APPLICATION NO:
F/2000/1216

LOCATION:
Winnersh Service Station 271 - 271A Reading Road, Winnersh Wokingham.

APPLICANT:
Margram C/O 305 Management Services

PROPOSAL:
Proposed extension to shop to form store

EARLIEST DATE FOR DECISION: **22/05/2000**

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

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Margram
C/O 305 Management Services
York House
Valley Court
Canal Road
BRADFORD
BD1 4SP

Application Number: F/2000/1216

Parish:	**WINNERSH**
Location:	**Winnersh Service Station, 271 - 271A Reading Road, Winnersh, Wokingham**
Proposal:	**Proposed extension to shop to form store**

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.

John Mitchell
Development Control Manager
Date: 30/08/2000

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

Tel: (0118) 974 6447

Date: 14/8/00

My ref: F/2000/1216

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

CONFIDENTIAL

~~Councillor D Ball~~ Cllr Prue Bray
~~7 Grovelands Avenue~~ 45 Bluebell Meadow
Winnersh
RG41 5~~8~~UW

Dear Councillor

Application Number: F/2000/1216
Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.
Proposed extension to shop to form store

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24/8/00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1216**
Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.
Proposed extension to shop to form store

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Ball

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

Tel: (0118) 974 6447

Date: 14/8/00

My ref: F/2000/1216

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

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Case officer: **Lynette Baker** Application Number: **F/2000/1216**
Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.
Proposed extension to shop to form store

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6447

Date: 14/8/00

My ref: F/2000/1216

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

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Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.
Proposed extension to shop to form store

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Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1216**
Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.
Proposed extension to shop to form store

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

Received by Wokingham District Council

Application No: F/2000/1216

Proposal:
Proposed extension to shop to form store

Location:
Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1216

Applicant : Margram C/O 305 Management Services.

Location : Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.

Proposal : Proposed extension to shop to form store

Site Notice Displayed ? :

YES	NO	DATE
✓		22/5

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/04/2000

Earliest Date for Decision : 22/05/2000

Latest Consultation Date/Site Notice Expiry Date : 22/05/2000

Application Expiry Date: 06/06/2000

Consultation Responses : WPC: no obj
HA: no obj if access/cp not affected

Planning Issues : Sales from PFS – LAP LSHS
HA issues

Application Number: F/2000/1216

Appraisal :

History: 1998 Ledert of orig. pfs allowed, including shop (259m²)

This extension (already built) is small scale temp 135m², at the rear of the shop. Does not affect access or parking.
LSHS: acceptable provided it's less than 50m², physically related to pfs & no overriding highway or environ. objections.

The proposal conforms to these criteria

No adverse impact.

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

Application Number F/2000/1216
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
3			No comms (retrospective)

RECORD OF SITE VISIT

SITE ADDRESS: Winnersh Service Station 271 - 271A Reading Road *Winnersh Wokingham.*

APPLICATION NUMBER: F/2000/1216

OFFICER: Lynette Baker

DATE OF SITE VISIT: 22/5

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS & Petrol filling station & car sales premises. in res area backing onto gap then M4

3. DESCRIPTION OF SITE/BUILDING Garage

4. RELATIONSHIP TO ADJOINING PROPERTIES Already built. Undistinctive.

5. SITE CONSTRAINTS

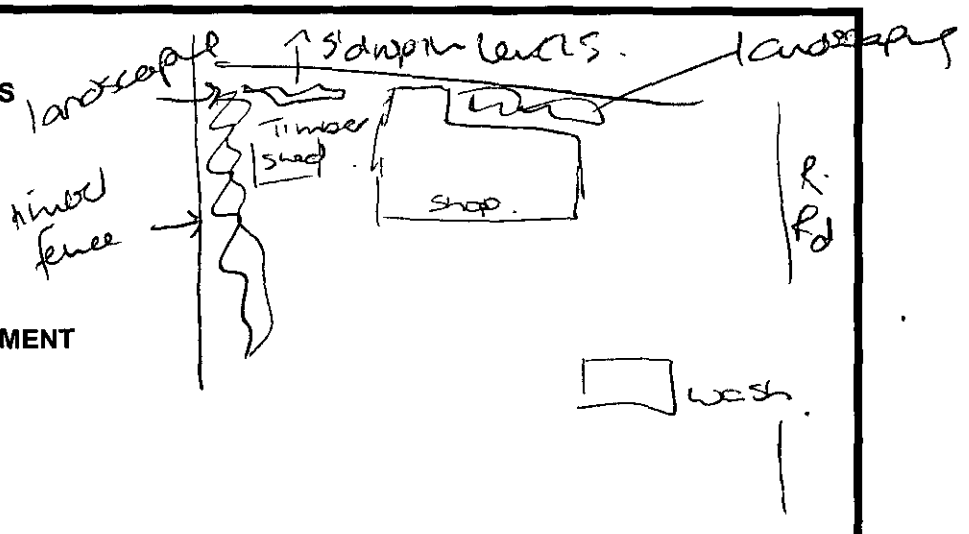
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



FROM: Lynette Baker

DATE: 27 April 2000

MAY 2000

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	ACK
	FILE

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1216

Proposal: Proposed extension to shop to form store.

Site Address: Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.

Applicant: Margram C/O 305 Management Services.

Your observations are required in respect of this application **by 22/05/2000** .

No comments.

SIGNED: _____ DATE: 09.05.00

Clerk To Winnersh Parish/Town Council.

See part one

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 27 April 2000

Application Number: F/2000/1216

Proposal: Proposed extension to shop to form store

Parish: WINNERSH PARISH

Site Address:
Winnersh Service Station 271 - 271A, Reading Road, Winnersh, Wokingham.

Applicant:
Margram C/O 305 Management Services.

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).

ALTHOUGH NO PLANS ARE ATTACHED, PROVIDED THE PROPOSED EXTENSION DOES NOT RESTRICT OR ALTER ANY CAR PARKING / ACCESS ARRANGEMENTS AS ORIGINALLY APPROVED AND THAT THE USE IS RESTRICTED TO THAT APPLIED FOR, THE H.A. RAISES NO OBJECTIONS TO THE PROPOSAL.

Signed: R 2/5/00 **Print name:** _____

WOKINGHAM D.C. DEVELOPMENT CONTROL

VALID

Start date: ~~24 MAR 2000~~ 11 APR 2000	Map No. 60. Site 0.14
Officer: LEB / Application No. F/2000/1216	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED EXTENSION TO SHOP TO FORM STORE

Location: 271 - 271A READING ROAD

Parish: WINNERSH Ward: Winnersh / 0714

Applicant: MARGRAM

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

Enforcement Section (7) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate		11 APR 2000	
5	Elevation plans		Phoned 7/4	
6	Floor plans	Floor plan (internal doors?)	to follow	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27/4 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

SN+ Winnersh Service Station, 271-271A Reading Rd.
1-14 Saddlers Court, Winnersh
274 & 284 Reading Road
Adjacent Garage (see ⊛ on map.)

305 Management Services

Our Ref: SAM/MAJ/305/Apr.089

11 APR 2000

10 April 2000

11.APR.2000* 1216

Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

For the attention of Mrs Hirst

Dear Madam

Re: Proposed redevelopment at Winnersh Service Station, Reading Road, Winnersh on behalf of Margram PLC

Further to your telephone call on Friday 7.4.00 please find attached 4 no. copies of our drawing no. 980415/50 (revision A) being our layout plan revised as requested to indicate internal layout of store.

Also attached is 4 no. copies of details for signs B and C revised to indicate height of sign above slab level.

We trust the attached is in order.

Yours faithfully

M A JOWETT

Encs

York House · Valley Court
Canal Road · Bradford · BD1 4SP
Telephone · 01274 395422
Fax · 01274 395427
Partners: N J Jennings P Stanworth

VAT NO 362 0402 96

11.APR.2000* 1216

305 Management Services

Our Ref: SAM/SS/305/Mar.261

23 March 2000

Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

Re: Store extension at Winnersh Service Station, Reading Road, Winnersh on behalf of Margram PLC

Please find enclosed the following information regarding proposals for the above development.

1. 4 no. completed sets of application forms duly signed.

2. 4 no. copies of all relevant drawings outlining the proposals.

3. A cheque in the sum of £95.00 to cover all the necessary processing costs.

We trust that the above is in order and that our application can now be registered in the normal manner however, should you have any queries or require further clarification please do not hesitate to contact the undersigned.

Yours faithfully

M A JOWETT

Encs

York House · Valley Court
Canal Road · Bradford · BD1 4SP
Telephone · 01274 395422
Fax · 01274 395427
Partners: N J Jennings P Stanworth

VAT NO 362 0402 96

THE PADDOCKS

(1)

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/208/58	Mr R J Schubert O/A	Petrol filling station on site of 271	19. 11. 58	N/A Ref
R 68/60	Mr R F. Riddington	Addition	5. 5 60	app Ref
R/101/60	" "	Revised plan.	16. 6 60	app ap
PD 526/60	" "	Garage	1 12. 60	app NA
R 34/62	Mrs S. Mrozek	Conservatory & WC	19 4 62	app [illegible]
O/105/62	Mr R J Schubert O/A	Petrol filling station on site of 271.	21. 5. 62	N/A Ref
O/173/62	" "	as above.	14. 8. 62	N/A Ref
O/283/63	" "	" "	8 11. 63	N/A Ref
R/287/63	Mrs M S Mrozek	Private Club	7. 5 64	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION Appeals dismissed O/173/62, O/283/63

SPECIAL ORDERS

DRAINAGE

091074

THE PADDOCKS

(2)

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/174/65	Mr M Webb	Petrol filling station	12. 7. 65	N/A Ref
R/4/66	Walter Davis & Son (Blds)	use of site & out blds as Builders yard	2. 2. 66	N/A Ref
O/137/68	Mr M Webb O/A	Convert house into flats.	8. 8 68	N/A cf
225/72	Mr M Webb	Change of use to car parking purpose	16. 3. 68	N/A Ref
2009/72	Riddling Webb & Kendrew O/A	Petrol filling station & 8 det houses	25. 1. 73	N/A Ref
2075/72	" " " O/A	demolish house 8 det houses & 6 flats	25 1. 73	N/A Ref

~~398389~~

DATE OF COMPLETION

MINISTRY DECISION 225/72 appeal dismissed 13.12.73. 2009/72 Appeal dismissed 8. 5. 7

SPECIAL ORDERS

DRAINAGE

091074

THE PADDOCKS (3) Bulldog Service Station

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*BR 244	Mr M Webb	Convert house to 4 flats & outbldg.	19. 3. 74	app
*BR 1401	Bulldog Services Station	" " "	15 9 74	app
02303	" "	as above	15 5 75	N/A
BR 5152	Mr Mrs Saunders	S/s extension	5 8 76	app
05100	" "	" "	26. 8. 76	N/A
05468	" "	" "	28. 10. 76	N/A
39838	SAINSBURY	SHOP/CARPARK/ACCESS	9.9.92	
39839	"			
96/63382/A	BULLDOG SERVICE STATION	DEPT. FOR SHOWROOM		
97/66305/A	McDonalds Restaurant	Ver. of illum Signs 5.1.98		
97/66146/A				
97/66147/A				

MINISTRY DECISION

SPECIAL ORDERS *BR 244 Cancelled by WDC *BR 1401 cancelled by WDC.

DRAINAGE

091074

THE CROFTERS (1)

ADDRESS 271A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 4204.	Mr G A Saunders	Ext alt to coach h form flatlet	26 9 77	Ref
07252	Bulldog S. S.	parking & unloading to west of 271A.	24. 11. 77	N/A
BR 4652.	Mr G. A Saunders	alterations	20. 12. 77	app
BR 4974	R. G Andrews	Grounds & 1st floor ext	23. 2. 78	Ref
04912	" "	alteration extn.	16. 3 78	N/A
BR 8142	Mr P Newbury	S/s flat to 2/s house	21. 3. 78	app
06744.	" "	alteration 1st floor ad	6. 7. 78	N/A
BR 8869	" "	" "	10. 7. 78	Ref
09110	Mr G Saunders	Ped & Veh access	28 9 78	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE CROFTERS

(2)

ADDRESS 271A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870. (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09435	Mr P Newbury	alter & add.	14. 12. 78	N/A CA
10163	Mr R Pratley O/A	Demolish Crofters erect Det hs on site	15. 3. 79	N/A CA
BR 11049	Wendy Woodcock	Provs of water supply drainage to kitchen & bathroom	27. 6. 79	Ref N/
BR 11103	" "	Int alt etc	8. 7. 79	app N/
BR 15337	Mrs W Lindsay Davies	Weather Porch	5. 8 80	app N/
BR 15529	" "	Ext to form bedroom	8. 9. 80	app N/
14159	" " "	2 BEDROOM & BATHROOM	25-9-80	N/A CA
BR 19921	"	bedroom & ~~bathroom~~ DINING ROOM	25. 9. 83	N/A
18793	"	"	10. 2. 83	N/A CA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 30630 " STORE/GARAGE/ACCESS 9-9-88 CA

(3) ADDRESS 271A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU-7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
39838	SAINSBURY O/L	SHOP/CARPARK/ACCESS	9-9-92	REF
39839	"			ON EXPIRY
96/63382/A	BULLDOG SERVICE STATION	DEM. FOR SHOWROOM		C/A
97/66147/F 64146	McDONALDS 271/271A	RESTAURANT	3-11-97	RE
97/66305/A	"	Erec. of illumin Signs	5. 1. 98	RE
97/66306/A	"	"	"	RE
99/70825/A	Petromar Plc	Int. ill. Petrol station Signs	6. 1. 00	*

DATE OF COMPLETION * Grant Signs 2, 4 + 6 + Ref. Signs 1, 3 + 4

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.

CERTIFICATE A

I certify that: 11.APR.2000* 1216

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

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

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

the (c) .....

(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).

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 30/3/00

On behalf of . . . MARGRAM PLC . . . . . .

Date . . . . . 22.3.00 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

11 APR 2000* 1216

1.	**APPLICANT'S NAME**	MARGRAM PLC
	ADDRESS	SUITE 17, CHALLENGE HOUSE, SHERWOOD DRIVE
		BLETCHLEY, M KEYNES, MK3 6DP
	POST CODE	**PHONE**
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	305 MANAGEMENT SERVICES
	ADDRESS	YORK HOUSE, VALLEY COURT
		CANAL ROAD, BRADFORD BD1 4SP
	POST CODE	**PHONE** 01274 395422
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**	WINNERSH SERVICE STATION, 271 - 271A READING ROAD
		WINNERSH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO FORM STORE TO REAR OF EXISTING SHOP
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.47 ACRE/0.18 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	OWNER
List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	980415/50

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

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

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

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

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

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

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.

PETROL FILLING STATION

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.

SELF FINISHED COMPOSITE PANELS TO MATCH EXISTING

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

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: AS EXISTING

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

AS EXISTING

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

YES

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£95.00 (FLOOR AREA)

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

SIGNED [signature] ON BEHALF OF MARGRAM PLC DATE 22.3.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION			13.5	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	259	—	13.5	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	AS EXISTING	
Proposed		

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

AS EXISTING

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

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

Existing Staff	Transferred Staff	New Staff	Total
AS EXISTING			

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

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.'

"THE POSITION OF APPARATUS SHOWN ON THIS PLAN IS
BUT THAMES WATER UTILITIES
RESPONSIBILITY TO THE
POSITION OF
PIPES WHICH ARE NOT
SHOWN ON THE PLAN MUST BE ESTABLISHED ON SITE"

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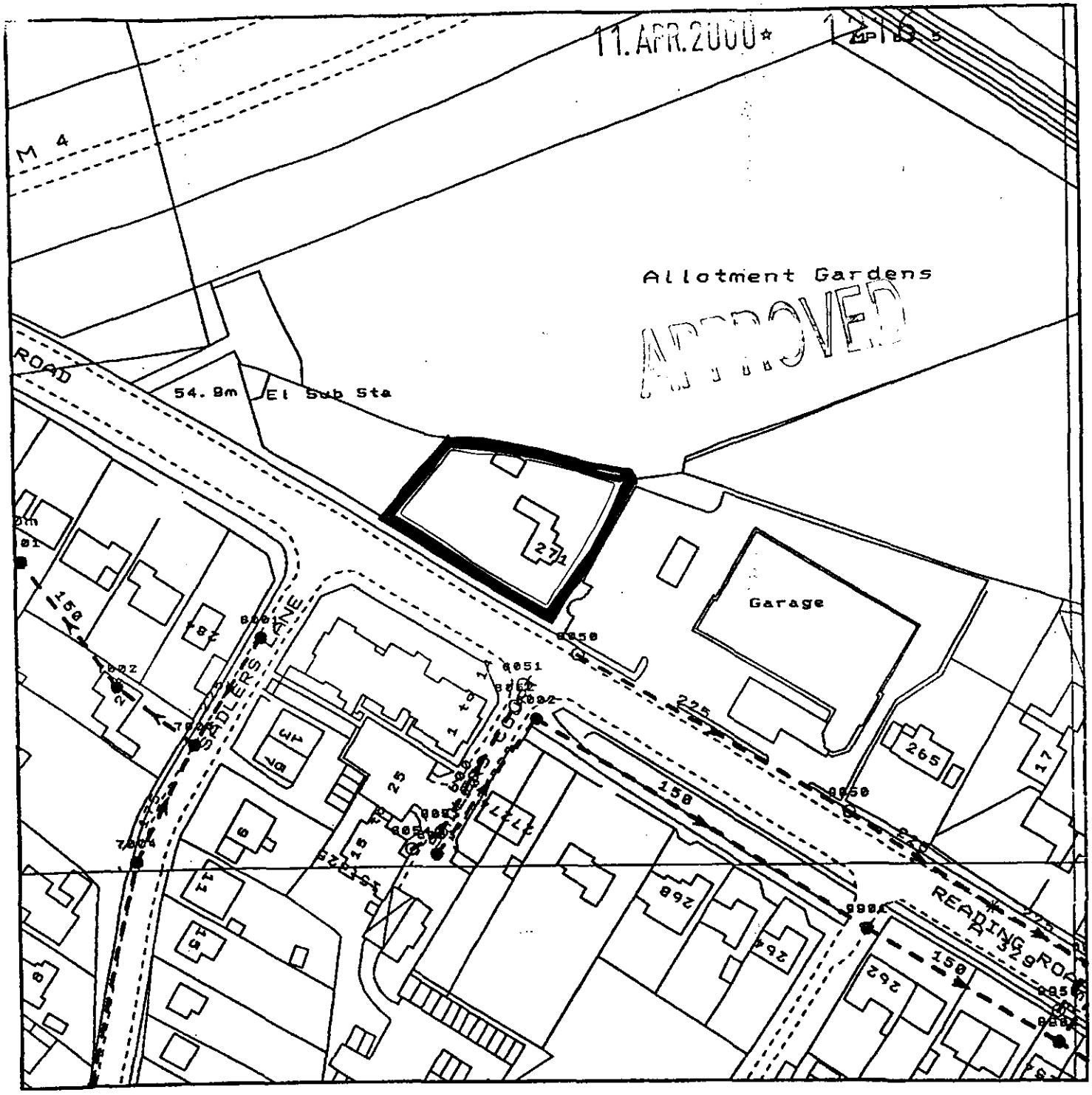
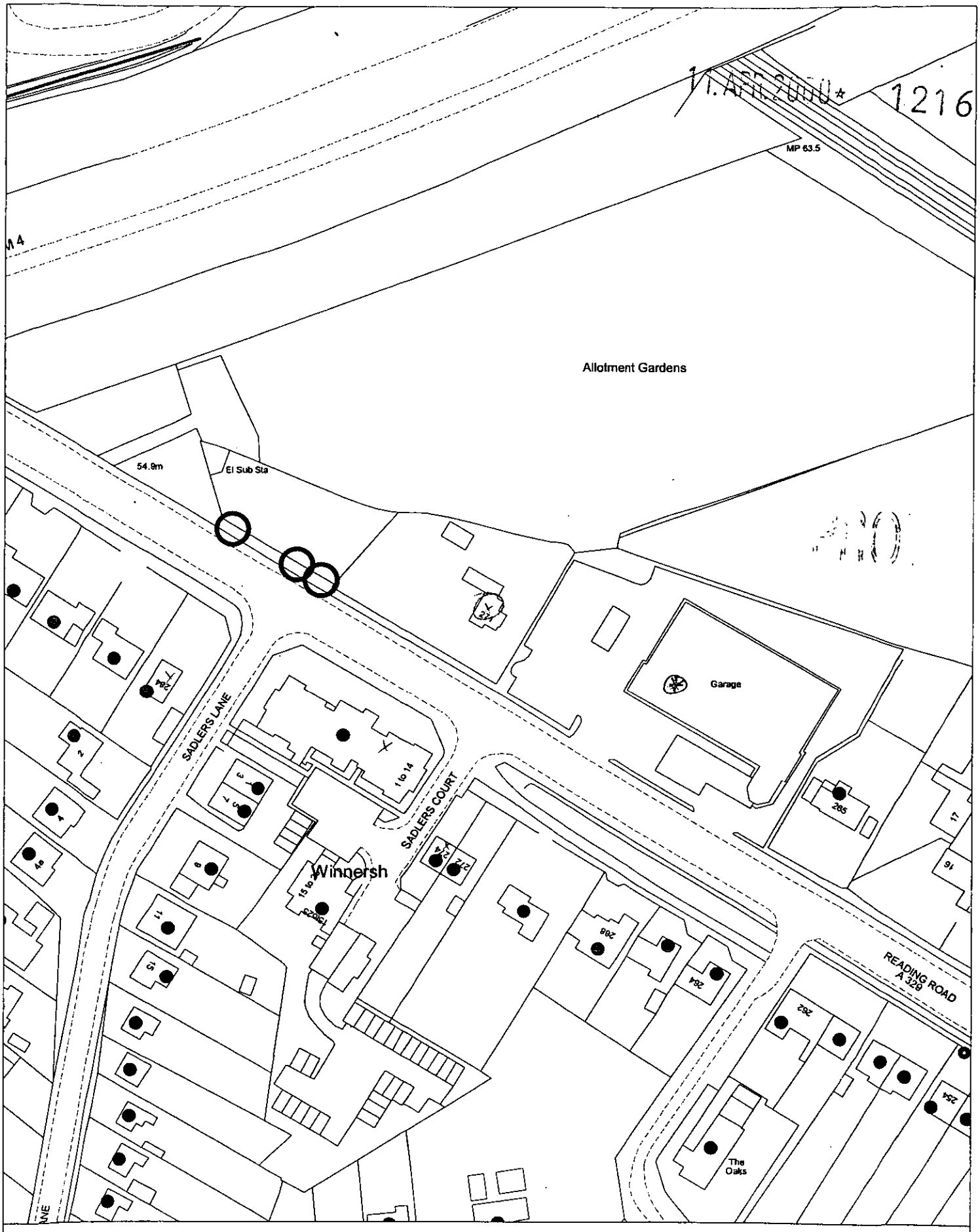


Quick Geographic Hardcopy Facility.

Plot centred on 478878,170975, which is in SU7870SE.

Requested by UMNB, on Thu Jul 23 10:23:12 1998

23 07 '98 THU 09:25 FAX 0118 925 1516 TECHNICAL INFORMATION 002



Site Plan, Scale: 1 to 1250

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Date: 3 April 2000

N
W E
S

THE PADDOCKS

(1)

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU 7870

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
O/208/58	Mr R J Schubert	O/A	Petrol filling station on site of 271	19. 11. 58	N/A Ref
R 68/60	Mr R F. Riddington		Addition	5. 5 60	app Ref
R/101/60	"		Revised plan.	16. 6 60	app ap
PD 526/60	"		Garage	1 12. 60	app NA
R 34/62	Mrs S. Mroczek		Conservatory & WC	19 4. 62	app AR
O/105/62	Mr R J Schubert	O/A	Petrol filling station on site of 271.	21. 5. 62	N/A Re
O/173/62	"	"	as above.	14. 8. 62	N/A Re
O/283/63	"	"	"	8 11. 63	N/A Re
R/287/63	Mrs M S Mroczek		Private Club	7. 5 64	N/A Re

DATE OF COMPLETION

MINISTRY DECISION Appeals dismissed O/173/62, O/283/63

SPECIAL ORDERS

DRAINAGE

091074

THE PADDOCKS

(2)

ADDRESS 271 READING ROAD PARISH WINNERSH

(60)

PLOT No. ORD. SHEET No. SU7870

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
R/174/65	Mr M Webb		Petrol filling station	12. 7. 65	N/A Re
R/4/66	Walter Davis & Son (Rdg's)		use of site & out bldg as Builders yard	2. 2. 66	N/A Ref
O/137/68	Mr M Webb	O/A	Convert house into flats.	8. 8 68	N/A Ca
225/78	Mr M Webb		change of use to car parking purpos	16. 3. 68	N/A Ref
2009/72	Riddling Webb & Kendrews	O/A	Petrol filling station & 8 dot houses	25. 1. 73	N/A Ref
2075/72	" " "	O/A	demolish house 8 det houses & 6 flats	25 1. 73	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION 225/78 appeal dismissed 13.12.73. 2009/72 Appeal dismissed 8. 5. 7

SPECIAL ORDERS

DRAINAGE

091074

THE PADDOCKS ~~Bulldog Service Station~~

(3)

ADDRESS 271 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870 (60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
*BR 244	Mr M Webb	Convert house to 4 flats & outbld.	19. 3. 74	app N
*BR 1401	Bulldog Services Station	" " "	15. 9. 74	app N
02303	" "	as above	15. 5. 75	N/A C/A
BR 5152	Mr Mrs Saunders	S/S extension	5. 8. 76	app N/A
05100	" "	" "	26. 8. 76	N/A C/A
05468	" "	" "	28. 10. 76	N/A Ref
39838	SAINSBURY	SHOP/CARPARK/ACCESS	9.9.92	Re
39839	"			ON HEARING DA
96/63382/F	BULLDOG SERVICE STATION	DEM. FOR SHOWROOM		C/A
97/66305/A	McDonalds Restaurant	Ver. of illum. Signs	5.1.98	RE
97/66146/F				
97/66147/F				

MINISTRY DECISION

SPECIAL ORDERS *BR 244 Cancelled by WDC *BR1401 cancelled by WDC.

DRAINAGE

091074

THE CROFTERS

(1)

ADDRESS 271 A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870 (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 7204.	Mr G A Saunders	Int alt. to coach to form flatlet	26. 9. 77	Ref N/A
07252	Bulldog S. S.	parking & unloading to west of 271A.	24. 11. 77	N/A Ref
BR 7652.	Mr G. A Saunders	alterations	20. 12. 77	app N/A
BR 7974	R. G Andrews	Grounds & 1st floor ext	23. 2. 78	Ref N/A
07912	" "	alteration extn.	16. 3. 78	N/A Ref
BR 8142	Mr P Newbury	S/S flat to 2/S house	21. 3. 78	app N/A
08744.	" "	alteration 1st floor add	6. 7. 78	N/A Ref
BR 8869	" "	" "	10. 7. 78	Ref N/A
09110	Mr G Saunders	Ped & Vech access	28. 9. 78	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE CROFTERS

(2)

ADDRESS 271A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU7870. (6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
09435	Mr P Newbury	alter & add.	14. 12. 78	N/A C
10163	Mr R Pratley O/A	Demolish Crofters erect Det hs on site	15. 3. 79	N/A C
BR 11049	Wendy Woodcock	Provs of water supply drainage to kitchen & bathroom	27. 6. 79	Ref N
BR 11103	" "	Int alt etc	8. 7. 79	app N
BR 15337	Mrs W Lindsay Davies	Weather Porch	5. 8 80	app N
BR 15529	" "	Ext to form bedroom	8. 9. 80	app N
14159	" " "	2 BEDROOM & BATHROOM	25. 9. 80	N/A C
BR 19921	"	bedroom & ~~bathroom~~ DINING ROOM	25. 9. 83	N/A
18793	"	"	10. 2. 83	N/A C

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 30630 " STORE/GARAGE/ACCESS 9.9.88 C

(3) ADDRESS 271A READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7870

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39838	SAINSBURY O/L	SHOP/CARPARK/ACCESS	9.9.92	REF
39839	"			ON EXPIRY
96/63382/F	BULLDOG SERVICE STATION	DEM. FOR SHOWROOM		C/A
97/66147/F 64146	McDONALDS 271/271A	RESTAURANT	3.11.97	RE
97/66305/A	"	Erec. of illumin Signs	5. 1. 98	RE
97/66306/A	"	" station	"	RE
99/70825/A	Petromar Plc	Int. ill. Petrol Signs	6. 1. 00	*

DATE OF COMPLETION * Grant Signs 2, 4 + 6 + Ref. Signs 1, 3 + 4

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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
11 APR 2001 1216

1.	APPLICANT'S NAME	MARGRAM PLC
	ADDRESS	SUITE 17, CHALLENGE HOUSE, SHERWOOD DRIVE
		BLETCHLEY, M KEYNES, MK3 6DP
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	305 MANAGEMENT SERVICES
	ADDRESS	YORK HOUSE, VALLEY COURT
		CANAL ROAD, BRADFORD BD1 4SP
	POST CODE	PHONE 01274 395422
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	WINNERSH SERVICE STATION, 271 - 271A READING ROAD
		WINNERSH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO FORM STORE TO REAR OF EXISTING SHOP
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.47 ACRE/0.18 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	980415/50

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	

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e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

PETROL FILLING STATION

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

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~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

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AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details AS EXISTING

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

AS EXISTING

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See notes for applicants

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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

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~~YES~~/NO

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

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SIGNED [signature] ON BEHALF OF MARGRAM PLC DATE 22.3.00

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1769c

PLANNING APPLICATION

PART 2

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A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION			13.5	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	259	—	13.5	

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	Cars	Lorries
Existing	AS EXISTING	
Proposed		

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a) Give the name and current operating address of the proposed occupier
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