APPLICATION NO:
VAR/2000/1641

LOCATION:
Buckhurst Nursery/Scrapyard London Road, Wokingham.

APPLICANT:
Mr J Prior C/O Tony Thorpe Associates

PROPOSAL:
Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years

EARLIEST DATE FOR DECISION: **06/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
26/07/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Prior
C/O Tony Thorpe Associates
The Studio, 1 Durrant Way
Tilehurst
Reading
Berks
RG31 6TR

Application Number: VAR/2000/1641

Parish:	**WOKINGHAM**
Location:	**Buckhurst Nursery/Scrapyard, London Road, *Wokingham.***
Proposal:	**Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years** 5/9/2003

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. a)Approval of the details of the car parking, vehicular-turning areas and access roads (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition
2. The buildings shall not be occupied until the car parking, vehicular turning areas and access roads within the site have been constructed in accordance with the plans to be submitted to and approved in writing by the Local Planning Authority.

Condition
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

Condition
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) permission shall be sought for any development normally permitted under Part 8, Schedule 2 of that Order.

Reason
1. a) No such details have been submitted.

b) & c)In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of the character and amenities of the locality.

John Mitchell

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.

Tel. 0118 974 6450 (Direct Line)
E-mail: Basia.Polnik@wokingham.gov.uk
Date. 25 January, 2002
My ref. BC/DC/VAR/2000/1641

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) 977 8909
DX: 33506 – Wokingham

Mr J Prior
c/o Tony Thorpe Associates
The Studio
1 Durrant Way
Tilehurst
Reading RG31 6TR

Dear Sirs

PLANNING PERMISSION VAR/2000/1641
SITE: BUCKHURST NURSERY, LONDON ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number VAR/2000/1641 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

MRS B POLNIK
Senior Planning Officer

Received by Wokingham District Council

Application No: VAR/2000/1641

Proposal:
Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years

Location:
Buckhurst Nursery/Scrapyard, London Road, , Wokingham.

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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/07/2000. 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

12 June 2000

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 12 June 2000

Application Number: VAR/2000/1641

Proposal: Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years

Parish: WOKINGHAM TOWN

Site Address:
Buckhurst Nursery/Scrapyard, London Road, , Wokingham.

Applicant:
Mr J Prior C/O Tony Thorpe Associates.

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).

Comments as Previous -

JR 27/6/00

Signed: _____ **Print name:** _____

(1) BUCKHURST NURSERY PRIORS SCRAPYARD E1.6.86

ADDRESS LONDON ROAD PARISH WOK/~~WITHOU~~

PLOT No. Old Property ORD. SHEET No. SU.8368(

DELEGATED

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
159/72	Mr. J. Prior	Shed 60'x20'	17.2.72	App. -
BR5970	"	S/STOREY EXT. & COVERED WAY	28.1.77	REL. N/A
BR 6022	"	ext to kitchen verandah	17.2.77	APP N/A
09557	"	"	17.3.77	N/A C/
09525	BCC	REALIGN. ROAD FOR M/WAY	12.12.78	C/
13721	"	TEMP BUILDING	31.7.80	N/A C/A
BR15605	"	S/STOREY OFFICE & W.C.	6.10.80	APP N/A
BR17437	"	LOUNGE & KITCHEN EXT.	27.8.81	APP N/
16292	"	"	24.9.81	N/A C/S
20252 20413	"	S/STOREY warehouse	17.11.83	N/A RE
22121	"	" 2nd. hand car parts	15.11.84	N/A C/A
24305	HERON HIGH-TECH. LTD.	2/ST. IND. HIGH-TECH DEV., CAR-PARKING, LANDSCAPING	9.10.85	N/A REL

DATE OF COMPLETION

MINISTRY DECISION 28715 BARCLAY PROPERTIES O/L. SCRAPYARD TO HI-TECH. 1.10.87 REL

SPECIAL ORDERS EUC. TPO/588/93 DEV.

DRAINAGE

31504/5 " O/L B1 BLDG/CARPARK/LANDSCAPING 29.9.88 R

31.MAY2000* 1641

(2) BUCKHURST NURSERY PRIORS SCRAPYARD

1764

ADDRESS LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31523/4	BARCLAY PROPS	B1 BLDG/CARPARKING/ LANDSCAPING (DUPL.)	29.9.88	R
32552/3	APPEAL ROSEMAUGH ESTATES	O/L DEM. " "	16.2.89	RE
33960	" "	O/L RE-DEV. 1/S/ST. BUILDING FOR BUSINESS USE B1	31.8.89	RE
35136	Mr. J. Prior	renewal of 22121	6.3.90	W/
39360	" (33960)	CARPARKING/ACCESS/TURNING AREA	29.5.92	C/
39467	"	REBUILD & ENLARGE H WORKSHOPS IN CONN. WITH H. SCRAPYARD	19.8.92	16.9. C/
40205	"	AMEND. TO 39467 REPOS. WORKSHOP	10.12.92	C

DATE OF COMPLETION

MINISTRY DECISION 32552 - APPEAL DISMISSED - 27.4.89. 33960 - APPEAL DISMISSED 25.5

~~SPECIAL ORDERS~~ 33960 - APPEAL ALLOWED - 16.7.91

~~DRAINAGE~~ FORMAL ORDER DISMISSING COUNCIL'S APPEAL AGAINST INSPECTORS DECISION 10-12-9

1933 (3)

ADDRESS Priors Scrapyard London Road PARISH Wokingham

DELEGATED

PLOT No. ORD. SHEET No. SU 8368 (76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
42622	ROSEHAUGH ESTATES	O/L. ADS RENEWAL 33960 FOR DEMOLITION & REMOVAL SCRAPYARD. CONSTR. BLDG. FOR B1 USE	3.8.94	Cl
42822	MAN CONTRACTORS LTD.	C/U/USE VACANT LAND ADJ. TO ALLOW STORAGE OF VEHICLES, PLANT & MATERIALS WITH SMALL CIVIL ENG. WORKS	26.7.94	Ke
CLU 23		DISMANTLING PRIVATE COMM. VEHS. & SALE OF PARTS	23.4.96	ISSUED
96/64018/TB	MR. J. PRIOR	RENEWAL TP 42622 FOR RE-BUILDING/ENL. WORKSHOPS	24.12.96	31.12.9

MINISTRY DECISION

SPECIAL ORDERS

31.MAY2000* 1641

1933 (4)

ADDRESS Priors Scrapyard London Road PARISH Wokingham

PLOT No. ORD. SHEET No. SU 8368 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
97/66197/V	MR. S. PRIOR	VAR. COND. 2 ON 42622 EXT OF TIME FOR ERECTION OF BLDG. FOR B1 USE	6.9.97	C

MINISTRY DECISION

SPECIAL ORDERS

31.MAY2000* 1641

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1. 31.MAY2000* 1641	YOUR NAME	Mr J. PRIOR
	ADDRESS	BUCKHURST NURSERIES, LONDON ROAD, WOKINGHAM.
	POST CODE	RG11 5PJ Tel. No. 0118 9783398
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	TODY THORPE ASSOCIATES
	ADDRESS	THE STUDIO, 1, DURRANT WAY, TICEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	PRIORS SCRAPYARD, LONDON ROAD, WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.6
5. Give brief details of the proposal.	ABOUT THE APPLICATION	VARY CONDITION 02 OF CONSENT 97/66197/V TO EXTEND OUTLINE PERMISSION FOR FURTHER 3 YEARS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☐
- 1:100 Elevations ☐
- 1:100 Floor Plan ☐
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☐
- ALTERATION or EXTENSION ☐
- DEMOLITION ☐
- OTHER: RENEWAL OF EXISTING OUTLINE.

9. What type of Planning application are you applying for?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☐	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☑	State relevant application No. 97/66197/V Details of conditions to be relaxed. Go to Question 11. 02. 5/9/97

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

CAR BREAKERS.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N/A

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / NO

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / NO N/A

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / NO N/A

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

YES / ~~NO~~

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr J. PRIOR DATE 30/5/00

Before submitting this application check that you have answered all the relevant questions 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.

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.		1022.00	
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			1022.00	

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	N/A	
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. — B1 BUSINESS.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — N/A
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
N/A			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO.
If so, state this material, the quantity and method of storage.

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".

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

Our Ref:- AJT/MT/113
Your Ref:- 97/66197/V

30 May 2000

DELEGATED

31.MAY2000* 1641

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

Dear Sir

VARIATION OF CONDITION/RENEWAL OF OUTLINE PERMISSION FOR ERECTION OF BUILDING FOR B1 USE.
PRIORS SCRAPYARD, LONDON ROAD, WOKINGHAM.

Mr Prior has once more instructed us to renew the outline planning permission for this development which was originally allowed on appeal on 16th July 1991.

A copy of the current notice of approval and accompanying plan is attached. Although this does not expire until 5th September 2000 Mr Prior is keen to renew it well within its lifetime.

There do not seem to have been any material changes in circumstances or policy since the last renewal and we look forward to receiving a further variation in due course.

If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI MIHBC

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

DELEGATED

NOTIFICATION OF VARIATION OF PERMISSION

Mr J Prior
C/O Tony Thorpe Associates
The Studio West View
Littlewick Green
Berkshire
SL6 3QU

31 MAY 2000 1641

Application No : 97/66197/V

Parish : WOKINGHAM PARISH

Proposal : VARIATION TO CONDITION 2 ON APPROVAL 42622 TO ALLOW EXTENSION OF TIME ON OUTLINE APPROVAL FOR ERECTION OF BUILDING FOR B1 USE

Location : Priors Scrapyard London Road Wokingham

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby GRANT **CONSENT** for the variation of the above conditions 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(S) :

01
Approval of the details of the car parking, vehicular turning areas and access roads within the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority.

02
Application for the approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.

03
The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

04
The buildings shall not be occupied until the car parking, vehicular turning areas and access roads within the site have been constructed in accordance with the plans to be submitted to and approved by the Local Planning Authority.

05
No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

06
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 five 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 the similar size and species.
07
Notwithstanding the provisions of the Town and Country Planning General Development Order 1980 (or any Order revoking or re-enacting that Order), permission shall be sought for any development normally permitted under Article 3 Part 8 of Schedule 2 of that Order.

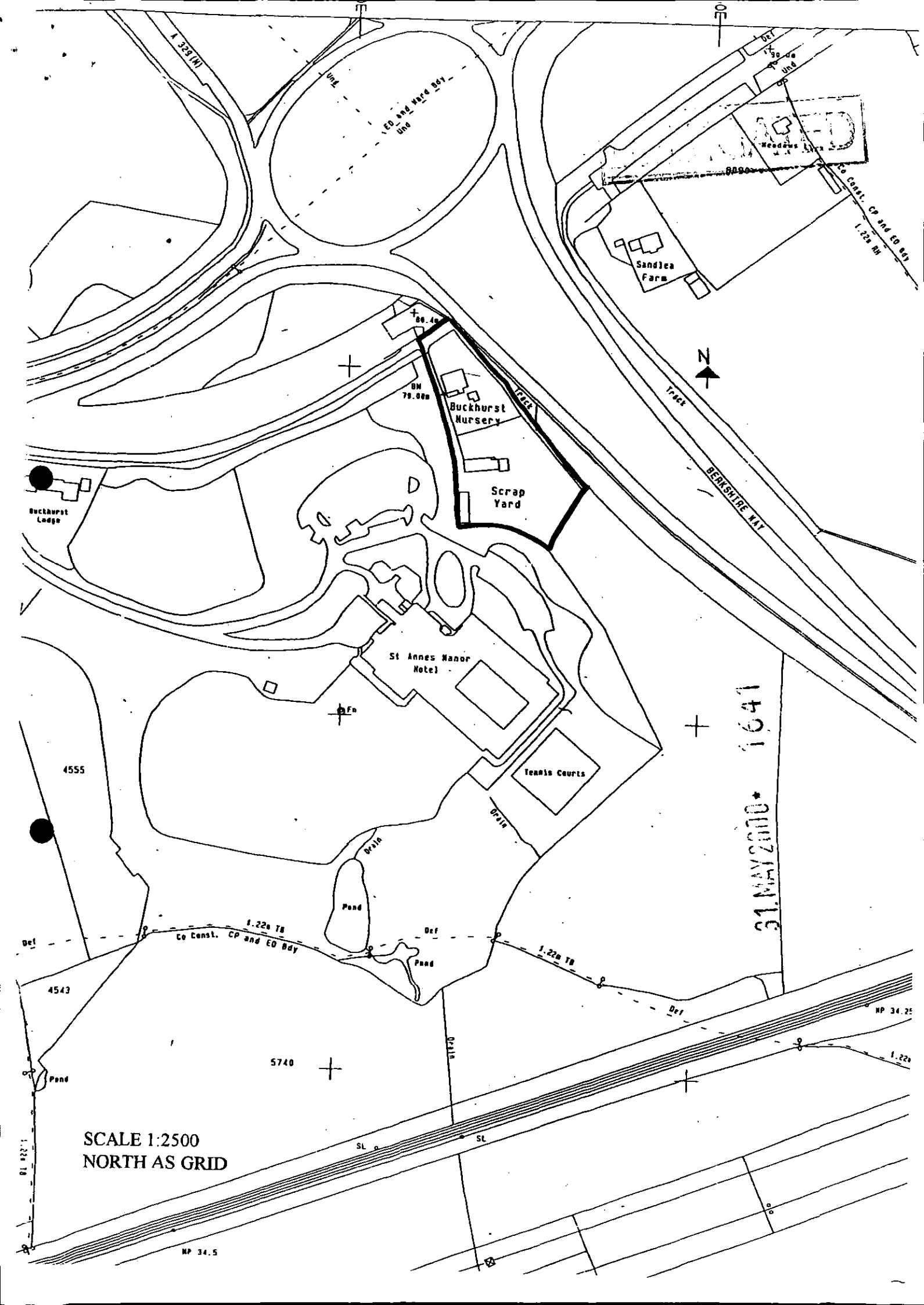
REASON(S) :
01
To secure an appropriate development of the site and since no such details have been submitted.
02
This condition is deemed to be attached by virtue of section 92(2) of the Town and Country Planning Act, 1990.
03
This condition is deemed to be attached by virtue of section 92(2) of the Town and Country Planning Act, 1990.
04
In the interests of road safety.
05
In the interests of visual amenity and because trees shown to be retained within the landscape scheme approved under Reference Number 33960 have been removed.
06
In the interests of visual amenity.
07
In order protect the character and amenities of the locality.

Date 05 September 1997

C E Rimmer
Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

31.MAY2000* 1641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Sandlea
Farm
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Track
BERKSHIRE WAY
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Buckhurst
Nursery
Track
Scrap
Yard
Buckhurst
Lodge
St Annes Manor
Hotel
Fn
Tennis Courts
Drain
Drain
Pond
Def
Co Const. CP and ED Bdy
1.22m TB
Def
Pond
1.22m TB
Def
4555
4543
5740
Pond
Drain
SL
SL
NP 34.5
NP 34.25
1.22m TB
31 MAY 2010 1641
SCALE 1:2500
NORTH AS GRID

WORK SHEET FOR : Simon Lewis

Application Number : VAR/2000/1641

Applicant : Mr J Prior C/O Tony Thorpe Associates.

Location : Buckhurst Nursery/Scrapyard, London Road, , Wokingham.

Proposal : Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/05/2000

Earliest Date for Decision : 06/07/2000

Latest Consultation Date/Site Notice Expiry Date : 06/07/2000

This application will have expired on: 26/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Environment Agency – no objection.
Environmental Health – no objection
Wokingham Town Council – no objection.
Policy + Plans – express concerns over re-development proposal

Planning Issues : Impact upon employment policies.
Impact upon countryside area.

1 sheet

Application Number: VAR/2000/1641

Appraisal :

This application proposes to vary condition 02 of permission ref:97/66197/V to extend outline permission for a further 3 years. This outline planning permission (ref:42622) was granted on appeal in 1994 for the demolition and removal of a scrap yard and construction of a single storey building to be used for B1 purposes, with car parking and landscaping.

Planning permission exists for the erection of a building with 648 sq.m floorspace for B8 purposes on the site and the Council has accepted that this development has been started by virtue of a concrete plug being inserted in the ground as part of the buildings construction.

The site lies outside the settlement boundary. The proposed B1 building would have a floorspace of 1022 sq.m. There are other buildings on the site which when combined with the 648 sq.m of floorspace provided with the B8 would amount to a similar figure as that for the B1 building. For this reason it is not considered that there would be any further harm to the character and appearance of the area as a result of the proposal.

Policy BU3 of the Structure Plan sets out the criteria on which proposals for the redevelopment of existing industrial/distribution premises to other uses should be judged. In particular it states that redevelopment should not have an unacceptable or adverse impact upon the availability of industrial and warehousing land and premises and on the locally available range of job opportunities. The scrap yard is obviously a use, which, would not be appropriate in an area close to residential properties and is therefore suited to this site. The redevelopment of this site therefore would lose its ability to accommodate the scrap yard use, which, would be difficult to accommodate elsewhere. However, on balance, taking into account the history of the site it would be very difficult to justify an extension in time for the outline permission. In addition it could be argued that the redevelopment of the site would get rid of an existing unsightly use.

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

Application Number VAR/2000/1641
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
[redacted]			
1.	SC02	SR01	car parking, vehicular turning areas and access roads
2.		SR06	The buildings shall not be occupied until the car parking, vehicular turning areas and access roads within the site have been constructed in accordance with the plans to be submitted to and approved by the Local Planning Authority.
3.		SR09	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
4.	SC48	SR09	
5.		SR17.	Notwithstanding the provisions of the Town + Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) permission shall be sought for any development normally permitted under Part 8, Schedule 2 of that Order.

RECORD OF SITE VISIT

SITE ADDRESS: Buckhurst Nursery/Scrapyard London Road Wokingham.

APPLICATION NUMBER: VAR/2000/1641

OFFICER: Simon Lewis

DATE OF SITE VISIT: 21/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural area

3. DESCRIPTION OF SITE/BUILDING Existing Scrapyard / car parking area.

4. RELATIONSHIP TO ADJOINING PROPERTIES Hotel site to the South.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6454

Date: 31.7.00

My ref: VAR/2000/1641

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 R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

Dear Councillor

Application Number: VAR/2000/1641
Buckhurst Nursery/Scrapyard, London Road, , Wokingham.
Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ [redacted] ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454.** 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 10.8.00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **VAR/2000/1641**
Buckhurst Nursery/Scrapyard, London Road, , Wokingham.
Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Wyatt

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 6454

Date: 31.7.00

My ref: VAR/2000/1641

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 J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

Dear Councillor

Application Number: VAR/2000/1641
Buckhurst Nursery/Scrapyard, London Road, , Wokingham.
Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ R[redacted] ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. 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 Mitchell
Development Control Manager

Recd P+P 13/6

30500 4/6

REPLY REQUIRED

To:
Policy And Plans Section

(TO) **From:** Simon Lewis

EG

Date: 12 June 2000

Application Number: VAR/2000/1641

Proposal: Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years.

Site Address:
Buckhurst Nursery/Scrapyard, London Road, , Wokingham.

Applicant:
Mr J Prior C/O Tony Thorpe Associates.

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

As this is a speculative proposal for office use outside the settlement the existing permission should not automatically be renewed.
There are altered circumstances since the original permission was granted.

PPG6 now sets out a sequential test in paragraph 1.15 for office development and BSP policy BU3 + WDLP dd policy WEM18 would also apply.

The proposal results in loss of premises for a use that ~~would~~ although of detrimental environmental impact would be difficult to accommodate elsewhere.
Having said this you will need to consider the sites planning history, which I believe allows a similar size building in a similar location for other B class uses which we have agreed has been implemented as a result of a footing on a corner of the building being on site.

✓ (SD)

E D Gibbons 14/6/00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | DT
POL | IS
DC | EMF
APP | 30890
CS | 22 JUN 2000
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Simon Lewis
Planning Department

Date: 21/06/00

VAR/2000/1641 BUCKHURST NURSERIES, LONDON ROAD, WOKINGHAM

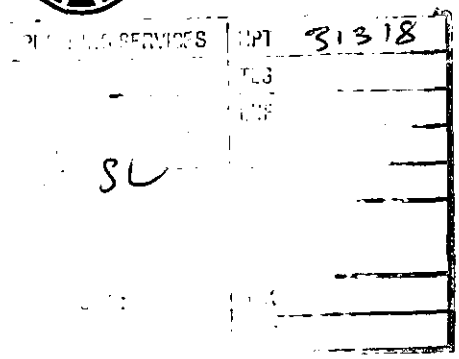
Having considered the above application, I have no objections or comments to make.

John Mullaney
Environmental Health Officer

Our ref: SP\2000\001892\001
Your ref: VAR/2000/1641

Date: 30th June 2000

ENVIRONMENT AGENCY



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire RG11 1BN

Attention: Simon Lewis

Dear Sir

VARIATION OF CONDITION 2 OF CONSENT 97/66197/V TO EXTEND OUTLINE PERMISSION FOF A FURTHER 3 YEARS AT BUCKHURST NURSERY/ SCRAPYARD, LONDON ROAD, WOKINGHAM

Thank you for your letter dated 12 June 2000 which was received on 13 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/19/1. The Environment Agency has the following comments:

The site has a waste management licence for metal recycling. The Agency has no objection to varying condition 2 of the existing planning permission as proposed.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc. Tony Thorpe Associates, The Studio, 1 Durrant Way, Tilehurst, Reading, Berks RG31 6TR

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

PLANNING SERVICES | IPT
POL | TLS
DC | ENF
APP
CS
COPIES TO: | ACK:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: VAR/2000/1641

Proposal: Proposed variation to condition 02 of consent 97/66197/V to extend outline permission for a further 3 years.

Site Address: Buckhurst Nursery/Scrapyard, London Road, Wokingham.

Applicant: Mr J Prior C/O Tony Thorpe Associates

Your observations are required in respect of this application by **06/07/2000**

No objection to extension of outline permission

SIGNED: _____ **DATE:** 23/06//00

CLERK TO Wokingham Town Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAY 2...	Map No. 76 Site 0.52
Officer: SL / Application No. VAR/2009/1641	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

DELEGATED

Description:

(V) PROPOSED VARIATION TO CONDITION 02 OF CONSENT 97/66697/V TO ~~ALLOW~~ EXTEND OUTLINE PERMISSION FOR A FURTHER 3 YEARS

Location: PRIORS SCRAPYARD LONDON ROAD

Parish: WOKINGHAM Ward: Wescott

Applicant: MR J PRIOR

Fee Received 95-00 (7) 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 .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ← 250m landfill Site Consultation
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency → .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....
.....
..... NO pre-apps. .....

NEIGHBOURS:

..... S/N + St Annes Manor Hotel, London Rd, W'ham.
..... Sandhea Farm, London Rd., Wokingham .....
.....
.....
.....
.....
.....
.....
.....

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

Our Ref:- AJT/MT/113
Your Ref:- 97/66197/V

30 May 2000

31.MAY2000* 16411

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

Dear Sir

VARIATION OF CONDITION/RENEWAL OF OUTLINE PERMISSION FOR ERECTION OF BUILDING FOR B1 USE.
PRIORS SCRAPYARD, LONDON ROAD, WOKINGHAM.

Mr Prior has once more instructed us to renew the outline planning permission for this development which was originally allowed on appeal on 16th July 1991.

A copy of the current notice of approval and accompanying plan is attached. Although this does not expire until 5th September 2000 Mr Prior is keen to renew it well within its lifetime.

There do not seem to have been any material changes in circumstances or policy since the last renewal and we look forward to receiving a further variation in due course.

If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI MIHBC

① BUCKHURST NURSERY PRIORS SCRAPYARD E1.4.88

ADDRESS LONDON ROAD PARISH WOK ~~WITHOU~~

PLOT No. Old Property ORD. SHEET No. SU.8368(7

BUILDER

DELEGATED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
159/72	Mr. J. Prior	Shed 60'x20'	17.2.72	App. -
BR5970	"	S/STOREY EXT. & COVERED WAY	28.1.77	REL. N/A
BR 6022	"	ext to kitchen verandah	17.2.77	APP N/A
05557	"	"	17.3.77	N/A C/
09525	BCC	REALIGN. ROAD FOR M/WAY	12.12.78	C/
13721	"	TEMP BUILDING	31.7.80	N/A C/A
BR15605	"	S/STOREY OFFICE & W.C.	6.10.80	APP. N/A
BR17437	"	LOUNGE & KITCHEN EXT.	27.8.81	APP N/
16292	"	"	24.9.81	N/A C/A
20252 20413	"	S/STOREY warehouse	17.11.83	N/A RE
22121	"	" 2nd. hand car parts	15.11.84	N/A C/A
24305	HERON HIGH-TECH. LTD.	2/ST. IND. HIGH-TECH DEV., CAR-PARKING, LANDSCAPING	9.10.85	N/A REL

DATE OF COMPLETION

MINISTRY DECISION 28715 BARCLAY PROPERTIES O/L. SCRAPYARD TO HI-TECH. 1.10.87 REL

SPECIAL ORDERS EUC. TPO/588/93 DEV.

DRAINAGE

31504/5 " O/L B1 BLDG/CARPARK/LANDSCAPING 29.9.88 R

2 sheets

② BUCKHURST NURSERY PRIORS SCRAPYARD

1764

ADDRESS LONDON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
31523/4	BARCLAY PROPS	B1 BLDG/CARPARKING/ LANDSCAPING (DUPL.)	29.9.88	R
32552/3	APPEAL ROSEHAUGH ESTATES	O/L DEM. " "	16.2.89	RE
33960	" "	O/L RE-DEV. 1/S/ST. BUILDING FOR BUSINESS USE B1	31.8.89	RE
35136	Mr. J. Prior	renewal of 22121	6.3.90	W/
39360	" (33960)	CARPARKING/ACCESS/TURNING AREA	29.5.92	C/
39467	"	REBUILD & ENLARGE 4 WORKSHOPS IN CONN. WITH EL. SCRAPYARD	19.8.92	16.9. C/
40205	"	AMEND. TO 39467 REPOS. WORKSHOP	10.12.92	C

DATE OF COMPLETION

MINISTRY DECISION 32552 - APPEAL DISMISSED - 27.4.89. 33960 - APPEAL DISMISSED 25.5

~~SPECIAL ORDERS~~ 33960 - APPEAL ALLOWED - 16.7.91

~~DRAINAGE~~ FORMAL ORDER DISMISSING COUNCIL'S APPEAL AGAINST INSPECTORS DECISION 10-12-9

31.MAY2000* 1641

1933 (3)

ADDRESS Priors Scrapyard London Road PARISH Wokingham

PLOT No. ORD. SHEET No. SU 8368 (76

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
42622	ROSEHAUGH ESTATES	O/L. ADS RENEWAL 33960 FOR DEMOLITION & REMOVAL SCRAPYARD. CONSTR. BLDG. FOR B1 USE	3.8.94	Cl
42822	MAN CONTRACTORS LTD.	C/U/USE VACANT LAND ADJ TO ALLOW STORAGE OF VEHICLES, PLANT & MATERIALS WITH SMALL CIVIL ENG. WORKS	26.7.94	Ko
CLU 23		DISMANTLING PRIVATE COMM. VEHS. + SALE OF PARTS	23.4.96	ISSUED
96/64018/TB	MR. J. PRIOR	RENEWAL TP FOR RE-BUILDING/ENL. WORKSHOPS	24.12.96	31.12.9

MINISTRY DECISION

SPECIAL ORDERS

31.MAY2000* 1641

1933 (4)

ADDRESS Priors Scrapyard London Road PARISH Wokingham

PLOT No. ORD. SHEET No. SU 8368 (

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66197/V	MR. S. PRIOR	VAR. COND. 2 ON 42622 EXT OF TIME FOR ERECTION OF BLDG. FOR B1 USE	6.9.97	C

MINISTRY DECISION

SPECIAL ORDERS

DELEGATED

Please read the guidance notes before completing this form

(Complete this Certificate if the applicant is the sole owner[1] of all the land to which the application relates.)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

31 MAY 2000* 1641

CERTIFICATES UNDER ARTICLE 7

CERTIFICATE A

AND

AGRICULTURAL HOLDING CERTIFICATE

I certify that, on the day 21 days before the date of the accompanying application, nobody except the applicant was the owner[1] of any part of the land to which the application relates.

(Now delete **ONE ONLY** of the following alternatives)[2]

None of the land to which the application relates is or is part of, an agricultural holding[3]

OR[2]

I have/the applicant has given the requisite notice[4] to every person other than the applicant who on the day 21 days before 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:

Tenants' name	Address at which notice was served	Date on which notice was served
.....	.....	.....
.....	.....	.....
.....	.....	.....

Signed ..... Date 30/5/00

on behalf of Mr J. PRIOR

1 "owner" means a person having a freehold interest or a leasehold the unexpired term of which is not less than seven years , or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

2 Delete ONE alternative ONLY. Whichever is appropriate of the alternatives must form part of this Certificate. 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.

3 "agricultural holding" has the same meaning as in the Agricultural Holdings Act 1986.

4 "notice" means Notice Under Article 6, copies of which are obtainable from the Planning Department.

1769A

PLANNING APPLICATION PART I



Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	Mr J. PRIOR
31.MAY2000* 1641	ADDRESS	BUCKHURST NURSERIES, LONDON ROAD, WOKINGHAM.
	POST CODE	RG11 5PJ Tel. No. 0118 9783398
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	TONY THORPE ASSOCIATES,
	ADDRESS	THE STUDIO, 1, DURRANT WAY, TICEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	PRIORS SCRAPYARD, LONDON ROAD, WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.6
5. Give brief details of the proposal.	ABOUT THE APPLICATION	VARY CONDITION 02 OF CONSENT 97/66197/V TO EXTEND OUTLINE PERMISSION FOR FURTHER 3 YEARS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☐
- 1:100 Elevations ☐
- 1:100 Floor Plan ☐
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- CONSTRUCTION OF NEW BUILDING ☐
- ALTERATION or EXTENSION ☐
- DEMOLITION ☐
- OTHER: RENEWAL OF EXISTING OUTLINE.

9. What type of Planning application are you applying for?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☐ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☑ State relevant application No. 97/66197/V
  Details of conditions to be relaxed. Go to Question 11. 02. 5/9/97

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	CAR BREAKERS.
12. ARE THERE ANY TREES ON THE SITE? If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	N/A
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? Please show details of the existing access and any proposed changes on the plans.	YES / NO
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? If, YES, please show details of any changes on the plans.	YES / NO — N/A
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table. ~~YES~~ / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. YES / NO — N/A

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. YES / ~~NO~~

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 (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Berkshire County Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95-00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr J. PRIOR DATE 30/5/00

Before submitting this application check that you have answered all the relevant questions 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.

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	B1.		1022.00	
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			1022.00	

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	N/A	
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. — B1 BUSINESS.

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

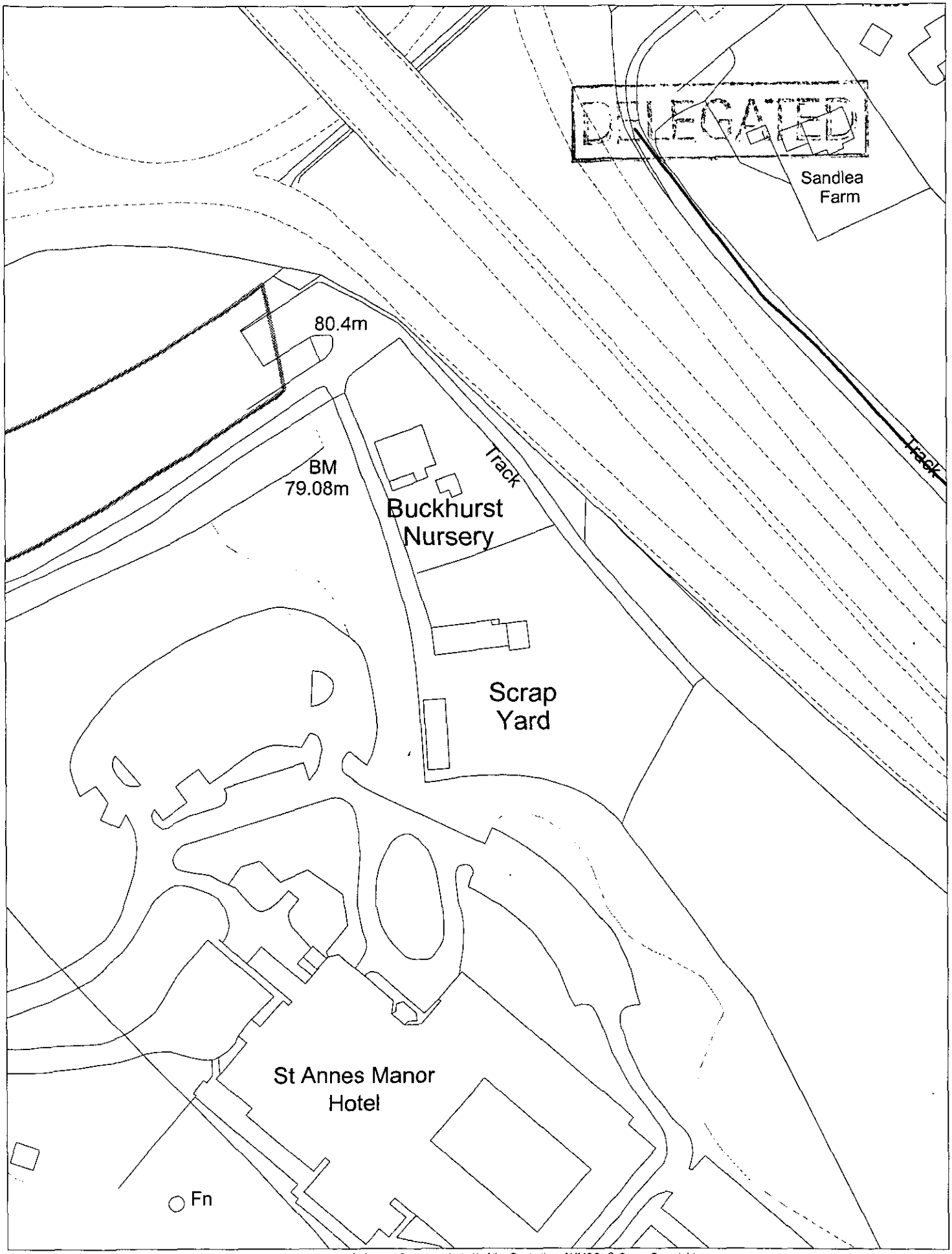
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
N/A			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO.
If so, state this material, the quantity and method of storage.

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'.

31.MAY2000* 1641



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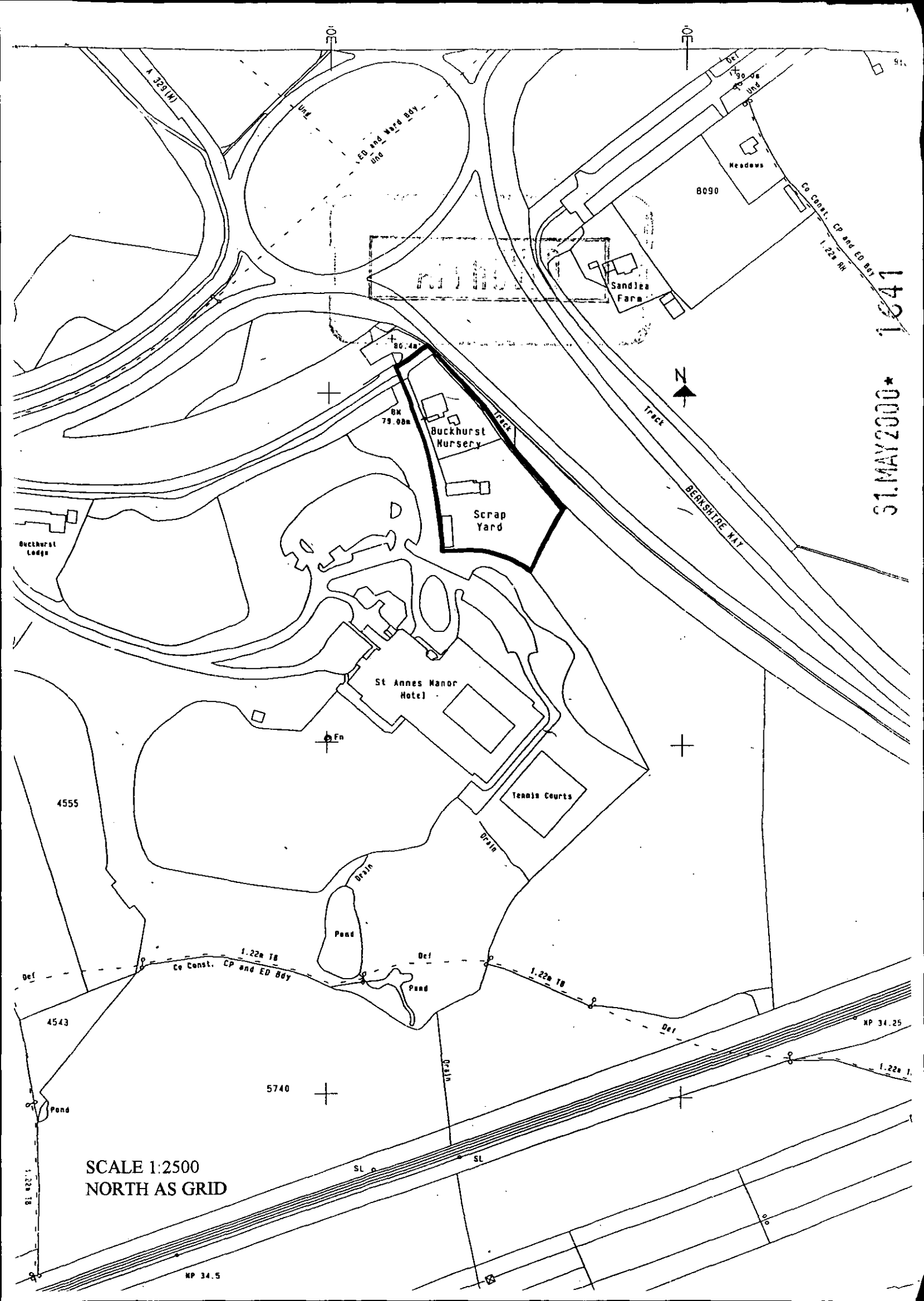
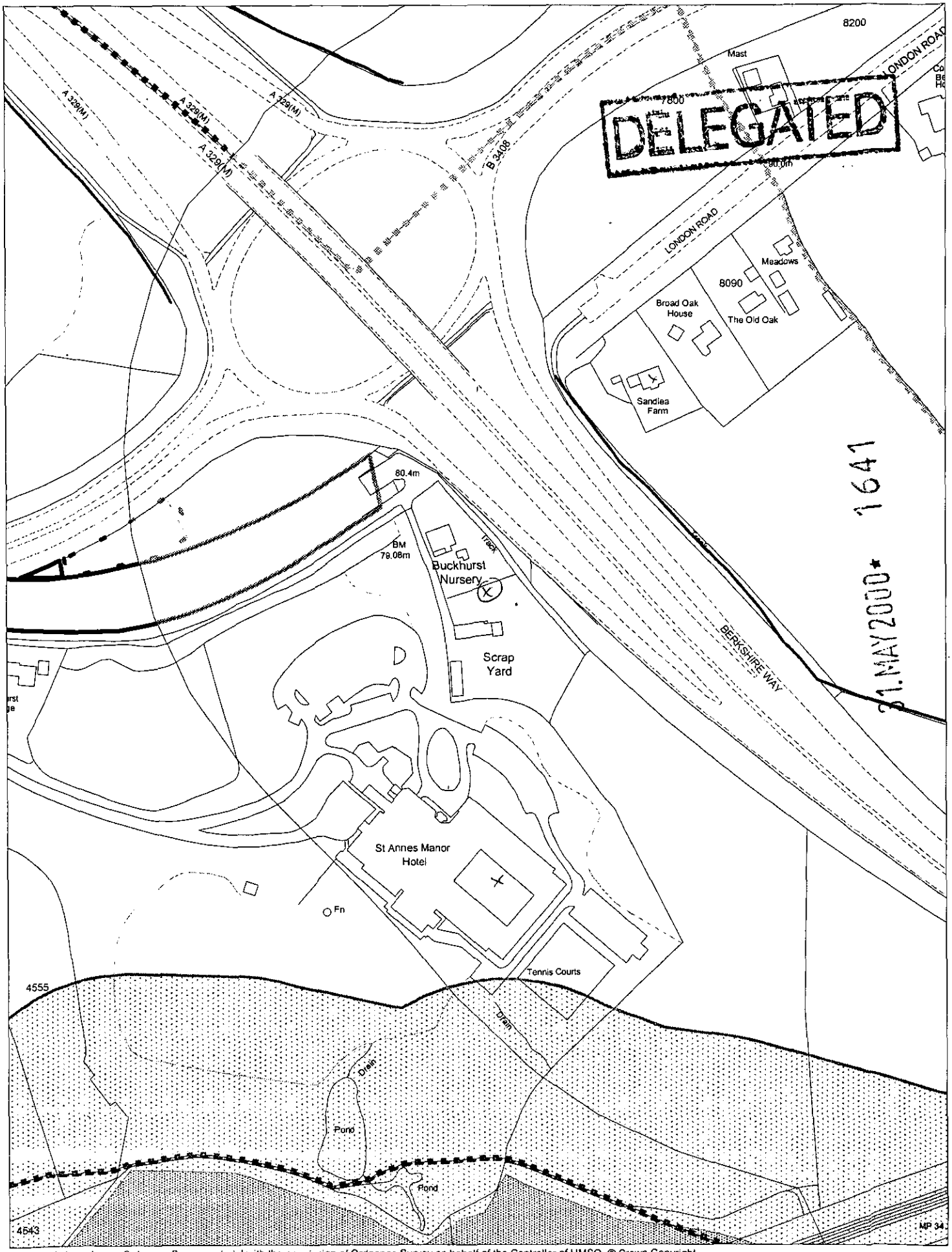

A 329(M)
Und
ED and Ward Bdy
Und
Def
90.0m
Und
Meadows
8090
Co Const, CP and ED Bdy
1.22m RH
Sandlea Farm
80.4m
BM 79.08m
Buckhurst Nursery
Track
Scrap Yard
N
Track
BERKSHIRE WAY
Buckhurst Lodge
St Annes Manor Hotel
Fn
Tennis Courts
4555
Drain
Drain
Pond
Def
1.22m TB
Co Const, CP and ED Bdy
Def
Pond
1.22m TB
Def
4543
Drain
5740
Pond
SL
SL
1.22m TB
NP 34.5
NP 34.25
1.22m T
SCALE 1:2500
NORTH AS GRID
31.MAY2000* 1641



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