SYSTEMS LTD

APPLICATION NO:
C/2000/1303

LOCATION:
9 High Street, Twyford Reading.

APPLICANT:
Century Galleries C/O Simon Eve Associates

PROPOSAL:
Details to comply with condition (vii) of consent 99/69731/F for the approval of soil survey.

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Century Galleries
C/O Simon Eve Associates
Century Galleries House
Thames Side
Henley-On-Thames
Oxon
RG9 2LJ

Application Number: C/2000/1303

Parish: **TWYFORD**

Location: **9, High Street, Twyford, Reading.**

Proposal: **Details to comply with condition (vii) of consent 99/69731/F for the approval of soil survey.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council.

John Mitchell
Development Control Manager
Date: 13/07/2000

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.

Application Number C/2000/1303
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Approval

RECORD OF SITE VISIT

SITE ADDRESS: 9 High Street Twyford Reading.

APPLICATION NUMBER: C/2000/1303

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : C/2000/1303

Applicant : Century Galleries C/O Simon Eve Associates.

Location : 9, High Street, Twyford, Reading.
Proposal : Details to comply with condition (vii) of consent 99/69731/F for the approval of soil survey.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: *05/06/2000*

Consultation Responses :

Planning Issues :

Application Number: C/2000/1303

Appraisal :

1.) The environmental health section is satisfied that the submitted details would satisfy the requirements of the condition. They are also satisfied that the works which have been carried out on the site have also remedied the situation on the site

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

Simon Eve Associates

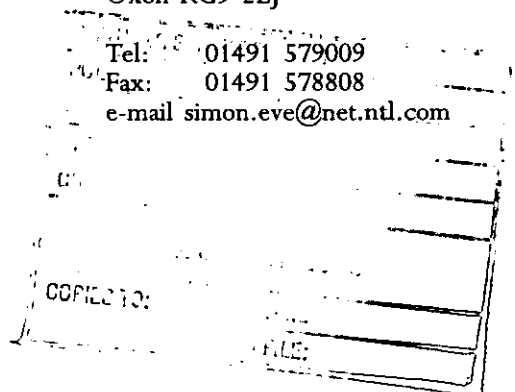
Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com

Mr Nicola Lake
Area Planning Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

Remks:



With Compliments

Simon Eve Associates
Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com

Ms J Ellis
Environmental Health Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E1306/SCE

99/69731

27th June, 2000

URGENT

By post and by fax 01189 746401

Dear Ms Ellis,

THE FORMER POST OFFICE, 9 HIGH STREET, TWYFORD – DECOMMISSIONING OF TANK

Our clients' specialist contractors, Edwards Tank Removal Ltd yesterday excavated the diesel tank, cut off its top and cleaned out the interior to expose it.

The contractors tried to contact your office yesterday without success. Please let it be known that the tank is open for inspection but that builders do not feel they can safely leave it open for another 24 hours. We enclose a Gas Free Test Certificate supplied by Edwards.

Please let us know immediately should you wish a representative of your office to inspect.

Yours sincerely

Simon Eve

00062703181360EHO01.DOC

cc Ms Nicola Lake

Spoke to Jo Ellis on the 13/7/2000 about Discharging the condition she agreed that we now submitted details and works satisfies the requirements of the condition

EDWARDS (Tank Removal) LTD.
PETROL-OIL-CHEMICAL TANK CLEANING
REMOVAL-GAS FREE CERTIFICATED ISSUED

Telephone: 0181-686 9775
Fax No: 0181 680 1890
Mobile No's: 0850 250972

128-130 CHURCH STREET
CROYDON, SURREY
CR0 1RF

GAS FREE TEST CERTIFICATE

Site Old Post Office Twyford, Berkshire Installation 1 x 500 gal Parafin / 35 Sec oil Tank

Method of Test Explosimeter Date 26/06/00

Reading 0% L.E.L.

Period of Validity N/A OPEN VESSEL

We have tested the above installation and certify that it is safe for the following work to be carried out, provided that no changes take place affecting its condition subsequent to this test.

Tank Safe For Slurry Filling

Tested by J. CRITTLE

Remarks

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health
To: Nicola Lake, Planning

My Ref: JPE/post4
Your Ref: 99/69731/F
C/2000/1303

Date: 12 May 2000

DETAILS TO COMPLY WITH CONDITION VII AND VIII OF CONSENT 99/69731/F
POST OFFICE 9 HIGH STREET TWYFORD

I have reviewed the information provided in reference to the above conditions and have the following comments: -

Condition VII – Soil Survey
As detailed in my memo dated 22nd October 1999 the decommissioning of the diesal tank by filling with concrete and capping off would be acceptable to comply with this condition. However, my understanding is that these works have not yet been carried out and the condition should not actually be discharged until the works have been satisfactorily completed.

Condition VIII – Noise Attenuation
The proposed sound proofing of the floors between flats, detailed on the plans submitted, is acceptable. However, some further information is required regarding protecting of the flats from road traffic noise. Details of the proposed secondary glazing should be submitted and acoustic ventilators will need to be installed, specifications of these ventilators should also be submitted for approval.

There may be a need to provide additional insulation measures within unit 1 (A3 use) but this can not be determined until the nature of that use is known.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

Joanne Ellis

FROM: Nicola Lake

RECEIVED

DATE: 04 May 2000

- 5 MAY 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: C/2000/1303

Proposal: Details to comply with condition (vii) of consent 99/69731/F for the approval of soil survey..

Site Address: 9, High Street, Twyford, Reading.

Applicant: Century Galleries C/O Simon Eve Associates.

Your observations are required in respect of this application **by 28/05/2000** .

NO COMMENT

SIGNED: _____ DATE: 19-5-00

Clerk To Twyford Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health
To: Nicola Lake, Planning

My Ref: JPE/post4
Your Ref: 99/69731/F
C/2000/1303

Date: 12 May 2000

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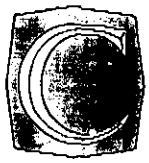
Joanne Ellis

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
18 APR 2000	
COPIES TO:	ACK:
	FILE:



CENTURY GALLERIES

Thames Side
HENLEY-on-THAMES
Oxon RG9 2LJ
Tel: (01491) 575499
Fax: (01491) 410273

17/4/00

Contemporary pictures, ceramics & sculpture, framing, fine art restoration & picture rental

TO: MR MICHAEL THORP

Dear Mr Thorp, The Old Twyford Post Office

I spoke to Nichola Lake this morning to enquire how the discharge of the conditions on the Planning Approval for the above were going; ~~and~~ she has not yet had the opportunity to send/copy our proposals to Joanne Ellis on Environmental Health - Noise insulation + decontamination - or Neil Trotter in Highways about our parking proposals, or to the Conservation Officer about our shop-front.

Nichola is desperately over-worked; she told me she had 31 sites to visit last Friday + had had to postpone 4 others. I feel guilty pressing her on our rather minor matters (although of course they are crucial to us & very major), so I am writing to you to ask if you could provide her with some help. I think she is getting swamped by the sheer volume of what is being loaded on her so I am writing to you as the Team Leader to ask you to alleviate the situation.

Yours sincerely - Michael Shemilt

Directors: M. Shemilt, A. Shemilt, D. Morris
VAT Registration No. 198 9084 95
Company Registration No. 970735 England

Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com

M Thorp Esq
Director of Planning
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

PLANNING SERVICES | HPT 28477
POL | TLS
DC NL | ENF
APP |
CS |
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FILE:
Reply rqd.

E1306/SCE/czs

99/69731

17th April, 2000

By Post and by Fax 0118 974 6484

Dear Mr Thorp,

TWYFORD POST OFFICE, 9 HIGH STREET, TWYFORD

We refer to our letter of 6th April to which we have not received a reply. We understand that the Environmental Health Officer and Highways Officer have not received any communication from your office about the Conditions relevant to them.

Conditions (vii) and (viii), are matters which we understood you will be taking the advice of the Environmental Health Officer.

Condition (iv) would require the advice of the Highways Officer.

Contractors are on site and hoping to complete their work soon.

Please could you progress this matter as a matter of urgency and contact this office if you require further sets of plans.

Yours sincerely

Simon Eve

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Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com

PLANNING SERVICES

PGL	TLS
DC	ENF
APP	
CS	

18 APR 2000

COPIES TO:	ACK:
	FILE:

M Thorp Esq
Director of Planning
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E306/SCE/czs

99/69731

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Yours sincerely

Simon Eve

DOE 12

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10/4/00	
Officer: NL	Application No. 42000/1303

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

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

Description:
(P.) Details to comply with condition VII of consent 99/69731/F for the approval of Soil Survey

Location: 9 High Street

Parish: Twyford Ward: .....

Applicant: Century Galleries

Fee Received ✓ Required ..... Additional ..... Refund .....

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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: 4/5
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:

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NEIGHBOURS:

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Simon Eve Associates

Property, Planning and Development Consultants

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Thames Side
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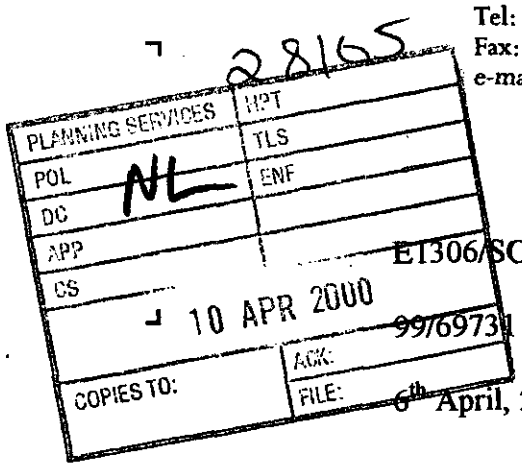

M Thorp Esq
Director of Planning
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E1306/SCE/czs

99/69731

6th April, 2000

By post and by fax 0118 974 6484

Dear Mr Thorp,

TWYFORD POST OFFICE, 9 HIGH STREET, TWYFORD

I refer to our conversation about three weeks ago when we discussed the discharge of the outstanding conditions under this permission. I am referring the matter to you because Miss Lake is currently on holiday and the matter is urgent.

We now have the Inspector's decision in relation to the planning application 99/69731/F. The Inspector has scheduled his revised conditions using lower case Roman numerals. I have reproduced them below for your convenience. Please could your Council discharge the conditions as a matter of urgency to enable the contractors on site to complete the work for early occupation by Century Galleries.

Condition No	Comment
(iv)	*"Prior to the occupation of the uses hereby approved, full details of on site car and lorry parking and turning spaces and storage of waste shall be submitted to and approved in writing by the local planning authority and implemented in full as approved. These details shall also include physical measures to prevent the use of any of the rear open area for parking by visitors and/or customers. These approved facilities shall thereafter be kept available at all times for the parking and manoeuvring of vehicles and the storage of waste as appropriate."* We enclose a layout Ref E1306/H2.93. We believe we have interpreted the Inspector's recommendations correctly. Signs shall be erected discouraging unauthorised access and identifying the occupiers of parking spaces No. 1-10.
(vi)	*"No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building operations hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details."*

Continued...

(vi) cont. We enclose a copy of Andrew French's letter dated 7th January which enclosed samples and details of the proposed external materials. We understand that the relevant extracts from the catalogues are missing and you should refer back to Andrew French for further information.

(vii) *"Before the development hereby permitted commences on the site, a soil survey shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any unit hereby permitted is first occupied."*
Three soil surveys were undertaken at the Council's request and the results were provided to your Planning and Environmental Officers. The Environmental Health Officer has confirmed that provided no excavation is to be carried out (ie for new building) the localised diesel spills do not constitute a hazard for occupation. The de-commissioning of the diesel tank under the yard is in hand.

(viii) *"Development shall not begin until a scheme for noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be complete before the ground floor commercial premises hereby approved are occupied."*
The detailed scheme of works including noise insulation was submitted to and approved by your Council's Building Control Department. Copies were supplied to the Planning Officer on the 7th January and we enclose another set of drawings (Ref AGF.99.243.1,.2,.3 and .4.

Your confirmation that these conditions can be discharged will enable my clients to occupy.

Yours sincerely

Simon Eve