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 PLANNING OFFICER
WOKINGHAM DISRTICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE
RG11 1BN

FOR OFFICE USE ONLY

25.JAN.2001* 3255

PART 1 REGISTER

1. **APPLICANT'S NAME** ALBION LAND (U.K.) LTD & T.I. GROUP PLC

ADDRESS C/O THE AGENTS

POSTCODE **PHONE**

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

AGENT'S NAME WOOD FRAMPTON (Ref: A013/PF/6427)

ADDRESS AYLESFORD HOUSE, 70-72 CLARENDON STREET, LEAMINGTON SPA, WARKS.

POSTCODE CV32 4PE **PHONE** 01926 831144

3. Show the site outlined in **RED** on the plans. Other land in the applicant's ownership or control must be shown outlined in **BLUE**

SITE LOCATION FLUIDRIVE SITE, MOLLY MILLERS LANE WOKINGHAM

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

AREA OF SITE 0.58 HA

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

OWNERSHIP OWNER & PROSPECTIVE DEVELOPER

6. List all the plans and drawings submitted with the application

PLANS/DRAWINGS 10202/TP/020-026; 288.39.01; 10202/TP/001

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

REDEVELOPMENT OF GENERAL INDUSTRIAL PREMISES FOR PURPOSES WITHIN CLASS B1 & B1(b) OF THE TOWN & COUNTRY PLANNING USES CLASSES ORDER 1987

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?**
Tick the box(es)

CHANGE OF USE	☐	NEW BUILDING	☑
DEMOLITION	☑	REDEVELOPMENT	☑
		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	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number	
		Conditions to be relaxed	

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

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

11. WHAT IS THE EXISTING USE OF THE LAND ?

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

GENERAL INDUSTRIAL DEVELOPMENT

12. IS THERE ANY PUBLIC RIGHT OF WAY ACROSS THE SITE ? NO — If so, show it clearly on the plans.

13. ARE THERE ANY TREES ON THE SITE ? YES

b) IF SO, ARE ANY TO BE FELLED ? YES — If so, show their positions, spread and species on the plans and which, if any, are to be felled.

14a. STATE MATERIAL AND COLOUR OF WALLS

b) STATE MATERIAL AND COLOUR OF ROOFS

If more than one material or colour is used, show their use on the plans.

REFER TO ARCHITECTS SCHEME DESIGN STATEMENT. FINAL DETAILS TO BE SUBMITTED TO & APPROVED BY DISTRICT PLANNING AUTHORITY.

15. HOW WILL THE SITE BE ENCLOSED ?

Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.

REFER TO SITE LAYOUT PLAN 10202/TP/020

16. HOW WILL SURFACE WATER BE DISPOSED OF ? MAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF ? MAINS

If you are unsure of the position of the main sewer, check with this Council.

If a septic tank or cesspool is proposed, refer to notes to help applicants.

18. EXISTING ACCESS TO THE SITE - GIVE DETAILS REFER TO SITE PLAN 10202/TP/001

19. IS IT PROPOSED TO CONSTRUCT A NEW ACCESS OR ALTER AN EXISTING ACCESS ? YES - REFER TO SUBMITTED PLANS

Give details. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT COMPLETE THE FOLLOWING TABLE

	No. OF NEW DWELLINGS PROPOSED	EXISTING DWELLINGS TO BE RETAINED	DWELLINGS TO BE LOST THROUGH DEMOLITION OR CHANGE OF USE
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT / MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANYTHING OTHER THAN HOUSING, HOUSE EXTENSIONS OR WORK WITHIN THE CURTILAGE OF A HOUSE ? YES — 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 ? 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 is payable say why.

£9500.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

SIGNED [signature] ON BEHALF OF ALBION LAND (U.K.) L.T.D. & T.I. GROUP P.L.C. DATE 20.01.01

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

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

(#) amended – refer to agents letter dated 23.11.2001

	Existing floorspace to be retained in present use	Proposed additional floorspace obtained by		Existing floorspace to be lost through demolition or change of use
		New Building	Change of use	
OFFICE		3713(#)		611*
INDUSTRIAL				2741
RETAIL				
STORAGE				
ANCILLARY OFFICE				292
ANCILLARY RESIDENTIAL				
OTHER (PLEASE SPECIFY)				
TOTAL		3713(#)		3644

* LEASED ON ADJOINING SITE

25. FOR WHAT PURPOSE WILL THE BUILDINGS / LAND BE USED ?

Describe the activity or processes to be carried on, any end products, and the type of plant and machinery to be installed.

CLASS B1(a) & B1(b)

26. HOW MANY PEOPLE WILL / ARE LIKELY TO BE EMPLOYED ?

	Office Staff	Industrial Staff	Other Staff
New Jobs	N/K	NIL	NIL
Transferred Staff	NIL	NIL	NIL
Existing Staff	NIL	NIL	NIL

27. WHO WILL OCCUPY THE PREMISES ?

Give the name and current operating address of the occupier.

N/K

28. WHAT IS THE ESTIMATED NUMBER OF VEHICLES GOING TO THE SITE IN A NORMAL WORKING DAY ?

It will be helpful to submit a car parking plan.

	Staff Cars	Commercial Vehicles	Visitors
Existing	REFER TO	TRANSPORT	CONSIDER-
Total (Existing and Proposed)	ATION REP	ORT BY S.M.A	

29. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES ?

If so, state which 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. AN INCORRECT APPLICATION WILL BE RETURNED. Every application must be accompanied by the appropriate certificate and fee. See NOTES TO HELP APPLICANTS.

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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 theChief 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.

WOKINGHAM DISTRICT COUNCIL

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TOWN AND COUNTRY PLANNING ACT, 1971

Certificate under section 27 66.

Application No.

CERTIFICATE A

I hereby certify that :–

1. At the beginning of the period of 21 days ending with the date of the application, no person (other than the applicant) was the owner of any of the land to which the application relates. 5235

or:–

CERTIFICATE B

I hereby certify that:–

I have

1. *The applicant has given the requisite notice to all the persons other than

myself

*the applicant who, 20 days before the date of the accompanying application were owners† of any part of the land to which the application relates, viz. –

†See Note (a) to Certificate A

Name of owner Address Date of service of notice

or:–

CERTIFICATE C

I hereby certify that:–

I am

1. (i) *The applicant is unable to issue a certificate in accordance with either paragraph (a) or paragraph (b) of section 27(1) of the Act in respect of the accompanying application dated (a) .....

(a) insert date of application

I have

(ii) *The applicant has given the requisite notice to the following persons

myself

other than *the applicant who, 20 days before the date of the application, were owners† of any part of the land to which the application relates, viz. –

†See Note (a) to Certificate A.

Name of owner Address Date of service of notice

I have

(iii) *The applicant has taken the steps listed below, being steps reasonably open to *me/him, to ascertain the names and addresses of the other owners of the land or part thereof and *have/has been unable to do so:

(b) Insert description of steps taken.

(b) .....

.....

.....

(iv) Notice of the application as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated.

(c) .....

.....

(d) Insert date of publication (which must not be earlier than 20 days before the application)

on (d) .....

Copy of notice as published

SEE OVERLEAF

or:—

CERTIFICATE D

I hereby certify that:—

I am

1. (i) *The applicant is unable to issue a certificate in accordance with section 27(1)(a) of the Act in respect of the accompanying application dated

(a) Insert date of application.

(a) .....

and *have / has taken the steps listed below, being steps reasonably open to *me / him, to ascertain the names and addresses of all the persons, other than *myself / himself, who, 20 days before the date of the application, were owners† of any part of the land to which the application relates and *have / has been unable to do so:

† See Note (a) to Certificate A.

(b) Insert description of steps taken.

(b) .....

.....

.....

(ii) Notice of the application as set out below has been published in the

(c) Insert name of local newspaper circulating in the locality in which the land is situated.

(c) .....

.....

(d) Insert date of publication (which must not be earlier than 20 days before the application).

on (d) .....

Copy of notice as published

This part must be completed in all cases.

WHICHEVER IS APPROPRIATE OF THESE ALTERNATIVES SHOULD FORM PART OF ANY CERTIFICATE A, B, C OR D ABOVE

*2. None of the land to which the application relates constitutes or forms part of an agricultural holding;

or:— I have

*2, *The applicant has given the requisite notice to every person other than *myself / himself who, 20 days before the date of the application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—

(e) If you are the sole agricultural tenant enter 'None'.

Name of tenant (e)	Address	Date of service of notice

Signed .....

*On behalf of ALBION LAND (UK) LTD & T.I. GROUP PLC

Date 10.01.01

* Delete where inappropriate.