96\6411

APPLICATION NO:
F/2002/6218

LOCATION:
Waitrose Ltd London Road, Twyford Reading

APPLICANT:
Waitrose Development Dept C/O Clockhouse Project Management

PROPOSAL:
Proposed erection of canopy in service yard.

EARLIEST DATE FOR DECISION: **02/05/2002**

APPLICATION WILL HAVE EXPIRED ON: 20/05/2002.

CASE OFFICER: ~~Heidi Lynch~~

KL

PERMITTED DEVELOPMENT

~~1586~~
168

DO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Waitrose Development Dept
C/O Clockhouse Project Management
38 Upper Golf Links Road
Broadstone
POOLE
Dorset
BH18 8BY

Application Number: F/2002/6218

Parish: **TWYFORD**

Location: **Waitrose Ltd, London Road, Twyford, Reading**

Proposal: **Proposed erection of canopy in service yard.**

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. 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
3. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

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.

Realised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS	CASE OFFICER
PLANNING APPLICATION NUMBER	6218 KC
BUILDING CONTROL NUMBER	BP 2002/3420 North
~~APPLICANT~~/AGENT	Clocktower Project Mgt.
ADDRESS OF SITE	Waitrose Store London Road TWYFORD
DESCRIPTION OF PROPOSED WORK	erection of canopy in Service yard

DRAWING NUMBERS	BC	DC
BLOCK PLAN	238 Service Yard 03	238 Service Yard 03
ELEVATIONS	238 — 04	238 — 04
FLOOR PLANS		

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	15/5/02	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES? slight difference to air grill	—	
DATE	2/9/02.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/6218

Applicant : Waitrose Development Department C/O Clockhouse Project

Location : Waitrose Ltd, London Road, Twyford, Reading.

Proposal : Proposed erection of canopy in service yard

Site Notice Displayed ? : YES [ ] NO [✓] DATE [ ]

Date of Neighbour Notifications :

Date of Site Visit : 2/05/2002

Date Registered : 25/03/2002

Earliest Date for Decision : 02/05/2002

Latest Consultation Date/Site Notice Expiry Date : 02/05/2002

Application Expiry Date: 20/05/2002

Consultation Responses :

Highways: Recommends approval with no conditions.

Twyford Parish Council: No comment on the application

Conservation: No objection. As the majority of roofs are hipped then it could be more appropriate if the end of the canopy, when viewed from London Road, had a similar form. The proposed canopy helps to reduce the extent of brickwork and scale of the structure in the service area.

Planning Issues:

Effect on the streetscene
Effect on neighbouring properties
Effect of the development within the Conservation Area
Highways
Identified settlement

Application Number: F/2002/6218

Appraisal :

The proposal seeks to erect a canopy to the rear of the Waitrose building, within the service yard. The site is within the identified settlement of Twyford.

The canopy measures 4.5 metres in height to the eave and 6 metres in height to the ridgeline. It abuts 11.25 metres from the wall of the store, and is proposed to be 2.4 metres in depth. The canopy is proposed to be finished with blue/grey tiles, with steelwork support posts finished brown to match the roller shutters and grilles. The construction of the canopy within the service yard will help in keeping rainwater from off goods which are being loaded into the store.

The main issues are:

A. The Impact on Neighbouring Properties
B. Impact on the street scene
C. Impact on the Conservation Area
D. Impact on Highways Safety
E. Concerns of the Parish Council, local residents and Ward Members

Impact on Neighbouring Properties
The impact on neighbouring properties will be negligible due to the canopy being constructed beyond the rear building line of neighbouring properties, and due to the canopy being of limited size in comparison to the rest of the building

Impact on the street scene
The canopy is to be located to the rear of the property, in the Service Yard. Vehicles driving from Waitrose through to London Road will be able to see the canopy, however it is not considered that the canopy will be detrimental to the appearance of the service yard and therefore this will view will not be cause for concern.

Impact on the Conservation Area
With regards to the conservation area aspects of the application, Council's Conservation Officer has looked at the application and has determined that overall the canopy helps to reduce the extent of brickwork and scale of the structure in the service area. It will help to 'break up' the mass of the service yard elevation. For these reasons it is considered that the application will not have an adverse effect on the conservation area.

Impact on Highways Safety
No effect on highways safety. This has been confirmed by Council's Highways Officers.

Concerns of the Parish Council, local residents and Ward Members
No objections have been received from the Parish Council, Ward members or local residents.

Recommendation : Approval: ☑ **Refusal:** ☐

Application Number: F/2002/6218
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1	C001	R001	Full Permission – 5 Years
2	C012	R012	External Materials to Be Agreed
3	C014	R014	External Finishes to Match

Informatives for Approvals:

1.	N16
2.	

Policies

Loddon Area Local Plan Policies: LTV1, LBE1, LBE2, LBE12, LBE16
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies: WOS3, WBE1, WHE4
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies: OS1, EN1, EN5
Minerals Local Plan Policies:

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

Date: 15 May 02

RECORD OF SITE VISIT

Site Address: Waitrose Limited, London Rd, Twyford
Application Number: F/2002/6218
Officer: Kerrin Lithgow
Date of Site Visit: 02/05/2002.

1 SITE/STATUTORY NOTICE DISPLAYED ? Not viewed.

2. DESCRIPTION OF SURROUNDINGS
– Service yard to side and rear of Waitrose building.

3. DESCRIPTION OF SITE/BUILDING
Accessway runs alongside building and service yard.
Residential properties alongside accessway.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Canopy will not easily be viewed from R/O numbers 45, 47 and 49 London Road.

5. SITE CONSTRAINTS

TREES N/A

ACCESS/PARKING Will not hinder. Designed to be a canopy to service vehicles.

LEVELS Flat

BOUNDARY TREATMENT N/A - no effect.

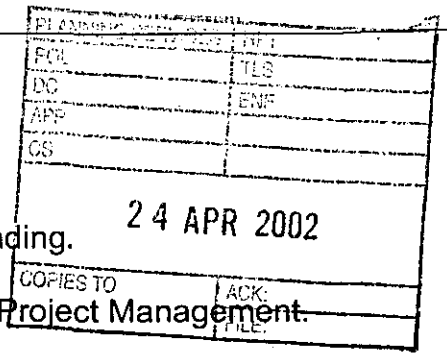
OTHERS —

FROM: Heidi Lynch

DATE: 08 April 2002

DELEGATED

TWYFORD PARISH CONSULTATION SHEET



Application Number: F/2002/6218

Proposal: Proposed erection of canopy in service yard..

Site Address: Waitrose Ltd , London Road, Twyford, Reading.

Applicant: Waitrose Development Dept C/O Clockhouse Project Management.

Your observations are required in respect of this application **by 02/05/2002** .

No Comment

SIGNED: _____ DATE: 23/4/02

Clerk To Twyford Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Heidi Lynch **Date:** 08 April 2002

Application Number: F/2002/6218

Proposal: Proposed erection of canopy in service yard.

Parish: TWYFORD PARISH

Site Address:
Waitrose Ltd , London Road, Twyford, Reading.

Applicant:
Waitrose Development Dept C/O Clockhouse Project Management.

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).

Signed: _____ **Print name:** Adam 4/4/02.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
25 MAR 2002* 6218

1.	APPLICANT'S NAME	WAITROSE DEVELOPMENT DEPT.
	ADDRESS	SOUTHERN INDUSTRIAL AREA BRACKNELL
	POST CODE	RG12 8YA PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CLOCKHOUSE PROJECT MGT.
	ADDRESS	38 UPPER GOLF LINKS ROAD BROADSTONE, POOLE
	POST CODE	BH18 8BY PHONE 01 202 603 705
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	LONDON ROAD TWYFORD RG10 9EH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED CANOPY WITHIN SERVICE YARD
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.9 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	DRG. NOS: 238.ServiceYard.01 ..02 ..03 ..04 ..05

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	☐

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	3450	0	0	0
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	3450	0	0	0

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

[redacted] WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing / Proposed	UNAFFECTED	

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.

RETAIL SHOP - UNCHANGED

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

UNCHANGED - WAITROSE

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
N/A			

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".

1933

1 WAITROSE

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65015/F	KIMBERLEY SECURITIES	A1 RETAIL, PARKING,	6.11.97	REF
97/65016/CAC	"	"	16.12.98	C/A
97/66681/F	"	"	16.12.98	CA/LA
97/66711/CAC	"	Demo. of Bldgs in Conservation Area	22.12.98	Gran
99/68899/F	Thames Valley Housing Assn.	Erect 5 Dwellings & Car Parking & Landscaping (Amend 66681)	29.6.99	CA/LA
99/68900/F	"	A1 Retail - Car Parking & Svc Area	21.4.99	CA/LA
C/66681/14	Kimberley Securities	C-COND 14 of 66681 for Appl of Ext Materials	9.3.99	App
99/8763	Zenith Blds Ltd.	5-3 Bed. Houses	17.5.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

2 WAITROSE

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/68900/05	c/o Farrell & Clark	Comply with COND. 05 of Cons. 99/68900/F Appl of Public Art Provision		22.6.99
C/68900/11	"	Comply with cond. 11 of consent 99/68900/F app. of landscape maintenance.	20/7/99	App
C/68900/14	"	Comply with cond. 14 of consent 99/68900/F for app. of external materials.	20/7/99	App
C/68899/13	c/o Zenith Builders Ltd	Details to comply with COND 13 of 99/68899/F - Appl of Materials	26/7/99	GRAN
FP99/8761	Kimberley Dev. Plc.	Waitrose Store	9/9/99	REF
C/68900/7/8/25	c/o Farrell & Clark	Details to comply CONDS 7, 8 & 25 of Cons. 99/68900 for Appl of Hard & Soft Landscaping / Roadlibus access	19/8/99	GRAN

~~MINISTRY DECISION~~

C/68899/05	Thames Valley H.A.	Details - comply COND 5 of Cons. for Appl Road Clearing Plan	17/8/99	GRAN

1933
3 WAITROSE

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/68899/18	Thames Valley Housing Assoc	D. to C. - C. 18 of 68899 for Appl of Foundation Plans	27.8.99	APP
C/68900/30	c/o Farrell & Clark	D. to C. C. 30 of 68900/F Appl of Refuse Disposal Plan	2.9.99	Grant
FP99/8761/A	Kimberley Dev. PLC	Erect supermarket & car parking storage area	10.9.99	C/A
C/68900/28	"	D. to C. - cond 28 of 68900 for Appl of Readiburs Access	6.10.99	APP
C/68900/10	c/o Farrell & Clark	D. to C. - cond 10 of 68900 for Appl of Boundary Treatments	12.10.99	APP
C/68900/21	~~Kimberley~~ c/o Farrell & Clark	D. to C. w cond 21 of 68900/or app. of residential parking	16.12.99	APP
A/2000/0350	Waitrose Ltd Int.	illum. shop & car park signs	21.2.00	*

0350 - APPEAL DISMISSED - 23/10/00

* Part approved & part refused

1933 Waitrose

W/ ADDRESS London Road PARISH Twyford

PLOT No ORD. SHEET No.

BUILDER

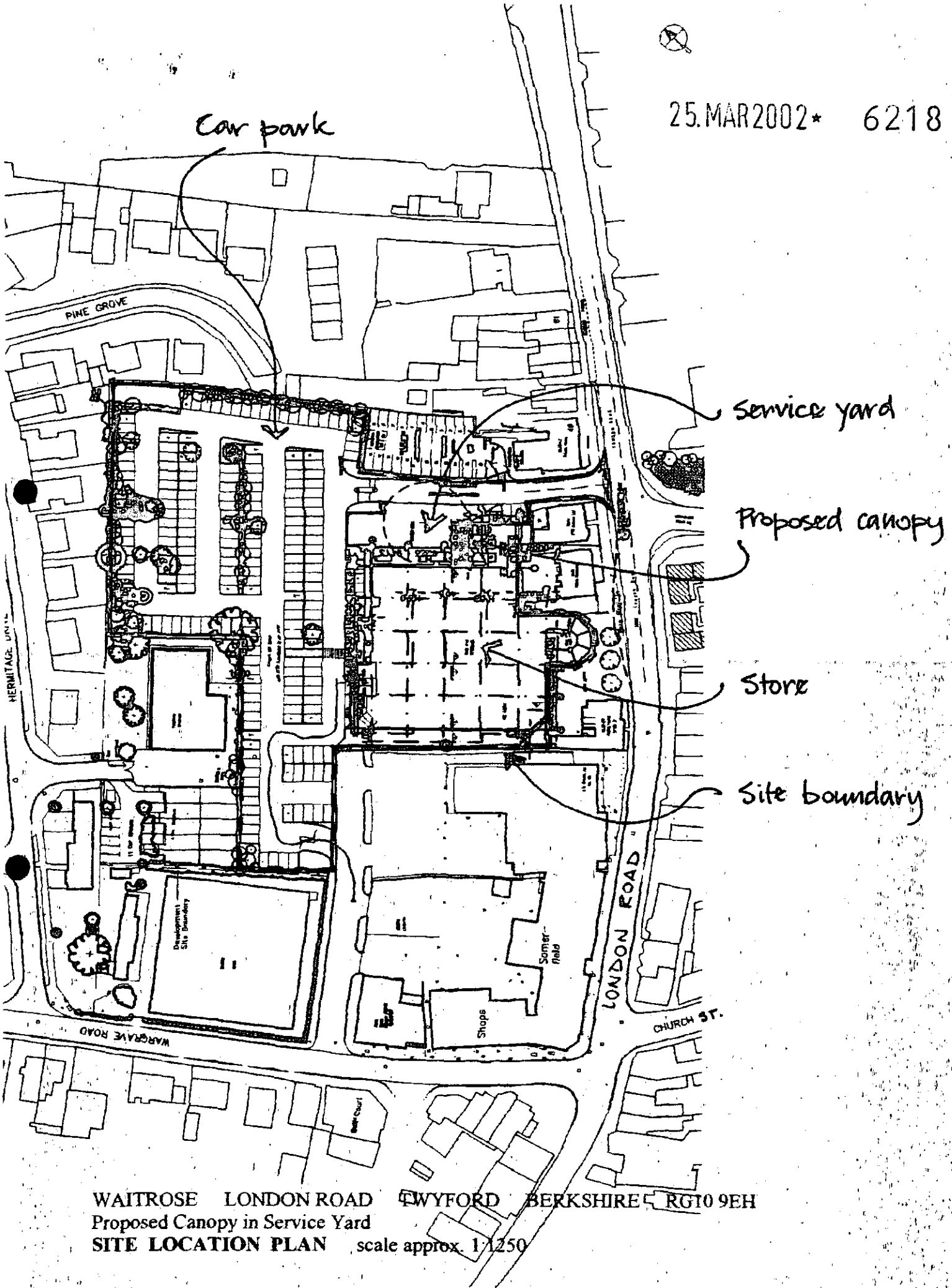
Plan No.	Applicant	Description of Development	Date of Decision	Decision
A/2000/0995	Waitrose	Erect int ill shop & car park signs	23.5.00	P/Ref P/App
C/2000/1076	Waitrose Ltd	D. to C. - bus provisions	27.4.00	APP
C/68900/05	"	D. to C. - Appl of Public Art Provisions	7.6.00	APP
C/2000/0847	Kimb. Secs.	D. to C. - Appl of car park lighting	10.11.00	APP
A/2000/0857	Waitrose	non illum sign	5.6.00	APP
A/2001/3210	"			
A/2001/4886	"	non-ill. seasonal banners on lamp posts	4.12.01	C/A
F/2002/6218				

MINISTRY DECISION

SPECIAL ORDERS

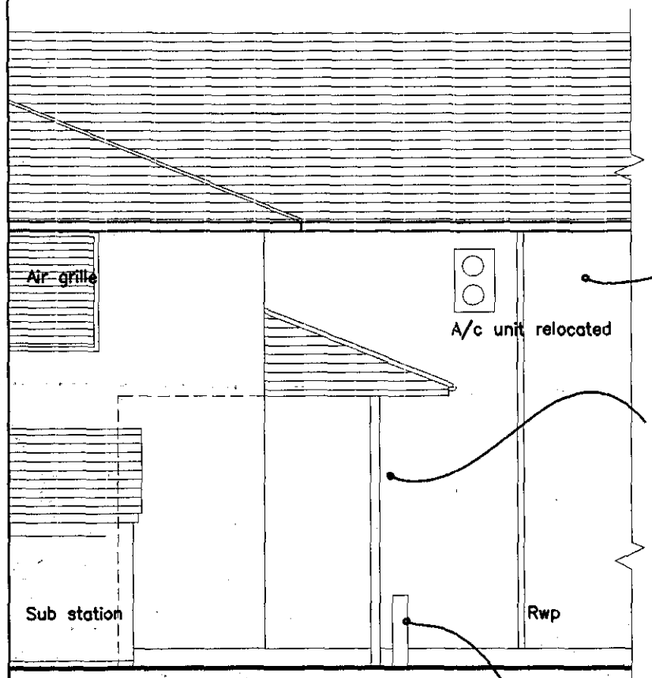
* PART REF & PART APP.

25.MAR2002* 6218

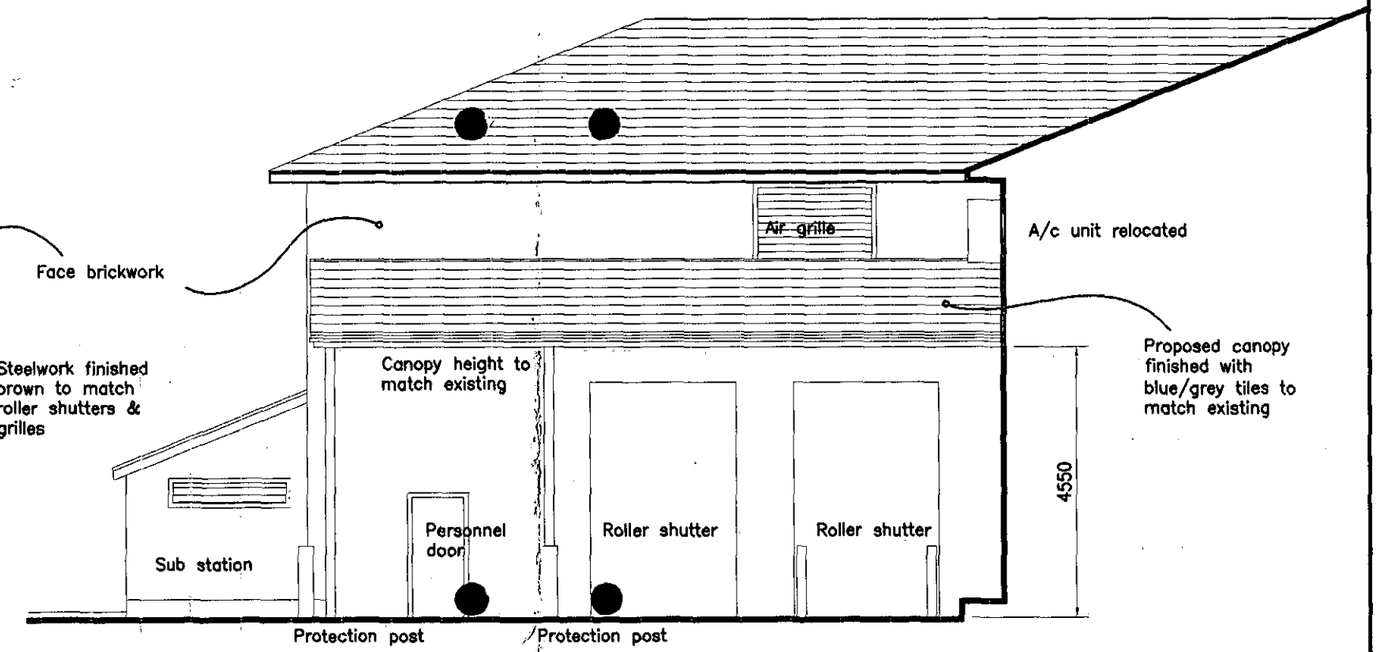


WAITROSE LONDON ROAD WYFORD BERKSHIRE RG10 9EH
Proposed Canopy in Service Yard
SITE LOCATION PLAN scale approx. 1:1250

05



SIDE ELEVATION



ELEVATION ONTO SERVICE YARD

PROPOSED ELEVATIONS

Scale – metres

Rev	Date	Amendments	By

25 MAR 2002* 6218

Notes

1.) No dimensions to be scaled from this drawing.

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
PROPOSED ELEVATIONS OF SERVICE YARD AREA FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.04
Note	

STORE

GENERATOR

UNLOADING AREA

Canopy

IC

SERVICE YARD

New steel stanchions to support canopy

Protection posts

SUB STATION

3000

Clearance line for articulated vehicles

REFUSE COMPOUND

ACCESS ROAD TO CAR PARK

PROPOSED PLAN

Scale – metres

25.MAR2002* 6218

Rev	Date	Amendments	By

Notes

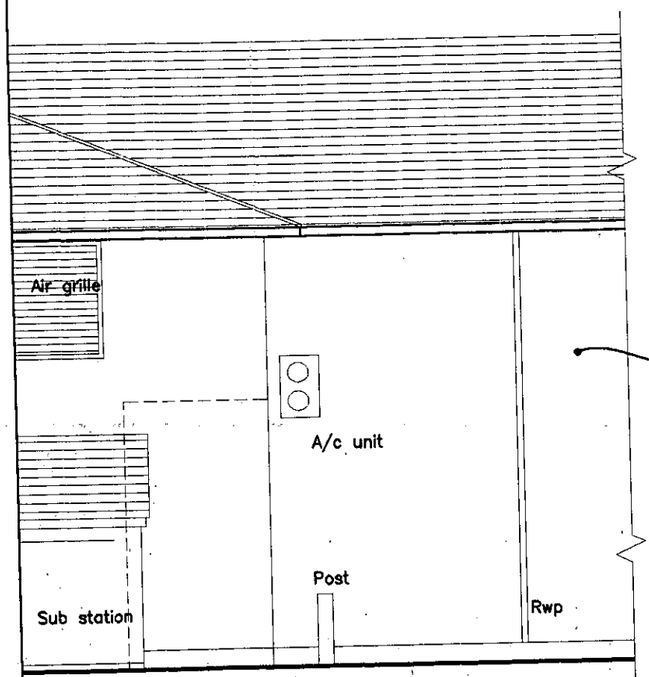
1.) No dimensions to be scaled from this drawing.

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

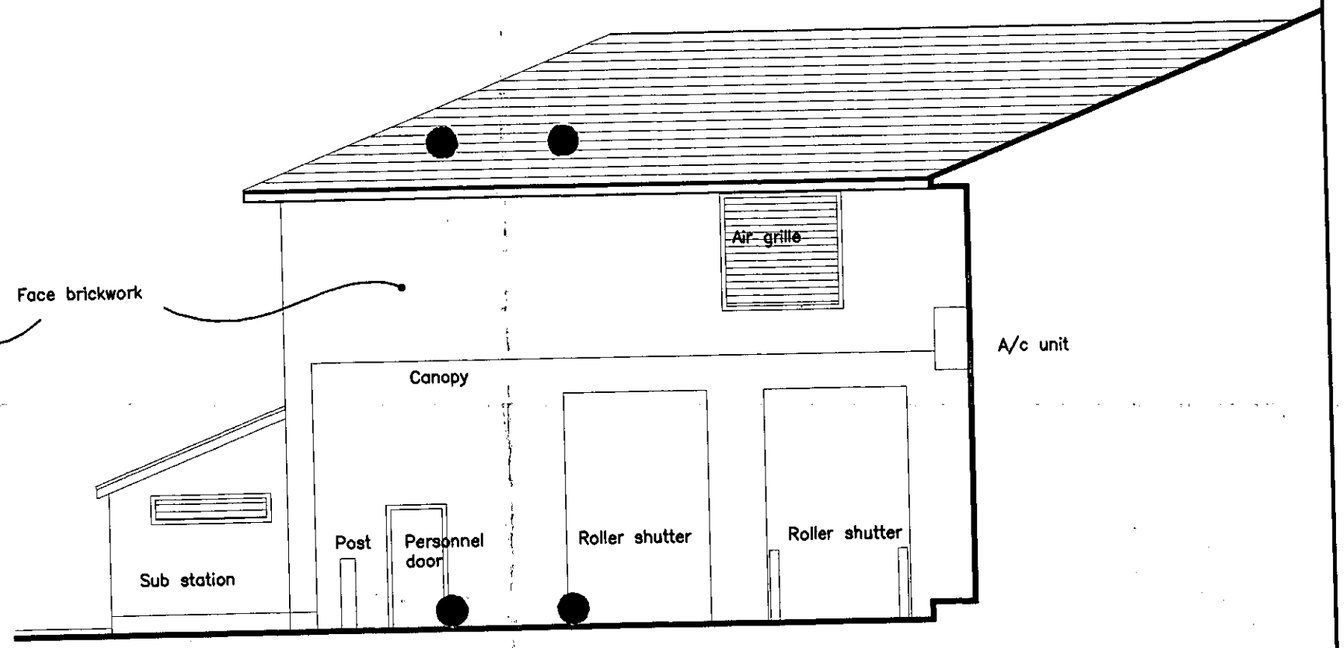
Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
PROPOSED PLAN OF SERVICE YARD FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.03
Note	



SIDE ELEVATION



ELEVATION ONTO SERVICE YARD

Scale – metres

EXISTING ELEVATIONS

Rev	Date	Amendments	By

25.MAR2002* 6218

Notes

1.) No dimensions to be scaled from this drawing.

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
EXISTING ELEVATIONS OF SERVICE YARD AREA FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.02
Note	

STORE

GENERATOR

UNLOADING AREA

IC

SERVICE YARD

Canopy

Post

SUB STATION

Clearance line for articulated vehicles

REFUSE COMPOUND

ACCESS ROAD TO CAR PARK

EXISTING PLAN

Scale – metres

Rev	Date	Amendments	By

25 MAR 2002* 6218

Notes

1.) No dimensions to be scaled from this drawing.

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825256

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
EXISTING PLAN OF SERVICE YARD FOR PROPOSED CANOPY

Scale	1:100
Date	JULY 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.01
Note	

To:
Harold Sanders
Urban Design And Conservation Officer

From: Heidi Lynch

Date: 08 April 2002 10 APR 2002

Application Number: F/2002/6218

Proposal: Proposed erection of canopy in service yard..

Site Address:
Waitrose Ltd , London Road, Twyford, Reading.

Applicant:
Waitrose Development Dept C/O Clockhouse Project Management.

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

I HAVE NO OBJECTION TO THE PROPOSAL TO ADD A CANOPY TO THE SERVICE AREA

AS THE MAJORITY OF ROOFS ARE HIPPED THEN IT COULD BE MORE APPROPRIATE IF THE END OF THE CANOPY, WHEN VIEWED FROM LONDON ROAD HAD A SIMILAR FORM.

THE PROPOSED CANOPY HELPS TO REDUCE THE EXTENT OF BRICKWORK AND SCALE OF THE STRUCTURE IN THE SERVICE AREA

Harold Sanders

12.04.02.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY 25 MAR 2002* 6218

1.	APPLICANT'S NAME	WAITROSE DEVELOPMENT DEPT.
	ADDRESS	SOUTHERN INDUSTRIAL AREA
		BRACKNELL
	POST CODE	RG12 8YA PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CLOCKHOUSE PROJECT MGT.
	ADDRESS	38 UPPER GOLF LINKS ROAD
		BROADSTONE, POOLE
	POST CODE	BH18 8BY PHONE 01 202 603 705
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	LONDON ROAD
		TWYFORD RG10 9EH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED CANOPY WITHIN
		SERVICE YARD
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.9 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	DRG. NOS: 238. ServiceYard. 01 ..02 ..03 ..04 ..05

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.

SHOP

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.

TO MATCH EXISTING - SEE DRAWINGS

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system

YES/NO

If no, please give details

N/A

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

N/A

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

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

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

£95

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 Ian Gibson ON BEHALF OF WAITROSE DATE 22-03-02

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		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	3450	0	0	0
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				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	3450	0	0	0

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	UNAFFECTED	
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.

RETAIL SHOP - UNCHANGED

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

UNCHANGED - WAITROSE

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
N/A			

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".

STORE

GENERATOR

UNLOADING AREA

IC

SERVICE YARD

Canopy

Post

SUB STATION

Clearance line for articulated vehicles

REFUSE COMPOUND

ACCESS ROAD TO CAR PARK

EXISTING PLAN

Scale – metres

25.MAR2002 6218

Rev	Date	Amendments	By

Notes

1.) No dimensions to be scaled from this drawing.

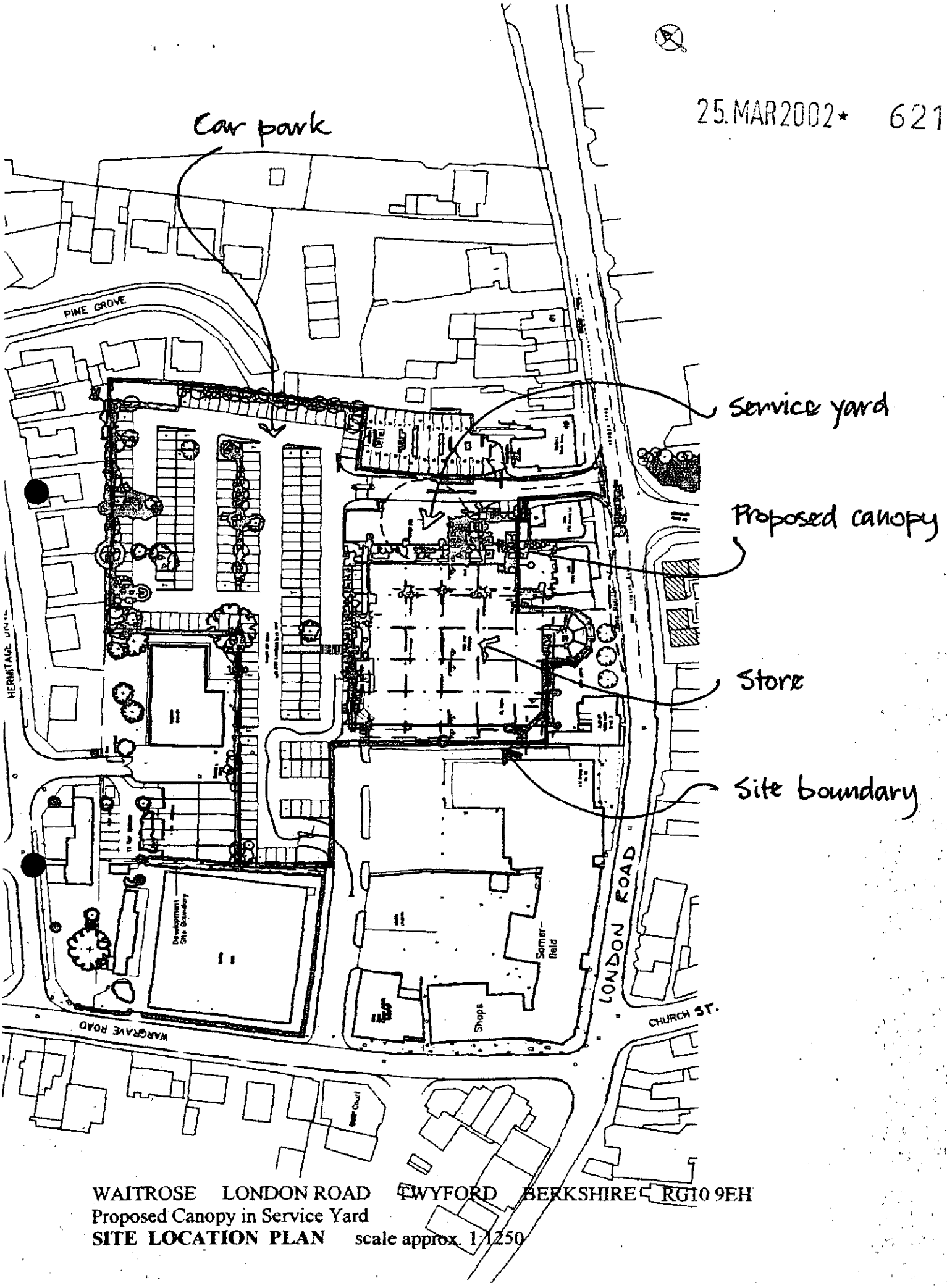
JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
EXISTING PLAN OF SERVICE YARD FOR PROPOSED CANOPY

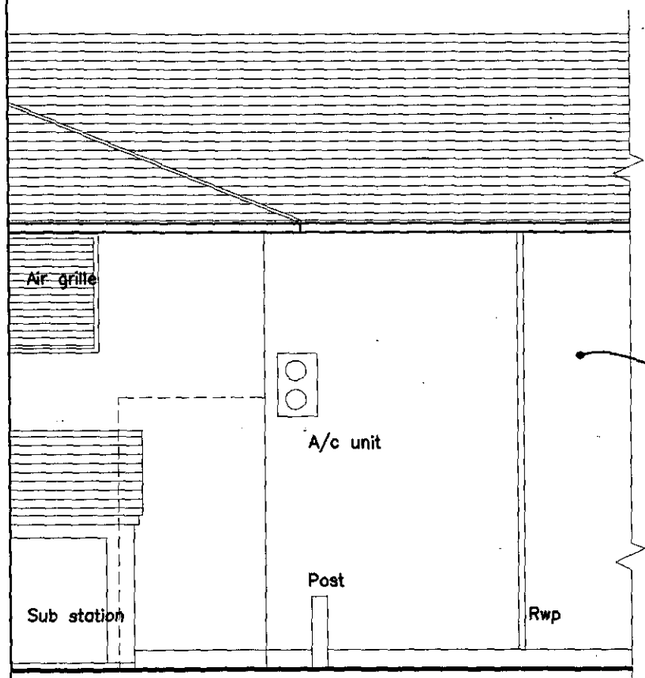
Scale	1:100
Date	JULY 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.01
Note	

25.MAR2002* 6218

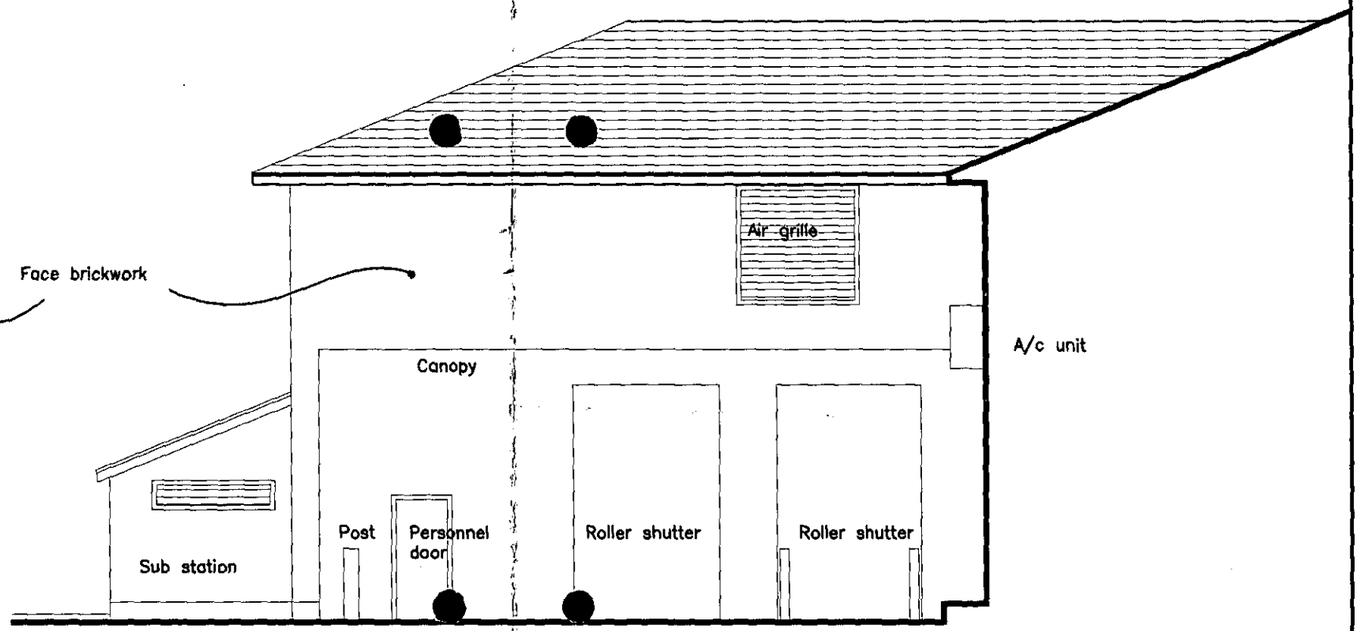


WAITROSE LONDON ROAD TWYFORD BERKSHIRE RG10 9EH
Proposed Canopy in Service Yard
SITE LOCATION PLAN scale approx. 1:1250

26 MAR 2002* 6218



SIDE ELEVATION



ELEVATION ONTO SERVICE YARD

EXISTING ELEVATIONS

Scale – metres

Notes

1.) No dimensions to be scaled from this drawing.

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
EXISTING ELEVATIONS OF SERVICE YARD AREA FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.02
Note	

STORE

GENERATOR

UNLOADING AREA

Canopy

SERVICE YARD

New steel stanchions to support canopy

Protection posts

SUB STATION

3000

Clearance line for articulated vehicles

REFUSE COMPOUND

ACCESS ROAD TO CAR PARK

PROPOSED PLAN

Scale – metres

Rev	Date	Amendments	By

25 MAR 2002 ★ 6218

Notes

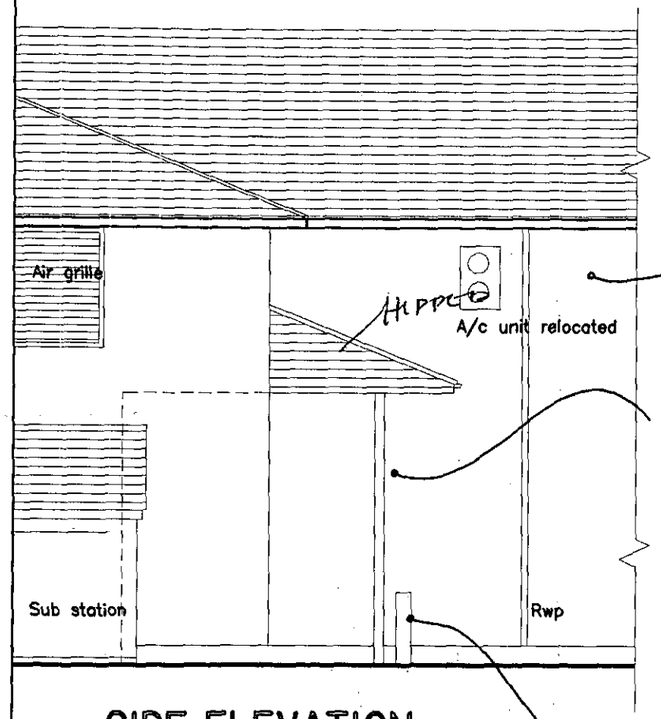
1.) No dimensions to be scaled from this drawing.

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

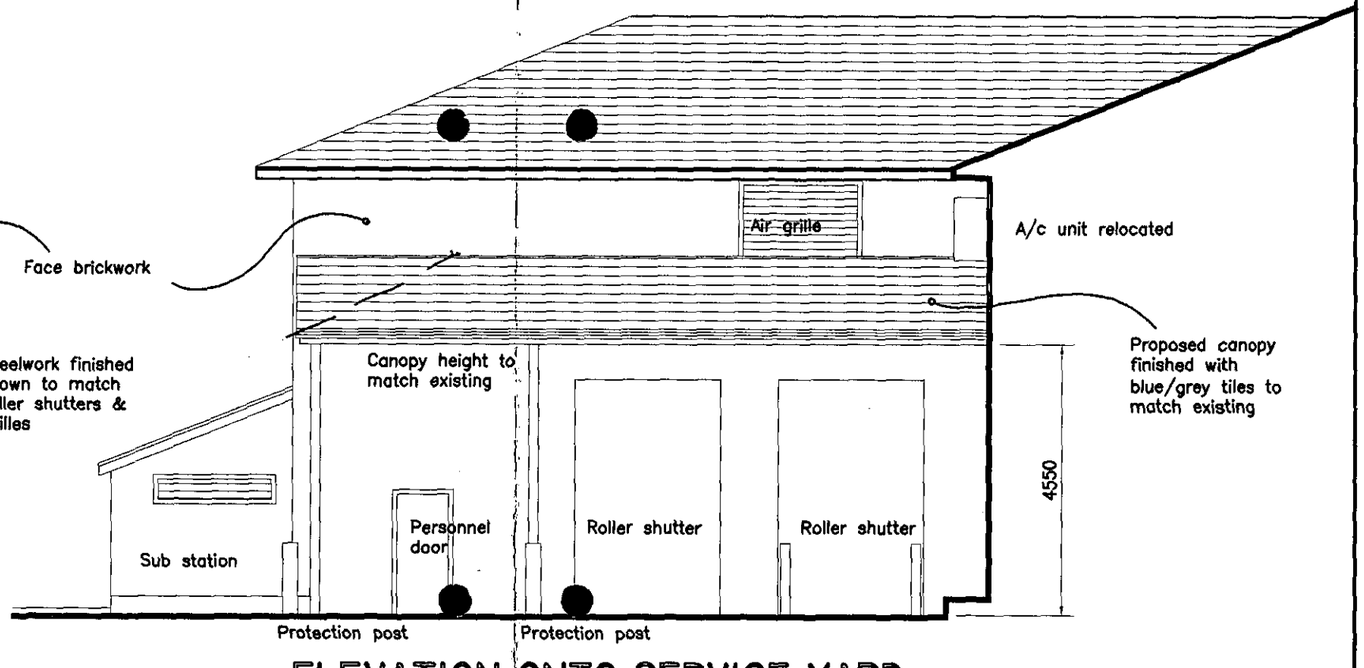
Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
PROPOSED PLAN OF SERVICE YARD FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.03
Note	



SIDE ELEVATION



ELEVATION ONTO SERVICE YARD

PROPOSED ELEVATIONS

Scale – metres

Rev	Date	Amendments	By

25.MAR2002* 6218

Notes

1.) No dimensions to be scaled from this drawing.

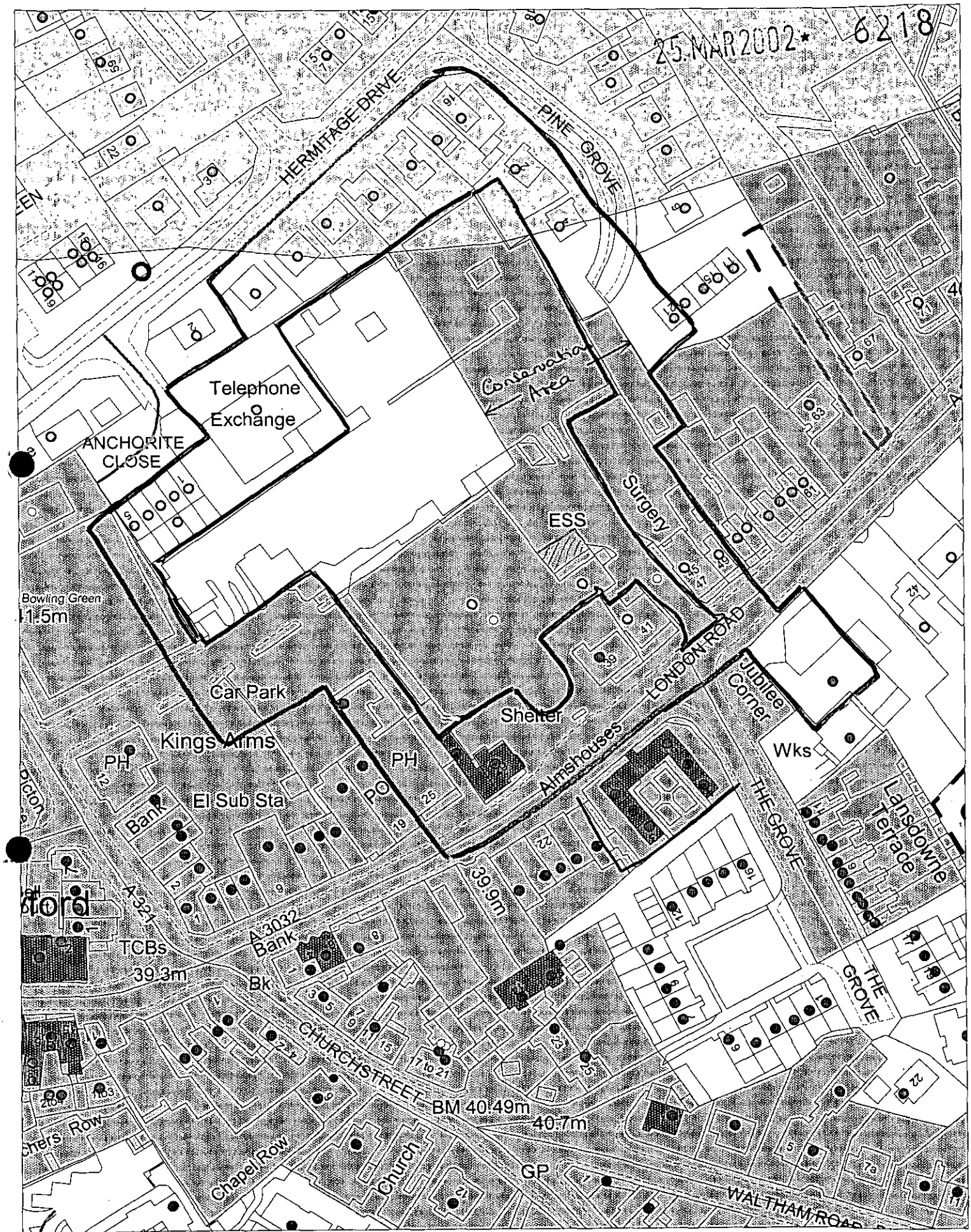
JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
PROPOSED ELEVATIONS OF SERVICE YARD AREA FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.04
Note	

25 MAR 2002 * 6218



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Development Control Section, Environmental Services, Wokingham District Council.
2 April 2002

Scale: 1 : 1250

N W E S

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6218
CASE OFFICER: Heidi Lynch

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Application Number : F/2002/6218	Map No : 33
Case Officer : HL	Site Area : 1.06
Valid Date : 25.3.02	Received Date: 25/03/2002

Level : Delegated Application

Description : Proposed erection of canopy in service yard.

Location : Waitrose Ltd , London Road, Twyford, Reading.

Parish : TW Ward : TWY 8.4.02 B

Applicant : Waitrose Development Dept C/O Clockhouse Project Management.

Fee Required: £95 Fee Received: £95 (7)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No CONS. AREA

INTERNAL CONSULTATIONS 8-4.02-13

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 ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

NEIGHBOURS

S/N + see map

No pre-apps.

OTHERS

Site lies in a Groundwater Protection Zone

Organisation_Name	Building_Name	address1	Postcode
		39LONDON ROADREADING	RG109EH
TYWFORD MOWORS	REAR OF 37	REAR OF 37LONDON ROADREADING	RG109EH
	39A	39ALONDON ROADREADING	RG109EH
		27LONDON ROADREADING	RG109EH
SUMMERLEAZE VETERINARY		49LONDON ROADREADING	RG109EJ
		51LONDON ROADREADING	RG109EJ
		53LONDON ROADREADING	RG109EJ
		55LONDON ROADREADING	RG109EJ
		57LONDON ROADREADING	RG109EJ
		61LONDON ROADREADING	RG109EJ
		10HERMITAGE DRIVEREADING	RG109HS
		12HERMITAGE DRIVEREADING	RG109HS
		14HERMITAGE DRIVEREADING	RG109HS
		16HERMITAGE DRIVEREADING	RG109HS
		2HERMITAGE DRIVEREADING	RG109HS
		4HERMITAGE DRIVEREADING	RG109HS
		6HERMITAGE DRIVEREADING	RG109HS
		8HERMITAGE DRIVEREADING	RG109HS
		2PINE GROVEREADING	RG109HX
		21PINE GROVEREADING	RG109HX
		4PINE GROVEREADING	RG109HX
		59LONDON ROADREADING	RG109EJ
FULLERS OFF LICENCE		17LONDON ROADREADING	RG109EH
RANKINS CHEMIST		19LONDON ROADREADING	RG109EH
THE MITAS TANDOORI		37LONDON ROADREADING	RG109EH
THE J W GREENS		25LONDON ROADREADING	RG109EH
BRITISH TELECOM			RG109HS
OXLADE HOUSE DENTAL SURGERY	45-47	45-47LONDON ROADREADING	RG109EJ
BARCLAYS PROPERTY HOLDINGS LTI		21LONDON ROADREADING	RG109EZ
		29LONDON ROADREADING	RG109EH
WAITROSE LTD			RG109EH
POST OFFICE		19LONDON ROADREADING	RG109EH
DYNAMIC ENTERPRISES LTD		41LONDON ROADREADING	RG109EJ
		43LONDON ROADREADING	RG109EJ
		1ANCHORITE CLOSEREADING	RG109HY
		2ANCHORITE CLOSEREADING	RG109HY
		3ANCHORITE CLOSEREADING	RG109HY
		4ANCHORITE CLOSEREADING	RG109HY
		5ANCHORITE CLOSEREADING	RG109HY
		41LONDON ROADREADING	RG109EJ
LAND ADJACENT BT EXCHANGE			
WAITROSE LTD	F/2002/6218		

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 08 April 2002

My ref: F/2002/6218

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2002/6218
Waitrose Ltd , London Road, Twyford, Reading.
Proposed erection of canopy in service yard.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Heidi Lynch** on **(0118) 974 6482** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6218**
Waitrose Ltd , London Road, Twyford, Reading.
Proposed erection of canopy in service yard.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor D Tomlin

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 08 April 2002

My ref: F/2002/6218

WOKINGHAM UNITARY
Aiming for Excellence

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

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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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Heidi Lynch** Application Number: **F/2002/6218**
Waitrose Ltd , London Road, Twyford, Reading.
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor C A Ferris

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6482

Date: 08 April 2002

My ref: F/2002/6218

WOKINGHAM UNITARY
Aiming for Excellence

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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DX: 33506 – Wokingham

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Waitrose Ltd , London Road, Twyford, Reading.
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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Heidi Lynch** Application Number: **F/2002/6218**
Waitrose Ltd , London Road, Twyford, Reading.
Proposed erection of canopy in service yard.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor S Conway

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6218

Proposal:
Proposed erection of canopy in service yard.

Location:
Waitrose Ltd , London Road, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6218 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/05/2002. 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

08 April 2002

1933
1 WAITROSE

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/65015/F	KIMBERLEY SECURITIES	A1 RETAIL, PARKING	6.11.97	REF
97/65016/CAC	"	"	16.12.98	C/A
97/66681/F	"	"	16.12.98	CA/LA
97/66711/CAC	"	Demo. of Bldgs in Conservation Area	22.12.98	Gran
99/68899/F	Thames Valley Housing Assn.	Erect 5 Dwellings & Car Parking & Landscaping (Amend 66681)	29.6.99	CA/LA
99/68900/F	"	A1 Retail - Car Parking & Svc Area	21.4.95	CA/LA
C/66681/14	Kimberley Securities	C - COND 14 of 66681 for Appl of Ext Materials	9.3.99	App
FP99/8763	Zenith Blds Ltd.	5 - 3 Bed. Houses	17.5.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933
2 WAITROSE

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/68900/05	c/o Farrell & Clark	Comply with cond. 05 of Cons. 99/68900/F Appl of Public Art Provisions		22.6.99
C/68900/11	"	comply with cond. 11 of consent 99/68900/F app. of landscape maintenance.	20/7/99	App
C/68900/14	"	Comply with cond. 14 of consent 99/68900/F for app. of external materials.	20/7/99	App
C/68899/13	c/o Zenith Builders Ltd	Details to comply with COND 13 of 99/68899/F - Appl of Materials	26/7/99	GRAN
FP99/8761	Kimberley Dev. Plc.	Waitrose Store	9/7/99	REF
C/68900/7/8/25	c/o Farrell & Clark	Details to comply CONDS 7, 8 & 25 of Cons. 99/68900 for Appl of Hard & Soft Landscaping / Readibus access	19/8/99	GRAN

~~MINISTRY DECISION~~

C/68899/05	Thames Valley H.A.	Details - comply COND 5 of Cons. for Appl Road Clearing Plan	17/8/99	GRAN

1933
3 WAITROSE

ADDRESS LONDON ROAD PARISH TWYFORD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/68899/18	Thames Valley Housing Assoc	D. to C. - C. 18 of 68899 for Appl of Foundation Plans	27.8.99	APP
C/68900/30	c/o Farrell & Clark	D. to C. C. 30 of 68900/F Appl of Refuse Disposal Plan	2.9.99	Grant
FP99/8761/A	Kimberley Dev. PLC	Erect supermarket & car parking Storage area	10.9.99	C/A
C/68900/28	"	D. to C. - COND 28 of 68900 for Appl of Readiline access	6.10.99	APP
C/68900/10	c/o Farrell & Clark	D. to C. - COND 10 of 68900 for Appl of Boundary Treatments	12.10.99	APP
C/68900/21	c/o Farrell & Clark	D. to C. w cond 21 of 68900/or app. of residential parking	16.12.99	APP
A/2000/0350	Waitrose Ltd Int.	Illum. shop & car park signs	21.2.00	*

0350 - APPEAL DISMISSED - 23/10/00

* Part approved & part refused

1933 Waitrose

ADDRESS London Road PARISH Twyford

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision *
A/2000/0995	Waitrose	Erect int ill shop & car park signs	23.5.00	P/Ref P/App
C/2000/1076	Waitrose Ltd	D. to C. - bus provisions	27.4.00	APP
C/68900/05	"	D. to C. - Appl of Public Art Provision	7.6.00	APP
C/2000/0847	Kimb. Secs.	D. to C. - Appl of car park lighting	10.11.00	APP
A/2000/0857	Waitrose	non illumination	5.6.00	APP
A/2001/3210	"			
A/2001/4886	"	non-ill. seasonal banners on lamp posts	4.12.01	C/A
F/2002/6218				

MINISTRY DECISION

SPECIAL ORDERS

* PART REF & PART APP.

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

25 MAR 2002* 6218

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.

(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.

● 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) . . . . . .

. . . . . .

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

on (d) . . . . . ●

OR

(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).

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . . . Ian Gibson

On behalf of . . . WAITROSE DEVELOPMENT

Date . . . 22.03.02

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

25 MAR 2002* 6218

1.	APPLICANT'S NAME	WAITROSE DEVELOPMENT DEPT.
	ADDRESS	SOUTHERN INDUSTRIAL AREA
		BRACKNELL
	POST CODE	RG12 8YA PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CLOCKHOUSE PROJECT MGT.
	ADDRESS	38 UPPER GOLF LINKS ROAD
		BROADSTONE, POOLE
	POST CODE	BH18 8BY PHONE 01 202 603 705
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	LONDON ROAD
		TWYFORD RG10 9EH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED CANOPY WITHIN SERVICE YARD
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.9 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	DRG. NOS: 238. ServiceYard. 01 ..02 ..03 ..04 ..05

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.

SHOP

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.

TO MATCH EXISTING - SEE DRAWINGS

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

N/A

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

N/A

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

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

£95

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 Ian Gibson ON BEHALF OF WAITROSE DATE 22-03-02

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		Proposed additional floorspace created by	
		Retained in existing use	*Lost by change of use or demolition*	*New building*	*Change of use*
A1	SHOPS	3450	0	0	0
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	3450	0	0	0

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

[redacted]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	UNAFFECTED	
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.

RETAIL SHOP - UNCHANGED

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

UNCHANGED - WAITROSE

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
N/A			

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.

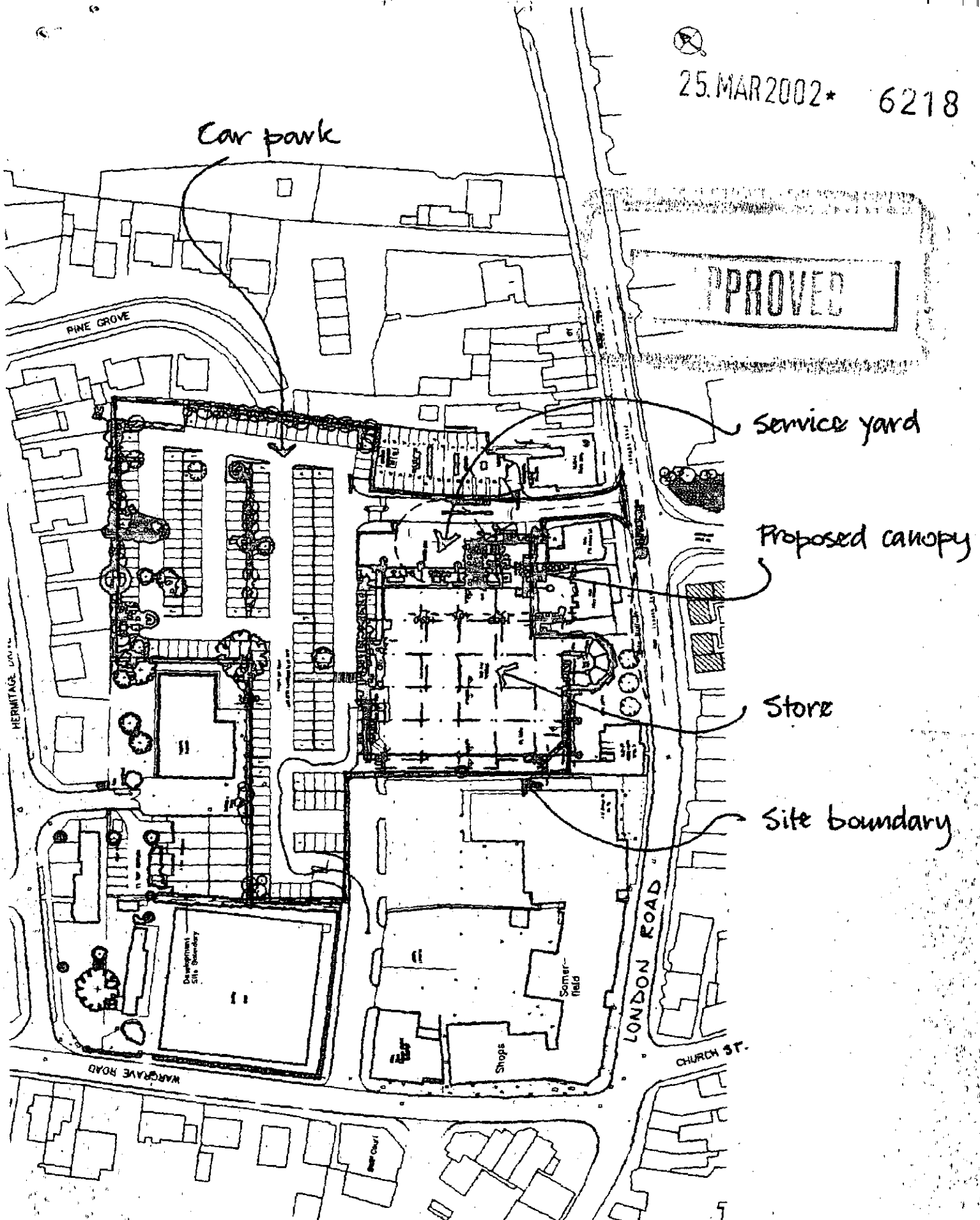
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

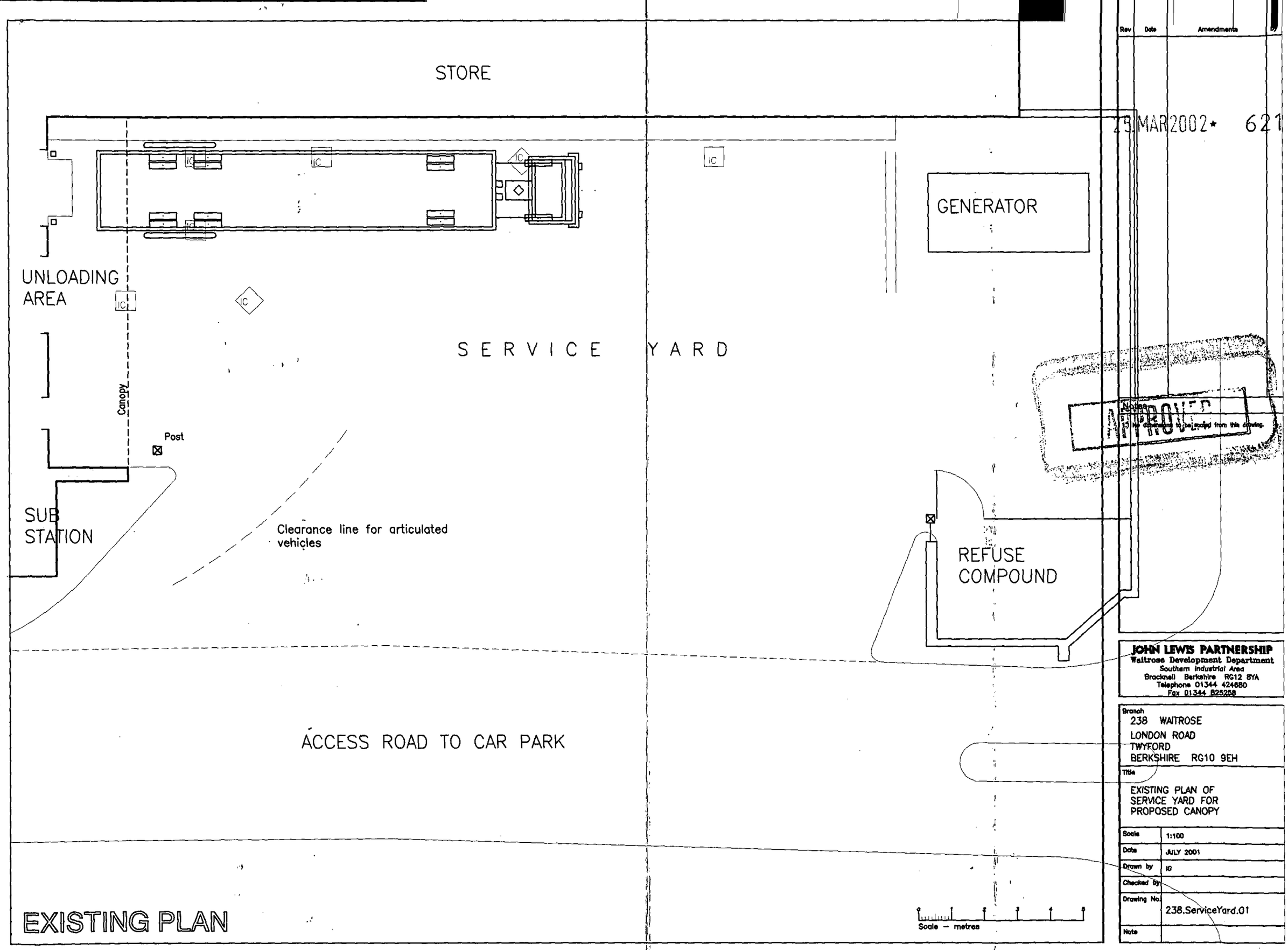
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

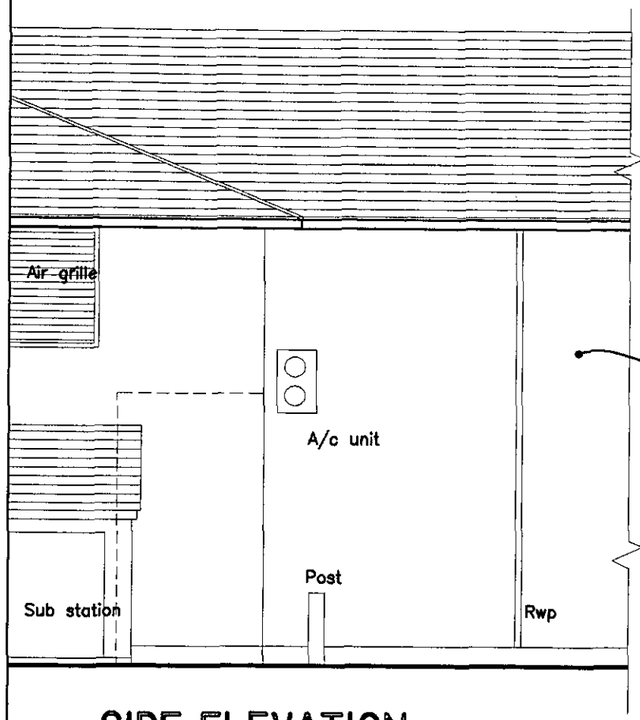
25 MAR 2002* 6218



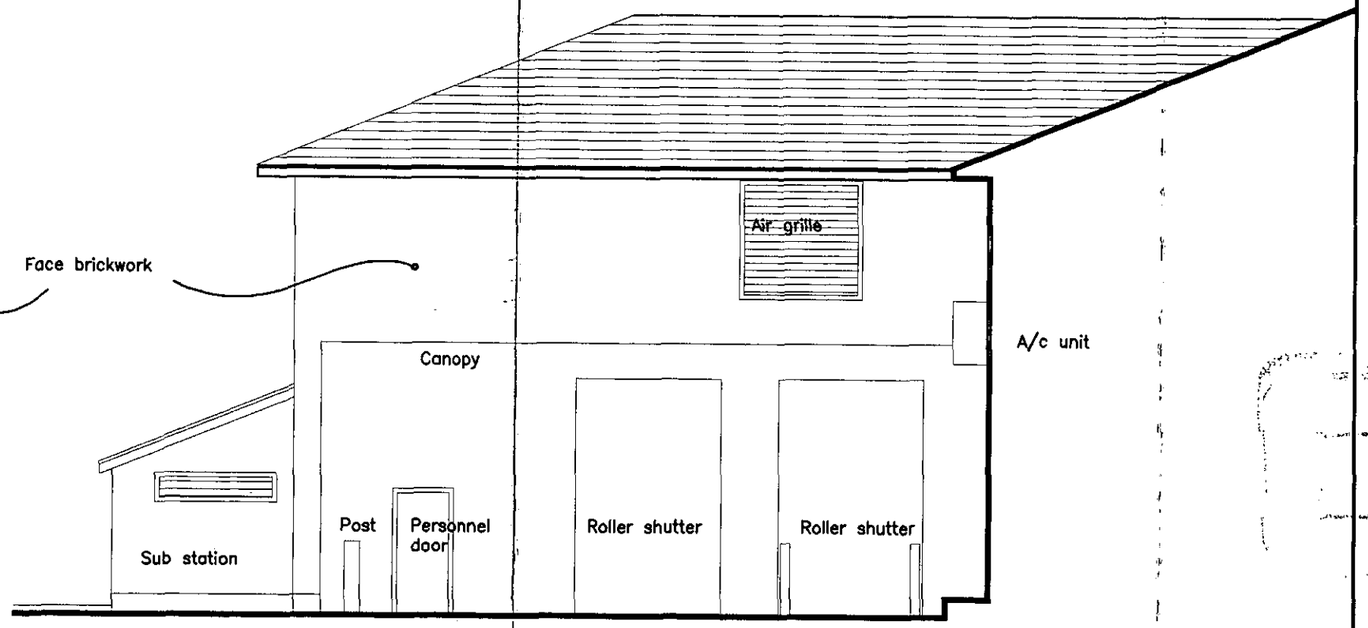
WAITROSE LONDON ROAD TWYFORD BERKSHIRE RG10 9EH
Proposed Canopy in Service Yard
SITE LOCATION PLAN scale approx. 1:1250

05


STORE
GENERATOR
UNLOADING AREA
SERVICE YARD
Canopy
Post
SUB STATION
Clearance line for articulated vehicles
REFUSE COMPOUND
ACCESS ROAD TO CAR PARK
EXISTING PLAN
Scale – metres
Rev
Date
Amendments
By
25 MAR 2002* 6218
APPROVED
Notes
1) No dimensions to be scaled from this drawing.
JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258
Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH
Title
EXISTING PLAN OF SERVICE YARD FOR PROPOSED CANOPY
Scale 1:100
Date JULY 2001
Drawn by IG
Checked by
Drawing No. 238.ServiceYard.01
Note



SIDE ELEVATION



ELEVATION ONTO SERVICE YARD

EXISTING ELEVATIONS

Scale – metres

Rev	Date	Amendments	By

25.MAR2002* 6218

Notes

1.) No dimensions to be scaled from this drawing.

APPROVED

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
EXISTING ELEVATIONS OF SERVICE YARD AREA FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.02
Note	

STORE

GENERATOR

UNLOADING AREA

Canopy

IC

SERVICE YARD

New steel stanchions to support canopy

Protection posts

SUB STATION

3000

Clearance line for articulated vehicles

REFUSE COMPOUND

ACCESS ROAD TO CAR PARK

PROPOSED PLAN

Scale - metres

25 MAR 2002* 6218

APP

Rev	Date	Amendments	By

Notes

1.) No dimensions to be scaled from this drawing.

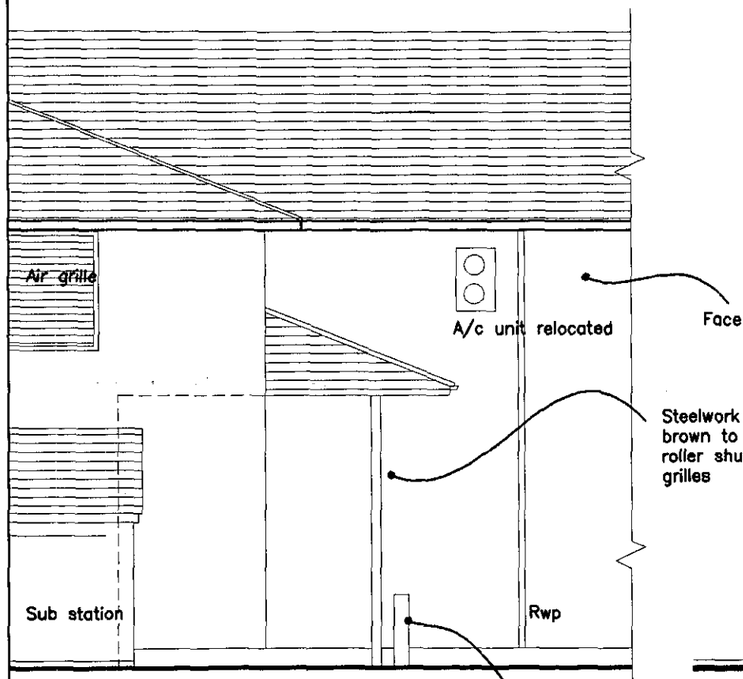
JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825258

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

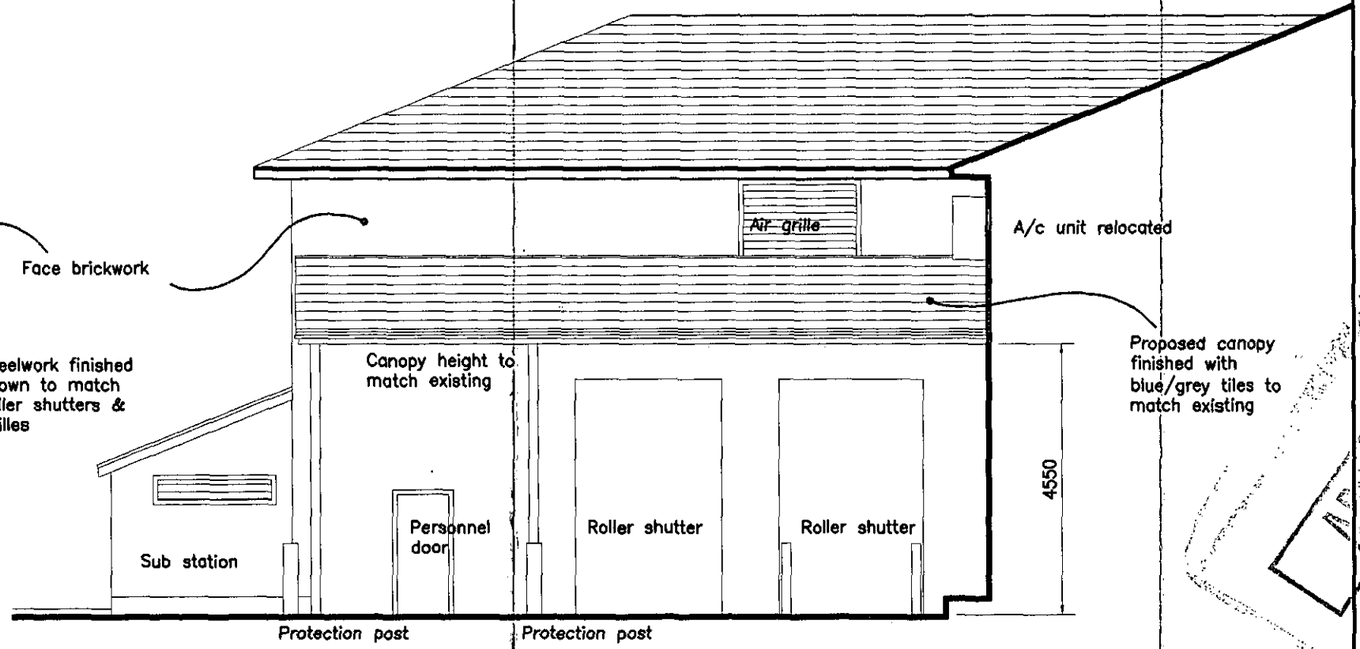
Title
PROPOSED PLAN OF SERVICE YARD FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.03
Note	

CD 2/9/02



SIDE ELEVATION



ELEVATION ONTO SERVICE YARD

PROPOSED ELEVATIONS

Scale – metres

Rev	Date	Amendments	By

25.MAR2002* 6218

Notes:

1.) No dimensions to be scaled from this drawing.

APPROVED

JOHN LEWIS PARTNERSHIP
Waitrose Development Department
Southern Industrial Area
Bracknell Berkshire RG12 8YA
Telephone 01344 424680
Fax 01344 825256

Branch
238 WAITROSE
LONDON ROAD
TWYFORD
BERKSHIRE RG10 9EH

Title
PROPOSED ELEVATIONS OF SERVICE YARD AREA FOR PROPOSED CANOPY

Scale	1:100
Date	NOVEMBER 2001
Drawn by	IG
Checked by	
Drawing No.	238.ServiceYard.04
Note	