APPLICATION NO:

F/2002/8106

LOCATION:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street, Wokingham.

APPLICANT:
Axa Sun Life C/O Kemp Muir Weallans

PROPOSAL:
Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

EARLIEST DATE FOR DECISION: **03/01/2003**

APPLICATION WILL HAVE EXPIRED ON:
03/02/2003

CASE OFFICER: **Mrs B Polnik**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Axa Sun Life
C/O Kemp Muir Weallans
247 – 249 Cromwell Road
LONDON
SW5 96A

Application Number: F/2002/8106

Parish: **WOKINGHAM**

Location: **Tesco Stores Ltd & Multi Storey Car Park, Elms Road / Denmark Street, Wokingham.**

Proposal: **Proposed extension to building for 24 sq m of A3 (restaurant/takeaway) use plus relocating of A1/A3 uses. (shop/restaurant).**

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

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

Condition
2. Prior to the commencement of works further details of the shop front, entrances and canopies, shall be submitted to and approved in writing by the Local Planning Authority.

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

Condition
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to the commencement of the use hereby approved and shall thereafter be maintained.

Condition
8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Condition
9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the boundary of the proposed units shall be installed or operated on the site.

Condition
10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

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

Condition
14. The A1 retail unit shall not be less than 944m^2 net at ground floor level.

Condition
15. The A3 food and drink units hereby permitted shall be no more than 786m^2 net in total at ground floor level.

Condition
16. There shall be no sale of food for consumption off the premises.

Condition
17. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the unit and maintained as such thereafter.

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

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

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

Reason
4. In the interests of visual amenity.

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

Reason
6. To safeguard the residential amenity of nearby occupiers.

Reason
7. To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

Reason
8. To safeguard the residential amenity of nearby occupiers.

Reason
9. To protect adjoining occupiers and the area generally from noise and disturbance.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. In the interests of highway safety and convenience.

Reason
13. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
14. In order to maintain a retail frontage and ensure appropriate development of this site.

Reason
15. To ensure appropriate development of this site and define the permission.

Reason
16. In the interests of highway safety and convenience.

Reason
17. In the interests of amenity and safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policy S4.
South East Area Local Plan Policies SSH1, SSH3, SBE1, SBE2, LD6, LD8, SR3 and SPS1.
Wokingham District Local Plan (as proposed to be modified) Policies WSH1, WSH2, WSH3, WSH5, WSH6, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

Notice checked by: _____

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

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date October 14, 2002
My ref. BP/F/2001/3459 and F/2002/5828
Your ref. 2/TR/vk

Poppleston Allen
Licensing Solicitors
37 Stoney Street
The Lace Market
Nottingham
NG1 1LS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

RE: PROPOSED USE OF PART OF FORMER TESCO STORE BY CHICAGO ROCK CAFÉ

I acknowledge the receipt of your letters dated 04 and 07 October 2002 regarding your application for provisional Justices Licence and provisional Special Hours Certificate.

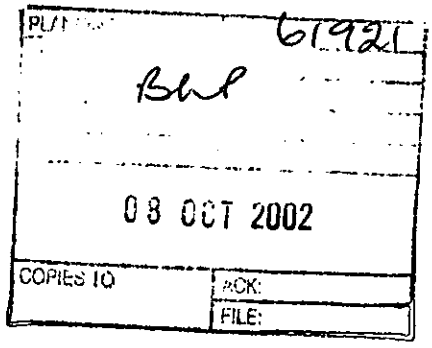
Yours faithfully

MRS B POLNIK
Senior Planning Officer

cc: J O'Brien - Environmental Health (Licensing)

Poppleston Allen
LICENSING SOLICITORS

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



Date: 07 October 2002

Our ref: 2/TR/vk

Your ref:

E-mail: r.bottom@popall.co.uk

Direct line:

By special

Dear Sirs

Proposed 'Chicago Rock Cafe' Unit 2, The Court Yard Development, (part of), Tesco Store, Denmark Street, Wokingham, Berkshire, RG4 2LD
Application for provisional Justices Licence & provisional Special Hours Certificate
Transfer sessions: Friday 1st November 2002 @ 10.00am
To be heard at Maidenhead Magistrates Court

We enclose a copy of our letter of today's date to the Clerk to the Licensing Justices together with the relevant enclosures which we trust is self explanatory.

We should be grateful if you would kindly acknowledge safe receipt of this letter and its enclosures.

Yours faithfully

Poppleston Allen

Encl.

Poppleston Allen
LICENSING SOLICITORS

The Clerk to the Licensing Justices
Slough Magistrates Court
Chalvey Park
Off Windsor Road
Slough
SL1 2HJ

Date: 07 October 2002

Our ref: 2/TR/vk

Your ref:

E-mail: t.robottom@popall.co.uk

Direct line:

by special delivery
Dear Sirs

Proposed 'Chicago Rock Cafe' Unit 2, The Court Yard Development, (part of), Tesco Store, Denmark Street, Wokingham, Berkshire, RG4 2LD
Application for provisional Justices Licence & provisional Special Hours Certificate
Transfer sessions: Friday 1st November 2002 @ 10.00am
To be heard at Maidenhead Magistrates Court

We act on behalf of Luminar Leisure Limited, who have acquired an interest in the former Tesco Store in Denmark Street, Wokingham with a view to converting part of the premises into a Chicago Rock Cafe operation.

We are therefore instructed to submit various applications to your transfer sessions on 1st November 2002 and accordingly enclose:-

1. Notice of application for provisional Justices Licence;
2. Notice of application for provisional Special Hours Certificate;
3. 3 copies of plan drawing number 04.149.02;
4. Cheque in the sum of £55.00 being the requisite fee.

We should be grateful if you would acknowledge safe receipt of this letter and its enclosures and confirm that these matters will be listed at your transfer sessions on 1st November 2002, to be heard at Maidenhead Magistrates Court.

If you have any questions with regards to this application, or if the Licensing Justices wish to visit the premises, then please contact either the writer or Mr Jonathan Smith at these offices.

Yours faithfully

Poppleston Allen
Encl.

PETTY SESSIONAL DIVISION OF EAST BERKSHIRE

NOTICE OF APPLICATION

PROVISIONAL JUSTICES ON-LICENCE
CHICAGO ROCK CAFE, WOKINGHAM

To: Clerk to the Licensing Justices, Slough Magistrates Court
The Chief Constable, Thames Valley Police
The Proper Officer, Wokingham District Council
The Building Control Officer, Wokingham District Council
The Chief Environmental Health Officer, Wokingham District Council
The Chief Planning Officer, Wokingham District Council
The Clerk to the Parish Council, Wokingham Town Council
The Chief Fire Officer, Royal Berkshire Fire & Rescue Service

We, Steve Dennis & David Stanton both c/o Luminar Leisure Limited, 41 King Street, Luton, LU1 2DW having during the past six months carried on the trade or calling of company director and brand executive respectively **DO HEREBY GIVE YOU NOTICE** that it is our intention to apply at the transfer sessions for the Petty Sessional Division of East Berkshire to be held at Maidenhead Magistrates Court, The Court House, Bridge Road, Maidenhead on Friday 1st November 2002 at 10.00am for the grant to us of a provisional justices' licence authorising us to sell by retail intoxicating liquor of all descriptions for consumption on and off the premises about to be altered and situate at Unit 2, The Court Yard Development, part of, Former Tesco Store , Denmark Street, Wokingham, Berkshire, RG40 2LD and to be known by the sign of "Chicago Rock Cafe " which said premises are owned by Wokingham District Council, Civic Offices, Shute End, Wokingham, Berkshire, RG40 1WH **AND FURTHER TAKE NOTICE** that this licence shall be subject to the following condition(s):

1. The last time for admission to the premises will be 11.00pm other than for those persons who have booked a table in the restaurant

TAKE NOTICE any person wishing to oppose the grant of this application should give written notice 7 days before the commencement of the above sessions to the Applicant AND the Clerk to the Licensing Justices, Slough Magistrates Court, Chalvey Park, Off Windsor Road, Slough, SL1 2HJ this is without prejudice to any right to object to this application.

GIVEN UNDER OUR HANDS
this 7th day of October 2002

Poppleston Allen

POPPLESTON ALLEN Solicitors
for and on behalf of the applicants
37 Stoney Street, The Lace Market,
Nottingham, NG1 1LS

PETTY SESSIONAL DIVISION OF EAST BERKSHIRE

NOTICE OF APPLICATION
PROVISIONAL SPECIAL HOURS CERTIFICATE
Chicago Rock Cafe, Wokingham

To: Clerk to the Licensing Justices, Slough Magistrates Court
The Chief Constable, Thames Valley Police
The Proper Officer, Wokingham District Council,

We, Steve Dennis & David Stanton both c/o Luminar Leisure Limited, 41 King Street, Luton, LU1 2DW **HEREBY GIVE YOU NOTICE** that we intend to apply to the said Licensing Justices at the transfer sessions to be held at Maidenhead Magistrates Court, The Court House, Bridge Road, Maidenhead on Friday 1st November 2002 at 10.00a.m. for a provisional Special Hours Certificate under Section 77A of the Licensing Act 1964 for the licensed premises situate at Unit 2, The Court Yard Development, part of, Former Tesco Store , Denmark Street, Wokingham, Berkshire, RG40 2LD and to be known as "Chicago Rock Cafe ", this certificate to be limited to 12 midnight on Monday to Sundays inclusive.

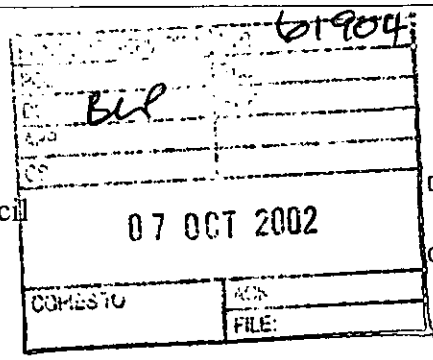
TAKE NOTICE that any person wishing to oppose the grant of this application must serve notice in writing to that effect on the Applicant AND on the Clerk to the Licensing Justices at Slough Magistrates' Court, Chalvey Park, Off Windsor Road, Slough, SL1 2HJ specifying in general terms the grounds of his opposition not later than seven days before the commencement of the above sessions.

DATED this 7th day of October 2002

POPPLESTON ALLEN
Solicitors for and on behalf of the applicants
37 Stoney Street, The Lace Market,
Nottingham NG1 1LS

Poppleston Allen

LICENSING SOLICITORS



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

Date: 04 October 2002

Our ref: 2/TR/vk

Your ref:

E-mail: r.bottom@popall.co.uk

Direct line:

Dear Sirs

Chicago Rock Cafe, (Part of Former Tesco Store), Denmark Street, Wokingham
Application for provisional Justices Licence & provisional Special Hours Certificate

We enclose herewith a copy of a letter we have today sent to the Clerk to the Licensing Justices which we trust is self explanatory.

We should be grateful if you would kindly acknowledge safe receipt of this letter and its enclosure.

Yours faithfully

Poppleston Allen

Encl.

F/2001/3459
5728

Partners · Jeremy Allen · Susanna Poppleston · Lisa Sharkey · Jonathan Smith · Paddy Whur

37 Stoney Street, The Lace Market, Nottingham NG1 1LS
Telephone: 0115 953 8500 Fax: 0115 953 8501 DX 10100 Nottingham
www.popall.co.uk

INVESTOR IN PEOPLE

Regulated by The Law Society

Poppleston Allen
LICENSING SOLICITORS

The Clerk to the Licensing Justices
Slough Magistrates Court
Chalvey Park
Off Windsor Road
Slough
SL1 2HJ

Date: 04 October 2002

Our ref: 2/TR/vk

Your ref:

E-mail: t.robottom@popall.co.uk

Direct line:

Attn: Mr J Campbell

Dear Sirs

Chicago Rock Cafe, (Part of Former Tesco Store), Denmark Street, Wokingham
Application for provisional Justices Licence & provisional Special Hours Certificate

We refer to the above matter which currently stands adjourned sine die. We should be grateful if you would accept this letter as notification to withdraw the above applications from your list.

Our clients are no longer proceeding with this particular site, but are re-submitting a fresh application for similar premises within Wokingham, this will be sent under separate cover to the Court and Authorities.

We should be grateful if you would acknowledge safe receipt of this letter and confirm that the applications have duly been withdrawn.

Yours faithfully

Poppleston Allen

Cc Statutory authorities

Poppleston Allen
LICENSING SOLICITORS

COPY HELD BY ENV. HEALTH

62331

BLP

Date:

Our ref:

17 OCT 2002

Your ref:

ACK:

FILE

E-mail:

The Head of Planning
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

16 October 2002

tr/VAT/05

t.robottom@popall.co.uk

Direct line: 0115 953 8502

WOKINGHAM DISTRICT COUNCIL
19 OCT 2002
PLANNING DIVISION

Dear Sirs

Proposed Chicago Rock Cafe, Unit 2, The Court Yard Development (Part of) Tesco Store, Denmark Street, Wokingham Berkshire RG4 2LD
Application for Provisional Justices' Licence and Provisional Special Hours Certificate
Transfer sessions: 1st November 2002 – Maidenhead Magistrates' Court

We enclose a copy of our letter of today's date together with a copy of plan 04.149.02 Revision A.

We would be grateful if you would acknowledge safe receipt and if you have any further queries, please do not hesitate to contact Tracey Robottom at our office.

Yours faithfully,

Poppleston Allen

Enc

COPY

Clerk to the Licensing Justices
Slough Magistrates' Court
Chalvey Park
Off Windsor Road
Slough
SL1 2HJ

16 October 2002

tr/VAT/02

t.robottom@popall.co.uk

0115 953 8502

Dear Sirs

Proposed Chicago Rock Cafe, Unit 2, The Court Yard Development (Part of) Tesco Store, Denmark Street, Wokingham Berkshire RG4 2LD
Application for Provisional Justices' Licence and Provisional Special Hours Certificate
Transfer sessions: 1st November 2002 – Maidenhead Magistrates' Court

We write further to our letter of 7th October 2002 in relation to the above matter. We now enclose 3 copies of plan drawing number 04.149.02 Revision A and should be grateful if you would substitute these plans for the plans sent to you under cover of our letter of 7th October 2002 (drawing number 04.149.02).

We should be grateful if you would acknowledge safe receipt of this letter and enclosures and confirm that the matter will proceed on the basis of the enclosed drawing (Revision A) at the transfer sessions to be held at Maidenhead Magistrates' Court on 1st November 2002. For your information we are serving a copy of this letter and the new plans upon all of the relevant authorities today.

Yours faithfully,

Poppleston Allen

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 28th April 2004
My ref: BP/F/2201/3459, F/2002/8106 & F/2003/0403
Your ref: 2003/065

WOKINGHAM DISTRICT COUNCIL

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Lawrence Beckingham Field
The Sail Loft
Limehouse Court
3-11 Dodd Street
London E14 7EQ

Dear Mr Tomkins,

RE: PROPOSED RELOCATION OF PARKING SPACES TO ALLOW FOR PLANT ENCLOSURE AT THE PLAZA, DENMARK STREET, WOKINGHAM

I refer to your plans received on 26th February 2004 regarding various amendments to the above scheme and apologise for the delay in replying.

I confirm that the following amendments are considered to be acceptable:

1. Use of 2 parking spaces for use as a plant enclosure shown on plan no. 2003/065/003A and the reprovision of these 2 spaces on level 4.
2. The addition of additional ventilation grilles as shown on plan no 2003/065/12D and bricking up of existing aperture with materials to match existing
3. The principle of a stainless steel fascia is acceptable and this has been accepted as a minor amendment to planning permission F/2003/0403 for a new shopfront and provision of terrace. However the details of the signage and illumination will be dealt with separately under the application for advertisement consent A/2003/0402. This application has not yet been determined.

The changes to the design of the light column can be dealt with when submitting the additional details, required by condition 2 on planning permission F/2003/0403. I attach a copy of this permission and would remind you that the conditions need to be complied with prior to the commencement of works and therefore any works carried out without approval are at your own risk.

I trust this advice is of use to you and should you wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely,

B. Polnik

B.POLNIK (Mrs)
Senior Planning Officer

THE SAIL LOFT LIMEHOUSE COURT 3-11 DOD STREET LONDON E14 7EQ
T +44(020) 7536 2100 F +44(020) 7538 4442
initial.surname@lbfarchitects.co.uk

lawrence beckingham field LLP

PLANNING SERVICES HT 7193
POL BF FILS
DC ENF
APP
CS
26 FEB 2004
COPIES TO: ACK FILE

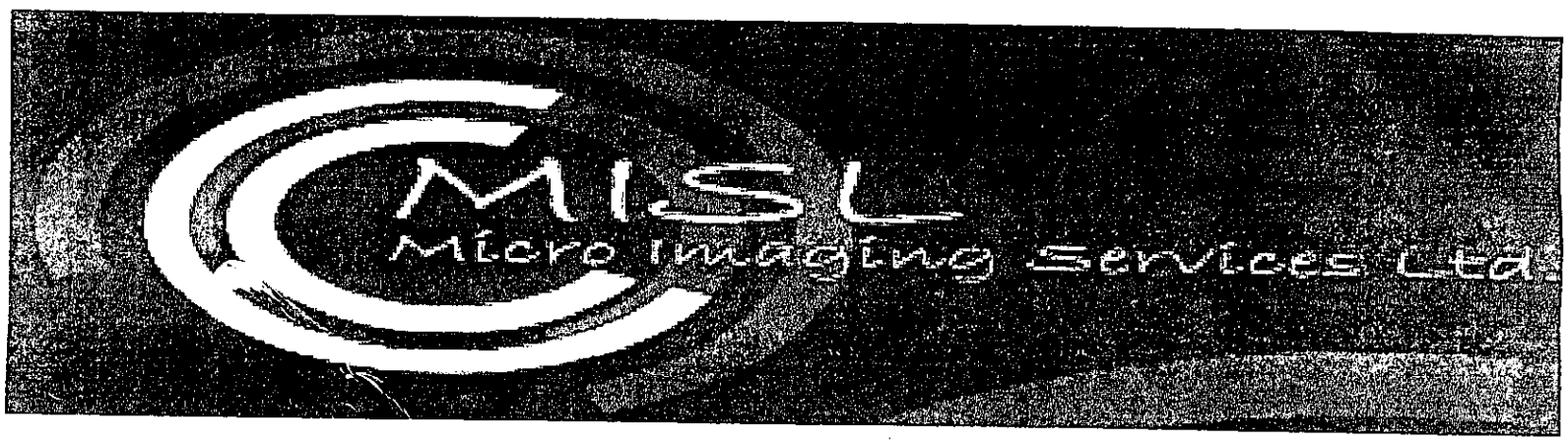
JOB NO: **2003/065** DATE 24th Feb 2004

PROJECT: **The Gig House, Unit 2, The Plaza, Wokingham,**

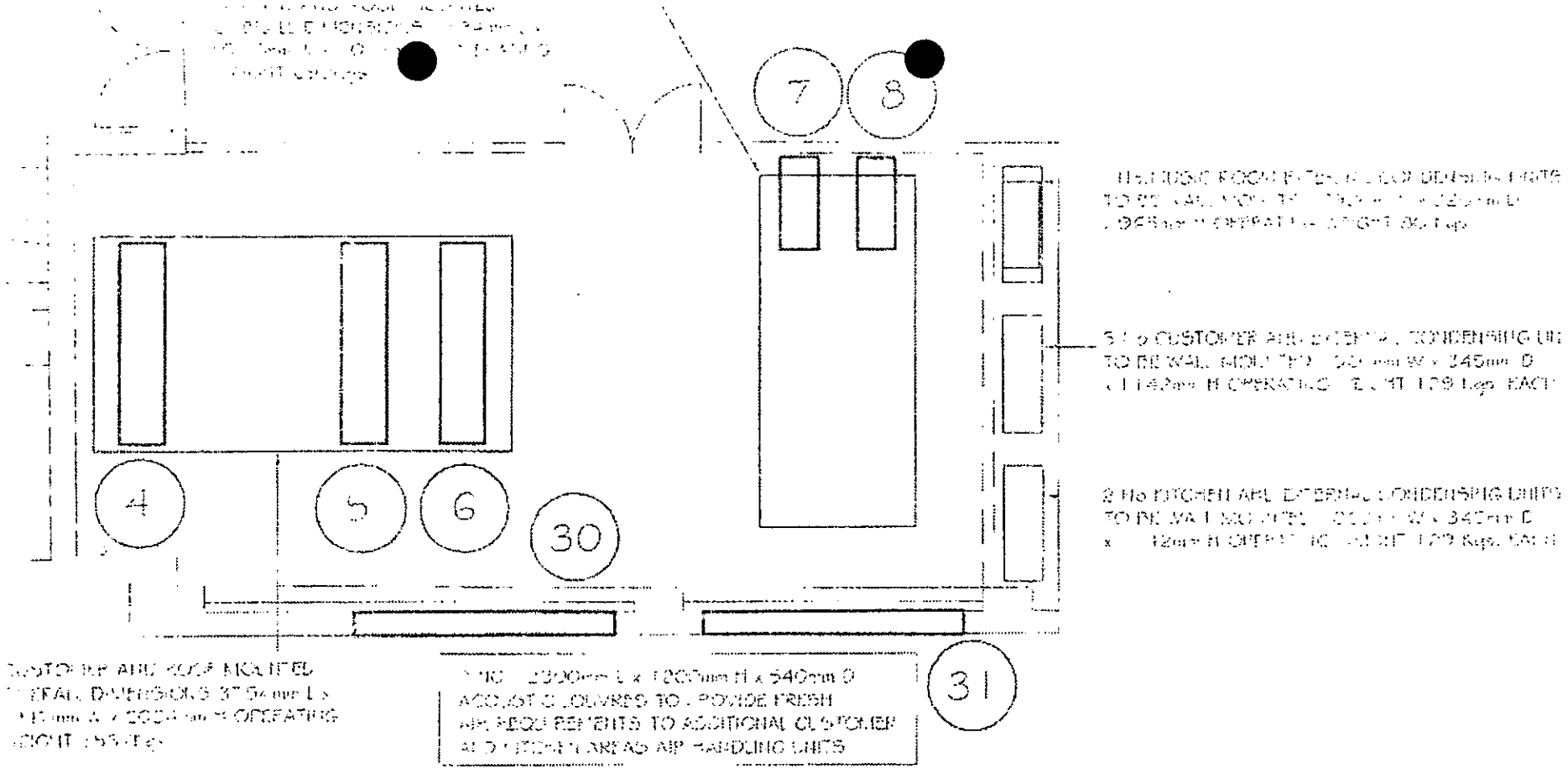
Please find enclosed the following documents/items:	**For your info**	**For your action**	**Remarks**
Ref Approval No F/2003/0403 We attach herewith the following			
Drawing 2003/065/12D and 130A		✓	This shows revised elevations which now include additional ventilation grilles in the façade and a change to the light fitting design on the brick piers. The fascia has also been changed to stainless steel. Can these changes please be considered as an amendment to the approved drawings.
Drawing 2003/065/003A, and plant layout/ details in this proposed area.			This shows proposals for a plant area in the car park immediately above the pub. This has been forwarded to you in response to a request from Astrid Rehald. – acceptable If you have any queries please do not hesitate to call. Regards Colin Tomkins

Distribution to:	**No of copies**	**Comments**
Mrs B Polnick Wokingham District Council Planning Dept PO Box 157 Shute End Wokingham RG40 1WR	4	

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



PLAN OF PLANT SPACE ABOVE GROUND
FLOOR CUSTOMER AREA ON CAR PARK.

PLANNING SER
POL
DC
APP
CS
26
CORR

Date 27/01/2004 Time 08:39:06

From: Mark Anthony Partnership To: Colin Tomkins

FIRST FLOOR : BUILDERS WORK SCHEDULE

REF	LOCATION	SERVICE(S)	HOLE SIZE (mm)
01	EXT. ROOF	DUCTWORK	3500x 1000
02	EXT. ROOF	PIPES/ELECTS.	500 x 500
03	EXT. ROOF	DUCTWORK	450 x 450
04	CAR PARK	DUCT/ELECT.	1800x400
05	CAR PARK	DUCT/ELECT.	1800x400
06	CAR PARK	DUCT/ELECT.	1800x400
07	CAR PARK	DUCT/ELECT.	850 x 350
08	CAR PARK	DUCT/ELECT.	850 x 350
09	INT. FLOOR	DUCTWORK	3450x800
10	INT. WALL	DUCTWORK	1200 x 400
11	INT. WALL	DUCTWORK	1200 x 400
12	INT.FLOOR	DUCTWORK	800 x 400
13	INT.FLOOR	DUCTWORK	1200 x 400
14	INT.WALL	DUCTWORK	1200 x 400
15	INT.WALL	DUCTWORK	1200 x 400
16	INT.WALL	DUCTWORK	400 x 1200

GROUND FLOOR : BUILDERS WORK SCHEDULE

REF	LOCATION	SERVICE(S)	HOLE SIZE (mm)
17	INT.FLOOR	DUCT/ELECT.	AS DRAWING
18	INT.WALL	DUCTWORK	550 x 500
19	INT.WALL	DUCTWORK	700 x 700
20	INT.WALL	DUCTWORK	1200 x 400
21	INT.WALL	DUCTWORK	700 x 700
22	INT.WALL	DUCTWORK	1200 x 400
23	INT.WALL	DUCTWORK	1200 x 400
24	INT.WALL	DUCTWORK	1100 x 400
25	INT.WALL	DUCTWORK	1100 x 400
26	INT.WALL	DUCTWORK	600 x 700
27	EXT.WALL	LOUVRE	1200 x 1000
28	EXT.WALL	LOUVRE	1200 x 1000
29	EXT.WALL	LOUVRE	700 x 1300
30	EXT.WALL	LOUVRE	2400 x 1300
31	EXT.WALL	LOUVRE	2400 x 1300
32	SPARE		

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 28th April 2004
My ref: BP/F/2201/3459 & F/2002/8106
Your ref: AR/9806

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Kemp Muir Wealleans
247-249 Cromwell Road
London SW5 9GA

Dear Ms Rehweld,

RE: PROPOSED RELOCATION OF PARKING SPACES TO ALLOW FOR PLANT ENCLOSURE AT THE PLAZA, DENMARK STREET, WOKINGHAM

I refer to your letter dated 19th January 2004 with reference to the above and apologise for the delay in replying.

I confirm that the use of 2 parking spaces for use as a plant enclosure shown on plan no. AL13E and the reprovision of these 2 spaces as shown on plan no. AL15E is considered to be acceptable.

I trust this advice is of use to you and should you wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

PLANNING SERVICES	HPT 76229
POL	TLS
DC bbf	ENF
APP	
CS	
21 JAN 2004	
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	FILE:

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

AR/9806
19th January 2004

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Wetherspoons would like to reduce the amount of unsightly plant externally and therefore intend to build a plant enclosure on level one of the car park. The plant enclosure will not be visible from outside the building nor will it discharge any smoke, steam or cooking fumes.

Please find the location for the plant enclosure on the attached drawing AL13 rev.E. With planning application 8106 we sought planning approval for 308 car park spaces which we provided. With the building of the plant enclose, we will loose two car park spaces. As the car park is currently under used, we feel this is a reasonable cause of action and would be grateful for your agreement.

We have also identified a means of providing two new car parking spaces. This would infact be as shown on our original layout on level 4. The two spaces concerned were not marked out when we realised that we would exceed the number of spaces in the planning approval if we did so. We can now mark out these spaces to replace those we will loose in providing the plant enclosure, if you so require. See attached drawing AL15 rev.E.

Yours sincerely,

Astrid Rehwald
Kemp Muir Wealeans Architects

spoke to Adam Coggins (Highways)
No obj. to loss/replacement of parking spaces

Enc.

cc.

Brian Shrubshall	IDL
Neil Biscoe	INK
Colin Tompkin	LBF architects
Paul Eggleton	WDC Building Control
Mark Satorio	EDC Estate Department
Dominic Cunliffe	Mac Farlanes

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Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 2nd March 2004
My ref: BP/F/2002/8106
Your ref: JM/9806/sir

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Kemp Muir Wealleans
247-249 Cromwell Road
London SW5 9GA

Dear Mr Muir

RE: PROPOSED INSERTION OF MEZZANINE FLOOR IN UNIT 2, THE PLAZA, DENMARK STREET, WOKINGHAM

I refer to your letter dated 31st December 2003, in response to my original letter dated 12th December 2003, and I apologise for the delay in replying.

Having further investigated the position the floorspace schedule submitted, as part of your planning application (F/2002/8106), was superseded by a letter from your practice, dated 5th December 2002, which indicated the total figure for A3 use as being 1,037m^2. This would appear to comprise of:

Prezzo:	264m^2 (includes extension of 24m2)
Unit 2:	522m^2
Proposed mezzanine (as shown on plan no AL11 option 2 revA)	251m^2
Total:	1,037m^2

In view of the above although the addition of the mezzanine was not included in the description of development I accept that the floorspace was included in the schedule. Therefore I confirm that the insertion of a mezzanine floor of 251 square metres would not require planning permission for A3 use.

I trust this advice is of use to you and should you wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 12th December 2003
My ref: BP/F/2001/3459 & F/2002/8106
Your ref: 009/CT/CC/2003/065

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Lawrence Beckingham Field
The Sail Loft
Limehouse Court
London E14 7EQ

Dear Mr Tomkins,

RE: UNIT 2 THE PLAZA, DENMARK ST, WOKINGHAM

I refer to your letter dated 28th October 2003 (received 10th November 2003) regarding the insertion of a mezzanine floor in the above unit and apologise for the delay in replying.

The primary planning permission for the change of use of the building, F/2001/3459, restricted the size of the mezzanine floor to 151m^2 (condition 24) and therefore a mezzanine of 256m^2 would require planning permission. Unfortunately the increase in the mezzanine floor cannot be dealt with as a minor amendment and a planning application would need to be submitted and therefore I enclose the relevant planning application forms for your use.

I trust this advice is of use to you and should you wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

Enclosure: Planning application forms
cc: Mrs C Dodsworth DC/BC Liaison Officer

Tel: (0118) 974 6450(Direct Line)
Email: basia.polnik@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 12th December 2003
My ref: BP/F/2001/3459 & F/2002/8106
Your ref: NG/1905/N3025/L

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Fax: (0118) 974 6770
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Hepher Dixon
100 Temple Chambers
Temple Avenue
London EC4Y 0HP

Dear Ms Griffith,

RE: UNIT 2 THE PLAZA, DENMARK ST, WOKINGHAM

I refer to your letter dated 4th November 2003 and apologise for the delay in replying.

I confirm that Unit 2 has planning permission for an A3 use (both under planning permission F/2001/3459 and F/2002/8106) and therefore the use of the unit for a public house with food would not require planning permission. I also confirm that there are no conditions restricting hours of opening on either planning permission F/2001/3459 or F/2002/8106 although hours of delivery were restricted by condition 8 on both permissions (F/2001/3459 and F/2002/8106). This stated "No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays".

With regard to music as long as condition 9 of F/2001/3459 and F/2002/8106 which states that "No sound reproduction or amplification equipment (including public address systems, loudspeakers etc.) which is audible at the boundary of the proposed units shall be installed or operated on the site" is complied with there is no objection to the playing of music within this unit.

I trust this advice is of use to you and should you wish to discuss the matter further please do not hesitate to contact me.

Yours sincerely,

B.POLNIK (Mrs)
Senior Planning Officer

Conditions.

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

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

2. Prior to the commencement of works further details of the shop front, entrances and canopies, shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the residential amenity of nearby occupiers.

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Reason: To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

Reason: To safeguard the residential amenity of nearby occupiers.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the boundary of the proposed units shall be installed or operated on the site.

Reason: To protect adjoining occupiers and the area generally from noise and disturbance.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Reason: In the interests of visual amenity.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Reason: In the interests of highway safety and convenience.

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

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

14. The A1 retail unit shall not be less than 944m^2 net at ground floor level.

Reason: In order to maintain a retail frontage and ensure appropriate development of this site.

15. The A3 food and drink units hereby permitted shall be no more than 786m^2 net in total at ground floor level.

Reason: To ensure appropriate development of this site and define the permission.

16. There shall be no sale of food for consumption off the premises.

Reason: In the interests of highway safety and convenience.

17. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the unit and maintained as such thereafter.

Reason: In the interests of amenity and safety.

Informatives

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

Berkshire Structure Plan Policy S4.
South East Area Local Plan Policies SSH1, SSH3, SBE1, SBE2, LD6, LD8, SR3 and SPS1.
Wokingham District Local Plan (as proposed to be modified) Policies WSH1, WSH2, WSH3, WSH5, WSH6, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2002/8106

Applicant : Axa Sun Life C/O Kemp Muir Weallans.

Location : Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal : Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 16.12.2002

Date Registered : 09/12/2002

Earliest Date for Decision : 03/01/2003

Latest Consultation Date/Site Notice Expiry Date : 03/01/2003

This application <u>will have expired on</u>: <u>03/02/2003.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

REFER TO DC CTTEE REPORT

Planning Issues :

Application Number: F/2002/8106

Appraisal :

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

Application Number F/2002/8106
Conditions/Reasons for Refusal C/A OC Ctte 15.1.03

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

RECORD OF SITE VISIT

SITE ADDRESS: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street Wokingham.

APPLICATION NUMBER: F/2002/8106

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 16.12.2002

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Green SN displayed by case officer on hoardings

2. DESCRIPTION OF SURROUNDINGS

Town centre location - predominantly commercial in character.

3. DESCRIPTION OF SITE/BUILDING

Former Tesco supermarket with multi storey car park above and flats fronting Elm Rd. Building currently being refurbished for leisure club together with A1/A3 units.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

8106 file.

09 JAN 2003 8136

Policy and Plans Consultation

Date: 20/12/02

Case Officer: Mrs B Polnik

Location: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/Denmark Street, Wokingham

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/ takeaway) use plus relocating of A1/A3 uses (shop/restaurant)

Application Number: F/2002/8106

Applicant: Axa Sun Life c/o Kemp Muir Weallans

The proposed site is located within the retail centre of Wokingham Town Centre. Policy WSH5 states to maintain and enhance the vitality and viability and essential retail character of the town centre. The policy seeks to retain the retail character of the town centre. The A1 use of the site is therefore encouraged in policy terms.

The proposed new floor space for A3 use is located within a primary shopping frontage. Policy WSH6 which states that change of use from retail is acceptable where non A1 units do not exceed 20% of unit floorspace. Due to the proximity of the A1 use within the same site it is considered the additional A3 uses is acceptable in policy terms.

It is therefore considered that the proposal development is acceptable in policy terms.

Farah Humayun
Policy and Plans
20th December 2002

Date: 07 January 2003

Your Ref:

My Ref: **Mrs B Polnik - F/2002/8106**

Axa Sun Life
C/O Kemp Muir Weallans
247 - 249
Cromwell Road
London
SW5 96A

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

Dear Sir/Madam

Application Number: F/2002/8106

Site Address: Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant)..

Your application is to be determined at the Development Control Sub-Committee meeting on the 15/01/03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

8106

FILE

Basia Polnik

From: John Mullaney
Sent: 01 April 2003 15:36
To: Basia Polnik
Subject: "Tesco Stores Ltd", Denmark Street, WOKINGHAM, Berkshire F/2002/8106

The ventiltration/filtration equipment details provided are insufficient. I enclose our planning guidance note which lists of some of the things that should be considered when installing ventilation to a restaurant.



Odour from food premises.doc

PLANNING GUIDANCE NOTE 2

Control of Odour from Food Premises

What is required to prevent odour nuisance to nearby properties?

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

What should be considered when installing an extract ventilation system?

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

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

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

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

   (b) Air Dilution
   This method involves diluting the fumes with fresh air. The discharge of the resultant mixture is fan assisted hence it is at an increased velocity. Although the final effluent itself may smell less strong, the net quantity of odour producing gases remains the same so this method is only likely to be effective where the problem arises from smells trapped in an enclosed area and the extra velocity

will allow it to discharge at a higher point. Care must be taken to ensure that this method will not just move the problem to another location.

(c) Odour Neutralisation

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

4. POINT OF DISCHARGE OF AIR EFFLUENT

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

Examples

(i) Where the premises are located in a single storey building well away from other buildings, a discharge at ground floor level (minimum 3 metres from ground level) may be acceptable.

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

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

Discharge near Horizontal Surfaces

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

5. PERFORMANCE OF EXTRACT SYSTEM

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

The extract system should be powerful enough such that air flows in one direction into the kitchen and out through the discharge outlet (i.e. negative pressure) so

preventing escape of cooking odours. The incoming air must be from a suitable area (e.g. not from a staff smoking area) or from outside via screened grilles.

6. OTHER IMPORTANT FACTORS

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

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

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

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

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

PLANNING GUIDANCE NOTE 2

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The extract system should be powerful enough such that air flows in one direction into the kitchen and out through the discharge outlet (i.e. negative pressure) so

preventing escape of cooking odours. The incoming air must be from a suitable area (e.g. not from a staff smoking area) or from outside via screened grilles.

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

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

MEMBER'S UPDATE

Development Control Committee - 15 January 2003

Site Address: 183-187 Reading Road, Wokingham.
Application No: O/2002/6856, Pages 29 - 50.

The revised informative 11 on page 32 should refer to the Wokingham District Local Plan (as proposed to be modified) rather than the Wokingham District Local Plan (Deposit Draft).

With regard to housing mix (section B of the original report on page 38 of the agenda), the target mix has been slightly revised to 47% one- and two-bedroom units, 21% three-bedroom and 32% four-bedroom road. This does not alter the appraisal set out in the report.

Site Address: Public Open Space, Twycross Road/Binfield Road, Wokingham
Application No: F/2002/8067, Pages 51 - 59.

As the site address has been described as De Vitre Community Hall which does not exist at present and the intention is that this would not be built, for clarity the site address has now been amended to read as follows:

Site Address: Public Open Space at junction of Twycross Road and Binfield Road.

In addition, again for clarity, the description of the development should read as follows:

Proposed formation of 20 space car park and associated access in connection with recreational use of the land.

Additional comments have been received from the Crime Prevention Design Officer who following further information relating to the proposed use of the car park accepts that lighting would not be appropriate. A five bar gate, as is currently proposed, would be more suitable than an access barrier. He also recommends that the wording of condition 10 is strengthened to ensure that the gate is locked when the car park is not in use. In view of this it is recommended that the following phrase is added to the end of condition 10.

...."and shall be locked at all times when not in use."

The Arboricultural Officer raises no objection to the revised plan subject appropriate conditions regarding tree protection, construction details etc.

Wokingham Town Council has confirmed no objection to the proposal.

Finally 2 further letters of representation have been received objecting to the proposal. Issues raised are already summarised in the report.

Site Address: North Court, The Ridges, Finchampstead
Application No: F/2002/7632, Pages 60-72.

- Section F. Page 65: Agreement has now been reached on the off-site affordable housing component. £130,200 is to be provided for three units, payable on commencement of development.

- Further comments have been received from a neighbour at Bolney House, Finchampstead, which is located across the B3016. They have concerns that they were not advised of the latest plans dated 20/12/2002 (including the woodland management plan); considers that the felling of trees and disruption to wildlife is unacceptable, and that the light pollution from the parking area and new building will be intrusive. Considers that the application will open up the whole area to development, and that the application should not be allowed.

It is considered that the issues of lighting can be met by way of condition 4 on the list of conditions recommended. The disruption to wildlife and trees will be a managed through a woodland management plan and other conditions imposed on any approval. It is not considered that the application will open up the area to development, as this is an exceptional instance of a replacement building.

- The Conservation Officer has provided additional comments, both for landscaping and conservation aspects, on the latest plans. Should the application be approved it is recommended that the following conditions be included:

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, both hard and soft, which shall include the detailed design for the turning circle immediately in front of North Court, the design of the pedestrian path to the parking court, and replacement details of trees to be removed around the parking court.
Reason: In the interests of visual amenity.

12. No development shall take place until a detailed woodland management plan is submitted to and approved in writing by the Local Planning Authority. The plans shall include reference to the previous landscape plan.
Reason: In order to ensure a satisfactory form of development relative to the surrounding landscape.

13. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

- Additional comments have also been received from the Finchampstead Parish Council (see attached) Pages 6 & 7, who have requested that monies are obtained by way of a s106 agreement for the improvement of the War Memorial Junction. £20,000

will be obtained through a s106 agreement for highways improvements in the vicinity. This may well include works to the War Memorial Junction, although this will inevitably be determined through the Highways Board.

Site Address: Land Rear of 157-163 Reading Road, Wokingham.
Application No: F/2002/7882, Pages 73 - 111.

Comments have now been received from Wokingham Town Council: there is *"no objection to the amendments but regret the loss of landscaping in front of all the plots".* It is noted that indicative landscaping was shown on the site layout drawing for the original application but is not shown on the current application. However, condition 14 would require submission of a landscaping scheme and, although it is not generally considered reasonable to control individual garden layouts through landscaping schemes, the scheme submitted includes tree and shrub planting in the front gardens of the proposed dwellings, which is considered reasonable in this case. Details of plant species are still to be approved.

There is one additional letter of objection to report: the design of the access road junction should be amended to give priority to the cycle lane. This issue has been given consideration. The junction details are as were approved previously. However, the detailed junction design will require separate approval from the Highway Authority and a cycle/footway cross over junction design will be required at this stage.

Site Address: Former Tesco Stores Ltd, Elm Road/Denmark St, Wokingham
Application No: F/2002/8106, Pages 112 - 121.

Conservation Officer: Supports proposal which would enhance and make this area more user friendly.

Wokingham Town Council: No objection to the proposal.

Site Address: Training College, Meteorological Office, Shinfield Park, Shinfield Road, Shinfield
Application No: O/2001/5053, Pages 122-131.

It is recommended that the recommendation on page 126 is re-worded so as to read:

'Grant planning permission subject to the varied conditions below, which are to be read in conjunction with those required on the 24th of July 2002, *subject to the section 299A agreement for contributions*, and subject to the following additional condition number 37'.

Site Address: Land rear of 1 –11 Pond Head Lane, Earley.
Application No: 2002/7946 Pages 148- 173.

1. The SAI panel have confirmed that no additional contributions are required.

2. Additional Condition
As the addition of conservatories to 11 of the 23 dwellings will increase their size, it would be appropriate to restrict permitted development rights to ensure that no further extensions can be erected without prior permission..

Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

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Site Address: McDonalds, The Square, Chalfont Way, Earley
Application No: F/2002/7859, Pages 180-190.

Addition to informative No.2 on p. 185 – add onto end:

"including behind the building in Chalfont Park".

Site Address: Harp Farm, Forest Road, Hurst.
Application No: F/2002/6698, Pages 191 - 198.

With regard to section D of the report (page 194), following the meeting of the SAI group, no contributions towards services, amenity and infrastructure are sought.

The application is for a major development proposal and, therefore, there is a statutory requirement that there should be an advertisement in the local press, followed by a 21 day public consultation period. Unfortunately, it has been realised that this was not done when the application was first received. The press advertisement will be published at the first available opportunity. For this reason the recommendation on page 194 should be revised as follows:

RECOMMENDATION
RESOLVE that the Development Control Manager be authorised to grant planning permission under delegated powers, at the end of the public consultation period, providing no letters raising new substantive planning objections have been received, subject to the conditions set out on pages 194-195 of the agenda.

Site Address: 30 Reading Road, Woodley
Application No: F/2002/7953, Pages 216 - 225.

Additional consultation has been received following revised plans. A letter has been received from No. 32 Reading Road and Woodley Town Council supporting their previous objections to the proposal.

The location of the party boundary between No. 30 and 32 Reading Road is disputed by both parties. The applicant contends that the development will be contained within their curtilage. The boundary dispute is not a planning matter and is therefore not an issue for the committee to consider.

The following informative is to be added to the recommendation:

Whilst it would appear from the application that the proposed development is to be entirely contained within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters will encroach on, under or over the adjoining property. The applicant should also note that this permission does not give any right of access onto the adjoining property for construction or maintenance purposes.

TW
refers to DC office

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

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POL	TLS
DC TW/KL	ENF
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CS	64897
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10 January 2002

Ms Anna Cronin
Head of Planning Services
Environmental Services Dept
Wokingham Unitary
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Cronin,

APP NO. F/2002/7632 – MILLGATE DEVELOPMENTS LTD – PROPOSED ERECTION OF A BLOCK OF 12 APARTMENTS WITH PARKING COURT AT NORTH COURT, THE RIDGES, FINCHAMPSTEAD, BERKS

You will be aware that the above application is recommended for planning permission when it is considered at the Development Control Committee meeting next Wednesday 15 January, with the proviso that it is subject to a S.106 agreement and conditions.

The Parish Council has informed your department that it has no objections in principal, to the proposal under this application and supported the proposal for a S.106 agreement to make provision for a highways contribution, in view of the inevitable increase in traffic movement to and from the site. It had also been stated that the Parish Council hopes that such contribution would assist in the various improvements identified at the nearby war memorial junction.

A meeting took place in May 2002 with Mr M Parker of Parkmans, District Councillors for this Parish and members of my Council's Roads and Road Safety Committee, to discuss improvements to the junction at the War Memorial junction and subsequently, provision was made for various sign and road improvements at this junction, once funding becomes available.

My Council therefore wish to reiterate their request that any contribution made under a S.106 agreement in respect of the North Court development, would be used to assist in the proposed sign and road improvements at the War memorial junction and I would be grateful if you could bring this request to the attention of members attending the said Development Control Committee meeting next week.

The Parish Council has taken responsibility for maintenance and care of the War Memorial junction for many years now and their decisions in respect of the site are made to reflect the pride and concerns felt by parishioners for this important land mark. The Parish Council would therefore expect to be kept informed by Wokingham Unitary, of any possible proposals made which would affect this monument.

Yours sincerely

C.S. Cl

Cherry Cole
The Clerk
Cc District Cllrs G Cockroft, Mrs M Long, T Charlesworth, R Stanton.

Development Control Ref No:	Received	Parish
F/2002/8106	9.12.02	Wokingham

Applicant: Axa Sun Life plc.
Location: Former Tesco Stores Ltd. and Multi-Storey Car Park, Elms Road/Denmark Street, Wokingham
Proposal: Proposed extension to building for 24m^2 of A3 use (food and drink) plus relocation of A1/A3 uses (retail/food and drink)

FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE
REPORT PREPARED BY: Head of Planning and Transportation and Basia Polnik

SUMMARY:

Proposal
To extend the floor area by 24m^2 by utilising the existing canopy area of the entrance to the former supermarket and relocation of A1 and A3 uses, to provide one larger A1 unit (944m^2 in total) and two smaller A3 units (786m^2 in total including extension at ground floor level). A mezzanine floor could also be inserted in the larger of the A3 units at a later date to provide an additional 251m^2, giving a total of 1,037m^2 of A3 floorspace. The health club (D2 use) would remain as approved under F/2001/3459 and F/2002/5828 and the public toilets, at ground floor level, as approved under F/2002/5828. The application is made with the view to accommodate a major high street retailer ie. Argos.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

In May 2001 planning permission, F/2001/3459, was granted for the proposed change of use of part of the store from (A1) retail to (D2) leisure and part of the building from (A1) retail to (A3) restaurant, with insertion of mezzanine floor, or alternatively B1 office use, with an additional floor, external and internal alterations, plus demolition and re-location of the public toilets. This permission was for 2 alternative options, A and B.

There have been 5 other recent planning applications in relation to the proposed works to the building which can be summarised as follows:

Application No.	Proposal	Decision	Date of decision
F/2002/5728	External alterations	Conditional approval	13.03.02
F/2002/5718	Realignment of the access road	Conditional approval subject to S106	19.08.02
F/2002/5660	New entrance to proposed health club	Conditional approval	03.04.02
F/2002/5828	Amendment to F/2002/5728 to provide larger A3 unit, insertion of mezzanine floor for A1 use, refurbishment of toilet block for A1 use, internal and external alterations (Option C)	Conditional approval	22.05.02
VAR/2002/6859	Variation to condition 18 of F/2002/5828 to alter opening hours for A3 unit to open 9.00-23.20	Conditional approval	15.08.02

The current planning application would provide a fourth option (Option D). The options are as follows:

OPTION A (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Retained in A1 use or possible	
Change of use to A3 food and drink (Alexandra Court Unit)	509m^2
Retained in A1 retail use	1,189m^2
Additional floorspace A1 retail/A3 food & drink (mezzanine)	151m^2
Total	5,973m^2

OPTION B (approved under F/2001/3459)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Change of use to B1(a) office (Alexandra Court Unit)	572m^2
Retained in A1 retail use	1,189m^2
Additional floorspace B1(a) office (additional 1st floor not Mezzanine)	365m^2
	6,250m^2

OPTION C (approved under F/2002/5828)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 use	1,212m^2
Retained in A1 retail use	509m^2
Additional floorspace A1 retail (mezzanine)	236m^2
Total	6,081m^2

OPTION D (current application F/2002/8106)

Change of use from A1 retail to D2 assembly and leisure	4,124m^2
Proposed A3 food and drink use (including 24m^2 extension)	786m^2
Additional A3 food and drink use (mezzanine) (Alexandra Court Unit)	251m^2
Retained in A1 retail use	944m^2
Total	6,105m^2

2 CONSULTATION

Access & Movement Officer : Recommend approval with no conditions.

Public Rights of Way Officer : No objection.

Urban Design & Conservation Officer: The extension is an infill of the original entrance area. Anything which encourages activity in this area should be encouraged.

Property Services: Axa is the Council's development partner for the refurbishment of the former Tesco store. The proposed extension is to provide proper access and to accommodate a traditional restaurant. This is supported by the Council in its capacity as freeholder of the site.

Archaeologist: No archaeological requirement due to the minimal disturbance of the archaeological record.

Wokingham Town Council : None received.

Letters of representation : One letter of objection received on the grounds that the takeaway restaurant would be out of keeping with the conservation area, would result in anti-social behaviour, no requirement for such a use and increased litter.

3 APPRAISAL

Main issues:

A. Principle of development. [Policy S4 of the Berkshire Structure Plan; policies SSH1 and SSH3 of the South East Area Local Plan and policies WSH1, WSH2, WSH5 and WSH6 of the Wokingham District Local Plan (as proposed to be modified].

B. Proposed external alterations. [Policies SBE1 and SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan (as proposed to be modified)].

C. Flooding issues.

D. Concerns of consultees and objectors.

A. Principle of development and further loss of A1 floorspace

The principles of the change of use of part of the building to A3 food and drink use, together with alterations and extensions to the building have already been established by planning permissions F/2001/3459 and F/2002/5828.

The original permission was subject to various conditions which included that the A1 element shall not be less than 989m^2 at ground level (condition 14) and that the A3 element shall not be more than 504m^2. Conditions on F/2002/5828 restricted A3 use to not being more than 1,212m^2 net at ground floor level and restricting the insertion of mezzanine floors. Condition 14 ensured the minimum provision of 509m^2 of A1 net floorspace at ground floor level.

The proposal would result in more A1 retail floorspace and less A3 (food and drink) floorspace being provided compared to that already approved under F/2002/5828, which is considered to be positive for the retail health of the town centre. The relocation of the A1 unit compared to its position on F/2002/5828 would mean that the shop front would be visible from Denmark Street, via Erftstadt Court.

The A3 floorspace has also been subdivided into 2 smaller units which would enable a greater variety of food and drink provision.

B. Proposed external alterations

There are no objections to the proposed extension to the proposed A3 unit, by infilling the canopy area of the entrance to the former supermarket, and the insertion of a shop front at this point.

C. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

D. Concerns of consultees and objectors

The comments of consultees and objectors are noted. With regard to the proposed A3 uses the amount of A3 floorspace is less than that approved under F/2002/5828 and condition 16 restricts takeaway use.

4 CONCLUSION

The principle of the change of use, alterations and extensions has already been established by the original application F/2001/3459, and subsequent amendments to this, including F/2002/5828. The amount of A3 floorspace is less than that approved by F/2002/5828 and the A1 floorspace has increased which is welcome.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions:

Conditions.

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

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

2. Prior to the commencement of works further details of the shop front, entrances and canopies, shall be submitted to and approved in writing by the Local Planning Authority.

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

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

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

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity.

5. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

   Reason: To safeguard the residential amenity of nearby occupiers.

7. All ventilation of smoke, steam and cooking fumes to the atmosphere shall at all times be filtered to avoid nuisance from smell, grease or smoke to neighbouring properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

   Reason: To protect the amenities of the occupiers of nearby properties from smell, steam or smoke.

8. No deliveries shall be taken in or dispatched from the site outside the hours of 7.00am to 7.00pm Mondays to Saturdays nor at any time on Sundays, Bank or National Holidays.

   Reason: To safeguard the residential amenity of nearby occupiers.

9. No sound reproduction or amplification equipment (including public address systems, loudspeakers, etc.) which is audible at the boundary of the proposed units shall be installed or operated on the site.

   Reason: To protect adjoining occupiers and the area generally from noise and disturbance.

10. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

    Reason: In the interests of visual amenity.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

    Reason: In the interests of visual amenity.

12. Prior to the development being brought into use, detailed plans shall be submitted to and approved by the Local Planning Authority showing parking and turning facilities for service vehicles. The parking and turning area shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained solely for that purpose.

Reason: In the interests of highway safety and convenience.

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

    Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

14. The A1 retail unit shall not be less than 944m^2 net at ground floor level.

    Reason: In order to maintain a retail frontage and ensure appropriate development of this site.

15. The A3 food and drink units hereby permitted shall be no more than 786m^2 net in total at ground floor level.

    Reason: To ensure appropriate development of this site and define the permission.

16. There shall be no sale of food for consumption off the premises.

    Reason: In the interests of highway safety and convenience.

17. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall be installed prior to occupation of the unit and maintained as such thereafter.

    Reason: In the interests of amenity and safety.

Informatives

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

   Berkshire Structure Plan Policy S4.
   South East Area Local Plan Policies SSH1, SSH3, SBE1, SBE2, LD6, LD8, SR3 and SPS1.
   Wokingham District Local Plan (as proposed to be modified) Policies WSH1, WSH2, WSH3, WSH5, WSH6, WBE1, WBE9, WBE10, WHE4, WOS3, WOS4 and WT6.

Basia Polnik

From: Tricia Harcourt [planning_officer@wokinghamtc.tele2.co.uk]
Sent: 09 January 2003 12:39
To: 'basia.polnik@wokingham.gov.uk'
Subject: Town Council Comments - F/2002/8067 & F/2002/8160

Basia

I have just received details of Items on Development Control Cttee agenda for 15 January, and realised that the Town Council has not yet sent in comments on two that you are dealing with:

* F /2002/8067 - De Vitre Hall, Twycross Road - formation of 20 space car park.
No objection

* F/2002/8106 - Former Tesco Stores, Denmark Street - extension of 24sq m for A3 use and relocation of A1/A3 uses.
No objection

Regards

Tricia Harcourt
Planning & Transportation Officer

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Please delete/remove this e-mail if it is not intended for you.

See Part One Plans.

To:
Landscape

From: Mrs B Polnik

Date: 10 December 2002 11 DEC 2002

Application Number: F/2002/8106

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant)..

Site Address:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Applicant:
Axa Sun Life C/O Kemp Muir Weallans.

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

I SUPPORT ANY PROPOSAL WHICH WILL ENHANCE AND MAKE THIS AREA OF THE FORMER TESCO STORES A MORE USER / FRIENDLY LOCATION. LIGHTING IMPORTANT TO SPACE OFF DENMARK STREET

Harold Sanders

13.01.03.

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3 ALBERT ROAD
WOKINGHAM
BERKSHIRE
RG40 2AL
Tel. 0118 978 4099

1 January 2003

Mrs B. Polnik
PO Box 157
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1WR

Dear Madam,

PLANNING APPLICATION NO. 2002/8306 - FORMER TESCO STORE DENMARK STREET, WOKINGHAM - PROPOSED EXTENSION TO BUILDING

I refer to the above-mentioned application and in particular the proposal for a Take-away restaurant in this location.

I would like to record that I am opposed to this proposal for the following reasons:-

(1) It is out of keeping with the surrounding development being part of a conservation area.

(2) It will form a magnet attracting young people in the late evenings and causing more grafitti, noise and anti-social behaviour.

(3) It is not required - there being more than enough eating establishments in Wokingham, including takeaways.

(4) It will lead to an increase in litter and general scruffiness - particularly offensive in a Conservation Area. (Thanks to the existence of three takeaways Wellington Road is already the most litter-strewn road in Wokingham and the provision of this facility will only make the problem worse in that road and the town centre.)

If Wokingham Council have any sense of civic pride they will reject the takeawy aspect of this proposal out of hand.

Yours faithfully

R.J. WOOD (Mr.)

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3 ALBERT ROAD
WOKINGHAM
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RG40 2AL
Tel. 0118 978 4099

1 January 2003

Mrs B. Polnik
PO Box 157
Wokingham District Council
Council Offices
Shute End
Wokingham RG40 1WR

8106

Dear Madam,

PLANNING APPLICATION NO. 2002/8306 - FORMER TESCO STORE DENMARK STREET, WOKINGHAM - PROPOSED EXTENSION TO BUILDING

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(1) It is out of keeping with the surrounding development being part of a conservation area.

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(4) It will lead to an increase in litter and general scruffiness - particularly offensive in a Conservation Area. (Thanks to the existence of three takeaways Wellington Road is already the most litter-strewn road in Wokingham and the provision of this facility will only make the problem worse in that road and the town centre.)

If Wokingham Council have any sense of civic pride they will reject the takeawy aspect of this proposal out of hand.

Yours faithfully

R.J. WOOD (Mr.)

See Part One Plans.

~~To~~: FROM
Public Rights Of Way Officer
F A O Graham Barnwell

~~**From**~~: Mrs B Polnik
TO
Date: 10 December 2002

Application Number: F/2002/8106

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant)..

Site Address:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Applicant:
Axa Sun Life C/O Kemp Muir Weallans.

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

No objection to this application.

12.12.2002

HO/HP
20031352
11

Plan APP.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8106

Proposal:
Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Location:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/ Denmark Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 18/12/2002 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **08/01/2003**. Written comments submitted will become available for public inspection.

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

Date: 18/12/2002

erected 16/12 BP

Babtie Group
technical and
management
consultants

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babtie.com

Babtie

Our ref Kgb02

Your ref As below

PLANNING SERVICES	HPT 64427
POL	TLS
DC BLP	ENF
APP	
CS	
19 DEC 2002	
COPIES TO:	ACK:
	FILE:

17th December 02

Mrs Polnik
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Bashir,

APPLICATION F/2002/8106
Tesco Stores Ltd & Multi Storey Car Park, Elm Rd/, Denmark St, Wokingham

Thank you for your letter of the 10th inst. with reference to the above planning application.

I write to advise that there will be no archaeological requirement on this application.

This is due to the minimal disturbance of the archaeological record.

The plans provided appear to suggest that there will be no ground disturbance at all.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
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Prague
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Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

See Part one Plans'

To:
Harold Sanders
Urban Design And Conservation Officer

From: Mrs B Polnik

Date: 10 December 2002 11 DEC 2002

Application Number: F/2002/8106

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant)..

Site Address:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Applicant:
Axa Sun Life C/O Kemp Muir Weallans.

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

THE 'EXTENSION' IS AN INFILL OF THE ORIGINAL ENTRANCE AREA ALREADY 'ROOFED' BY THE CAR PARK ABOVE.

ANY THING WHICH ENCOURAGES ACTIVITY AND PEOPLE INTO THIS AREA HAS TO BE WORTHWHILE.

Harold Sanders

20.12.02

See Part One Plans.

. From .

~~To~~:
Property Dept

TO
~~From~~: Mrs B Polnik

Date: 10 December 2002

Application Number: F/2002/8106

POL	
DC	
APP	
CS	

20 DEC 2002

COPIES TO

WOKINGHAM DISTRICT COUNCIL
RECEIVED
11 DEC 2002
PROPERTY SERVICES

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant)..

Site Address:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Applicant:
Axa Sun Life C/O Kemp Muir Weallans.

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

Axa is the Council's development partner for the refurbishment of the former Tesco Store.

The proposed extension is to provide proper access and to accommodate a traditional restaurant use. This has been fully discussed with Axa and is supported by the Council in its capacity as freeholder of the site.

Marc Sestano

Corporate Asset Manager
(Property Services)

20th December.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 10 December 2002

Application Number: F/2002/8106

Proposal: Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Parish: WOKINGHAM TOWN

Site Address:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Applicant:
Axa Sun Life C/O Kemp Muir Weallans.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AZ 20/12/02

Application Number : F/2002/8106	**Map No :** 7SB
Case Officer : BP	**Site Area :** 0.72.
Valid Date : 09 DEC 2002	**Received Date: 29/11/2002**

Level : Committee Item - No Date Set

Description : Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Location : Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

Parish : WK **Ward : EVE** 10.12.02 B

Applicant : Axa Sun Life C/O Kemp Muir Weallans.

~~220.00~~ 110.00

Fee Required: £0 110? **Fee Received: £0**

Additional: .....220-00?..... **or Refund:** .....

phoned 110-00 Received

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS		phoned 4/11	09 DEC 2002
FORMS UNSIGNED	Q24 – doesn't really show what floorspace is being lost (A3) & what is being gained (A1)		-
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Elevations of extended area & new entrances (floor plan gives dim. of entrances in Imperial Measurements)		09 DEC 2002
FLOOR PLANS		4/11	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one Wokingham

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Conservation Area.

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Access officer

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

Royal Berks Fire & Rescue

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

NEIGHBOURS

2 x S/N + see map

+ 1–11 Elms Rd & Wokingham Chamber (properties inside red line)

+ attached list of names & addresses:

+ all people who sent obs. letters re 16859 (8 addresses)

Note: A number of letters were returned last time (6359) with requests for us to amend our records. Has this been done? If not, the same addressees will receive this latest notification.

on advert list.

6/12

No new pre-apps.

Organisation_Name	Building_Name	address1	Postcode
THE CONSULTANCY SHOP		22MARKET PLACEWOKINGHAM	RG40 1AP
ROMANS		23MARKET PLACEWOKINGHAM	RG40 1AP
CONTINUITY PLANNING ASSOCIATES	THE ELMS	THE ELMSBROAD STREETWOKINGHAM	RG40 1AB
ASAHI KASEI MICRO SYSTEMS CO LT	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
		8BROAD STREETWOKINGHAM	RG40 1AB
C M PROFESSIONAL & LANGUAGE SE	15A	15AMARKET PLACEWOKINGHAM	RG40 1AL
H S B C	1-2	1-2MARKET PLACEWOKINGHAM	RG40 1AL
PROGRAMMED LANGUAGE COURSES	19 - 21	19 - 21MARKET PLACEWOKINGHAM	RG40 1AP
MICHAEL HARDY		1BROAD STREET WALKWOKINGHAM	RG40 1BW
TREDRAY & CO	THE STUDIO	THE STUDIOBROAD STREET WALKWOKINGHAM	RG40 1BW
LEUTY & LYNCH		4MARKET PLACEWOKINGHAM	RG40 1AL
GOODMAN PELLING	MARKET HOUSE	MARKET HOUSEMARKET PLACEWOKINGHAM	RG40 1AP
TESCO STORES LTD			RG40 2LD
BIZARRE LOVE TRIANGLE	2 THE COURTYARD	2 THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
THE A E D PRACTICE	2 THE COURTYARD	2 THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
RAFFLES HAIRDRESSERS		23DENMARK STREETWOKINGHAM	RG40 2AY
BUSY HANDS CRAFT SHOP	1-3	1-3DENMARK STREETWOKINGHAM	RG40 2AY
BERKSHIRE WINDOW CENTRE LTD		21DENMARK STREETWOKINGHAM	RG40 2AY
TAJ MAHAL INDIAN RESTAURANT		25DENMARK STREETWOKINGHAM	RG40 2AY
WISE EMPLOYMENT		27DENMARK STREETWOKINGHAM	RG40 2AY
[redacted]PTER ONE		29DENMARK STREETWOKINGHAM	RG40 2AY
SCOOPS OF WOKINGHAM	REAR OF 19-21	REAR OF 19-21DENMARK STREETWOKINGHAM	RG40 2QF
BERKSHIRE PEST CONTROL	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
TEMPLERIDGE SYSTEMS LTD	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
THE WOKINGHAM BUSINESS CENTRE	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
GYRO INFORMATION SERVICES LTD	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
SOLON SYSTEMS DEVELOPMENT	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
	ANVIL COURT	ANVIL COURTDENMARK STREETWOKINGHAM	RG40 2BB
Q DRIVE	WATERFORD HOUSE	WATERFORD HOUSEERFSTADT COURTWOKINGHA	RG40 2YF
DESIGNS FOR LIVING	1-7	1-7DENMARK STREETWOKINGHAM	RG40 2AY
		26DENMARK STREETWOKINGHAM	RG40 2BB
FAME	9-11	9-11DENMARK STREETWOKINGHAM	RG40 2AY
GRAYMAR CONSULTING LTD	THE COURTHOUSE	THE COURTHOUSEDENMARK STREETWOKINGHAM	RG40 2AY
BERKSHIRE OFFICE LTD	ANVIL COURT	ANVIL COURTDENMARK STREETWOKINGHAM	RG40 2BB
		47DENMARK STREETWOKINGHAM	RG40 2AY
	1 THE COURTYARD	1 THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
THE CRISPIN		45DENMARK STREETWOKINGHAM	RG40 2AY
[redacted]		1ELLISON WAYWOKINGHAM	RG40 2AB
		10ELLISON WAYWOKINGHAM	RG40 2AB
		12ELLISON WAYWOKINGHAM	RG40 2AB
		14ELLISON WAYWOKINGHAM	RG40 2AB
		16ELLISON WAYWOKINGHAM	RG40 2AB
		18ELLISON WAYWOKINGHAM	RG40 2AB
		2ELLISON WAYWOKINGHAM	RG40 2AB
		20ELLISON WAYWOKINGHAM	RG40 2AB
		22ELLISON WAYWOKINGHAM	RG40 2AB
		24ELLISON WAYWOKINGHAM	RG40 2AB
		26ELLISON WAYWOKINGHAM	RG40 2AB
		28ELLISON WAYWOKINGHAM	RG40 2AB
		3ELLISON WAYWOKINGHAM	RG40 2AB
		30ELLISON WAYWOKINGHAM	RG40 2AB
		32ELLISON WAYWOKINGHAM	RG40 2AB
		34ELLISON WAYWOKINGHAM	RG40 2AB
		36ELLISON WAYWOKINGHAM	RG40 2AB
		38ELLISON WAYWOKINGHAM	RG40 2AB
		4ELLISON WAYWOKINGHAM	RG40 2AB
		40ELLISON WAYWOKINGHAM	RG40 2AB
		42ELLISON WAYWOKINGHAM	RG40 2AB
		44ELLISON WAYWOKINGHAM	RG40 2AB
		46ELLISON WAYWOKINGHAM	RG40 2AB
		48ELLISON WAYWOKINGHAM	RG40 2AB

Organisation_Name	Building_Name	address1	Postcode
		5ELLISON WAYWOKINGHAM	RG40 2AB
		50ELLISON WAYWOKINGHAM	RG40 2AB
		52ELLISON WAYWOKINGHAM	RG40 2AB
		54ELLISON WAYWOKINGHAM	RG40 2AB
		56ELLISON WAYWOKINGHAM	RG40 2AB
		58ELLISON WAYWOKINGHAM	RG40 2AB
		6ELLISON WAYWOKINGHAM	RG40 2AB
		60ELLISON WAYWOKINGHAM	RG40 2AB
		7ELLISON WAYWOKINGHAM	RG40 2AB
		8ELLISON WAYWOKINGHAM	RG40 2AB
		9ELLISON WAYWOKINGHAM	RG40 2AB
		62ELLISON WAYWOKINGHAM	RG40 2AB
		64ELLISON WAYWOKINGHAM	RG40 2AB
GRAPEVINE ACCOUNTANCY	15A	15AMARKET PLACEWOKINGHAM	RG40 1AL
CHILDCARE UK LTD			RG40 2YF
A 2 B TAXIS	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
HUNTER KANE	THE ELMS	THE ELMSBROAD STREETWOKINGHAM	RG40 1AB
THE EDINBURGH WOOLLEN MILL LTD	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
HALIFAX PLC		6MARKET PLACEWOKINGHAM	RG40 1AL
RAPHAEL VIVE & CO	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
[redacted]ARCOMM LTD	ANVIL COURT	ANVIL COURTDENMARK STREETWOKINGHAM	RG40 2BB
DYNASOFT (UK) LTD	MONARCH HOUSE	MONARCH HOUSEWATERFORD WAYWOKINGHAM	RG40 2AR
ARGYLL INSURANCE BROKERS LTD	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
ROGER PLATT ESTATE AGENTS	12A-14	12A-14BROAD STREETWOKINGHAM	RG40 1AB
BIRCH TECHNOLOGY LTD	EXA HOUSE	EXA HOUSEALEXANDRA COURTWOKINGHAM	RG40 2SL
BRITISH RED CROSS SOCIETY		51DENMARK STREETWOKINGHAM	RG40 2AY
SUPASNAPS		3MARKET PLACEWOKINGHAM	RG40 1AE
CLIFTON INGRAM		22BROAD STREETWOKINGHAM	RG40 1BA
BRADFORD & BINGLEY BLDG SOC		12BROAD STREETWOKINGHAM	RG40 1JS
DOROTHY PERKINS		11MARKET PLACEWOKINGHAM	RG40 1AL
GOING PLACES		16MARKET PLACEWOKINGHAM	RG40 1AL
		5MARKET PLACEWOKINGHAM	RG40 1AL
		7MARKET PLACEWOKINGHAM	RG40 1AL
THE ROEBUCK		8MARKET PLACEWOKINGHAM	RG40 1AL
FOSTER MENSWEAR LTD		9MARKET PLACEWOKINGHAM	RG40 1AL
LADBROKE RACING LTD		22MARKET PLACEWOKINGHAM	RG40 1AP
PERCY NASH JEWELLERS		24MARKET PLACEWOKINGHAM	RG40 1AP
[redacted]	10A	10AMARKET PLACEWOKINGHAM	RG40 1AL
	11A	11AMARKET PLACEWOKINGHAM	RG40 1AL
	9A	9AMARKET PLACEWOKINGHAM	RG40 1AL
	21B	21BMARKET PLACEWOKINGHAM	RG40 1AP
	21C	21CMARKET PLACEWOKINGHAM	RG40 1AP
	21D	21DMARKET PLACEWOKINGHAM	RG40 1AP
	22A	22AMARKET PLACEWOKINGHAM	RG40 1AP
	22B	22BMARKET PLACEWOKINGHAM	RG40 1AP
DAY & JOHNSON		13MARKET PLACEWOKINGHAM	RG40 1AL
ODDBINS LTD		15MARKET PLACEWOKINGHAM	RG40 1AL
DRIVER HIRE		15MARKET PLACEWOKINGHAM	RG40 1AL
RED LION		25MARKET PLACEWOKINGHAM	RG40 1AP
PARKERS		23MARKET PLACEWOKINGHAM	RG40 1AP
VIEW STAR	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
ELLIS & CO	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
ATTACHMATE SALES UK LTD	MARKHAM HOUSE	MARKHAM HOUSEBROAD STREETWOKINGHAM	RG40 1AH
R D L LTD	THE ELMS	THE ELMSBROAD STREETWOKINGHAM	RG40 1AB
UNIX CONNECTION	THE ELMS	THE ELMSBROAD STREETWOKINGHAM	RG40 1AB
NATIONWIDE BLDG SOC		10BROAD STREETWOKINGHAM	RG40 1AB
PRONTAPRINT		4BROAD STREETWOKINGHAM	RG40 1AB
MIDAS CARD SHOP	6A	6ABROAD STREETWOKINGHAM	RG40 1AB
JAMES GAY & PARTNER		8BROAD STREETWOKINGHAM	RG40 1AB
J J REID		36BROAD STREETWOKINGHAM	RG40 1AB
ZENITH BUILDERS LTD		2BROAD STREETWOKINGHAM	RG40 1AB

Organisation_Name	Building_Name	address1	Postcode
MULTI BUSINESS		20BROAD STREETWOKINGHAM	RG40 1AB
SERVICES MANPOWER RECRUITMEN		32BROAD STREETWOKINGHAM	RG40 1AB
TREASURES	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
MAURICE BAGULEY & PARTNERS	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
LAWRENCE-VACHER PARTNERSHIP	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
DANIELS & ASSOCIATES		28BROAD STREETWOKINGHAM	RG40 1AB
TOTAL LOGISTICS	5A	5AMARKET PLACEWOKINGHAM	RG40 1AL
ALLEN & HARRIS	12A-14	12A-14BROAD STREETWOKINGHAM	RG40 1AB
HOTEL SYSTEMS SUPORT SERVICES	1 MARKHAM MEWS	1 MARKHAM MEWSBROAD STREETWOKINGHAM	RG40 1AB
ATTACHMATE UK SALES LTD	2 MARKHAM MEWS	2 MARKHAM MEWSBROAD STREETWOKINGHAM	RG40 1AB
THE FINANCIAL TRAINING CO LTD		25MARKET PLACEWOKINGHAM	RG40 1AP
RIDD WOOD PARTNERSHIP	19-21	19-21MARKET PLACEWOKINGHAM	RG40 1AP
K R A CONSULTING ENGINEERS	19-21	19-21MARKET PLACEWOKINGHAM	RG40 1AP
METROPOLITAN STONE (UK) LTD	19-21	19-21MARKET PLACEWOKINGHAM	RG40 1AP
I G A LTD	19-21	19-21MARKET PLACEWOKINGHAM	RG40 1AP
CLIFTON INGRAM	22-24	22-24BROAD STREETWOKINGHAM	RG40 1AB
BRITISH TELECOM	TELEPHONE EXCHANGE	TELEPHONE EXCHANGEELMS ROADWOKINGHAM	RG40 2PU
F C SERVICES LTD	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QE
		1ELMS ROADWOKINGHAM	RG40 2AA
		10ELMS ROADWOKINGHAM	RG40 2AA
		11ELMS ROADWOKINGHAM	RG40 2AA
		12ELMS ROADWOKINGHAM	RG40 2AA
		14ELMS ROADWOKINGHAM	RG40 2AA
		16ELMS ROADWOKINGHAM	RG40 2AA
		18ELMS ROADWOKINGHAM	RG40 2AA
		2ELMS ROADWOKINGHAM	RG40 2AA
		20ELMS ROADWOKINGHAM	RG40 2AA
		22ELMS ROADWOKINGHAM	RG40 2AA
		24ELMS ROADWOKINGHAM	RG40 2AA
		26ELMS ROADWOKINGHAM	RG40 2AA
		28ELMS ROADWOKINGHAM	RG40 2AA
		3ELMS ROADWOKINGHAM	RG40 2AA
		30ELMS ROADWOKINGHAM	RG40 2AA
		32ELMS ROADWOKINGHAM	RG40 2AA
		34ELMS ROADWOKINGHAM	RG40 2AA
		36ELMS ROADWOKINGHAM	RG40 2AA
		38ELMS ROADWOKINGHAM	RG40 2AA
		4ELMS ROADWOKINGHAM	RG40 2AA
		40ELMS ROADWOKINGHAM	RG40 2AA
		42ELMS ROADWOKINGHAM	RG40 2AA
		44ELMS ROADWOKINGHAM	RG40 2AA
		46ELMS ROADWOKINGHAM	RG40 2AA
		48ELMS ROADWOKINGHAM	RG40 2AA
		5ELMS ROADWOKINGHAM	RG40 2AA
		50ELMS ROADWOKINGHAM	RG40 2AA
		52ELMS ROADWOKINGHAM	RG40 2AA
		54ELMS ROADWOKINGHAM	RG40 2AA
		56ELMS ROADWOKINGHAM	RG40 2AA
		6ELMS ROADWOKINGHAM	RG40 2AA
		7ELMS ROADWOKINGHAM	RG40 2AA
		8ELMS ROADWOKINGHAM	RG40 2AA
		9ELMS ROADWOKINGHAM	RG40 2AA
INSPIRATIONS		20DENMARK STREETWOKINGHAM	RG40 2BB
WOKINGHAM PHOTOGRAPHIC		24DENMARK STREETWOKINGHAM	RG40 2BB
WOKINGHAM TANDOORI		28DENMARK STREETWOKINGHAM	RG40 2BB
FULLERS FLORIST		6DENMARK STREETWOKINGHAM	RG40 2BB
ROMANS ESTATE AGENTS		3ALEXANDRA COURTWOKINGHAM	RG40 2SL
JAY PRINTERS	1A	1ADENMARK STREETWOKINGHAM	RG40 2AY
JAD'OR	2A	2ADENMARK STREETWOKINGHAM	RG40 2BB
COUNTRY COBBLERS	2B	2BDENMARK STREETWOKINGHAM	RG40 2BB
DESIGNBROOK LTD	8A	8ADENMARK STREETWOKINGHAM	RG40 2BB

Organisation_Name	Building_Name	address1	Postcode
BUCKS & BERKS RECRUITMENT PLC	12A	12ADENMARK STREETWOKINGHAM	RG40 2BB
HAPPIT LTD		14DENMARK STREETWOKINGHAM	RG40 2BB
WOKINGHAM CHAMBER OF TRADE &			RG40 2YF
KERRY ROBERTS		4ALEXANDRA COURTWOKINGHAM	RG40 2SL
ROMSEY PUBLISHING	4 THE COURTYARD	4 THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
WOKINGHAM JOB CENTRE	GARTH HOUSE	GARTH HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
HUDSON BAY CLOTHES SHOP		13DENMARK STREETWOKINGHAM	RG40 2AY
SUE RYDER FOUNDATION		19DENMARK STREETWOKINGHAM	RG40 2AY
EATON TRAVEL	10-12	10-12DENMARK STREETWOKINGHAM	RG40 2BB
KAANAANMAA		22DENMARK STREETWOKINGHAM	RG40 2BB
LORD RAGLAN		30DENMARK STREETWOKINGHAM	RG40 2BB
	THE COACH HOUSE	THE COACH HOUSEELMS ROADWOKINGHAM	RG40 2AA
JOHN BELL CARPETS		18DENMARK STREETWOKINGHAM	RG40 2BB
SECURITY DYNAMICS	MONARCH HOUSE	MONARCH HOUSEWATERFORD WAYWOKINGHAM	RG40 2AR
PACER LEISURE LTD	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QF
CONTESSA LTD		8DENMARK STREETWOKINGHAM	RG40 2BB
TARGET MARKETING SYSTEMS	THE COURTYARD	THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
RECITAL CORPORATION LTD	THE COURTYARD	THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
RUTRONIK UK	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2AY
TOWER LEASING LTD	EXA HOUSE	EXA HOUSEALEXANDRA COURTWOKINGHAM	RG40 2SL
W[redacted]INGHAM LIBRARY			RG40 2BB
COUNTRY DRY CLEANERS		4DENMARK STREETWOKINGHAM	RG40 2BB
ROSSINI		16DENMARK STREETWOKINGHAM	RG40 2BB
A T L NETWORKER LTD	ANVIL COURT	ANVIL COURTDENMARK STREETWOKINGHAM	RG40 2BB
SCOOPS LTD		5ALEXANDRA COURTWOKINGHAM	RG40 2SL
J J R ADVERTISING & P R LTD		2DENMARK STREETWOKINGHAM	RG40 2BB
	32A	32ARECTORY ROADWOKINGHAM	RG40 1DN
ACCURATE SOFTWARE LTD	3 THE COURTYARD	3 THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
TOOLING SOLUTIONS		28BROAD STREETWOKINGHAM	RG40 1AB
ROAN TECHNOLOGY LTD	2 MARKHAM MEWS	2 MARKHAM MEWSBROAD STREETWOKINGHAM	RG40 1AB
ASD SECURITY	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
	WATERFORD HOUSE	WATERFORD HOUSEERFSTADT COURTWOKINGHA	RG40 2YF
		4MARKET PLACEWOKINGHAM	RG40 1AL
BERTRAM TODD	19-21	19-21MARKET PLACEWOKINGHAM	RG40 1AP
NATIONAL FORUM FOR ENGINEERIN(	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
IRVIN BROS		41DENMARK STREETWOKINGHAM	RG40 2BA
INNOVISION RESEARCH & TECHNOLC	EXA HOUSE	EXA HOUSEALEXANDRA COURTWOKINGHAM	RG40 2SL
[redacted]	ANVIL COURT	ANVIL COURTDENMARK STREETWOKINGHAM	RG40 2BB
LLOYDS TSB BANK PLC		18BROAD STREETWOKINGHAM	RG40 1AC
BEARWOOD CORPORATE SERVICES	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QF
RESOURCE LTD	RESOURCE HOUSE	RESOURCE HOUSEDENMARK STREETWOKINGHAM	RG40 2BB
Land Rear of			
ROYAL MAIL	WOKINGHAM DELIVERY O	WOKINGHAM DELIVERY OFFICEBROAD STREETWC	RG40 1AA
PICTURES & FRAMES		17MARKET PLACEWOKINGHAM	RG40 1AL
CARGO HOMESHOP		18MARKET PLACEWOKINGHAM	RG40 1AL
STEWART EVANS EXECUTIVE SEARC		22MARKET PLACEWOKINGHAM	RG40 1AP
COMAC SYSTEMS LTD	MARKET HOUSE 19-21	MARKET HOUSE 19-21MARKET PLACEWOKINGHAM	RG40 1AP
PERFECT PARTNERS LTD		28BROAD STREETWOKINGHAM	RG40 1AB
SKYSTREAM		28BROAD STREETWOKINGHAM	RG40 1AB
YOUR MOVE		6BROAD STREETWOKINGHAM	RG40 1AB
		2BROAD STREETWOKINGHAM	RG40 1AB
	19-21	19-21MARKET PLACEWOKINGHAM	RG40 1AP
SOUTHORNS	3-4	3-4MARKET PLACEWOKINGHAM	RG40 1AL
EDINBURGH WOOLEN MILL		20MARKET PLACEWOKINGHAM	RG40 1AP
ROBERT DYAS		20MARKET PLACEWOKINGHAM	RG40 1AP
PEACOCKS		20MARKET PLACEWOKINGHAM	RG40 1AP
PRINCIPLE DYNAMICS	DENMARK COURT	DENMARK COURTMARKET PLACEWOKINGHAM	RG40 1AL
A S M UNITED KINGDOM SALES B V	1 THE COURTYARD	1 THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
IMPACT EUROPE	2 THE COURTYARD	2 THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
RUTRON K & INTEREUROPE	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QF
PARK STREET PEOPLE	THE COURTYARD	THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ

Organisation_Name	Building_Name	address1	Postcode
S M C NETWORKS EUROPE LTD	EXA HOUSE	EXA HOUSEALEXANDRA COURTWOKINGHAM	RG40 2SL
M 4 COMPUTERS		52DENMARK STREETWOKINGHAM	RG40 2BB
COMAC	THE COURTYARD	THE COURTYARDDENMARK STREETWOKINGHAM	RG40 2AZ
		47DENMARK STREETWOKINGHAM	RG40 2AY
BANG & OLUFSEN OF WOKINGHAM	DANISH HOUSE 31-35	DANISH HOUSE 31-35DENMARK STREETWOKINGH/	RG40 2AY
TIMBRE STAGE	2 ANVIL COURT	2 ANVIL COURTDENMARK STREETWOKINGHAM	RG40 2BB
INTERCALL MARKETING	ANVIL COURT	ANVIL COURTDENMARK STREETWOKINGHAM	RG40 2BB
	PRINCIPAL HOUSE REAR (	PRINCIPAL HOUSE REAR OF 27-29DENMARK STREE	RG40 2AY
	EXA HOUSE		
	FLEET WORKS	FLEET WORKSDENMARK STREETWOKINGHAM	
	MARKHAM MEWS	MARKHAM MEWSBROAD STREETWOKINGHAM	
			RG40 2A
JOHN THORNBORROW ASSOCIATES		49DENMARK STREETWOKINGHAM	RG40 2AY

17 JUN 2002 6859

Applicationo	Name & Address
F/2002/5828	R McEvoy, Proprietor, Designs for Living 3/5/7 Denmark Street WOKINGHAM. RG40 2AY
F/2002/5828	Mrs J M Butler Secretary & Director Oakmere Residents Association Ltd 11 Elms Road WOKINGHAM. RG40 2AA
F/2002/5828	Graham Garner Wokingham District Inspector Thames Valley Police Police Station Rectory Road WOKINGHAM. RG40 1DH
Committee letters sent 17/04/02	
F/2002/5828	Mr T R & Mrs B Young 39 Howard Road WOKINGHAM. Berkshire RG40 2BX
F/2002/5828	Olive MacDonald & Hazel Guile Joint Chairmen Rose Street Residents Society 80 Rose Street WOKINGHAM. Berkshire RG40 1XU
F/2002/5828	John Baker Owner – Chapter One 29 Denmark Street WOKINGHAM. Berkshire RG40 2AY
F/2002/5828	John Barkaway Managing Director Birch Group Exa House Alexandra Court WOKINGHAM. Berkshire RG40 2SJ

17 JUN 2002 6659

F/2002/5828
Mrs E E Dowling
Fame
9/11 Denmark Street
WOKINGHAM.
Berkshire
RG40 2AY

F/2002/5828
Mike Holmes
Partner
Wokingham Photographic
24 Denmark Street
WOKINGHAM.
Berkshire
RG40 2BB

F/2002/5828
John Piasecki
Partner
Hudson Bay Clothing Co.
13 Denmark Street
WOKINGHAM.
Berkshire
RG40 2AY

F/2002/5828
Mr S G Webb
28 Coronation Square
WOKINGHAM.
RG40 1TX

F/2002/5828
Neil Draper, FBII
The Crispin
45 Denmark Street
WOKINGHAM.
Berkshire
RG40 2AY

F/2002/5828
Rt Hon John Redwood, MP
House of Commons
LONDON
SW1A OAA

F/2002/5828
Mary Flavelle, Executive Officer
Wokingham Chamber of Commerce
27 Brandon House
61 The Broadway
BRACKNELL
RG12 1BB

F/2002/5828
Neal Mackenzie
Managing Director
Michael Hardy, Land & Estate Agents
Broad Street Walk
Broad Street
WOKINGHAM.
RG40 1BW

+ Simon Ryeland
Principal Dynamids
Denmark Court
17/19 market Place
Wokingham.

17.JUN.2002 0809

F/20025828	Andrew Barzycki Support Comments received via email Full Postal address requested. 24.04.02
F/2002/5828	Peter Leigh 41 Sandy Lane WOKINGHAM. RG41 4SS
F/2002/5828	Valerie Coleman 24 Ellison Way WOKINGHAM. Berkshire.
F/2002/5828	Sarah Watkins 48 Elms Road WOKINGHAM. RG40 2AA
F/2002/5828	Brian Shrubsall Ian David Ltd Greenworth House Lake Road VIRGINIA WATER Surrey GU25 4QW
F/2002/5828	Suzanne E Pugh Holmes Place Health Clubs 17a Old Court Place KENSINGTON London W8 41IP
F/2002/5828	Mr P A Butler Mrs J M Butler 11 Elms Road WOKINGHAM. RG40 2AA
F/2002/5828	Dr T J Payne 3 Elms Road WOKINGHAM. RG40 2AA
Committee Letters	Sent 15.05.02
F/2002/5828	Greg Williams & Helen Loney 9 Elms Road WOKINGHAM. RG40 2AA
APPLICATION APPROVED	LETTERS SENT 24.05.02

+ Mrs L.A. Rath
56 Elms Road

+ Gary Palmer & Rosemary Palmer
Inspirations
20 Denmark Street
Wokingham RG40 2BB

Received by Wokingham District Council

Application No: F/2002/8106

Proposal:
Proposed extension to building for 24 sq m of A3 (restaurant/takeaway)use plus relocating of A1/A3 uses. (shop/restaurant).

Location:
Tesco Stores Ltd & Multi Storey Car Park, Elm Road/, Denmark Street, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8106 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/01/2003. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

10 December 2002

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

Mrs Hurst
Wokingham District Council
Administration
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

09 DEC.2002 8106

09 DEC 2002

AR/9806
5th December 2002

Dear Mrs Hurst

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Thanks for you phone call on 4.12.02.

Please find enclosed revised Ground Floor Plan AL11-option2 with the dimensions also in metric for your approval.

We have also enclosed existing and proposed elevations AL17-option2 for the extension for your approaval. This is just a possible example. The final shopfront detail is up to the tenant.

We wish to amend our application form as follows:

	Existing floor space		Proposed additional floorspace created by	
	Retained	Lost	New building	Change of use
Shops	944	4862		
Food and drink			24	1013
Leisure				3849
Total	944	4862	24	4862

If you need any further information, please do not hesitate to contact me.

Yours sincerely
Astrid Rehwald
Astrid Rehwald
Kemp Muir Wealleans

cc.
Brian Shrubsall - Ian David Ltd
Neil Bisco -INK
Graham Charlesworth - Ridd Wood Partnership
Mark Smith -Atelier 10
Kim Chye -Murdoch Green Kensal
Mark Satorio -Wokingham District Council

9806_D1_MH051202AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

09.DEC.2002 8166

kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

05 DEC 2002

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

8106

AR/9806
3rd December 2002

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

We have realised that we forgot to attach the check for our latest planning application, submitted on 27.11.02.

Please find enclosed the check for £110,- planning fee.

Yours sincerely
Astrid Rehwald
Astrid Rehwald

Encl.

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

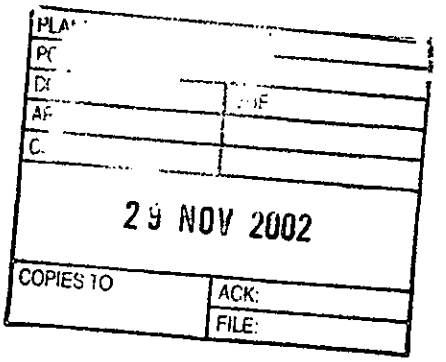
kemp muir wealleans architects designers

247-249 Cromwell Road
London SW5 9GA
Tel 020 7370 9830
Fax 020 7373 5993
mail@kmw.co.uk

09.DEC.2002 8:36

Mrs B Polnik
Wokingham District Council
Planning Department
P O Box No: 157
Shute End
Wokingham
Berkshire RG40 1WR

810b



AR/9806
27th November 2002

No cheque

Dear Mrs Polnik

RE: THE PLAZA, DENMARK STREET, WOKINGHAM

Our client Axa Sun Life Plc has reached agreement subject to contract terms with two possible tenants for them to take over the large front unit at the Plaza.

The attached new ground floor plan shows the large unit subdivided into two units. The larger unit facing Erfstadt Court would be occupied by Argos (A1 –Retail), the smaller unit facing Alexandra Court would be occupied by Prezzo, an Italian pasta restaurant (A3). It is a pre-requirement of these tenants, that they both get an entrance facing Denmark Street. I therefore apply for planning permission to subdivide the units as shown and to fill in the recess of the former Tesco entrance to line up with the building line above.

The remaining unit at the side of the development facing Alexandra Court would still be marketed as A3 use.

It is critical to these tenants that this decision is made prior to 20th of December. This is so that contracts can be completed prior to Christmas and orders placed for fitting out works to commence in January. Could you please help in regard to this important time scale.

Yours sincerely
Astrid Rehwald
Astrid Rehwald

Encl.

cc. Brian Shrubsall – Ian David Ltd
John Osborne – Axa Sun Life Plc.
Mark Satorio – Wokingham District Council
Ed Humbart - DTZ

9806_D1_BP271102AR.doc

Directors:
Martyn Kemp Dip Arch RIBA
John Muir Dip Arch RIBA
Consultant:
Jon Wealleans MA(RCA) FCSD
Registered office:
Kemp Muir Wealleans Ltd
247-249 Cromwell Road
London SW5 9GA
Registered in England
Number 3103966

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

[illegible] 8106

29 NOV 2002

1. APPLICANT'S NAME: AXA SUN LIFE PLC
ADDRESS: C/O KEMP MUIR WEALLEANS
247-249 CROMWELL ROAD, LONDON
POST CODE: SW5 9GA PHONE: 020 7370 9830

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: KEMP MUIR WEALLEANS
ADDRESS: 247-249 CROMWELL ROAD
LONDON
POST CODE: SW5 9GA PHONE: 020 7370 9830

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: THE PLAZA
DENMARK STREET, WOKINGHAM

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used
EXTEND FLOOR AREA BY 248 sq.m
(SEE ATTACHED LETTER FOR USES)

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.6

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: AL 11-OPTION 2
AP 49

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

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[x]

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

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[x]	
APPROVAL OF DETAILS/RESERVED MATTERS	[ ]	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	[ ]	State period required
RELAXATION OF CONDITIONS	[ ]	State relevant application number Conditions to be relaxed

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

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.

A1 RETAIL
(FOOD SUPERMARKET - DISUSED)

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.

SHOPFRONT AS APPROVED CONDITION 2. ON F/2001/13459 & F/2002/15828

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.

NO BOUNDARY WALLS OR FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SEWERS

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

NO CHANGE TO PREVIOUS APPLICATION

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

YES, RAMP AND LIFT ACCESS TO ALL LEVELS

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.

£ 11 :-

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 J.D. MUIR ON BEHALF OF AXA SUN LIFE DATE 27.11.02

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS	944	4862		
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			24	1013
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				3849
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	944	4862	24	4862

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	309	
Proposed	308	

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.

N.A.

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

D2 - HOLMES PLACE
A1 - ARGOS
A3 - PREZZO

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

Not known.

Existing Staff	Transferred Staff	New Staff	Total
—	—	—	—

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

No.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work 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.'

① ADDRESS TESCO STORE / PART OFFICES ABOVE = WAITROSE PARISH WOKINGHAM

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER B/O/37/63 NORMAN SINCLAIR PROPS. O/L 6.12.63 CIA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/8/2/71	WBC	MULTI-STOREY CAR PARK, SHOPS / OFFICES	29.9.71	CIA
R/309/73	HAMPSHIRE CTY ESTATES.	SUPERMARKET & STORAGE, 30,000 sq.ft OFFICES OVER / MULTI-STOREY CAR PARK - 385 CARS	6.12.73	NOT CIA ISSUED
08119	TESCO	" " "	8.6.78	CIA
		RETURN. LL. SHOPS / OFFICES		
08118 LBC		"	8.6.78	CIA
BR 10382		"	3.11.80	RELATED BY DOE
10189	WARE CONSTR.	SIGNS FOR TESCO AT ELMS ROAD	5.7.79	Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TL 68 CARPARK

DRAINAGE

091074

② ADDRESS TESCO STORE PARISH WOKINGHAM

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11045	TESCO	2 NON-ILL SIGNS AT DENMARK ST.	5.7.79	Ref
13474	"	1 NON-ILL. SIGN FOR CAR-PARK & STORE AT ELM ROAD	31.7.80	Ref
13475	"	1 NON-ILL. SIGN FOR CARPARK & STORE AT DENMARK ST / ALEXANDRA COURT	31.7.80	CIA
BR 23154	"	REARRANGE OFFICES & INT. ACC.	14.8.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS Tesco Store PARISH Wokingham

PLOT No. Denmark Street ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23208	WDC.	Extend Service Road to R/O 16 Market Place (now Waterford Way)	14.4.85	DP
BRA5382	"	INT. ALTS.	16.6.88	App.
30931	"	New Refrigeration Plant on Roof	4.8.88	C/A
BRA10428	"	INT. ALTS.	21.6.91	App
F/2001/3459	Axa Equity & Law	C. of U. from A1 to D2 & part A1 to A3 Restaurant	23.5.01	C/App
~~97/66397/A~~	~~Tesco Stores Ltd.~~	~~1 Free standing sign & to wall mounted signs~~	* ~~14.11.97~~	~~Ref C/A~~
~~VAR/2002/6859~~	~~Axa Sun Life~~	~~VAR to COND 18 of 5828 to alter opening hours for A3 restaurant unit 9.00 - 11.20~~	~~15.8.02~~	~~C/A~~

DATE OF COMPLETION ~~* Free standing sign - Ref. Wall mounted signs C/A~~

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (4) HOLMES PLACE HEALTH CLUB Ltd.
1 THE PLAZA

ADDRESS ~~Tesco Store~~, Denmark Street PARISH Wokingham

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2002/5660		Holmes Place Health Club.	Formation of new entrance to health club.	3.4.02		C/A
F/2002/5728		Axa Sun Life	Alts to form retail units, restaurant & health & fitness club Amends to 3459	13.3.02		C/A
F/2002/5718		"	re-align. of access to Fleet Works C. of U. of public open space in connec. with fitness centre		19.8.02	C/A
F/2002/5828		Axa Sun life	Alt to form retail units, Restaurant + fitness centre. amend to 3459		22.5.02	C/A
VAR/2002/6859		Axa Sun Life	VAR. to COND 18 of 5828 to alter opening hours for A3 restaurant unit 9.00 - 11.20	15.8.02		C/A
F/2002/8106		Axa Sun Life	ext to building for A3 use Re 10C of A1/A3 use (Shop + Rest)			

MINISTRY DECISION:

SPECIAL ORDERS:

(3) ADDRESS TESCO STORE PARISH WOKINGHAM

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23208	WDC.	EXTENDED SERVICE ROAD TO R/O 16 MARKET PLACE (NOW WATERFORD WAY)	14.6.85	DP
BRA5382	"	INT. ALTS.	16.6.88	APP
30931	"	NEW REFRIGERATION PLANT ON ROOF	4.8.88	C/A
BRA10428	"	INT. ALTS	21.6.91	APP
F/2001/3459	Axa Equity & Law	C. of U. from A1 to D2 & part A1 to A3 restaurant.	23.5.01	C/APP
97/66397/A	Tesco Stores Ltd.	* Free standing sign & wall mounted signs	* 14.11.97	REF C/A
VAR/2002/6859	Axa Sun life	VAR TO COND 18 of 5828 to alter opening hours for A3 restaurant unit 9.00 - 11.20	15.8.02	C/A

DATE OF COMPLETION * Free standing sign - Ref. Wall mounted signs C/A

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(4) HOLMES PLACE HEALTH CLUB Ltd.
1 THE PLAZA

ADDRESS ~~Tesco Store~~, Denmark Street PARISH Woringham

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2002/5660		Holmes Place Health Club.	Formation of new entrance to health club.	3.4.02		C/A
F/2002/5728		Axa Sun Life	Alts to form retail units, restaurant & health & fitness club Amends to 3459	13.3.02		C/A
F/2002/5718		"	re-align. of access to Fleet Works C. of U. of public open space in connection with fitness centre		19.8.02	C/A
F/2002/5828		Axa Sun life	Alt to form retail units, Restaurant + fitness centre. amend to 3459		22.5.02	C/A
VAR/2002/6859		Axa Sun life	VAR. TO COND 18 of 5828 to alter opening hours for A3 restaurant unit 9.00 - 11.20	15.8.02		C/A
F/2002/8100		Axa Sun Life	Ext to building for A3 use Re DC of A1/A3 use (Shop + Rest)			

MINISTRY DECISION:

SPECIAL ORDERS:

(1) ADDRESS TESCO STORE / PART OFFICES ABOVE = WATERFORD HOUSE PARISH WOKINGMAN

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER B/O/37/63 NORMAN SINCLAIR PROPS. O/L 6.12.63 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/B/2/71	WBC	MULTI-STOREY CAR PARK SHOPS / OFFICES	29.9.71	C/A
R/309/73	HAMPSHIRE & CITY ESTATES.	SUPERMARKET & STORAGE, 30,000 sq. ft OFFICES OVER / MULTI-STOREY CAR PARK - 385 CARS	6.12.73	NOT ISSUED C/A
08119	TESCO	" " " REFURB. EX. SHOPS / OFFICES	8.6.78	C/A
08118 LBC		"	8.6.78	C/A
BR 10382		"	3.11.80	RELAXED BY D.O.E.
10189	WATES CONSTR.	SIGNS FOR TESCO AT ELMS ROAD	5.7.79	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TL 48 CARPARK

DRAINAGE

091074

(2) ADDRESS TESCO STORE PARISH WOKINGMAN

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]045	TESCO	2 NON-ILL SIGNS AT DENMARK ST.	5.7.79	REF
13474	"	1 NON-ILL. SIGN FOR CAR-PARK & STORE AT ELM ROAD	31.7.80	REF
13475	"	1 NON-ILL. SIGN FOR CARPARK & STORE AT DENMARK ST / ALEXANDRA COURT	31.7.80	C/A
BR 23154	"	REARRANGE OFFICES & INT. ACC.	14.8.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

LF 3 92 8:06

24 NOV 92

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (J.D.MUIR)

On behalf of . AXA SUN LIFE PLC . . . . .

Date . 27.11.02 . . . . . .

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