APPLICATION NO:
F/2000/1230

LOCATION:
Wilfred Bailey Bakers 3 London Road, Twyford Reading.

APPLICANT:
The Three Cooks Ltd C/O Duncan Hamilton

PROPOSAL:
Proposed installation of new shopfront

EARLIEST DATE FOR DECISION: **21/05/2000**

APPLICATION EXPIRY DATE: **08/06/2000**

CASE OFFICER: **Nicola Lake**

19 June 2000

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The Three Cooks Ltd
C/O Duncan Hamilton
Henson Chapple, Studio One
Black Robins Farm
Grants Lane
Edenbridge
Kent
TN8 6QP

Application Number: F/2000/1230

Parish: **TWYFORD**

Location: **Wilfred Bailey Bakers 3, London Road, Twyford, Reading.**

Proposal: **Proposed installation of new shopfront**

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.

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

John Mitchell
Development Control Manager
Date: 06/06/2000

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.

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1230

Applicant : The Three Cooks Ltd C/O Duncan Hamilton.

Location : Wilfred Bailey Bakers 3, London Road, Twyford, Reading.

Proposal : Proposed installation of new shopfront

Site Notice Displayed ? :	YES	NO	DATE
	✓		4·5·2000

Date of Neighbour Notifications : .....

Date of Site Visit : 4.5.2000

Date Registered : 13/04/2000

Earliest Date for Decision : 21/05/2000

Latest Consultation Date/Site Notice Expiry Date : 21/05/2000

Application Expiry Date: 08/06/2000

Consultation Responses :

Conservation Archi - No objection
Twyford P.C - No objection - Concerned about disabled Access
Environmental Health - No objection
Highways - No objection
Access Officer - (Building regs, no major problems)

Planning Issues :

Site description - within the retail center.
Conservation area.

i) Impact upon the adjacent properties.

ii) Impact upon the street scene.

Application Number: F/2000/1230

Appraisal :

1.) Impact upon the adjacent property :

The proposed development is for a single shop front. The shop front's main change will be the insertion of a double doorway. This will allow greater access. The remainder of the shop front will remain largely unchanged.

As such, there will be no overbearing, loss, or detrimental impact upon the amenity of the adjacent property.

2.) Impact upon the street scene.

The proposed development is largely to change the main entrance doorway from a single door to a double door.

The proposed development is in keeping with the existing premises and the wider area. As such, there will be no detrimental impact upon the street scene.

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

Application Number F/2000/1230
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	.

RECORD OF SITE VISIT

SITE ADDRESS: Wilfred Bailey Bakers
3 London Road Twyford Reading.

APPLICATION NUMBER: F/2000/1230

OFFICER: Nicola Lake

DATE OF SITE VISIT: 6.5.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - shop window

2. DESCRIPTION OF SURROUNDINGS

Commercial -

3. DESCRIPTION OF SITE/BUILDING

modern Brown shopfront

4. RELATIONSHIP TO ADJOINING PROPERTIES modern shop front in modern property - Rear to church street junction

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 9 June 2000

My ref: F/2000/1230

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 Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/1230
Wilfred Bailey Bakers 3, London Road, Twyford, Reading.
Proposed installation of new shopfront.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Murch pp

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 9 June 2000

My ref: F/2000/1230

CONFIDENTIAL

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

Dear Councillor

Application Number: F/2000/1230
Wilfred Bailey Bakers 3, London Road, Twyford, Reading.
Proposed installation of new shopfront.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Ashworth

Head of Planning and Transportation

Tel: (0118) 974 6481

Date: 9 June 2000

My ref: F/2000/1230

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 Conway
20 Arnside Close
Twyford
Berks
RG10 9BS

Dear Councillor

Application Number: F/2000/1230
Wilfred Bailey Bakers 3, London Road, Twyford, Reading.
Proposed installation of new shopfront

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 **Nicola Lake** on **(0118) 974 6481**. 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 19 June 2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2000/1230**
Wilfred Bailey Bakers 3, London Road, Twyford, Reading.
Proposed installation of new shopfront

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Conway

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/2000/1230

Proposal:
Proposed installation of new shopfront

Location:
Wilfred Bailey Bakers 3, 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. 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/05/2000. 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

☎ 0118 974 6379 (Direct Line)
Tuesday, 02 May 2000

Duncan Hamilton
Henson Chapple
Studio One
Blackrobins Farm
Grants Lane
Edenbridge
Kent
TN8 EQP

Planning Application No F/2000/1230
Address: The Three Cooks, 3 London Road

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

List A. (These are mandatory requirements under the Building Regulations)

1. Please ensure a level threshold.
2. Please ensure that the doors and or the frames need to be clearly identified by tonnally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. Identify any hazardous glazing

List B. (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. Level access needs to be provided from the curtilage of the site and from the disabled parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.

From 2004 under the Disability Discrimination Act 1995 service providers will have to take reasonable steps to remove, alter, or provide reasonable means of avoiding, physical features that make it impossible or unreasonably difficult for disabled people to use a service.

Whenever a service provider is planning and executing building or refurbishment works, such as extending existing premises or making structural alterations to an existing building. It is sensible to provide for the removal or alteration of physical features, which create a barrier to access for disabled people. Enlightened developers and building managers will want to anticipate this legal requirement well before 2004.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D e Garrett

Duncan Garrett
Access Officer

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 27 April 2000

Application Number: F/2000/1230

Proposal: Proposed installation of new shopfront

Parish: TWYFORD PARISH

Site Address:
Wilfred Bailey Bakers 3, London Road, Twyford, Reading.

Applicant:
The Three Cooks Ltd C/O Duncan Hamilton.

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

✓ below as applicable;

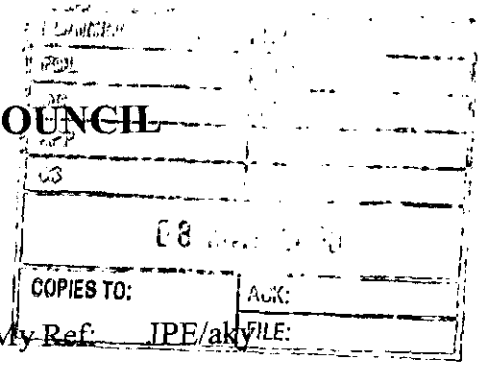
1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

JR 2/5/00

Signed: _____ **Print name:** _____

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Nicola Lake, Planning

Your Ref:

Date: 4 May, 2000

PROPOSED INSTALLATION OF NEW SHOP FRONT
LOCATION WILFRED BAILEY & SON – 3 LONDON ROAD, TWYFORD

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

Joanne Ellis

29043

FROM: Nicola Lake

DATE: 27 April 2000

TWYFORD PARISH CONSULTATION SHEET

RECEIVED
- 2 MAY 2000

Application Number: F/2000/1230

Proposal: Proposed installation of new shopfront.

Site Address: Wilfred Bailey Bakers 3, London Road, Twyford, Reading.

Applicant: The Three Cooks Ltd C/O Duncan Hamilton.

Your observations are required in respect of this application **by 21/05/2000** .

The Council would like to comment that whilst doing this type of improvement could more thought to disabled access be made (a step is indicated at the entrance).

SIGNED: _____ DATE: 3-5-00

Clerk To Twyford Parish/Town Council.

- 2 MAY 2000

To:
Harold Sanders
Urban Design And Conservation Officer

From: Nicola Lake

Date: 27 April 2000

Application Number: F/2000/1230

Proposal: Proposed installation of new shopfront.

Site Address:
Wilfred Bailey Bakers 3, London Road, Twyford, Reading.

Applicant:
The Three Cooks Ltd C/O Duncan Hamilton.

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

THE PROPOSALS TO THE SHOPFRONT APPEAR MODEST.

I SEE NO REASON TO OBJECT TO THE SCHEME TO RE-FURBISH THIS 1960'S SHOP.

Harold Sanders.

02.05.00.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 APR	Map No. 29 Site 0.01
Officer: NL / Application No. F/2009/1230	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED INSTALLATION OF NEW SHOPFRONT

Location: 3 LONDON ROAD

Parish: TWYFORD Ward: .....

Applicant: THE THREE COOKS LTD

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			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Twyford .....

Listed Building 1 2 2*

Advertisement Required ..... Non-listed building in Cons Area.

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps .....

NEIGHBOURS:

..... SN + The Three Cooks, 3 London Road, Twyford .....
..... Phillips Chemists, 1 London Road .....
..... Strand Hairdressers, 2 Wargrave Road, Twyford .....
..... Nat West Bank, 1 Church Street .....
..... Haddon Lily Antiques, 1 High Street .....
..... Stuart Estate Agents, 5 London Road .....
.....
.....
.....

HENSON ▽ CHAPPLE

DESIGN AND PROJECT MANAGEMENT

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

11th April 2000

Dear Sirs,

Re: The Three Cooks, 3 London Road, Twyford, Berkshire

Please find enclosed 6 copies of Drwg Nos 995-01/03, site location plan,planning application and certificate A for the above site.

Yours faithfully,

Duncan Hamilton

13.APR.2000* 1230

STUDIO ONE BLACK ROBINS FARM GRANTS LANE EDENBRIDGE TN8 6QP
TEL: 01732 864422 FAX: 01732 864433
E-MAIL: enquiries@henson-chapple.demon.co.uk

PARTNERS: GARY B HENSON JOHN A CHAPPLE BA

ADDRESS 3 London Road PARISH Twyford

PLOT No. unit 7 ORD. SHEET No. SU. 7876

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/223/65	Samuel Royston Devs.	O/App. Dem. & Re-dev. of site shops, offices, res.	30.9.65	N/A Cl
R/270/65	"	Shop with storage over	30.12.65	App. Cl
R/127/67	Parslows of Reading	Shop front & fascia	15.5.67	App. Ap
07340	Mr. C. Stoney	Shop to travel agency	15.12.77	N/A Cl

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Mr. Barton - Non-ill. sign - 5/2/99

DRAINAGE

091074

13.APR.2000* 1230

1789/a

SECTION 66 CERTIFICATE

Application No. 13.APR.2000* 1250

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . . . .

On behalf of THREE COCKS LIMITED . . . . . .

Date . 11/4/00 . . . . . .

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

13.APR.2000* 1230

1.	APPLICANT'S NAME	THREE COOKS LIMITED, 110 FRIMLEY ROAD,
	ADDRESS	CAMBERLEY, SURREY, GU15 2QN
	POST CODE	PHONE 01276 62410
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DUNCAN HAMILTON
	ADDRESS	HENSON CHAPPLE, STUDIO ONE, BLACKROBINS FARM, GRANTS LANE, EDENBRIDGE, KENT
	POST CODE	TN8 6QP PHONE 01732 864422
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	THE THREE COOKS, 3 LONDON ROAD, TWYFORD, BERKSHIRE,
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REFURBISHMENT TO CUSTOMER, NEW SATIN ANODISED OR S/S FINISH SHOPFRONT, GLAZING TO BE LAMINATED /TOUGHENED GLASS TO B.S. 6262 PART 4.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.00573
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	995-01, 995-03, 1:1250 SITE PLAN

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	☐ N/A	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.

BAKERY

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.

AS PREVIOUSLY STATED

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

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A.

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

AS PROPOSED DRAWING, NEW DOUBLE DOORS

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

No

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	/	* N/A	/	*	/	
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?

N/A

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

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

£95.00

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

SIGNED [signature] ON BEHALF OF THREE COUNTIES LIMITED DATE 11/4/00

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	573 m^2	N/A	N/A	N/A
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				

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		
Proposed	N/A.	

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

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

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
3/4		3/4	

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. — N/A

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.

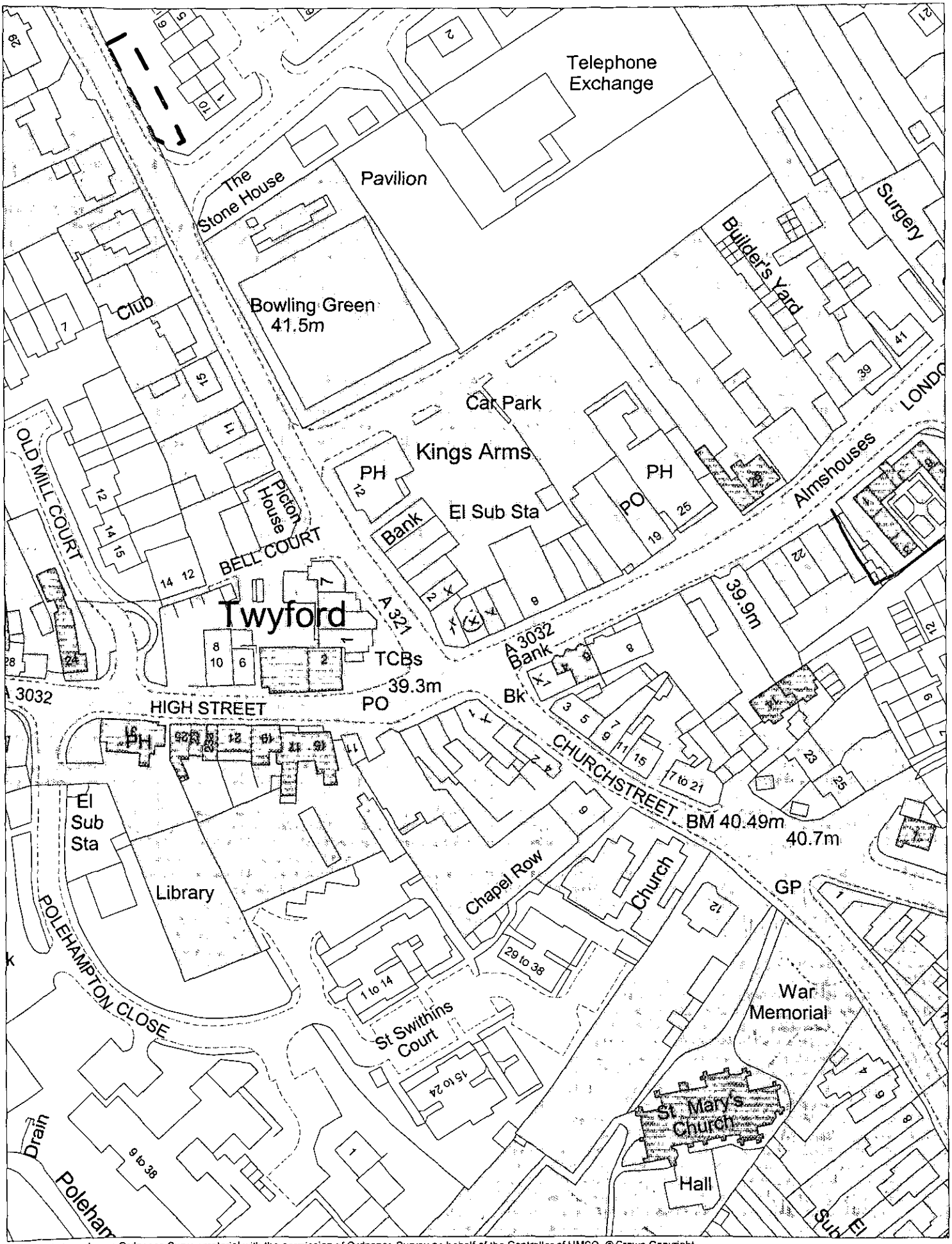
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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Development Control Section, Environmental Services, Wokingham District Council.

19 April 2000

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13.APR.2000* 1250

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