APPLICATION NO:
F/2000/1355

LOCATION:
Meakins Transport The Garage Back Lane, Spencers Wood Reading.

APPLICANT:
Meakins Transport C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

EARLIEST DATE FOR DECISION: **08/06/2000**

APPLICATION EXPIRY DATE: **27/06/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Meakins Transport
C/O Robin Bradbeer Ltd
20 Lansdown Parade
Cheltenham
Glos
GL50 2LH

Application Number: F/2000/1355

Parish:	**SHINFIELD**
Location:	**Meakins Transport, The Garage, Back Lane, Spencers Wood, Reading.**
Proposal:	**Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.**

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. Prior to the development being occupied, the access shall be constructed in accordance with details to be submitted and approved by the Local Planning Authority. Details to include adequate visibility splays and construction details.

Condition
4. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
5. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
6. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
7. No additional mezzanine floor shall be installed in the building.

Condition
8. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
9. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping within the areas shown to be landscaped on the approved plan.

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

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

Reason
2. To ensure a satisfactory external appearance.

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

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

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

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

Reason
7. Additional floorspace would result in parking provision below the Local Planning Authority's standard.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

John Mitchell
Development Control Manager
Date: 15/08/2000

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

Angela Odell

From: Helen Rowlay
Sent: 17 May 2000 14:57
To: Angela Odell
Cc: Lynda Fisher
Subject: F/2000/1355

Angela,

With regards to the above planning application, we would like it to be noted that we are a little concerned that a new vehicle access is being created so close to the school site. Pupils have to cross Back Lane a number of times during the day to use the playing field area.

Given the increased traffic, we would require the developer to provide some form of safe pedestrian crossing to ensure the safe passage of pupils from the school to the playing field area. We will be referring this to the transport team for advice on the best option for the school.

Any queries let me know.

Helen

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1355

Applicant : Meakins Transport C/O Robin Bradbeer Ltd.

Location : Meakins Transport The Garage, Back Lane, Spencers Wood, Reading.

Proposal : Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

Site Notice Displayed ? :	YES	NO	DATE
	✓		25.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 18.5.00

Date Registered : 02/05/2000

Earliest Date for Decision : 08/06/2000

Latest Consultation Date/Site Notice Expiry Date : 08/06/2000

Application Expiry Date: 27/06/2000

Consultation Responses : Education officer: request provision towards a safe school crossing:- will contact highway officer about this

Hw officer: No objection subject to conditions. Consider should ask for contribution towards a crossing.

Planning Issues : 1. Principle of Proposal & details

2. Hws.

Application Number: F/2000/1355

Appraisal :

1. Site is outside a settlement boundary & in gap between settlements, but is in an enclave of development, is already a developed site (with a recently expired pp for ~~expansion~~ large bldg) and is surrounded by dest. on 3 sides. ~~[illegible]~~. Existing bldg is S/S & replacement bldg would have been 235m². Proposed bldg is 250m², including one third of this in mezzanine. Will be sited against backdrop of hardware at rear, 2 storey industrial bldg at side. Therefore consider proposal acceptable in principle and in street scene. Will also ~~[illegible]~~ facilitate the move of Meaking Transport to the A33 site (allowed recently on appeal) with consequent reduction in traffic danger & nuisance.

2. HWS see above. Re contribution, as proposal is for only 250m² & replaces an existing bldg, consider it would not be reasonable to require it.

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

Application Number F/2000/1355
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC 52	SR12,	

3. Prior to the development being occupied, the access shall be constructed in accordance with details to be submitted and approved by the LPA. Details to include adequate visibility splays and construction details. / SR14

4 SC23 Insert Parking and Turning /SR14

5 SC33 ~~Construction Vehicles~~ / SR14

6 SC34 ~~Mud on Road~~ / SR14.

7.			No additional mezzanine floor shall be installed in the buildings
		Reason	Additional floorspace would result in ~~traffic~~ parking provision below the LPA's standard.
8	SC60	SR09	

9 **~~N14~~** **No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping** within the areas shown to be landscaped on the approved plan /SR09

10. **~~N15~~** **All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species** /SR09

~~LN15~~

RECORD OF SITE VISIT

SITE ADDRESS: Meakins Transport The Garage Back Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2000/1355

OFFICER: Angela Odell

DATE OF SITE VISIT: 18.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 25.5.00.

2. DESCRIPTION OF SURROUNDINGS Mixed use enclave of dwlg. to S of Spencers Wood.

3. DESCRIPTION OF SITE/BUILDING Existing warehouse & yard.

4. RELATIONSHIP TO ADJOINING PROPERTIES To E is commercial bldg & to rear (no windows) is Heron Estate. to W is car park of school. Opposite is entrance to Lambs Bus. Pk.

5. SITE CONSTRAINTS

TREES None.

ACCESS/PARKING direct from road across frontage

LEVELS Flat.

BOUNDARY TREATMENT 1.8m high fence on retaining plinth to W (school)

OTHERS

Tel: (0118) 974 6445

Date: 4.8.00

My ref: F/2000/1355

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/1355
Meakins Transport The Garage, Back Lane, Spencers Wood, Reading.
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

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 **Angela Odell** on **(0118) 974 6445**. 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 14.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1355**
Meakins Transport The Garage, Back Lane, Spencers Wood, Reading.
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Tel: (0118) 974 6445

Date: 4.8.00

My ref: F/2000/1355

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 A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Dear Councillor

Application Number: F/2000/1355
Meakins Transport The Garage, Back Lane, Spencers Wood, Reading.
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

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 **Angela Odell** on **(0118) 974 6445**. 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 14.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1355**
Meakins Transport The Garage, Back Lane, Spencers Wood, Reading.
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Tel: (0118) 974 6445

Date: 4.8.00

My ref: F/2000/1355

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2000/1355
Meakins Transport The Garage, Back Lane, Spencers Wood, Reading.
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

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 **Angela Odell** on **(0118) 974 6445**. 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 14.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1355**
Meakins Transport The Garage, Back Lane, Spencers Wood, Reading.
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/1355

To: Angela Odell, Senior Planning Officer

Your Ref: F/2000/1355

Date: 31st July 2000

PLANNING APPLICATION F/2000/1355
PROPOSED REDEVELOPMENT OF EXISTING LORRY REPAIR GARAGE AND HAULAGE YARD BY ERECTION OF REPLACEMENT BUILDING FOR CLASS B1 USE.

This planning application may offer overall benefits to highway safety and convenience in that it will remove the current large HGV traffic from the site, in close proximity to the Primary School. It will also remove the on street parking of HGV's that is currently associated with the site under its existing use. I have received a copy email from Education raising concerns about crossing from the school entrance to the car park opposite and would recommend that the applicant be approached to see if he is willing to fund general improvements to footway/crossing points in the vicinity of the school. I consider that approximately £10k would be a reasonable amount to fund these measures, which would also benefit the new occupiers off the site.

Therefore, I can confirm that the Highway Authority raise no objection in principle to the proposed development subject to financial contributions (as outlined above) and the following conditions:-

1. Prior to the development being occupied, the access shall be constructed in accordance with details to be submitted and approved by the LPA. Details to include adequate visibility splays and construction details.

2. SC23 Insert Parking and Turning

3. SC33 Construction Vehicles

4. SC34 Mud on Road

Many thanks

Tom Callaghan

Angela Odell

From: Helen Rowlay
Sent: 17 May 2000 14:57
To: Angela Odell
Cc: Lynda Fisher
Subject: F/2000/1355

Angela,

With regards to the above planning application, we would like it to be noted that we are a little concerned that a new vehicle access is being created so close to the school site. Pupils have to cross Back Lane a number of times during the day to use the playing field area.

Given the increased traffic, we would require the developer to provide some form of safe pedestrian crossing to ensure the safe passage of pupils from the school to the playing field area. We will be referring this to the transport team for advice on the best option for the school.

Any queries let me know.

Helen

Received by Wokingham District Council

Application No: F/2000/1355

Proposal:
Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement building for class B1 use.

Location:
Meakins Transport The Garage, Back Lane, Spencers Wood, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/06/2000. 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

15 May 2000

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/.1355 relates.

Address of site THE GARAGE, BACK LANE SPENCERS WOOD, READING, BERKS.

Signed D Meakin

Date 22-5-2000.

Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 02 MAY 2000	
Officer: AO	Application No. F/2000/1355

Map No. ..... Site ...006.
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) Proposed redevelopment of existing lorry repair garage and haulage yard by erection of replacement buildings ~~to be~~ for class B1 use

Location: The Garage Back Lane

Parish: Shinfield Ward: Shinfield
15.5.2000

Applicant: Meakins Transport

Fee Received 190:00 Required ..... Additional ..... Refund .....
(6)

Enforcement Section 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 .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 15.5.2000 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:

.....

.....

Cabletron Ltd Unit 1 Basingstoke Road.
Fivemere Ltd " "

NEIGHBOURS:

see attached red ticks & info.

Lambs Lane Primary School Back Lane Shinfield
Tekelec U.K. Ltd. Tekelec House Basingstoke Rd. "
Sirretta Micro " " "
Seaquoia Technology " " "
Tamko " " "
Alomo Rent a car Unit 8 " "
National Car Rental " " "
Prime Plastic Mouldings

Robin Bradbeer Limited
Planning & Development Consultancy

20 Lansdown Parade
Cheltenham
Gloucestershire
GL50 2LH

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Ref. No. RWB/324
28 April 2000

For the attention of Mrs A Odell
Development Control

Dear Mrs Odel

THE GARAGE BACK LANE SPENCERS WOOD
REDEVELOPMENT OF EXISTING LORRY REPAIR GARAGE AND HAULAGE YARD BY ERECTION OF A REPLACEMENT BUILDING TO BE USED FOR PURPOSES WITH CLASS B1

I attach an application for the above development comprising the following documentation:

- Completed Ownership Certificate and Agricultural Holdings Certificate
- Six copies of the completed Part 1 and Part 2 application forms
- Six copies of drawing no. 324/00/1
- A cheque in the sum of £190 in payment of the statutory application fee

This application seeks outline permission for the development described above with all matters reserved with the exception of means of access and siting.

The relevant background to this proposal is the longstanding current use of the site by Meakins Transport Limited as a lorry repair garage and haulage yard.

Redevelopment of the existing repair garage was permitted in 1994 (permission 42917) to provide almost double the existing floorspace.

As you are aware the firm is actively seeking to relocate to a site close to the A33 at Shinfield. This application addresses the future use of the existing premises in the event that the firm is successful in relocating to the A33 site.

The unsuitability of the site for the present use has been well documented in the context of the applicant's planning applications upon the A33 site. Relevant issues concern the danger, congestion and disturbance caused by HGV's on this small site in this rural lane and in particular the hazards caused by the juxtaposition of the site and the adjacent primary school.

The objective of this proposal is to put forward a commercially viable scheme which presents clear planning benefits and accords with the development plan.

The proposal will downgrade the use of the site to a more neighbourly B1 use with consequential benefits to local traffic and amenity conditions. Redevelopment will furthermore enhance the appearance of the site by removing the existing access which extends across the entire site frontage an by replacement of the existing utilitarian garage building by a better quality building set behind a landscaped frontage.

This redevelopment proposal is in accordance with the following relevant development plan policies

Berkshire Structure Plan
C2, BU1, BU2

Loddon Area Local Plan
LE2, LE7, LBE3

Deposit Draft Wokingham District Local Plan
WRE4, WEM10

If you wish to discuss any aspect of this proposal please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER

Enc.

ADDRESS SITE ADJOINING THE GARAGE THE OLD SAWMILLS PARISH SHINFIELD

PLOT No. BACK LANE ORD. SHEET No.

BUILDER SPENCERS WOOD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
117/71	Mr JUDD	Garage & store	18-3-71	App C/A
06807	"	REPAIR & MAINTENANCE VEHICLES	25 8 77	N/A Ref.
42917	MEAKIN TRANSPORT	REBUILD GARAGE	1-9-94	C/A
PP99/9087	"	Rebuild Garage Workshop	8.10.99	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

1.	APPLICANT'S NAME	MEAKINS TRANSPORT LIMITED
	ADDRESS	THE GARAGE BACK LANE SPENCERS WOOD READING
	POST CODE	RG7 1JB PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Robin Bradbeer Limited Planning & Development Consultancy
	ADDRESS	20 LANSDOWN PARADE CHELTENHAM GLOS.
	POST CODE	GL50 2LH PHONE 01242 577151
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 GARAGE BACK LANE SPENCERS WOOD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REDEVELOPMENT OF EXISTING LORRY REPAIR GARAGE AND HAULAGE YARD BY ERECTION OF REPLACEMENT BUILDING TO BE USED FOR PURPOSES WITHIN CLASS B1
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.05ha
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	324/00/1

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.	LORRY REPAIR GARAGE AND HAULAGE YARD
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.	RESERVED MATTER
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.	RESERVED MATTER
16. HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	REFER TO PLANS
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. £190

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 MEAKINS TRANSPORT LIMITED DATE 28 APRIL 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT			250	
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	LORRY REPAIR GARAGE AND HAULAGE YARD		125		
OTHER	Please Specify				
	TOTAL		125	250	

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	REFER TO	PLANS

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.
— CLASS B1 USE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— NOT KNOWN

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
			NOT KNOWN

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 Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

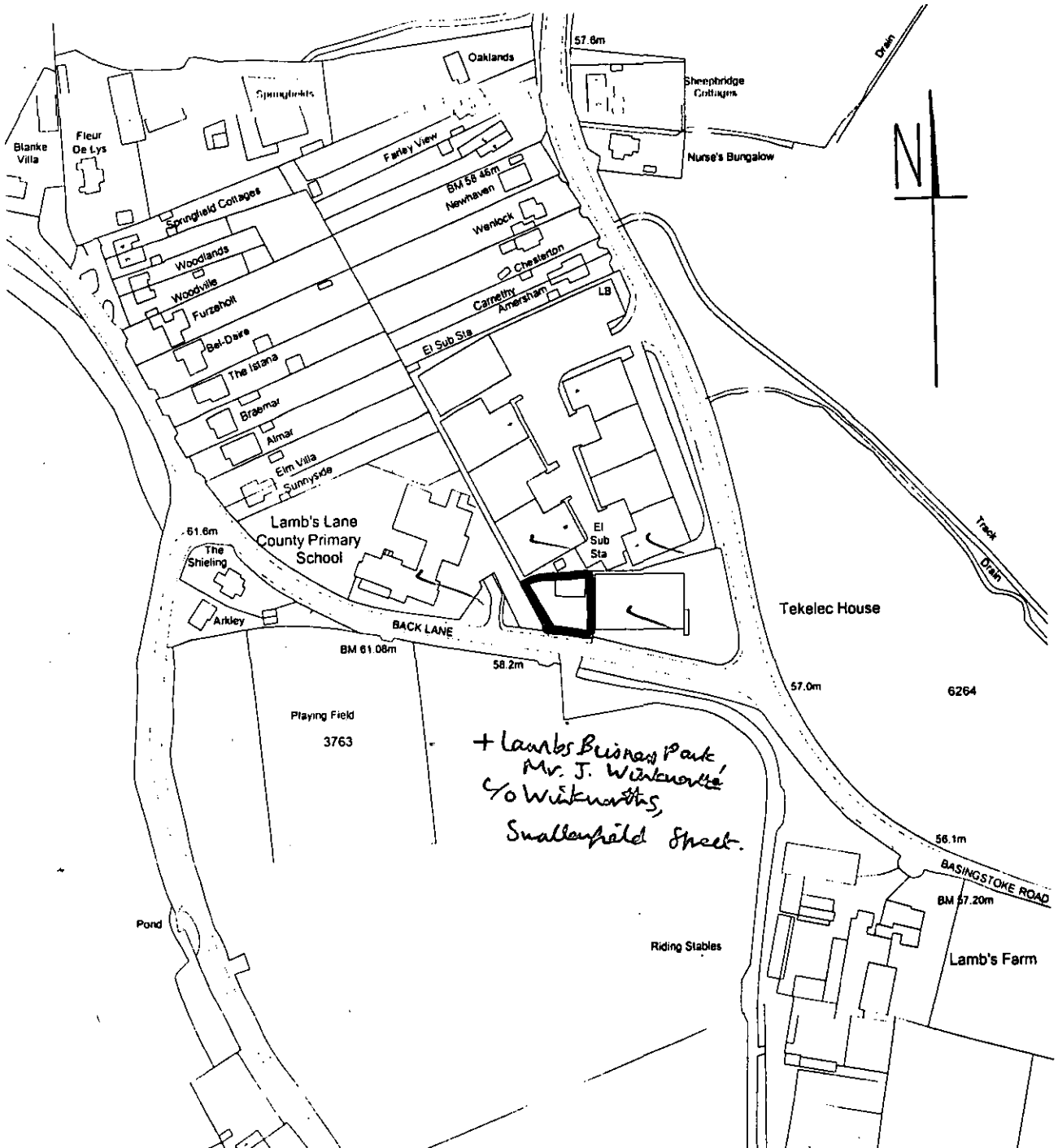
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

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



Notes:
All dimensions must be checked on site and not scaled from this drawing.

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No.	Date	Revisions
A		

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