! You saw the blue drums with NAZCHEM warning labels and I'm sure you were as concerned as I am that they should be there - in an uncovered area, next to my wall, in an area used frequently by myself and our gardener.

I would like to refer you to section 10 of the Planning Inspectorate letter ref T/APP/110330/A/94/23294/P2 which

turned down the appeal for storage on this site. The application number was 4039(F). It explains that in the Inspector's view storage would be inappropriate for this site. It was also the view of Mrs. Etheridge - then a Planning Officer at WDC, that the plot should be turned back into garden. She made this comment verbally to me on 28/6/93 and I have a note of the conversation.

As I said, I might be willing to purchase the plot in order to make it part of the garden area - although I would want to convert part into a garage/store/conservatory - but all below or at the current height of the outer

garden wall.

I do not in principle have any objection to storage being constructed as part of the Synergy Site - particularly if it helped take all storage off the site in my garden, permanently.

I would welcome your advice on how to next proceed to safeguard my property from any use the plot in my garden might be put to now or in the future.

Yours sincerely

H. Gordon Storey

DIMITROVSKA-ANDREWS DESIGN ASSOCIATES DA DA

PLANNING SERVICES | HRT
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DC | ENF
APP |
CS
14 MAY 2001
COPIES TO: | ACK:
FILE:

F.A.O. Miss Nicola Lake
Development Control Section,
Environmental Services,
Wokingham District Council.

10th May 2001

Dear Miss Lake,

Objection to Application for Variation of Planning Condition VAR/2000/0691

As negotiator for the new owners of Bridge House Nursing-Home, I write to lodge strong objection to the above application (which we understand was submitted retrospectively) and of which we have only now been made aware by the vendor of Bridge House, as this proposal will further exacerbate the current problems of delivery lorries serving the factory, blocking the access route over which we have right of way, and further increasing the problems of the external storage for the factory. In addition I am somewhat surprised to find that this application is still undetermined after over twelve months, during which time Synergy Ltd have continued to use a private right of way as operational space and are still storing what I understand to be dangerous chemicals in open storage with little if any security measures.

In pursuing a resolution to the issue of the access along the aforementioned right of way to the new Bridge House Nursing Home Development (Permission N° F/2000/2729), several aspects have become evident. It is clear that the current tenant of the factory site is flouting a number of Health & Safety regulations by the manner in which he conducts his business, both as regards the external storage on what should be areas reserved for carparking and no other, and in the manner that he stores various chemicals out in the open areas. In addition the rear wall of the building itself which is actually built on the boundary between the factory property and land associated with and in the ownership of Bridge House, has had a number of openings formed in it (a doorway, a number of windows and at least one extract vent) that open straight onto Bridge House property.

There is also the matter of the constant blocking of the car-park areas and the access being hindered by virtue of the access-way being used as part of the factory's operational space.

To explore some of the background to this current unsatisfactory state of affairs, a resume of the factory history is essential. From the planning files in the public domain it is clear that the factory at N° 46 High Street (current owners Sonning Heating Ltd) was built on the backland associated with the house at N° 38, which in turn had to be maintained as a residential property by legal agreement with the Local Authority.

Sonning Heating subsequently gained a permission for increasing the size of their building in 1983 (Outline Permission N° 18944, with submission of details Permission N° 20118 dated 14th October 1983).

DR. KALIOPA DIMITROVSKA-ANDREWS
PH.D., M.SC., UNIV. DIPL.INZ. ARH

RICHARD M. ANDREWS
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BRATOV UČAKAR 60, 1000 LJUBLJANA,
R.S. SLOVENIA
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MOBILE : +44-7831-589-278

'E'mail : kaliopa.dimitrovska@urbinstitut.si

richDADA@aol.co.uk

The Outline permission imposed a condition that the full details of the car-park arrangements and the revised access to High Street would require further confirmation of agreement by the planners.

However, no record appears to exist in the planning files indicating that this condition was ever complied with (no accurate details of the access treatment seem to have been submitted or agreed), and the rather sketchy scheme for carparking that had originally been submitted as part of the site plan, has been subsequently rendered impossible to implement due to the amount of external storage that is now utilised by the tenants of the factory, Synergy Ltd.

In February, 2000, the tenants of the factory buildings made application for retrospective variation to the planning condition N° 10 of Permission N° 18944, to allow the use of part of the parking area for 'open storage'. This application was registered as N° VAR/2000/0691, as submitted on 30th March 2000. Although the file indicates that some discussion was held with the applicants regarding two PortaCabins that have been installed on the site without consent there has been no further progress on this application, and no action taken to cause the transgressions to cease.

Incidently it should be noted that the application that has been made by Synergy Ltd with the declaration certificate citing themselves as owners. This is not the case as the property is owned by Sonning Heating, and it would appear from the file that this application was made with a false declaration to avoid informing the owners of the fact that the conditions covering the permission had already been broken by the erection of the two portacabins and the considerable external storage.

With this application the submitted plan shows car-parking proposals that indicate cars parked right up to the boundary on the High Street frontage and which are a considerable reduction on the parking arrangements in the first approval in 1983. As a matter of detail therefore this implies that the existing planting on the frontage was to be been removed.

To summarise the present situation of the manner in which operations are carried out on the factory site:

* The carparking has been reduced substantially from that originally approved;

* Access along the private right of way to Bridge House property and N° 46A Garden Cottage, is constantly being impeded, in contravention of Clause 4 of a Reading County Court Consent Order dated 8th September 1995 (Case N°RG 400524);

*open storage of chemicals is already being carried out without any planning consent;

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* No approved plan has apparently been agreed with the Planning Authority or the District Highway Engineers regarding the access point into the site from High Street.

* A two-high stack of Portacabins has been allowed to remain in an unauthorised position, blocking a number of parking spaces on the site.

The only summarising comment that can be made about the state of operations on this site is that the whole operation has now reached a position of acute over-development, which is causing nuisance and criminal obstruction to adjoining neighbours, and it is our considered opinion that enforcement action should be taken forthwith to remove these problems and prevent further transgression on the part of the factory tenant.

I look forward to receiving your comments or those of the enforcement officer and to a speedy resolution of these matters.

Yours sincerely

Richard M. Andrews,
on behalf of Hurstlane Ltd. (owners of Bridge House Nursing Home)

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DA
DA

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14 MAY 2001	
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	FILE:

F.A.O. Miss Nicola Lake
Development Control Section,
Environmental Services,
Wokingham District Council.

10th May 2001

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Richard M. Andrews,
on behalf of Hurstlane Ltd. (owners of Bridge House Nursing Home)

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richDADA@aol.co.uk

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Heather Morgan
Planning

To: Joanne Ellis
Environmental Health

My Ref: VAR/2000/691

Ext: 6446

Your Ref:

Date: 20/11/00

LAND AT 46 HIGH STREET, TWYFORD

A consultation was undertaken in respect of the above application which was for the retention of an area of open storage. Environmental Health commented that they had no objection to the application. This application is shortly to be determined, although it requires a variation to existing legal agreements.

I enclose for your information copies of letters from residents. One is concerned at the fumes which emanate from the building itself, and the possible pollution this may be causing. I would be grateful if you could investigate the matter and advise the resident of the Environmental Health Departments comments. See file for letters

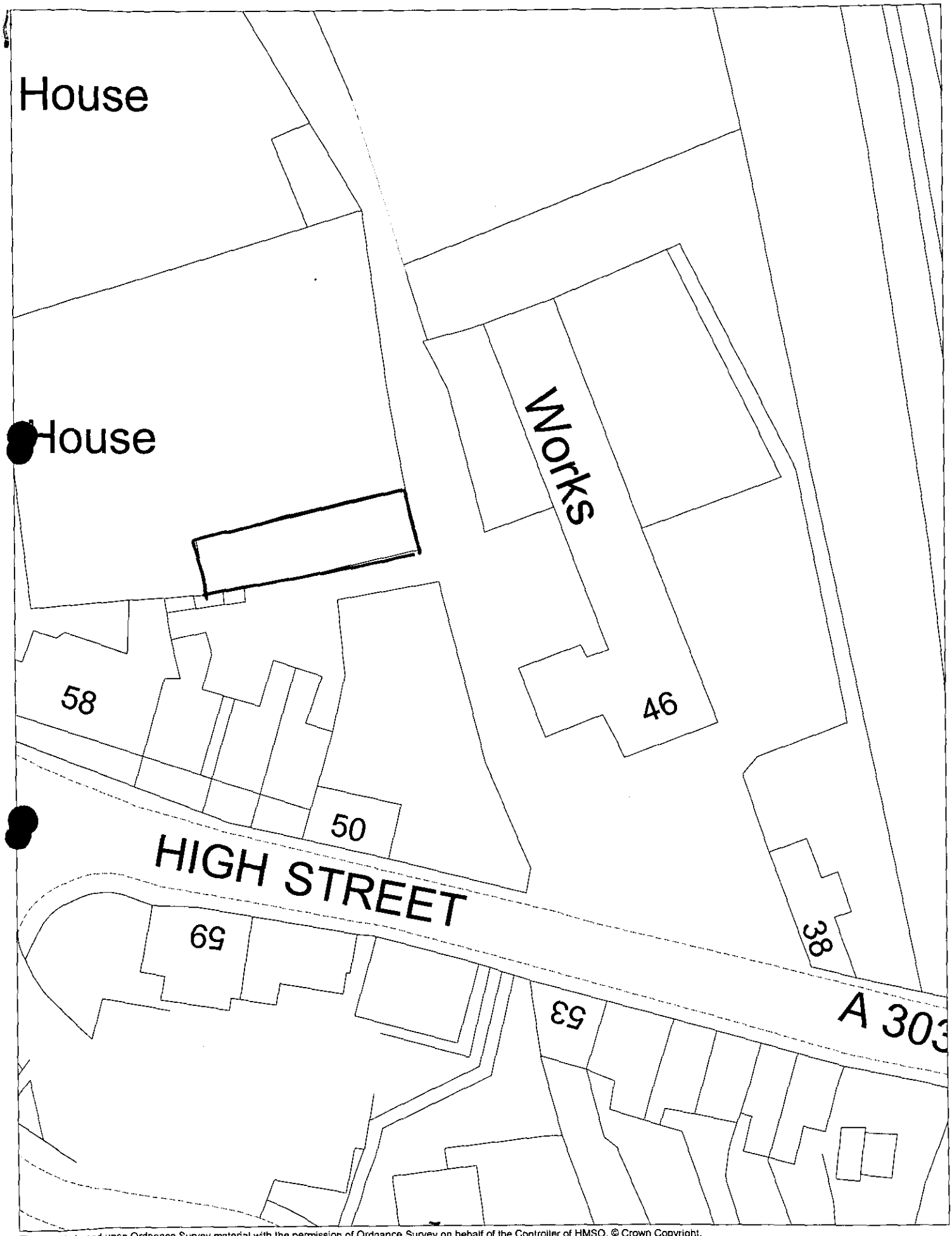
The second letter relates to an area which I am also advising Enforcement of. This area immediately abuts the site, see attached plan. It appears that drums are stored in this location, close to residential gardens. Again, I would appreciate if this matter could be looked into. The resident is concerned at the fact that these drums are labelled HAZCHEM, although he is not aware whether the drums are full or empty.

The owner of the site is Synergy Flavours Ltd.

Please could you copy any correspondence to the planning department for our records.

Many thanks

Heather



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Development Control Section, Environmental Services, Wokingham District Council.
20 November 2000

Scale: 1 : 500

N
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GARDEN COTTAGE 46A High St., Twyford, Berkshire RG10 9AQ
tel: Home: 01189 349515 Mobile 07970 835948

Re: 46 High Street, Twyford, Berks.
Planning Application No:
2000 VAR 0691 by Synegen Flavours Ltd.

Wokingham District Council, Planning Department
Council Offices, Shute End, Wokingham, Berks

For the attention of Nicola Lake. 24.05.01

Dear Sirs,

I understand the above planning application has not been determined. Would you please advise me if and when determination is scheduled for, since I would wish to comment in writing if the Application is live and there are other local residents opposite and adjacent to the site who will be interested.

Yours faithfully,

Bryan Proctor.

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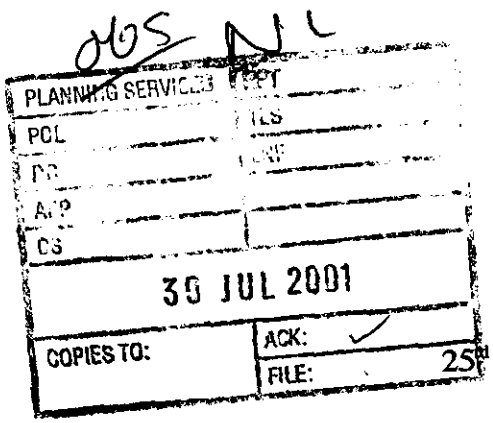

F.A.O. Miss Nicola Lake
Development Control Section,
Environmental Services Dept.,
Planning Services PO Box 157
Wokingham District Council.
Shute End, Wokingham,
BERKS. RG40 1WR

25th July 2001

Dear Miss Lake,

Objection to Application for Variation of Planning Condition VAR/2000/0691

In addition to my letter of 23rd July 2001 regarding the above, I now enclose photographs of the various unauthorised operations on the site in question.

As previously emphasised, the new owners of Bridge House are anxious that action is taken by the L.A. to ensure compliance with the normal processes of Planning by Sonning Heating (the factory owners), or Synergy Ltd. (the tenants) and enforcement action is applied to bring the evident transgressions under control

On behalf of the new owners, I must stress that our interests are purely to ensure that the access arrangement for vehicles to our property is maintained open at alltimes, and that the entrance to the right-of-way, through the factory car-park, complies with the requirements of the District Highway engineers as to visibility splays where it meets the main road. The inward and outward movements of traffic generated by the nursing home, while not being very frequent or busy, require an open access that is to Highway engineers standards, and that is available whenever needed.

It is important to us for insurance reasons that these matters are resolved as soon as possible, and I would therefore ask that the enforcement officer is also made aware of these letters and photographs.

I look forward to receiving your comments and/or those of the Enforcement Officer and to a speedy resolution of these matters.

Yours sincerely

Richard M. Andrews,
on behalf of Hurstlane Ltd. (owners of Bridge House Nursing Home)

DR. KALIOPA DIMITROVSKA-ANDREWS
PH.D., M.SC., UNIV. DIPL..INZ. ARH

RICHARD M. ANDREWS
B.ARCH.(HONS.)., M.SC.(T.&C.P.)

BRATOV UČAKAR 60, 1000 LJUBLJANA,
R.S. SLOVENIA
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'E'mail : kaliopa.dimitrovska@urbinstitut.si

richDADA@aol.co.uk

DIMITROVSKA ANDREWS DESIGN ASSOCIATES
DA
DA

1065 NL

F.A.O. Miss Nicola Lake
Development Control Section,
Environmental Services Dept.,
Planning Services PO Box 157
Wokingham District Council.
Shute End, Wokingham,
BERKS. RG40 1WR

23rd July 2001

Dear Miss Lake,

Objection to Application for Variation of Planning Condition VAR/2000/0691

Further to my letter of 10th May 2001 regarding the above, I am increasingly concerned that the occupants of the factory, Synergy Ltd., are taking a completely cavalier attitude to the requirements of the Planning System, possibly spurred on by the lack of any action by the Authority to curtail their unauthorised operations over the last few years. The outstanding Application proposal, or something akin to it, now appears to have been constructed without planning permission. In addition to this the current state of the site further exacerbates the problems created by delivery lorries serving the factory, which frequently block the access route over which we have right of way. This does not even address the current problems created by the external storage for the factory. I am becoming rather frustrated to find that this application is still undetermined now after nearly 15 months, during which time Synergy Ltd are continuing to use our private right of way as operational space and are still storing what I understand to be dangerous chemicals in open storage with little if any security measures.

I am now specifically asking: what action has been taken to ensure compliance with the normal processes of Planning by Sonning Heating (the factory owners), or Synergy Ltd. (the tenants) and what if any enforcement action is to be applied to bring these transgressions under control?'

As previously stated, it is clear that the current tenant of the factory site is flouting a number of Health & Safety regulations by the manner in which he conducts his business, both as regards the external storage on what should be areas reserved for car parking and no other, and in the manner that he stores various chemicals out in the open areas. In addition the rear wall of the building itself which actually forms the boundary between the factory property and land associated with and in the ownership of Bridge House, has had a number of openings formed in it (a doorway, a number of windows and at least one extract vent) that open straight onto Bridge House property.

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richDADA@aol.co.uk

What actions have been taken by either the Health and Safety Executive or WDC Building Control Enforcement officers to rectify these transgressions of Planning, Building Control, and Health and Safety Laws?

The whole state of operations on the factory site has now reached a position of acute over-development, which is causing nuisance and criminal obstruction to adjoining neighbours, and it is our considered opinion that enforcement action should be taken forthwith to remove these problems and prevent further transgression on the part of the factory tenant.

I previously set out what I believe to be the Planning History of this site in my letter of 10th May, and now request that actions are taken promptly to correct these matters, as the owners of the Nursinghome do not wish to have to pursue other avenues to spur the Authority into action, to gain an acceptable situation regarding their access for the new Nursing Care development.

I look forward to receiving your comments and/or those of the Enforcement Officer and to a speedy resolution of these matters.

Yours sincerely

Richard M. Andrews,
on behalf of Hurstlane Ltd. (owners of Bridge House Nursing Home)

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(1) Red House Works / The Yard

E

ADDRESS 46 High Street

PARISH Twyford

PLOT No.

ORD. SHEET No. SU 4876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
59/51	MR. R.H. MAJOR	RENOVATIONS TO WORKSHOP	11.12.51		REF.
87/52	"	"	11.3.52	APP.	APP.
552/57	MAJOR TOOL CO.	ALTONSTR. & ADDS. TO WORKSHOP	2.8.57	APP.	APP.
R/61/58	MAJOR TOOLS LTD.	ALTONSTR. OF OFFICE & TOILETS	8.7.58	APP.	APP.
F/3/61	MR. R.H. MAJOR	EXTENSION TO FACTORY	23.3.61	APP.	APP.
A/1/62	"	ADVERTISEMENT	02.3.62		APP.
F/2/65	"	ADDITION TO FACTORY	13.5.65	APP.	C/A
R/345/66	"	CARPARK ON SITE OF 46/42	19.1.67	N/A	C/A
R/214/69	"	OFFICES OR SHOWROOM	10.7.69	N/A	REF
BR 18422	SUNNING HEATING CO LTD	WORKSHOP EXTENSION	13.6.82	APP	N/A
17341	"	" RE-ROOF EXISTING	7.5.82	N/A	C/A
18944	"	O/L. EXT. WORKSHOP	31.3.83	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 25 FEB 2000* 0691

DRAINAGE

091074

(2) RED HOUSE WORKS / THE YARD

ADDRESS 46 HIGH STREET PARISH TWYFORD

PLOT No. ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR21313	SONNING HEATING LTD.	WORKSHOP EXTENSION	29.8.83	APP N/A
20118	"	"	22.9.83	N/A CLOSED
BR21855	"	RECONSTR. OF WORKSHOP	5.12.83	APP N/A
20651	"	"	5.1.84	N/A CLOSED
34877			14.2.90	CAN
BAA8290	"	1ST FLOOR EXT	1.12.89	APP
37416	"	RELAX. COND. TO ALLOW UNRESTRICTED LIND. USE	24.9.91	CLOSED
41039 APPEAL	"	NEW STORAGE BUILDING	15.7.93	REF

DATE OF COMPLETION

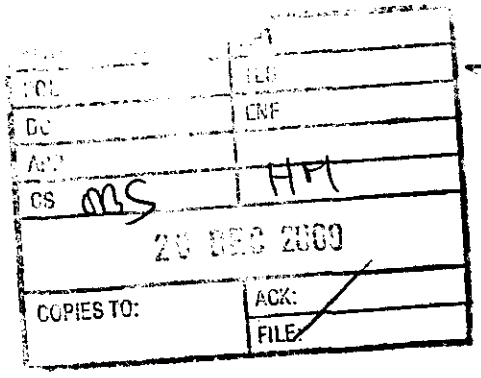
MINISTRY DECISION

SPECIAL ORDERS 37416 - LA SIGNED - 4.12.91

DRAINAGE

091074

25.FEB.2000* 0691



VAR/2000/0691

The Mill House
58 High St
Twyford
RE10 9AQ

28/12

Dear Sir,

Thank you for sending me the planning applicat for 66 High St. - dated 25/12/00 -0691.

It is not at all clear to me what this application is for! It says "to allow ofer storage area in designated position" - where is the position?

There is an area of this site that used to form part of my garden - this is currently used as storage and I am not happy with this and have regularly commented to you about

this site + its use over many years.

Could you please confirm the status of this application and where the "DESIGNATED POSITION" is on the plans you sent me - so I can peruse it further if I am not lucky. Perhaps a site visit with the present is in order?

Yours faithfully

H. Gordon Story.

Received by Wokingham District Council

Application No: VAR/2000/0691

Proposal:
Proposed variation to condition 10 of consent 18944 to allow open storage area in designated position

Location:
Synergy Flavours Ltd 46, High Street, Twyford, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. 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

Architectural Consultants and Engineers

4 Grange Cottages, Broadcommon Road, Hurst, nr. Twyford, Berks RG10 0RD
Telephone: Twyford (0118) 934 3157

Mr. M.D. Hamlin,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire.
RG40 1WR

23rd. February 2000.

Dear Mr. Hamlin,

Re : External Storage at 46, High Street, Twyford, Berkshire.

Further to our recent telephone conversation, I hereby submit on the behalf of Synergy Flavours Limited planning application to vary condition No 10 on planning permission No. 18944 and legal agreement to allow open storage area in the designated position as shown on enclosed drawing No. 5-2000-01.

The storage area will be used mainly for storing wooden pallets and enclosed storage bin.

If there are any queries regarding the application please do not hesitate to contact me.

Yours sincerely

Brian Clayden.

25.FEB.2000* 0691

WORK SHEET FOR : Heather Morgan

Application Number : VAR/2000/0691

Applicant : Synergy Flavours Ltd C/O Brian Clayden & Associates.

Location : Synergy Flavours Ltd 46, High Street, Twyford, Reading.

Proposal : Proposed variation to condition 10 of consent 18944 to allow open storage area in designated position

Site Notice Displayed ? : YES ✓ NO ☐ DATE 13/3/00

Date of Neighbour Notifications : .....

Date of Site Visit : 14/3/00

Date Registered : 25/02/2000

Earliest Date for Decision : 30/03/2000

Latest Consultation Date/Site Notice Expiry Date : 30/03/2000

Application Expiry Date: 21/04/2000

Consultation Responses :

① Design / Listed Bldgs – Understand the condition was added as the storage area was located on a common access route to adjacent residential home. Some form of screening should be provided

② Twyford PC – Is the application retrospective ? There are already a lot of items stored in this position including gas cylinders. Council want to know exactly what is to be stored there. The Council is concerned that the site is open and any storage externally constitutes a fire and security risk.

③ Highways – Can the applicant please confirm the number of parking spaces lost by this proposal and whether the spaces will be replaced. 22 spaces to be provided, 3 below the maximum. No highway objection.

④ Env. Health – ~~Awaiting Reply~~ No objection.

⑤ Consults – 2 letters ① overdevelopment ② air quality ③ traffic congestion ④ concerns re storage of empty HAZCHEM drums on adjacent site.

18944

Condition 10 of 18944 states

" The new parking areas including the access thereto shall have adequate drainage, shall be surfaced with hard material and the boundaries shall be formed by kerbing and/or dark stain wooden guard rails. These details shall first be submitted to and approved by the LPA before the parking areas and access thereto are constructed.

The approved parking spaces shall be clearly marked out on the site and shall be kept continuously available for the parking of vehicles to the satisfaction of the LPA.

The new parking areas and the access thereto shall be constructed and completed concurrently with the development of the site, to the satisfaction of the LPA"

18944 indicates 20 new parking spaces in connection with the extension, plus 10 spaces on the road frontage and 5 to the western side of the building (which is the area in question).

A S106 was attached to consent reference 18944. This relates to the refurbishment of No 38, to use No 38 only as a private dwelling and not to use the land laid down in connection with the existing workshop on land edged red. The current site relates to none of these, therefore the S106 agreement will not need to be formally amended

37416 VAR

Permission was granted on 13/12/91 for the relaxation of conditions to allow alternative light industrial use (application 18944). This limited the use to B1(c) and re-imposed the conditions of 18944. A S106 agreement was attached covering the whole of the site. This restricts the use to B1(c), prevents the introduction of mezzanine levels or extensions, and ensures that the vehicle parking ~~spaces~~ is kept available for parking at all times and shall not at any time be used for open storage.

The S106 was imposed due to specific concerns regarding the users (there was more than one in existence at the time of this application.)

Application Number: VAR/2000/0691

Appraisal :

41039

Planning permission was refused on 15/7/93 for the erection of a new storage building (Class B8) on a site immediately adjacent, which had been given personal permission in the past for vehicle repairs. The development would have resulted in an inappropriate form of development in the Conservation Area, adjacent to a listed building and within a residential area.

APPRAISAL

Highways / Parking Provision

As the planning history indicates, the use and level of parking provision has been a particular issue on this site in the past. The site is in B1(c) use, However, the office content within the building is relatively low. As such, Highways have advised that in this instance it is reasonable to apply the B2 standard for 1,004m² this equates to 25 parking spaces (see calcs on separate sheet for breakdown).

The site has historically shown 25 spaces (on 37416 and 34877 for an extension) although 35 spaces were shown on 18944. The latter cannot physically be accommodated on site due to subsequent extensions.

A site visit revealed that there are some 22 useable car parking spaces, 3 of which are on an informal basis, immediately in front of the main building.

The introduction of the open storage reduces the parking provision on site from 25 down to 22. The parking provision shown is as per the approved plans. Whilst the officer site visit revealed some problems with manoeuvring within the site by lorries, in the light of the approved layout it is not considered a reason for refusal could be sustained on the basis of parking which cannot reasonably be utilized. Highways are of a similar opinion on this issue.

The B2 maximum standard is 25 car parking spaces. ~~Recommendation Approval~~ The site is located in ~~(tick appropriate box)~~ close proximity to the town centre, bus routes and Twyford railway station is not too distant. The open storage has been in place for some months and site visits during this period of time have not revealed any difficulties in terms of cars being forced to park off site (double yellow lines) or to park irregularly within the site itself. On the basis of its town centre location and the evidence of on site use, no objection is raised to the provision of only 22

parking spaces.
However, it will be necessary to amend the S106 agreements attached to 37416 since this prevents the use of any of the parking spaces for open storage.

Visual impact

The area is used for the storage of pallets and drums. Up to 30 drums at a time are stored (empty) and then taken away periodically. ~~The capacity of the container~~ In addition, there are plastic containers and bottles, plus a metal storage container approx 1m x 3m x 2.5m. The items are located to the side of the building, behind a single storey structure. There are only very limited views of this area when driving in an easterly direction along the High Street. In addition and large extent this view is further obscured by the 1.8m high fence which runs along the western boundary of the site. It is not considered that open storage within this location would be detrimental to the visual amenity of the streetscene

Impact on residential amenity

The application site lies adjacent to a number of residential properties (west). These have gardens which abut the site. Environmental Health have been consulted on the application and have raised no objection to the proposal. Advice would need to be taken under the Environmental Health legislation in respect of storage of full drums / dangerous chemicals.
The storage of ~~of~~ materials does not exceed 2m in the main, and is not readily visible from adjoining properties, even taking into account that the adjacent properties are set at a lower level.
It is not considered the open storage would have an adverse impact upon the residential amenity of adjoining occupiers.

Concerns of residents and Twyford PC

The application is in fact retrospective. The use of the materials etc stored needs to be considered separately under the Environmental Health legislation if it proves to be a problem. Not feasible to refuse planning permission on these grounds. The issue of air quality and pollution from the manufacturing of goods also covered by Environmental Health. (These comments have been forwarded to EH). Whilst the storage does result in

the loss of 3 parking spaces, Highways have raised no objection. Nor is it considered a case could be made regarding the impact of traffic, since the level of open storage is unlikely to significantly increase the floorspace within the building and therefore the level of onsite activity. The introduction of a relatively small open storage area is not considered to contribute overdevelopment of the site. However, the LPA accepts that the further extension of the premises (either permanently or temporarily) is likely to result in additional problems if existing parking provision is lost, and the use intensifies to a significant degree. This application is therefore the last that is likely to be viewed in a favourable light.

Impact upon Conservation Area

The front of the site lies within the Conservation Area (whilst the building and the area of the application site itself are outside. As mentioned above, the visual impact of the open storage area is limited. As such, it is not considered the proposal would have a detrimental impact upon the appearance or character of the adjoining Conservation Area. The Conservation Officer has asked that screening be provided. A combination of a 1m high hedge and 1.8m high fence run along the length of the western boundary of the application site. The area is also obscured by an existing building. This screening is considered to afford adequate protection both to residents and the character/appearance of the Conservation Area.

Recommendation: APPROVAL, subject to a variation of the S106 agreement attached to planning permission 18944 + 37416.

Application Number VAR/2000/0691
Conditions/[redacted]

No	Std Con	Std Reas	Non Std Conditions /[redacted]
①			Nothing herein contained shall be deemed to effect or vary the conditions imposed by outline planning permission No 18944 dated 21|09|83 or variation permission 37416 dated 13|12|91 which conditions shall continue in full force and give effect save insofar as they are expressly effected or varied by this permission. Reason The conditions in respect of the outline and variation planning permissions remain in force and for the sake of clarity.
②			The approved parking spaces shown on drawing no 5|2000|01 received on 25|oct|00 shall be clearly marked out on site and shall be kept continuously available for the parking of vehicles to the satisfaction of the LPA. Reason In the interests of highway safety and to ensure adequate parking provision.
			Informatives
①			The applicants is advised that the [redacted] LPA is unlikely to look favourably upon any further in-tensification of use of the site, or loss of parking provision, through the introduction of extensions or temporary structures.
②			RSP – ENV1 LALP – LTV11, LB61, LBE2, LT5, LT6. WLP(00) – WO53, WBE1, WT6, WT7.

Retrospective

One occupier

RECORD OF SITE VISIT

SITE ADDRESS: Synergy Flavours Ltd
46 High Street Twyford Reading.

APPLICATION NUMBER:
VAR/2000/0691

OFFICER: Heather Morgan

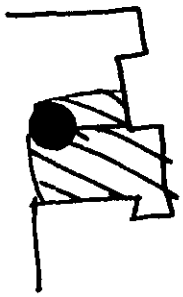
DATE OF SITE VISIT: 14/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes. On Telegraph pole at the front of the site.

2. DESCRIPTION OF SURROUNDINGS Residential to south and east and west. Railway further east. Agricultural land to the north.

3. DESCRIPTION OF SITE/BUILDING Single storey extended warehouse building. Hardsurfacing to front and site. Occupied by Synergy Flavours. Already being used for pallets, commercial waste bin. Storage of high pressure bottles, galvanised steel container 1m x 3m x 2.5m

4. RELATIONSHIP TO ADJOINING PROPERTIES Residential next door. Gas Dis no lower and house set down again with small patio 1.75 - 2m.



5. SITE CONSTRAINTS

TREES Side access for deliveries.

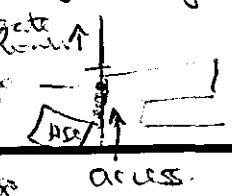
ACCESS/PARKING Existing. Hardstanding (informal)

LEVELS Flat.

BOUNDARY TREATMENT 1m hedge on west boundary which then has 1.8m high gate and wall beyond

OTHERS Fence panel been knocked down.

Tight for deliveries.





Bldg

8 cars. Space for 10.

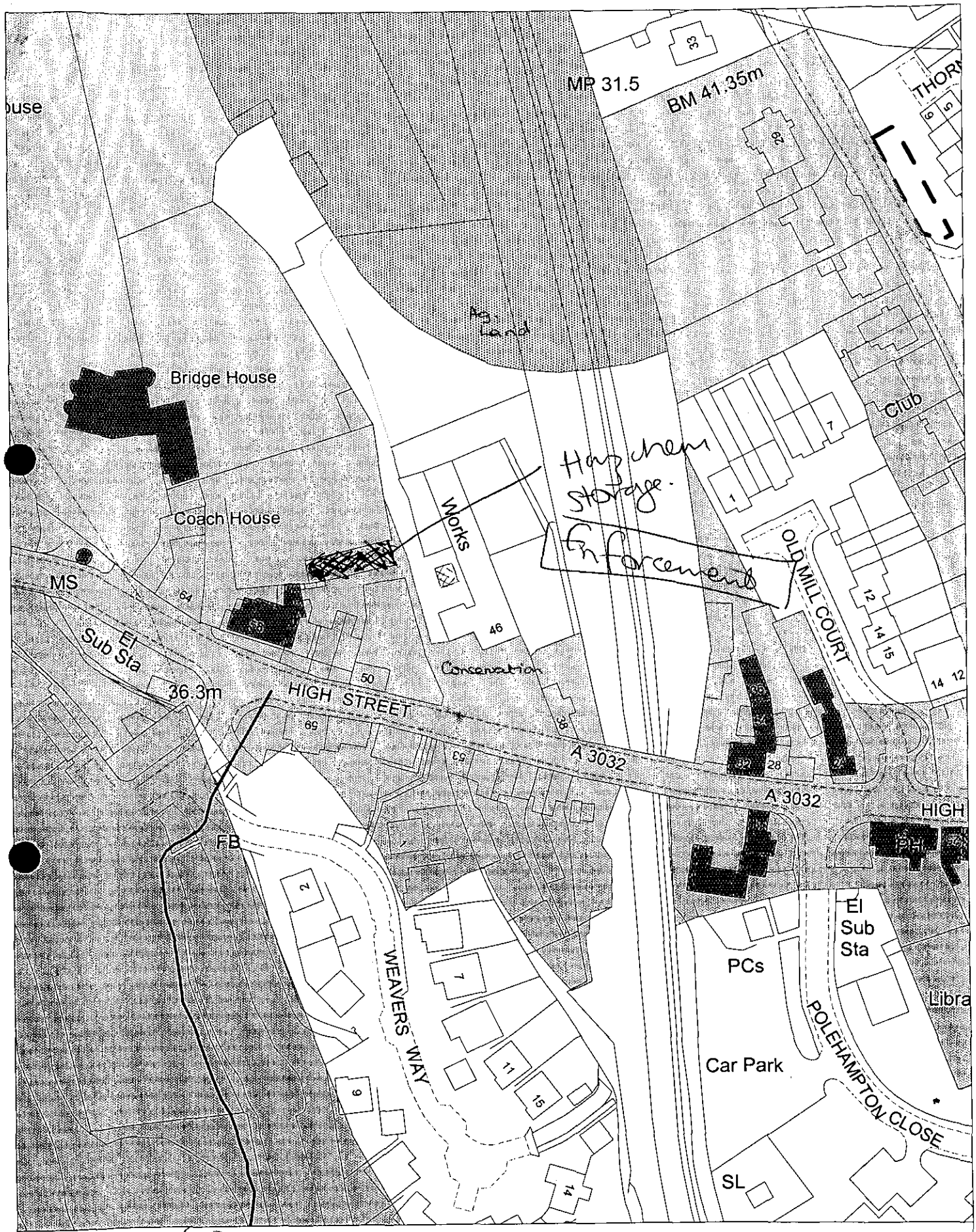
no reds spaces. 3 cars (casual)

3 cars. Space for 4.

2 cars if space for 4

6 cars. Space for 7

and more hedging and demarcated.



41039(F)

Site Plan, Scale: 1 to 1250

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25.FEB.2000* 0691

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Date: 2 March 2000

N W E S

REFUSAL OF PLANNING
PERMISSION

SE

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1990

To: THE SONNING HEATING CO
C/O MR R MILES
48 BIRDHILL AVENUE
READING
BERKS RG2 7JU

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 41039 (F)

Proposal:
ERECTION OF A NEW STORAGE BUILDING (CLASS B8) FOR USE BY
SONNING HEATING CO LTD
46 HIGH STREET TWYFORD

The Wokingham District Council in pursuance of their powers under the above Acts hereby REFUSE to grant planning permission in respect of the above development as described in the application and the accompanying plans submitted by you to the Council, for the following reasons:

01 The proposed new building and use would result in an inappropriate type, form and scale of development within this part of Twyford. The resulting intensification and consolidation of the existing industrial use, expanding beyond the existing well defined boundaries would demonstrably harm the character and setting of the adjacent Grade II listed building, Twyford Conservation Area and amenities of adjoining residential properties. As such the proposal would be contrary to interpretive policy CE4 of the Replacement Structure Plan for Berkshire and policies LBE 1, 2, 14 and 15 of the Loddon Area Local Plan.

02 The proposed new building would, by virtue of its siting, massing and scale, result in a dominant, unneighbourly, overbearing and intrusive form of development. The new building combined with the proposed use would demonstrably harm the character, setting and amenities of adjoining residential properties. As such the proposal would be contrary to policies LBE1 and 2 of the Loddon Area Local Plan.

continued/-

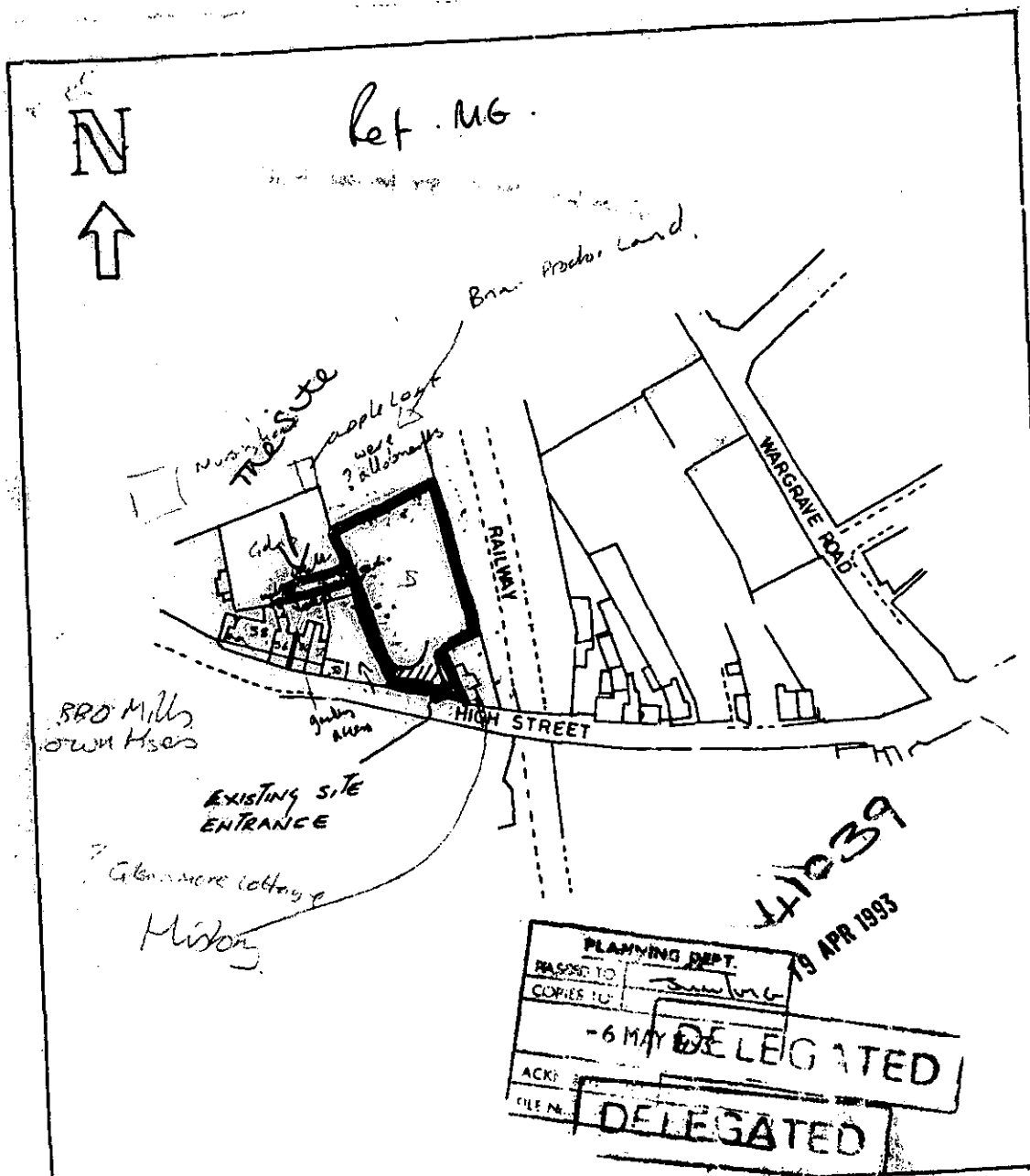
Application 41039 continued

Date 15 JUL 1993

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

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



TITLE

LOCATION PLAN
SU 7876

DRAWING No
1032/02

SCALE	DATE	DRAWN
1.2500	APRIL 93	Km

JDD

JON DANIEL DEVELOPMENTS LTD

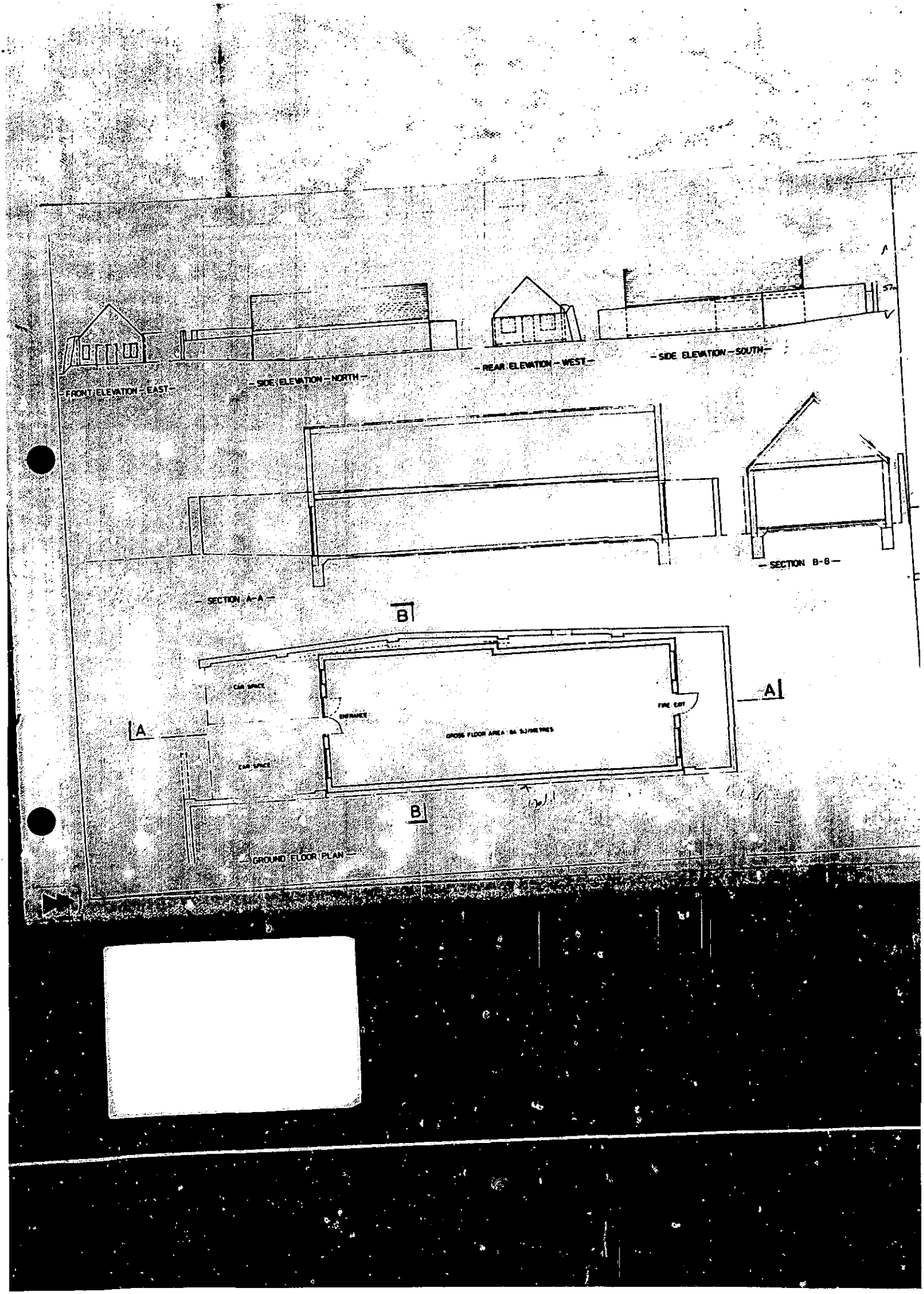
DESIGN AND BUILDING SPECIALISTS

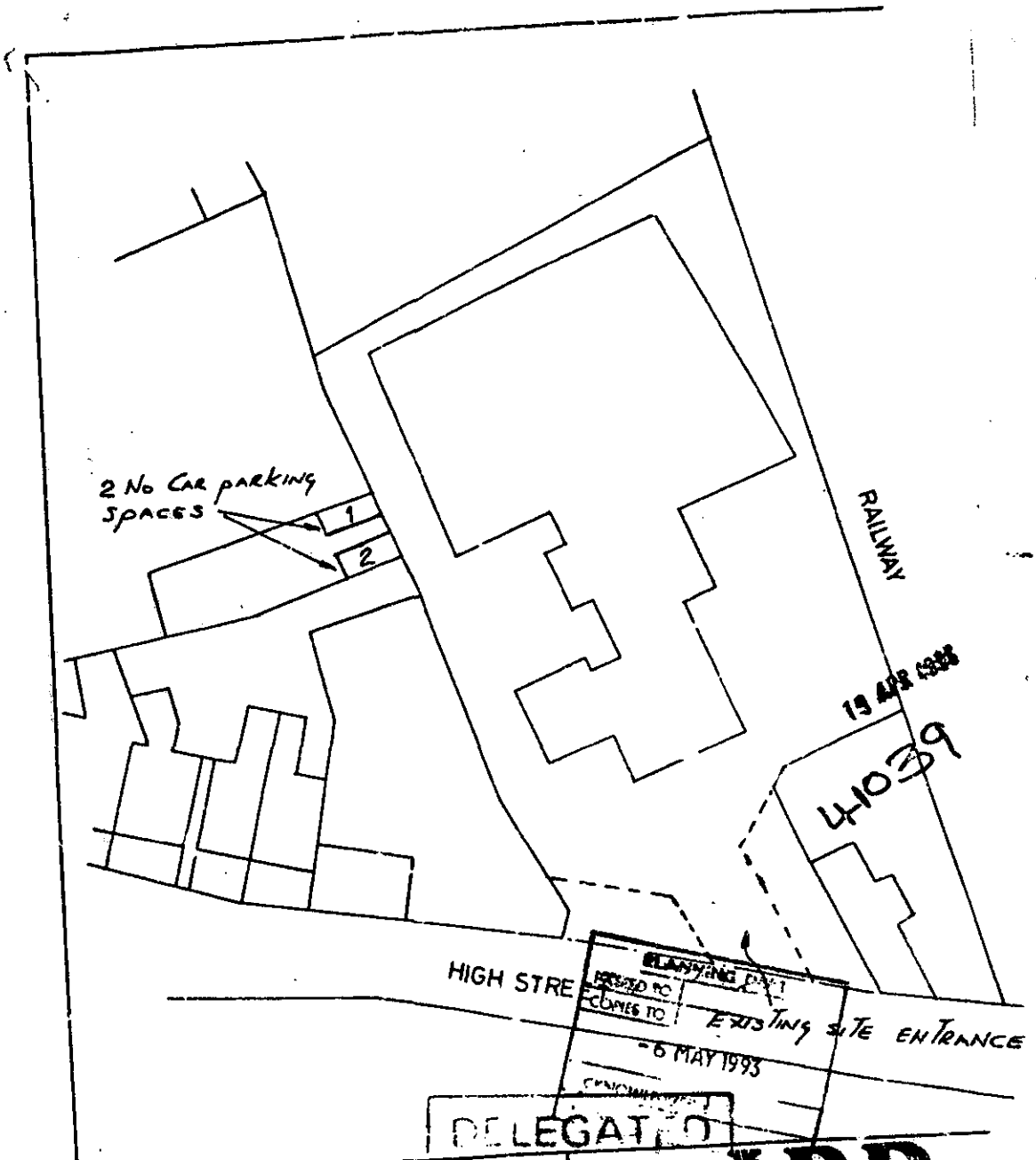
48 Birchill Avenue

Reading Berkshire

RG2 7JU

Tel (0734) 756136


FRONT ELEVATION – EAST –
SIDE ELEVATION – NORTH –
REAR ELEVATION – WEST –
SIDE ELEVATION – SOUTH –
SECTION A-A
SECTION B-B
B
A
A
B
CAR SPACE
ENTRANCE
FIRE EXIT
CAR SPACE
GROUND FLOOR PLAN



TITLE

SITE PLAN

DRAWING No
1032/03

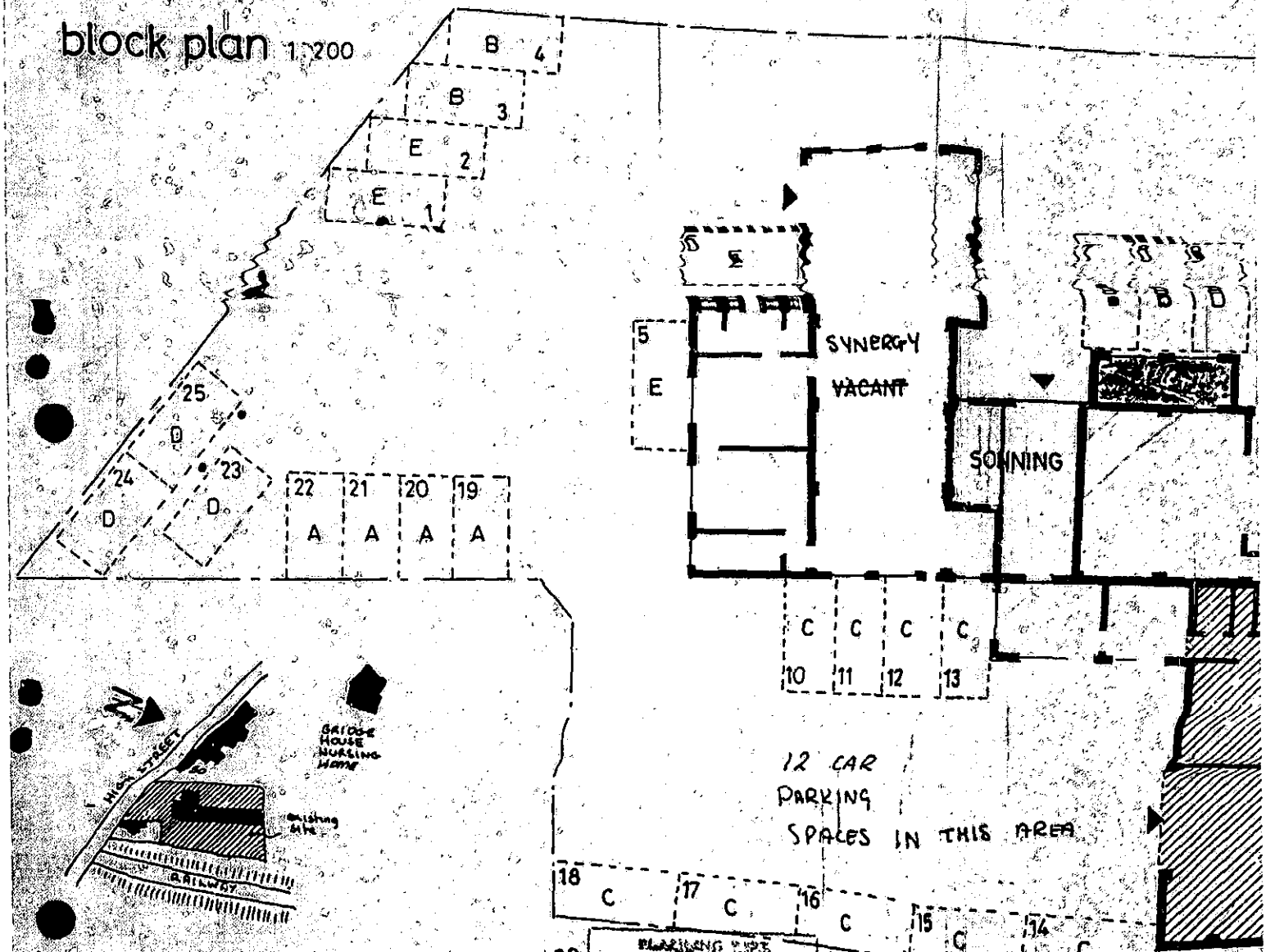
SCALE 1:500

DATE APRIL 93

DRAWN Km

JDD
JON DANIEL DEVELOPMENTS LTD
DESIGN AND BUILDING SPECIALISTS
46 Birchill Avenue
Reading Berkshire
RG2 7JJ
Tel (0734) 756136

block plan 1:200



location plan 1:2500

28
~~25~~ existing parking spaces

PLANNING DEPT
24 MAY 1993

SONNING HEATING CO LTD, 46 HIGH STREET, TWYFORD, BE

Drawing Nº AH/S/332A Date FEB 1991 Drawn ANDESIGN

revised 20/5/91 schedule added and parking spaces marked as Planning Officers request.

Unit	area m²	parking
A.P.V.	210	4 marked
PARNALL	250	5 marked
PEAK	405	9 marked

1873

41039

Applicant The Sonning Healy Co.

Location 46 High Street Twyford.

Proposal New B8 building

EARLIEST DATE FOR DECISION		COMMITTY DATE	
SITE VISIT DATE	4-6	RECOMMENDATION AGREED	8-6 (Tean)

SN displayed

INTRO/PLANNING HISTORY:

Within Twyford settlement adjacent to conservation Area site achieves R/o 50-56.
Area of site subject of a number of Temp permissions for a Mr Lister to use area between two walls (part covered) for vehicle repairs personal. (last appl^{n} 31890TP expires 30-11-93) Mr L has sold site to Sonning Healy & vacated
Sonning Healy own 46 High Street & associated buildings which areas occupied by themselves & 4 other companies (see file)
POLICY ISSUES: C24 RSPB LBE 1, 2, 14 & 15.
PROPOSAL: Erection of 844m^{2} B8 building with pitched roof between existg walls.

CONSULTATIONS: Advertised as affecting setting of LB within C/A.

Parish Council - object - increased traffic, poor relationship with residential properties overdevelopment

Engineer - informatives.
Highway Authority: No objection providing not sub-let.
EHO - no serious env. problem forseen.

Six (6) letters of representation :- inappropriate use in a conservation area, noise/disturbance from use/traffic. Overdevelopment Adverse impact on residential amenity/outlook/listed buildings [Enforcement requested to investigate wider allegations]

APPRAISAL: Site to R/o 50-56 High Street & was originally part of garden serving 58 & 58a (GIIL.B) southern wall adjoins conservation area.

Proposal would intensify & consolidate "peripheral" (existg) industrial use at 46 extending beyond existg boundaries to rear of residential properties. Original pp. clearly personal. Overdevelopment.
Scale of building would be dominant to rear of those properties use & building would adversely affect character & setting of Listed Building

RECOMMENDATION: R.

(Conditions overleaf)

25x

56, High Street,
Twyford,
Reading,
Berks,
RG10 9AQ.

5th June, 1990.

Dear Sirs,

It has come to our attention that 54 High Street has been put up for sale.

On questioning Mr.D.Lister, the owner, regarding the 'work shop' at the rear of his, mine and number 52 High Street, he has advised us that this is being put up for sale as a *seperate business premise*.

I refer to Temporary Planning Application no: 31890, of which we have never opposed as we have never wished to deprive Mr.Lister of his livelihood, but we are totally against this property being developed for any other business or building.

We have suffered greatly in the fifteen years that we have lived at number 56 due to the expansion of the area once known as 'Major Tools' which now houses four or five different firms, one of which operates very noisy machinery on a Sunday morning and another that has large lorries loading and unloading.

In view of the great growth in such a confined area we do not wish this to expand to the rear of our property which is a listed building and would like to know the situation if any further business application was submitted.

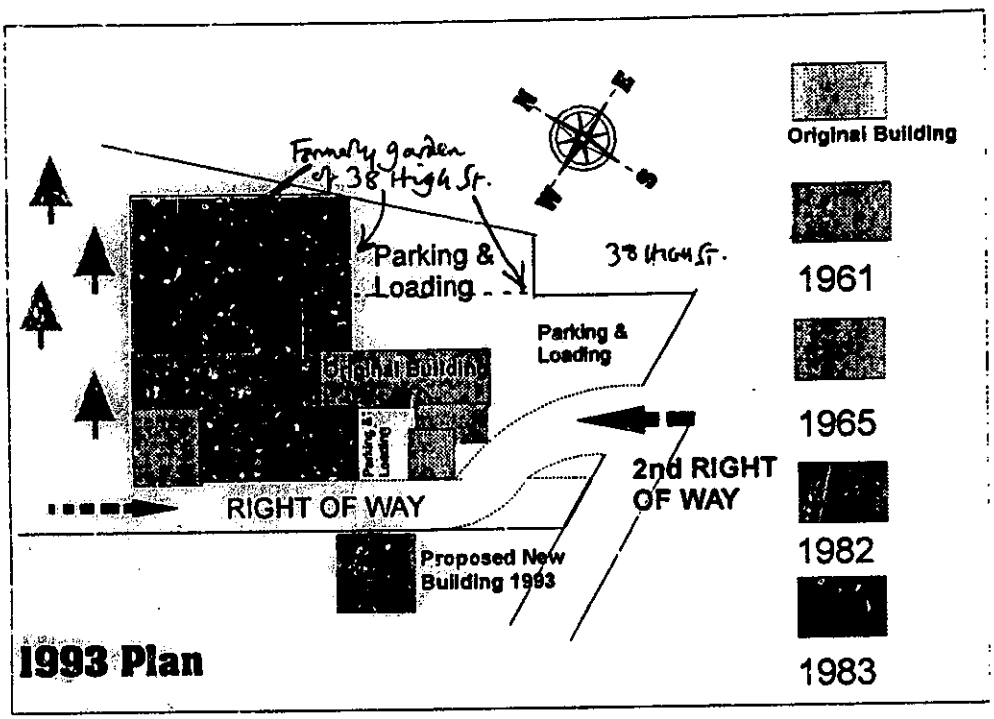
I also enclose copies of letters from fellow residents regarding the same and await your reply.

No 58 & 58a are not 56.

Yours faithfully,

S.J.Lake

PLAN A


Original Building
1961
1965
1982
1983
Formerly garden of 38 High St.
Parking & Loading
38 High St.
Parking & Loading
Original Building
2nd RIGHT OF WAY
RIGHT OF WAY
Proposed New Building 1993
1993 Plan

Tel. (0734) 778755 (Direct Line)

Date 30 April 1993

Your ref.

My ref. HFW/SB/Twyford 1A

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire RG11 1WR
Tel: (0734) 786833
Fax: (0734) 789078

Mr & Mrs Storey
The Mill House
58 High Street
Twyford
READING
Berkshire RG10 9AQ

Dear Mr and Mrs Storey

LAND TO REAR OF 50-56 HIGH STREET, TWYFORD

Thank you for your letter of 29 March 1993 regarding the above land. Firstly, I apologise for not having replied sooner.

The temporary consent issued to Mr Lister of 54 High Street expires on 30 November 1993 and related to the use of the yard area for the servicing of vehicles. The benefit of the consent are personal to the applicant.

The use of the land by others does require planning permission. Your letter has been passed to the Enforcement Section for further investigation. A further reply stating what action the Council intends to take will be sent to you as soon as investigations are completed.

Yours sincerely,

H.F. Wright.

H F WRIGHT
Senior Planner (Development Control North)

Printed on Recycled Paper

PLANNING PERMISSION

N
SE

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: SONNING HEATING LTD
C/O ANDESIGN
9 PERKINS WAY
WOKINGHAM
BERKSHIRE RG11 2TN

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BI

Application No.37416 (Var)

Proposal:
RELAXATION OF CONDITION TO ALLOW ALTERNATIVE LIGHT INDUSTRIAL USE (APPLICATION NUMBER 18944)
RED HOUSE WORKS 46 HIGH STREET TWYFORD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No. 18944 dated 21.09.83 which conditions shall continue in full force and effect save insofar as they are expressly affected or varied by this permission.(6)

01 REASON The conditions of the outline planning permission remain in force and for the sake of clarity.(4R)

02 The use of the buildings hereby permitted shall be limited to the use defined in Class B1(C) of the Schedule of the Town and Country Planning (Use Classes) Order, 1987.(288)

02 REASON For the sake of clarity and in accordance with details contained in the application and the agent's letter dated 27 February 1991.

INFORMATIVES:-

This planning permission is subject to a Legal Agreement restricting the use to light industrial (Class B1(C)), no extensions/mezzanine floor and retention of existing parking/lorry spaces, and restricting size of vehicle operated from site.(301E)

continued/-

Application 37416 continued

You are advised that, due to the restricted size of the site, any further proposal to extend the use/building on the site would be unlikely to be given a favourable decision.(515D)

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

No public surface water sewer available.(703)

Date 13 DEC 1991 R.F.Wilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

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

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

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

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

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

continued/-

Application No 37416(F) Received 1.3.91 TWYFORD North Team

Applicant : SONNING HEATING LTD
Location : RED HOUSE WORKS, 46 HIGH STREET, TWYFORD
Proposal : RELAXATION OF CONDITION TO ALLOW UNRESTRICTED LIGHT INDUSTRIAL USE (USE CLASS B1(C))

Introduction and Planning History - The site is located on the northern side of the High Street, Twyford with access 30 metres west of the railway bridge and line. The building, the subject of this application, is located on the eastern side of the main building, adjacent to the railway cutting. Car parking and loading facilities exist to the front of the building.

The building was granted planning permission in September 1983 (Ref. 18944(0), subject to conditions amongst others restricting the use to light industrial, now Class B1(C) and solely for purposes ancillary to the use of the main building - ie that occupied by Sonning Heating. The building is currently occupied by a pet food company who are using it for warehousing, storage and distribution purposes (Class B8). The remaining units at Red House Works are occupied separately from Sonning Heating in accordance with relevant conditions attached to the respective planning permissions.

Members will recall that a resolution to issue an Enforcement Notice with regard to the unauthorised occupation and use of the premises was made at the Development Control Committee held on 20 September 1990. An appeal against the issue of the Enforcement Notice has been lodged. The current application was deferred at the meeting held on 29 May 1991 to enable consultation with the Highway Authority. A copy of the Highway Authority comments is attached.

The Proposal - is for the relaxation of Condition 21 of planning permission 18944 to allow unfettered B1(c) use of the building, ie occupation of the building separate from the main building and use within Class B1(c) (for light industrial purposes which can be carried on without causing nuisance in a residential area.)

Consultations - The Engineer : No objections. Recommends informatives.
Highway Authority : No objections subject to conditions/agreement relating to use to B1(c) only, restriction of size of lorries operating from the site, parking provision, (a copy of recent consultation response is attached).
Twyford Parish Council : Objection. The Council would be prepared to consider a personal and specific application with some indication of proposed traffic movements.
Charvil Parish Council : No comment.
One letter of representation, expressing concerns with regard to change of use from office to light industrial and on highway grounds.

Any further representations received will be reported at the meeting.

Appraisal - The main issue is whether this proposal would result in adverse highway implications and an overdevelopment/use of the site.

The 'Sonning Heating' site has been in light industrial use since pre 1951. The building the subject of this application was approved as a light industrial building in 1983. Although the building in question is

currently used for B8 purposes, this application seeks an unfettered light industrial use only, as such the authorised use itself is not proposed to be altered. Bearing in mind the advice contained within PPG4 - Industrial and Commercial Development and Small Firms, the separate occupation of all the four other units on the site and the fact that this building is already in existence, with authorised light industrial use, it is considered that the relaxation of this condition would in this instance be appropriate. There is no policy objection.

There is a considerable amount of local concern regarding highway implications. The majority of existing heavy traffic movements (ie articulated lorries) to and from the site is generated by the presence of Peak Dog Foods operating the unit, the subject of this application, for storage and distribution purposes. Although the size of vehicles which visit the site cannot be controlled, the applicant has agreed that a limitation on vehicle size operated by any future occupier of the building could be imposed. In addition, due to the limited manoeuvring space and car parking provision available, further restrictions on the exact use, and floorspace including creation of a mezzanine floor and retention of car parking spaces are also considered prudent. These requirements would have to be secured by way of a Legal Agreement, as the application submitted is for relaxation of condition only. A restriction of Heavy Goods Vehicles using the High Street and installation of bollards, opposite the site, have been considered but as explained in the attached letter are not considered practicable/justified. However, the Highway Authority suggest that it may be possible to improve the southern footway by raising the kerbface so that vehicle tyres are less prone to mount the footway. This would require a full land survey to assess, the practicality of such a solution, and whether such an alteration would actually achieve the desired result. (If a lorry cannot execute a turning manoeuvre, due to the restrictive width of the road and access width, it is likely to mount the pavement anyway, and in a large vehicle a change in levels provided by the kerb may go unnoticed.) It is not considered that it would be possible to alter the kerb level significantly, due to site constraints (including thresholds to houses) without affecting the safety of pavement users and the character /visual appearance of the Twyford Conservation area. The possibility of widening the existing access to the Sonning Heating site has also been considered, but this would not improve the existing situation.

In view of the fact that this application does not actually seek to alter the authorised use of the building, it is not considered reasonable to delay a decision on the application further on the above mentioned highway grounds.

The applicant, Sonning Heating Ltd., does not require the space provided by this building at the present time. However, should the company wish to expand, due to the limited size/constraints on the site, further extension would be unlikely to be considered favourably. The applicant should be advised of this by way of an informative.

Recommendation GRANT planning permission subject to a) a Legal Agreement restricting the use to light industrial, no extensions/mezzanine floor, and retention of existing parking/lorry spaces, b) conditions relating to all other conditions attached to Planning Approval 18944 still applying, and c) informative relating to the Engineers requirements, the existance of Legal Agreement and the fact that further extensions, given the limited size of the site would be unlikely to receive a favourable decision.

SE/SC
9.7.91.

29.00 LIGHT INDUSTRIAL UNITS ON LAND TO THE REAR OF 38 HIGH STREET, TWYFORD - CHANGE OF USE TO STORAGE AND DISTRIBUTION

29.01 In September, 1983, Planning Permission was issued under Ref: 18944(O) for the modernisation of an existing cottage and extension of existing adjoining workshop at 38 High Street, Twyford. In connection with the extension of the workshop conditions were imposed limiting the use to light industrial, now Class B1, i.e. a business which can be carried on without causing nuisance in a residential area; and also a condition restricting the extension for use solely for purposes ancillary to the use of the main building and for the extension not to be used or occupied separately. A Reserved Matters application No. 20118 (RM) was given approval in October, 1983. This Consent did not vary the conditions in question attached to the Outline Consent No. 18944.

29.02 A pet food company is now occupying the extension building and this building is being operated by them for warehousing, storage and distribution - Class B8. This is a change of use and is giving rise to complaints from adjoining residential properties.

29.03 The District Planning Officer has considered what recommendation would be made should a retrospective planning application be submitted for the change of use, and is of the opinion that there would be a recommendation for refusal because of the adverse impact that the particular traffic movements are having on this predominantly residential area. Further, the area of the site is restricted and the introduction of a further separate use is leading to an intensification and overdevelopment of the site.

29.04 The Committee are advised to RESOLVE: That an Enforcement Notice be issued under S.172 of the Town and Country Planning Act, 1990, in respect of non-compliance with Condition 21 of Planning Permission Ref: 18944, dated 21st September, 1983, for the modernisation of existing cottage and extension of existing adjoining workshop at the rear of 38 High Street, Twyford, by the separate use and occupation of the extension of the industrial building, the subject of the said permission.

List of Background Papers	Department Where Held
Planning App. No. 18944	District Planning Officer's

JCRS
14 September 1990

e) APPLICATION NO. 37416
RELAXATION OF CONDITION TO ALLOW UNRESTRICTED LIGHT INDUSTRIAL USE (USE CLASS B1(C))
REDHOUSE WORKS, 46 HIGH STREET, TWYFORD
FOR SOANING HEATING LIMITED

Mrs H N Conway-Jones, a local Member, attended the meeting and spoke in opposition to the proposal.

RESOLVED: That Application No. 37416 be deferred for further highway negotiations.

(1) APPLICATION NO. 37416
RELAXATION OF CONDITION TO ALLOW UNRESTRICTED LIGHT INDUSTRIAL USE (USE CLASS B1(C))
RED HOUSE WORKS, 46 HIGH STREET, TWYFORD.
SONNING HEATING LTD

The Sub-Committee noted that additional observations in relation to the proposal had been received from a local resident.

RESOLVED: (1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers restricting the use to light industrial, ensuring no extensions/mezzanine floor, retaining existing parking/lorry spaces and limiting the size of vehicles.

(2) That, subject to the execution and registration of the Agreement referred to in (1) above, Application No. 37416 be approved, subject to conditions and informatives as set out in the Agenda.

Sonning Heating Limited
c/o Ardesign
9 Parkin Way
WOKINGHAM
Berks RG11 2TN

22 March 1991

SE/EH/37416

Mrs. S. Etheridge

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
RED HOUSE WORKS, 46 HIGH STREET, TWYFORD

I refer to the current planning application for relaxation of a condition to allow unrestricted B1(c) use for the building currently occupied by Peak Dog Foods at the above address, and your letter and further plan dated 14 March 1991.

In order to determine the above application and following consultation with the Highway Authority, I shall require additional information regarding the car parking at the above site. Accordingly, would you please submit the following details within the next 14 days:

1) An exact breakdown of car parking spaces to floor area in relation to each company operating on the site. This could be shown in a tabulated form.

2) The type of occupier likely and whether they would agree to a restriction on the size of vehicles used, due to the restrictive delivery manouvering space.

If I do not hear from you in the above timescale the application will be reported to the next available Committee and determined as it stands.

Yours faithfully

Mrs. S. Etheridge
Senior Planning Officer

Sharps Commercial
17 Boulton Road
READING
Berkshire
RG2 0NH

FIRST CLASS

2397
23 May 1991
AJPS/sg
SE/BC/Woodley1B/37416

Mrs S Etheridge

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990
RELOCATION OF PEAK DOG FOODS LTD

I refer to your letters dated 23 April and 8 May 1991 regarding the proposed occupation of Building 66 at Headley Road East Industrial Area, Woodley by Peak Dog Foods Limited.

According to my records and based on the information provided by yourselves, the occupation of part of the above building by Peak Dog Foods Ltd for storage and distribution purposes and some ancillary processing would not require planning permission by virtue of the Town and Country Planning Use Classes Order 1987. However, I would like to draw your attention to the decision notice relating to the use of the building for light industrial and warehousing purposes (reference 27376) copy attached, and in particular conditions 02, 04, 05 and 06 which relate to the type of processes acceptable, no goods storage etc in the open area, ancillary use of office accommodation and use for warehousing only and no form of retail use whatsoever. The Highway Authority have also commented that manoeuvring of large vehicles (in particular articulated lorries) may be difficult into and within the site. I consider that this location represents a more appropriate site, within an [illegible] than the site presently occupied by the company in Twyford.

I trust that you find this information of use. In view of Local Authority and public concern regarding the present premises occupied by the company, I would appreciate it if you would keep me informed of any progress in this matter.

Yours faithfully

A J P KING
Principal Assistant Planning Officer (North)

Enc
cc Councillor Mrs Gimblett
Councillor Mrs Drake
Councillor Mrs Conway-Jones
Enforcement
Appeals

DATED 4th December 1991

SONNING HEATING Company LIMITED

-and-

NATIONAL WESTMINSTER BANK PLC

-and-

WOKINGHAM DISTRICT COUNCIL

A G R E E M E N T

relating to the relaxation of the condition in order to allow unrestricted light industrial use of an ancillary building at 46 High Street Twyford Berkshire

Solicitor
Wokingham District Council
P O Box 151
Council Offices
Shute End
WOKINGHAM RG11 1WH

THIS AGREEMENT is made the [illegible] day of December One thousand nine hundred and ninety one BETWEEN SONNING HEATING LIMITED of 46 High Street Twyford Berkshire ('the Applicant') and NATIONAL WESTMINSTER BANK PLC of National Westminster House The Grove Slough Berkshire ('the Bank') and WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire ('the Council')

WHEREAS:

(1) The Applicant is the estate owner of the land shown edged red on the plan annexed hereto and known as 46 High Street Twyford Berkshire ('the Site') subject to a Charge in favour of the Bank

(2) On the 1st March 1991 the Applicant made an application for planning permission ('Application Number 37416') for relaxation of the condition in order to allow unrestricted light industrial use of an ancillary building shown hatched black on the plan attached hereto ('the Building')

(3) The Council is the District Planning Authority for the administrative District of Wokingham

(4) The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of Application Number 37416 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application Number 37416

(5) The Bank has agreed to join in this Agreement for the purpose of consenting to the Site being bound by all the provisions contained in this Agreement

(6) This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 Section 111 of the Local

Government Act 1972 whereby the Council is empowered to enter into Agreements for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH and IT IS HEREBY AGREED AND DECLARED by and between the parties hereto as follows:-

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. The Applicant so as to bind each and every part of the Site into whosesoever hands the same may come hereby covenants with the Council that:-

(a) the Building shall only be used for the purposes of light industrial use as defined by Class B1(c) of the Town and Country (Use Classes) Order 1987 from the date hereof

(b) the Building shall not be extended and no mezzanine floor level shall be introduced into the Building

(c) vehicle parking spaces shown on the attached plan shall be kept available for parking at all times and shall not at any time be used for open storage

(d) the occupiers of the Building shall not at any time operate or park on site articulated lorries or any lorries longer than 12 metres

3. The Bank hereby consents to the Applicant entering into this Agreement and consents to the Site being bound by the provisions herein contained

IN WITNESS whereof the Applicant and the Bank have caused their Common Seals to be hereunto affixed the day and year first before written

THE COMMON SEAL of)
SONNING HEATING LTD)
was hereunto affixed)
in the presence of:-)

Director

Secretary

THE COMMON SEAL of)
NATIONAL WESTMINSTER)
BANK PLC was hereunto)
affixed in the presence)
of:-)

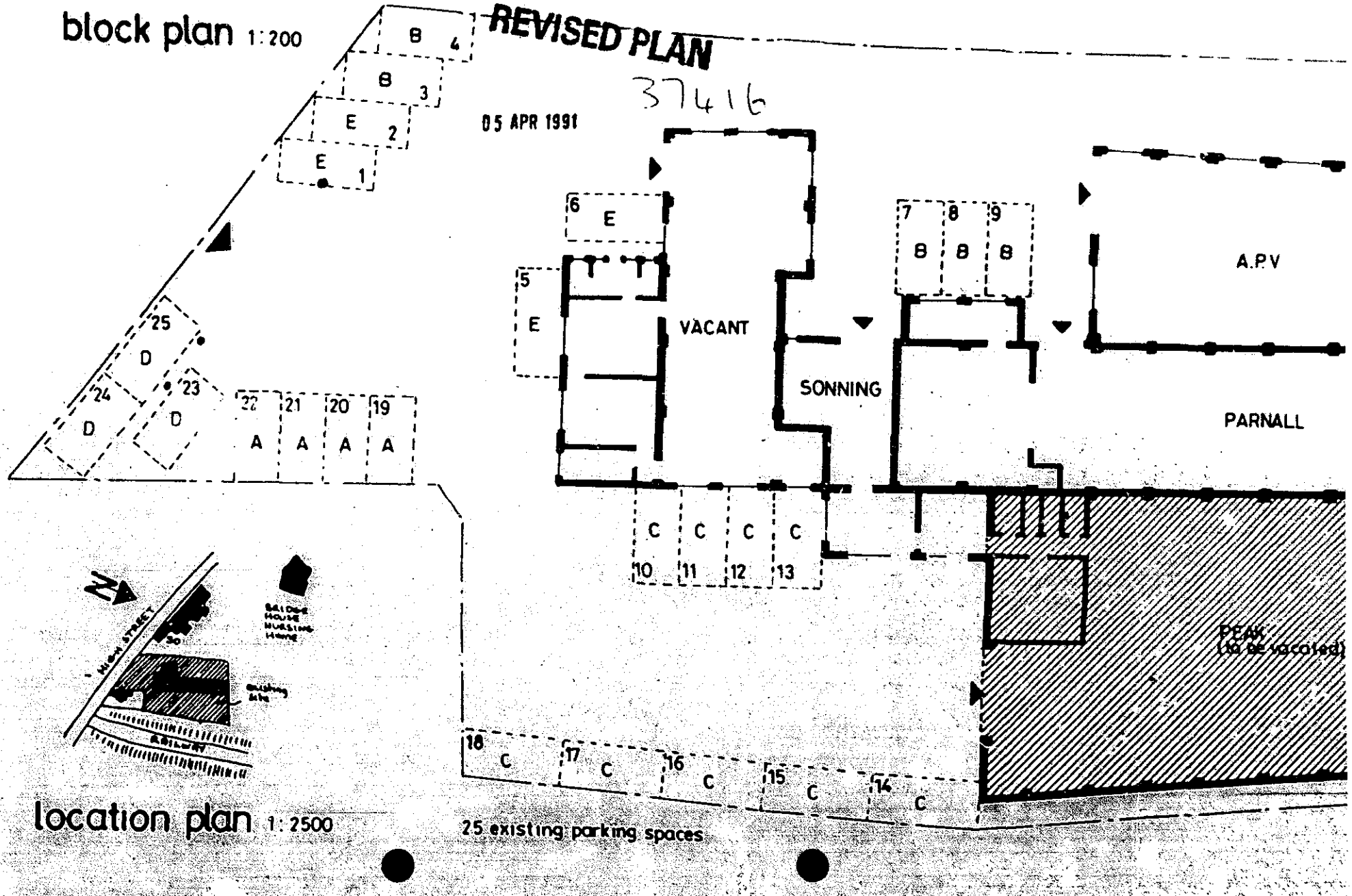
LESLIE HOWARD HEWSON

block plan 1:200

REVISED PLAN

37416

05 APR 1991



location plan 1:2500

25 existing parking spaces

NOTICE OF CONSENT

18944 (O)

Work to date BUT no report or notes on the microfile.

WOKINGHAM DISTRICT COUNCIL

GAF/CPW

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To Sonning Reating Co Ltd
45 High Street
Twyford
Reading
Berks

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS. RG11 1BW

Application No. 18944 (O)

Proposal Modernise existing cottage and extend existing adjoining workshop at 38 High Street, Twyford.

The Wokingham District Council under the above Acts hereby PERMIT the above development to be carried out in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1. Full details of the siting, design and external appearance of all the buildings, the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be submitted to and approved in writing by the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASON The application is in outline only and not accompanied by detailed plans. (2)

2. Application for the approval of all the reserved matters shall be made to the District Planning Authority within 3 years of the date of this permission. (3)

3. The development hereby permitted shall be begun on or before whichever is the later of the following dates:

(a) the expiration of 5 years from the date of this permission.
(b) the expiration of 2 years from the final approval by the District Planning Authority of the reserved matters, or in the case of approval on different dates from the final approval of the last such matter to be approved.

/...

21 SEP 1983

Date .....

.....
District Secretary

N.B. A statement of the applicant's rights is set out overleaf.

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

REASONS FOR 2 & 3 These conditions are deemed to be attached by virtue of Section 42(2) (a & b) of the Town and Country Planning Act, 1971. (4)

4. A detailed schedule and also samples of all the materials to be used in the elevations, the ground surface treatment and the means of enclosure of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.

REASONS To ensure the use of appropriate materials and the submission of adequate details in this respect. (22)

5. Provision shall be made for services to be placed underground. No overhead wire or cable or other form of overhead servicing shall be placed over or used in the development of the application site.

REASON In the interests of visual amenity. (130)

6. All the existing trees and shrubs on the site shall be retained, except for those which the District Planning Authority confirm in writing, are either dead, dangerous or directly affected by building operations. Otherwise no tree or shrub or any part thereof shall be removed without the prior written consent of the District Planning Authority, or destroyed or damaged in any way. Similarly no damage or disturbance shall be caused to the roots of any tree or shrub, the natural soil levels over which shall be maintained at all times.

REASON To ensure the satisfactory retention of existing trees and shrubs and in the interests of visual amenity. (190)

7. Any tree or shrub removed, destroyed, dying or severley damaged contrary to the above condition shall, within six months, be replaced with an equivalent number of semi mature trees or shrubs of a similar or more appropriate species as may first be approved, in writing, by the District Planning Authority. Such replacement planting shall thereafter be maintained or further replaced as necessary until well established to the satisfaction of the District Planning Authority.

/...

REASON In the interests of visual amenity. (194)

.....
District Secretary

8. The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted as part of the details of the proposed development as required by Condition No. 1 above. (198)

The scheme shall show full details of all the existing and proposed planting and site levels; means of enclosure and ground surface treatment. (201)

The approved scheme shall be carried out progressively during each planting season on those parts of the site where development has been substantially completed and all the planting shall thereafter be maintained or replaced as necessary until well established to the satisfaction of the District Planning Authority. (202)

REASON In the interests of amenity. (205)

9. The use of the land including the building shall be limited so that the processes carried on or the machinery installed are such as could be carried on or installed in any residential area without detriment to the amenities of that area by reason of noise, vibration, fumes, smoke, smell, soot, ash, dust or grit.

REASON To help safeguard the amenities of the area. (261)

10. The new parking areas including the access thereto shall have adequate drainage, shall be surfaced with hard material and the boundaries shall be formed by kerbing and/or dark stained wooden guard rails on posts 450 mm. in height. These details shall first be submitted to and approved by the District Planning Authority before the parking areas and access thereto are constructed. (264)

The approved parking spaces shall be clearly marked out on the site and shall be kept continuously available for the parking of vehicles to the satisfaction of the District Planning Authority. (265)

The new parking areas and the access thereto shall be constructed and completed concurrently with the development of the site, to the satisfaction of the District Planning Authority. (266)

REASON In the interests of good layout and to ensure adequate parking. (267)

/...

.....
District Secretary

11. The areas approved for landscaping and planting shall remain as oper amenity areas only and shall not be used for business purposes. No goods, materials, plant, machinery, vehicles, trade waste or other items shall be stored, deposited, repaired, parked, operated, processed or displayed on such amenity areas.

REASON In the interests of amenity. (270)

12. No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.

REASON In the interests of amenity. (289)

13. Any chimney, flue or extraction vent to be constructed or provided in connection with this development shall first be approved in writing by the District Planning Authority in respect of the height, position, design and materials used. Furthermore, its use shall not cause a nuisance by reason of smoke, dust, soot, ash or grit to occupiers of adjacent premises.

REASON In the interests of amenity. (291)

14. Details of the position, height, design and intensity of all external lighting shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting.

REASON In the interests of visual amenity. (316)

15. Access to the site shall be provided to the satisfaction of the District Planning Authority.

REASON In the interests of road safety. (573)

16. The existing access shall be stopped-up and its use discontinued to the satisfaction of the District Planning Authority before the development is completed.

REASON In the interests of road safety. (582)

17. Car parking shall be provided in accordance with the District Planning Authority's Car Parking Standards before the development is completed

REASON In the interests of traffic flow and road safety. (603)

/...

.....
District Secretary

18. Full details of the refurbishment and renovation of the cottage at 38 High Street, Twyford shall be submitted to and approved by the District Planning Authority before the commencement of any development on site. The work on the cottage shall proceed concurrently with the rest of the development of the site hereby approved.

REASON For the sake of clarity and to ensure an appropriate development of the site.

19. The design of the building shall include an adequate form of soundproofing in accordance with a detailed scheme which shall be submitted to and approved in writing by the District Planning Authority before the development commences. The approved scheme shall be carried out in full prior to the use and occupation of the site and of the building hereby permitted, to the satisfaction of the District Planning Authority.

REASON To protect the surrounding properties from noise disturbance.

20. The noise level, at the site boundaries, caused by the development shall not exceed 50 dB(A) LEQ as measured during any one hour during the hours of 0700 to 1800 Mondays to Saturdays and shall not exceed 40 dB(A) LEQ as measured during any one hour during the hours of 1800 to 0700 Mondays to Saturdays or at any time on Sunday or public holidays.

REASON To protect the surrounding properties from noise disturbance.

21. The extension to the industrial building hereby approved shall be used solely for purposes ancillary to the use of the main building and shall not be used or occupied separately therefrom.

REASON To ensure an appropriate development of the area.

.....
District Secretary

DATED 21st September 1983

SONNING HEATING COMPANY LIMITED

- and -

MR AND MRS BRADLEY

- and -

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

pursuant to sections 16 and 19 of the Berkshire County Council Act 1953 relating to land and premises known as 38 High Street, Twyford, Berkshire

THIS AGREEMENT is made the 21st day of September One thousand nine hundred and eighty-three BETWEEN SONNING HEATING COMPANY LIMITED of 46 High Street Twyford Reading Berkshire ("the Company") of the first part and RAYMOND BRADLEY and CAROLINE ROSE BRADLEY of 47 West Drive Sonning on Thames Berkshire ("Mr and Mrs Bradley") of the second part and WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire ("the Council") of the third part

WHEREAS:

(1) THE Company is the estate owner in fee simple in possession of the land and premises situate to the rear of 38 High Street Twyford Berkshire shown edged red on the plan annexed hereto

(2) MR and Mrs Bradley are the estate owners in fee simple in possession of the premises known as 38 High Street Twyford Berkshire shown edged red and coloured blue on the said plan

(3) THE Council is the district planning authority for the administrative district of Wokingham

(4) ON the third day of February One thousand nine hundred and eighty-three the Company submitted an application (Application No.18944) to the Council for outline planning permission to carry out the development therein mentioned namely modernisation of an existing cottage and extension of an adjoining workshop

(5) THE Council has resolved that Subject to the Company entering into this Agreement planning permission should be granted in respect of Application No.18944 and the Company has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No.18944

(6) THIS Agreement is entered into pursuant to the provisions of sections 16 and 19 of the Berkshire County Council Act 1953 and each and every power whether statutory or otherwise the parties hereto thereunto enabling

NOW IT IS HEREBY AGREED AND DECLARED as follows:-

1. MR and Mrs Bradley hereby undertake with the Council

(a) To refurbish the existing cottage known as 38 High Street Twyford the boundaries of which are indicated in blue on the said plan

(b) Not to use or permit to be used the said cottage other than as a private dwellinghouse

2. THE Company hereby undertakes with the Council not to use the land edged red on the said plan other than in connection with the existing workshop

3. THIS Agreement shall be registered in the Register of Local Land Charges

IN WITNESS whereof the Company has caused its Common Seal to be hereunto affixed the day and year first before written

THE COMMON SEAL of SONNING HEATING COMPANY LIMITED was hereunto affixed in the presence of:-

Director

Secretary E R Bradley

SIGNED SEALED and DELIVERED by the said
CAROLINE ROSE BRADLEY in the
presence of:

C Bradley

SIGNED SEALED and DELIVERED by the said
RAYMOND BRADLEY in the presence of:

Sonning Heating Co Ltd
[illegible] High Street
Twyford
READING
[illegible] RG10 9AE

4 February 1983

SW/SB/18944

18944

(O) Modernise existing cottage and extend existing adjoining workshop

38 High Street

TWYFORD

3.2.83

3.2.83

31.3.83

CONDITION TO RE PARKING REMATTER TO BE REQ'D SITE. THOUGHT CONDITION (AND APPLY TO BLUE LAND (CIRCULAR)

RAILWAY

- 3 FEB 1983

18944

PROPOSED ENTRANCE FOR EMERGENCY SERVICES TO RAILWAY AND BANKS

BOUNDARY LINE

10'-0 WIDE PATH FOR SERVICES

15" HIGH KERB

RED

1 2 3 4 5 6 7 8 9 10

PROPOSED NEW CAR PARK 20 CARS

11 12 13 14 15 16 17 18 19 20

NO PARKING

PROPOSED NEW WALL

30'-0"

57'-0"

PROPOSED NEW WORKS 90 M² 4-5 M² 4-0 M SQ FT

EXISTING CAR PARK 10 CARS

EXISTING CAR PARK 5 CARS

RIGHT OF WAY 11-6 WIDE

BOUNDARY LINE

HIGH STREET TWYFORD

No 38

No 46

10 m

EXISTING CAR PARK 10 CARS.

CENTRE OF IMPROVED ACCESS TO BE 10.5 FROM WESTERN BOUNDARY AS AGREED WITH COUNTY SURVEYO

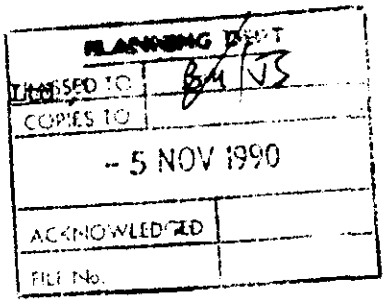
EXISTING WORKS

BLUE LAND

EXISTING CAR PARK 5 CARS.

c.c. District Planning Officer (SE/RH/18944 and 20118)

AR RECORDED DELIVERY
The Manager,
National Westminster Bank Ltd.,
124 High Street,
Slough, Berks.



2224
2 November 1990

JCRS/BE/PLEA/TWY/19

Mr. J.C.R. Sankey

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990. TOWN AND COUNTRY PLANNING ACT 1971 (AS AMENDED) - PLANNING APPLICATION NO. 18944 - LAND TO THE REAR OF 38 HIGH STREET, TWYFORD, BERKSHIRE, AND KNOWN AS 46 HIGH STREET, TWYFORD - OCCUPATION OF EXTENSION BY PEAK DOG FOODS LIMITED

The Council is now in a position to issue the Enforcement Notice relating to this property.

In September, 1983, a planning permission was issued under Ref: 18944 for the modernisation of an existing cottage and an extension of the existing adjoining workshop at 38 High Street, Twyford, this being the same property as is now known as 46 High Street, Twyford. In connection with the extension of the workshop, conditions were imposed limiting the use to light industrial (now Class B1), and a condition was also imposed restricting the extension for use solely for purposes ancillary to the use of the main building and for the extension not to be used or occupied separately therefrom. A reserved matters application, No. 20118, was given approval in October, 1983. The condition concerning occupation was not varied by the reserved matters consent. The extension building which is in the position shown edged black and cross-hatched black on Plan B attached to the Enforcement Notice is occupied by Peak Dog Foods Limited and is being used for warehousing, storage and distribution (Class B8).

The question of whether the Planning Committee would approve a retrospective planning permission was considered by that Committee. The Committee decided, however, that should a retrospective planning application be made, it would be refused because of the adverse impact that the particular traffic movements generated by Peak Dog Foods are having on this predominantly residential area, and further, because the area of the site is restricted, the introduction of a further separate use is leading to an intensification and over-development of the site.

The Enforcement Notice has now been issued in respect of the breach of condition No. 21 attached to the planning permission No. 18944, and the Enforcement Notice requires that the extension building in question should be returned to a use solely for purposes ancillary to the use of the main building and for it not to be used or occupied separately therefrom.

When considering the question of the issue of an Enforcement Notice, the Committee decided to insert a period of three months for compliance. It is noted from the Return of Information that the premises in question are being occupied under an Agreement for Lease exchanged on the 21st September, 1989.

Continued...

The Council are mindful of the need for flexibility in dealing with local businesses and there is power to vary the period for compliance. It may be that the parties concerned may wish to discuss between themselves a time-table for vacation of the premises and for an approach then to be made to the District Council for agreement to the varying of the compliance period.

A copy of the Enforcement Notice is enclosed herewith by way of service, together with a copy for your use. An appeal form is also enclosed, together with a booklet issued by the Department of the Environment concerning Enforcement Notices and appeals.

The Town and Country Planning Act, 1990, came into force on the 24th August, 1990. You will note that references to the *Planning* Act on the Enforcement Notice relate to the Town and Country Planning Act, 1971 (as amended). Please note that the 1990 Act was a consolidating Act and the provisions set out in the extracts from the Town and Country Planning Act 1971 (as amended), attached to the Enforcement Notice are now incorporated within the Town and Country Planning Act, 1990. The Planning (Consequential Provisions) Act, 1990, also came into effect on the 24th August, 1990, and provides transitional provisions and allows for continuity and construction of references to new and old law. Should you decide to submit an appeal to the Department of the Environment, please note that time limits are very strict, and that any appeal must be received by the Department before the date on which the Enforcement Notice takes effect. This means that any appeal must be received by them by no later than the 20th December, 1990.

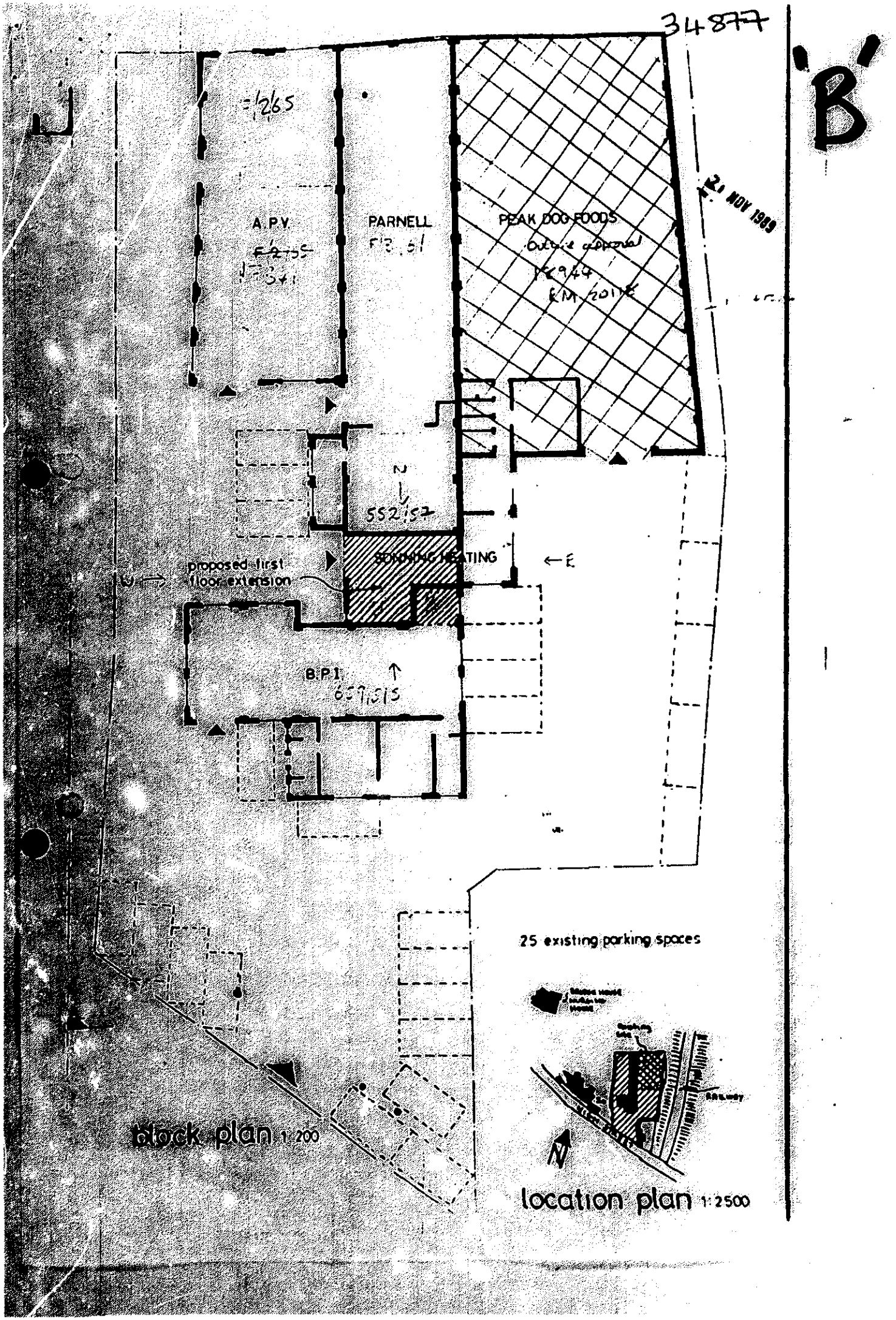
Yours faithfully,

John Sankey

John Sankey
for Solicitor

Encs.

Nothing on file after this.


34877
B'
21 NOV 1989
A.P.V.
PARNELL
PEAK DOG FOODS
proposed first floor extension
BOILING HEATING
B.P.I.
25 existing parking spaces
block plan 1:200
location plan 1:2500

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 25 FEB 2000

Officer: HM | Application No. VAR|2000|0691

Map No. 33 Site 0.08.

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

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

18

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(V) PROPOSED VARIATION TO CONDITION 10 OF CONSENT 18944 TO ALLOW OPEN STORAGE AREA IN DESIGNATED POSITION

Location: 46 HIGH STREET

Parish: TWYFORD Ward: Twyford 6.03.00

Applicant: SYNERGY FLAVOURS LTD

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

Enforcement Section (5) 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 : 6.03.00 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:

..... SIN + 50 High ✓ Street, Twyford. .....

.....

.....

.....

.....

.....

.....

.....

.....

(2) Red House Works / The Yard

ADDRESS 46 High Street PARISH Twyford E

PLOT No. ORD. SHEET No. SU. 7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 21313	SOWNING HEATING & CO.	WORKSHOP EXTENSION	29.6.83	APP N/A
20118	"	"	22.9.83	N/A CLOSED
BR 21855	"	RECONSTR. OF WORKSHOP	5.12.83	APP N/A
20651	"	"	5.1.84	N/A CLOSED
34877			14.2.90	CLOSED
BAA 8290	"	1ST FLOOR EXT	1.12.89	APP
37416	"	RELAX. COND. TO ALLOW UNRESTRICTED L.IND. B(c)	24.9.91	CLOSED
41039 APPEAL	"	NEW STORAGE BUILDING	15.7.93	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 37416 - LA SIGNED - 4-12-91

DRAINAGE

091074

25.FEB.2000* 0691

(1) BIO HOUSE WORKS / THE YARD

E

ADDRESS 46 HIGH STREET PARISH TWYFORD

PLOT No.

ORD. SHEET No. SU.7876 29

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
659/51	MR. R. H. MAJOR	RENOVATIONS TO WORKSHOP	11.12.51		REF.
87/52	"	"	11.3.52	APP.	APP.
552/57	MAJOR TOOL CO.	DEMONSTR. & ADDS. TO WORKSHOP	2.8.57	APP.	APP.
R/61/58	MAJOR TOOLS LTD.	DEMONSTR. OF OFFICE & TOILETS	8.7.58	APP.	APP.
F/3/61	MR. R. M. MAJOR	EXTENSION TO FACTORY	23.3.61	APP.	APP.
A/1/62	"	ADVERTISEMENT	02.3.62		APP.
F/2/65	"	ADDITION TO FACTORY	13.5.65	APP.	C/A
R/345/66	"	CARPARK ON SITE OF 46/42	19.1.67	N/A	C/A
R/214/69	"	OFFICES OR SHOWROOM	10.7.69	N/A	REF.
BR 18422	SUNNING HEATING CO. LTD	WORKSHOP EXTENSION	13.6.82	APP	N/A
173411	"	RE-ROOF EXISTING	7.5.82	N/A	C/A
18944	"	O/L. EXT. WORKSHOP	31.3.83	N/A	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS 25 FEB 2000 * 0691

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No. 25.FEB.2000* 0691

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

Agricultural Holdings Certificate

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

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.

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 SYKENEY FLAVOURS LIMITED

Date . . 23RD FEBRUARY 2000

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

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

25.FEB.2000* 0691

1.	APPLICANT'S NAME	SYNERGY FLAVOURS LIMITED,
	ADDRESS	46, HIGH STREET, TWYFORD, BERKSHIRE.
	POST CODE	RG10 9AH. PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BRIAN CLAYDEN & ASSOCIATES,
	ADDRESS	4 GRANGE COTTAGES, BROADCOMMON RD, HURST, BERKSHIRE.
	POST CODE	RG10 0RD PHONE 0118 9343157
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	46 HIGH STREET, TWYFORD, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		TO VARY PLANNING CONDITION Nº 10 ON PLANNING PERMISSION Nº 18944 AND LEGAL AGREEMENT TO ALLOW OPEN STORAGE AREA IN DESIGNATED POSITION.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.21 HECTARE
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	DRAWING Nº 5-2000-01

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 Or CONDITIONS	☑	State relevant application number 18944 Conditions to be relaxed 10

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.

INDUSTRIAL

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

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

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

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

EXISTING 9 M. WIDE VEHICULAR ACCESS

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

N/A

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.

£95.00

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 SYNERGY FLAVOURS LIMITED DATE 23RD 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.

	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	1,007			
B2	GENERAL INDUSTRIAL				
B[illegible]-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	1,007			

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	22	
Proposed		

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.

MANUFACTURE OF FLAVOURINGS

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

SYNERGY FLAVOURS LIMITED

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
24			

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.

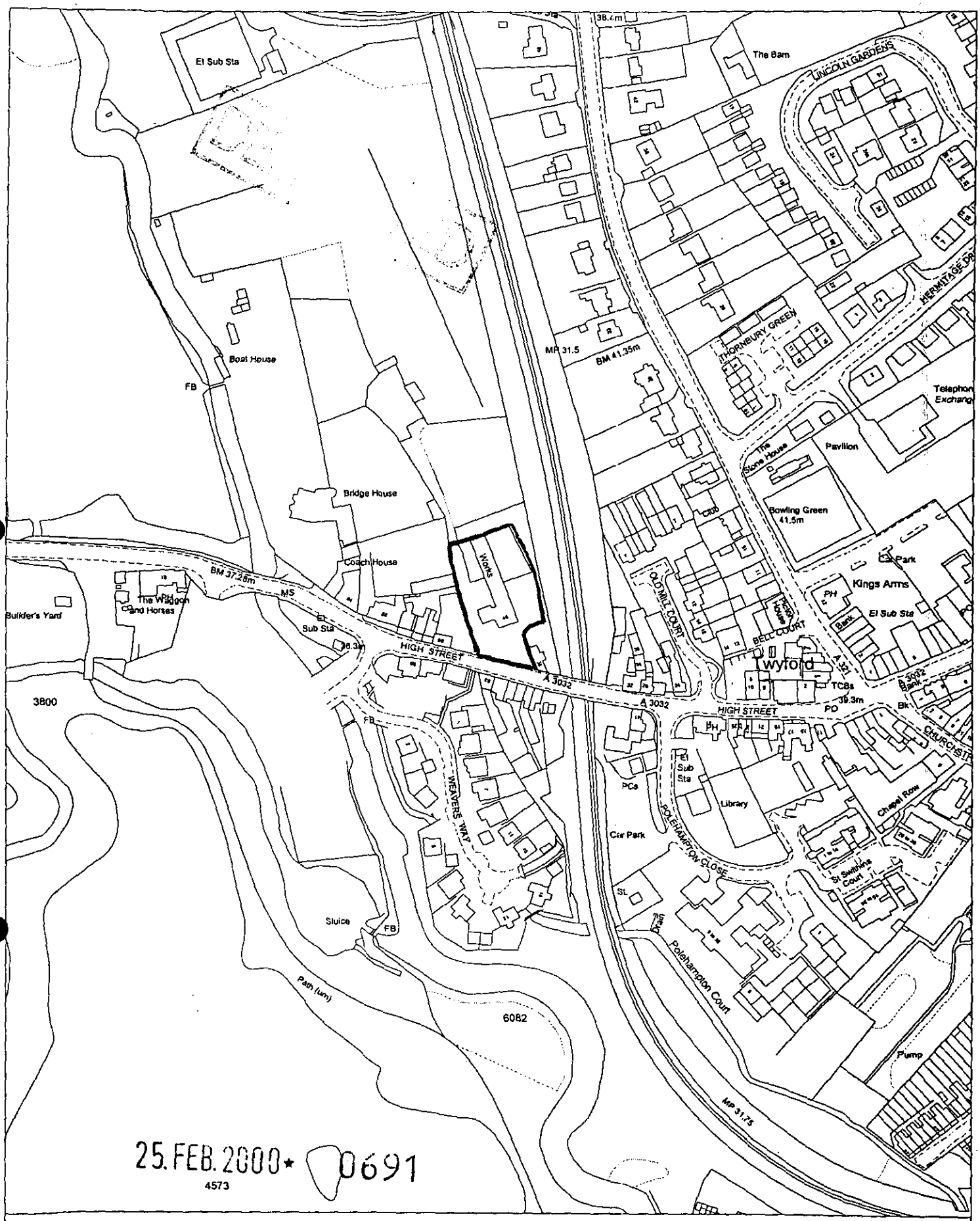
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



Site Plan, Scale: 1 to 2500

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Date: 23 February 2000

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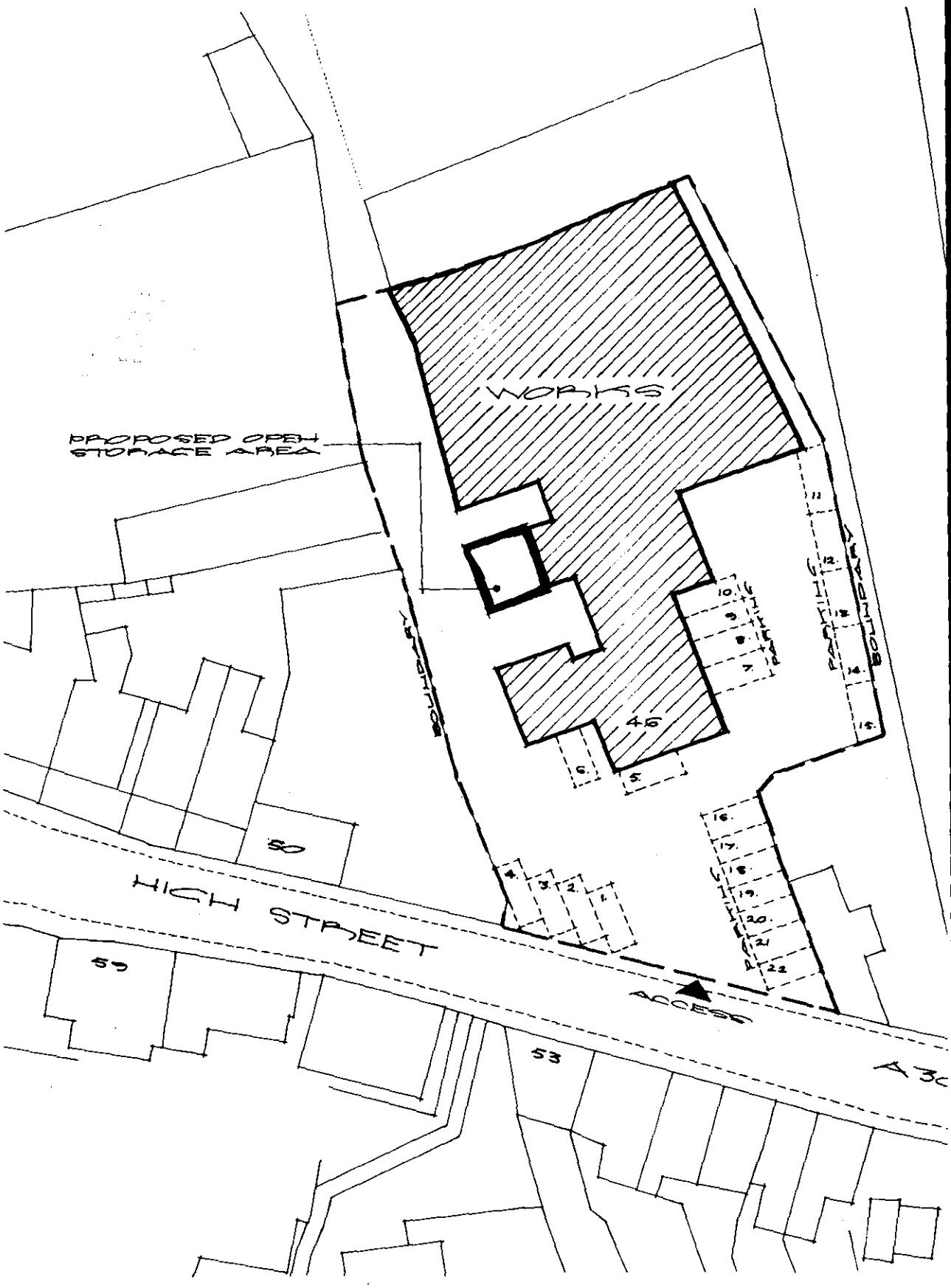

SITE PLAN
scale 1:500

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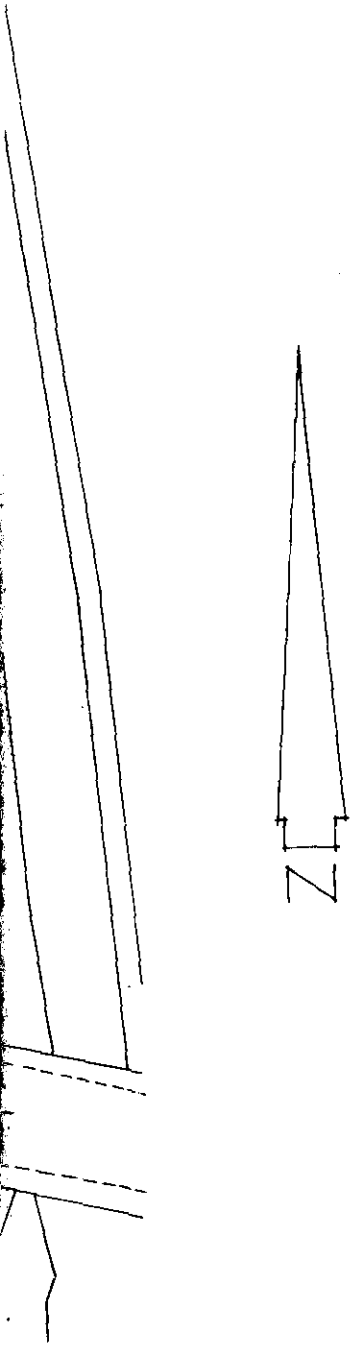

CLIENT:
SYNERGY FLAVOURS

PROJECT:
SYNERGY FLAVOURS
46, HIGH STREET,
TWYFORD,
BERKSHIRE.

DRAWING:
SITE PLAN.

SCALE: 1:500

DRAWING N°
5 = 2000 = 01

DATE: 25-2-2000

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