11/12 – NO SN -

APPLICATION NO:
F/2002/7955

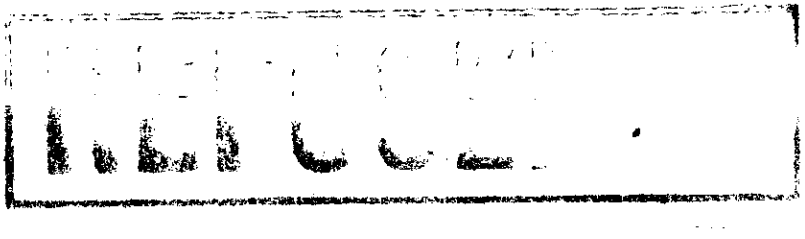
LOCATION:
Shinfield Service Station Arborfield Road, Shinfield Reading.

APPLICANT:
Esso Petroleum Co Ltd C/O Michael G Wigmore

PROPOSAL:
Proposed demolition of existing service station and erection of new sales building and canopy.

EARLIEST DATE FOR DECISION: **28/12/2002**
28 Day Exp. 1/1/03
APPLICATION WILL HAVE EXPIRED ON:
23/01/2003

CASE OFFICER: **Natalie Brown**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Esso Petroleum Co Ltd
C/O Michael G Wigmore
Kevin Neary Associates
Phoenix House
215b & 217b High Road
Benfleet
Essex SS7 5HZ

Application Number: F/2002/7955

Parish:	**SHINFIELD**
Location:	**Shinfield Service Station, Arborfield Road, Shinfield, Reading.**
Proposal:	**Proposed demolition of existing service station and erection of new sales building and canopy.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reasons

1. The proposed development, overall and in particular, by virtue of the introduction of the proposed café element will have a detrimental impact upon the amenities currently enjoyed by the occupiers of number 2 Oatlands Road. As such, the application is considered contrary to policies LBE1, LBE2 and LSH5 of the Loddon Area Local Plan, policies LD3, EN1 and EN2 of the Berkshire Structure Plan and policies WOS6 and WSH15 of the Wokingham District Local Plan (as proposed to be modified).

Informatives

1. This refusal is in respect of the Ordnance Survey Site Location Plan received by the Local Planning Authority on 28 November 2002 and Plan No. 175677/KDRB/020 Rev A, received on 7 January 2002, and Plan No. 175677/KDRB/030 Rev B, received by the Local Planning Authority on 28 November 2002.

T. G Watson

Trevor Watson
Development Control Manager
Date: 04/06/2003

Notice checked by: _____

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.

MINUTES OF A SPECIAL MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23RD APRIL 2003 FROM 7.00 PM TO 12.15 AM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr JL Earnshaw, Mr RFN Eke, Mrs JA Lissaman, Mrs M Robertson, Mr ND Rose, and Rob Stanton.

Also Present: David Ashman, Mr. GC Cockroft, Mrs. P Bray and Mrs. ELM Siggery

PART I

At the commencement of the meeting the Chairman remarked that the meeting was the last of the municipal year and thanked the Committee for their hard work and forbearance during the previous year. He also commented that Mr. JL Earnshaw and Mr. ND Rose were not standing for re-election and that this was therefore their last meeting as Members of the Council. He expressed his thanks and that of the Committee for their service on the Committee.

320. MINUTES

The Minutes of the meeting of the Committee held on 9TH April 2003 were confirmed as a correct record and signed by the Chairman subject to alteration of Minute 307 to include the word '*former*' in the seventh paragraph and the replacement in Minute 312 of the words Mr. & Mrs. Bryant with *'Mr & Mrs. Brant'* in the application description.

321. APOLOGIES

An Apology for absence was submitted from Mr. KA Malvern.

322. DRAFT SUPPLEMENTARY PLANNING GUIDANCE ON TELECOMMUNICATIONS & DRAFT SUPPLEMENTARY PLANNING GUIDANCE ON THE DESIGN OF NEW RESIDENTIAL SCHEMES IN THE WOKINGHAM DISTRICT

The Committee considered a report, (Agenda pages 4 to 7) regarding draft supplementary planning guidance proposed on the subjects of telecommunications and the design of new residential schemes in the Wokingham District. Members were reminded that consideration of this item had been deferred at the previous meeting.

In presenting the report, the Development Control Manager commented that in terms of the timescale of the formal consideration of the guidance by the Council's Executive, Member's comments on the draft Telecommunications Guidance were particularly encouraged. Members were also encouraged to submit comments on an individual basis.

Members generally welcomed the documents, but during their discussion made a series of detailed points and suggestions, which the Development Control Manager indicated would be carefully considered and fed back in the guidance development process. In response to a general question regarding the weight that could be attached the guidance, he commented that supplementary planning guidance represented an amplification of policy that once agreed carried significant weight in planning terms.

With regard to the impact of Planning Policy Guidance Note 8, (PPG8) on the consideration of health concerns regarding telecommunications masts, the Development Control Manager and Solicitor made a series of comments. The

considered to be contrary to Policy LD5 of the Berkshire Structure Plan 1991-2006 and to Policy WT7 of the Wokingham District Local Plan (as proposed to be modified).

330. APPLICATION NO: 2002/7869, PROPOSED CHANGE OF USE FROM A1 SHOP TO A3 PIZZA TAKEAWAY ON GROUND FLOOR, 1 STATION ROAD TWYFORD, FOR: MR.: H KONIJKAV DANA

The Committee considered a report about this application set out on Agenda pages 124 to 131.

In presenting the report, Officers drew Members attention to two additional plans submitted by the applicant since the publication of the Agenda showing the proposed parking layout for the development and commented that three of the four spaces were for customers of the business with one space reserved for the occupant of the restaurant's flat.

Members were also informed that further responses to public consultation on the proposal had been received since the publication of the Agenda. These included additional comments from Twyford Parish Council objecting to the proposal and four additional letters of objection. A 36-signature petition had been submitted in support of the proposal.

The Access and Movement officer had made further comments in relation to the use of the proposed car parking spaces and the proposed access to the site. A number of additional conditions were therefore proposed as a result.

Mr. A Dodd representing a group of local residents attended the meeting and spoke in opposition to the proposal.

Mr. Dance representing the applicant attended the meeting and spoke in support of the proposal.

Mrs. L Danes representing Twyford Parish Council attended the meeting and expressed that authority's concerns regarding the proposal.

During the debate on the proposal a number of Members expressed concern that the location of the proposed take-away at a busy junction would result in significant traffic and car parking problems in Station Road & Waltham Road. They also felt that the residential amenity of local residents could be affected by the operation of a take-away facility, particularly in relation to noise generated by its activities and proposed hours of operation. It was suggested that the issues above needed to be assessed by the Committee on the ground and after a brief discussion it was,

RESOLVED: That Application No: 2002/7869 be deferred to enable a site visit to be undertaken to consider the impact of the proposal on traffic and amenity grounds.

331. APPLICATION NO: 2002/7955, PROPOSED DEMOLITION OF EXISTING SERVICE STATION AND ERECTION OF NEW SALES BUILDING & CANOPY, SHINFIELD SERVICE STATION, ARBORFIELD ROAD SHINFIELD, FOR: ESSO PETROLEUM CO LTD.

The Committee considered a report about this application set out on Agenda pages 132 to 145.

Members were informed that the opening hours of the present filling station were not restricted by condition and that noise levels on previous consents related purely to the existing car wash facility.

Members were also informed of a minor correction to the report and that comments had been received from Environmental Health recommending the erection of a 3m acoustic fence. As a

consequence of these comments, Members were informed of an additional condition to address the issue.

Mr. D Bulcock representing Shinfield Parish Council attended the meeting and outlined that authority's objections to the proposal.

Mr. Beales a local resident attended the meeting and spoke in opposition to the proposal.

Mr. Plead, representing the applicant attended the meeting and spoke in favour of the proposal.

In their discussion of the proposal, concern was expressed that the proposed development would represent an over development of the site and exacerbate existing traffic problems along the A327 as well as affecting the viability of existing local shops.

The Chairman commented that as the service station facility currently existed on site, it was important to consider the additional impact arising as a result of the proposed redevelopment of the site.

Members referred to the concerns expressed by local objectors and Shinfield Parish Council regarding the impact of the proposal on adjoining residences and commented that given the proximity of the development to 2 Oatlands Road in particular, it would be appropriate for Members to visit the site.

In response to Members questions, Officers confirmed that no objection had been made to the proposal by the Council's Planning Policy Officers on the grounds of a negative effect on local businesses. The Development Control Manager commented that the applicant had indicated that the retail area of the filling station would be not be increased as part of the proposal.

RESOLVED: That Application No: 2002/7955 be deferred to enable a site visit to be undertaken to assess the impact of the proposal on neighbouring properties and traffic issues.

332. APPLICATION NO: 2003/8420, PROPOSED ERECTION OF A REPLACEMENT BOATHOUSE, LAND ADJACENT TO WOKINGHAM WATERSIDE CENTRE, THAMES VALLEY PARK DRIVE, EARLEY READING, FOR: READING TOWN REGATTA

At this point, Mrs. JA Lissaman declared a personal interest in the application under the Local Code of Conduct for Members as a Director of Wokingham Waterside Centre, which adjoined the application site. She left the room during the consideration of the proposal and took no part in its discussion and voting thereon.

The Committee considered a report about this application set out on Agenda pages 154 to 165.

Officers reported that no comments had been received from the Environmental Health Officer or Public Rights of Way Officer. Additional information had been received from the Environment Agency stating that the site was within the 1947 and modelled 1 in 100 year flood plain of the River Thames and stating that extra conditions should be imposed if Members were minded to approve the application.

Mr. Spratley representing the applicant attended the meeting and spoke in support of the application.

RESOLVED: That Application No: 2003/8420 be approved subject to the conditions set out on Agenda pages 158 to 160 and the following additional conditions

Additional Condition 8

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 21ST MAY 2003 FROM 7.00PM TO 12.00AM

Present: Mr M Bryant, UllaKarin Clark, Mr S Conway, Mrs A Drake, Mr R Eke, Mr D Hare, Carol Jewell, Mrs J Lissaman, Mr K Malvern, Mrs M Robertson, Mr A Ross and Rob Stanton.

Also Present: David Ball, Mrs P Bray, Mrs P Graddon, Mrs E Siggery and Mrs P Stubbs.

PART I

1. CHAIRMAN 2003/2004 MUNICIPAL YEAR

That Mr A Ross be elected as Chairman of the Committee for the 2003/2004 Municipal Year.

2. VICE CHAIRMAN 2003/2004 MUNICIPAL YEAR

That Mrs A Drake be elected as Vice-Chairman of the Committee for the 2003/2004 Municipal year.

3. MINUTES

The Minutes of the meeting of the Committee held on 23rd April 2003 were confirmed as a correct record and signed by the Chairman, subject to the following amendments:-

Minute No. 331 – Application No: 2002/7955, Proposed Demolition of Existing Service Station and Erection of New Sales Building & Canopy, Shinfield Service Station, Arborfield Road, Shinfield – For Esso Petroleum Co Ltd – should read that Mr Pead was the Agent. In addition the 6th paragraph on page 12 should read " The Chairman commented that as the service station facility currently existed on site, it was important to consider only the additional impact arising as a result of the proposed redevelopment of the site".

4. APPLICATION NO: 2002/7955, PROPOSED DEMOLITION OF EXISTING SERVICE STATION AND ERECTION OF NEW SALES BUILDING & CANOPY, SHINFIELD SERVICE STATION, ARBORFIELD ROAD, SHINFIELD, FOR ESSO PETROLEUM CO LTD

The Committee considered a report about this application set out on Agenda pages 17 to 32.

Members were reminded that this application was deferred at the last meeting of the Committee held on 23rd April 2003 to enable a site visit to take place.

Officers reported that the Environmental Health Officer raised no objection regarding the potential impact of fumes on neighbouring properties. In addition the Committee was informed of the following additional conditions recommended by the Environment Agency and that these should be incorporated into the decision notice should the application be approved:-

Condition 16:
Before development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution

of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
Reason: To prevent pollution of the water environment

Condition 17:
A validation report detailing any work carried out in compliance with the agreed remedial approach for the site shall be submitted to and approved in writing by the Planning Authority before any development commences.

Reason: To prevent pollution of the water environment.

Condition 18:
The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
Reason: To prevent pollution of the water environment.

Condition 12 needs to be amended so as to read:
Prior to the construction of the development hereby permitted, a plan shall be submitted and approved in writing by the Local Planning Authority for a 3 metre high acoustic fence along the boundary of 2 Oatlands Road.

Reason: In the interests of neighbouring residential amenity.

Condition 13 requires amending as follows:

No deliveries shall be dispatched into the site except between the hours of 0600-2200 daily.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

Mr D Bulcock representing Shinfield Parish Council attended the meeting and spoke against the proposal.

Mr Pead, the applicant's agent attended the meeting and spoke in support of the application.

The Highway representative elaborated in more detail on why the Highway Authority did not have any grounds for objection.

Members expressed concern at the effect the proposed development would have on local residents, particularly in respect of the 24 hour opening of the café element, and the detrimental impact this would have on the amenity of the residential area, particularly 2 Oatlands Road.

RESOLVED: That Application No: 2002/7955 be refused on the grounds of the detrimental impact the redeveloped filling station proposal, and in particular the 24 hour café element would have on the amenity of the residential area, particularly 2 Oatlands Road.

5. APPLICATION NO: 2002/7869, PROPOSED CHANGE OF USE FROM A1 SHOP TO A3 PIZZA TAKEAWAY ON GROUND FLOOR, 1 STATION ROAD TWYFORD, FOR MR. H KONIJKAV DANA

The Committee considered a report about this application set out on Agenda pages 33 to 44.

Members were reminded that this application was deferred at the last meeting of the Committee held on 23rd April 2003 to enable a site visit to take place.

The Committee was informed that two additional plans had been submitted by the applicant showing a parking layout

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/7955

Applicant : Esso Petroleum Co Ltd C/O Michael G Wigmore.

Location : Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Proposal : Proposed demolition of existing service station and erection of new sales building and canopy.

Site Notice Displayed ? :

YES	NO	DATE
	X	11/12

Date of Neighbour Notifications : .....

Date of Site Visit : .....11/12.....

Date Registered : 28/11/2002

Earliest Date for Decision : 28/12/2002

Latest Consultation Date/Site Notice Expiry Date : 28/12/2002

This application <u>will have expired on</u>: <u>23/01/2003.</u> 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 :

Policy - no observations
Env Health - require info re previous consent
Highways - request info (requested 29/12) res. c/n re revised plans.
Ramblers Assoc - no objection
Parish Council - object.
Env Agency - conditions.
letters of rep: ~~2 outlets~~ noise, WB opening, highway safety, lack of parking
petition

Planning Issues :

WSH14 - Petrol filling stations in built-up areas
bs settlement

REV PLANS: (HIGHWAYS EXP: 18/1)

Application Number: F/2002/7955

Appraisal :

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

Application Number F/2002/7955
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development, overall and in particular by virtue of introduction of the proposed cafe element ~~is considered to have~~ will have a ~~potential~~ detrimental impact upon the amenities of number 2 Oatlands Road. As such, the application is considered contrary to policies LBE1, LBE2 and LSH5 of the Loddon Area Local Plan, policies LD3, EN1 and EN2 of the Berkshire Structure Plan, and policies WOS6, and WSH15 of the Wokingham District Local Plan (as proposed to be modified).
			Informative: This refusal is in respect of the OSSLP ~~[illegible]~~ received on 28/11/02 and Plan No 175677/KDRB/020RevA received on 7/1/03 & 175677/KDRB/030 RevB received on 28/11/02.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 21-MAY-2003.

RECORD OF SITE VISIT

SITE ADDRESS: Shinfield Service Station Arborfield Road Shinfield Reading.

APPLICATION NUMBER: F/2002/7955

OFFICER: Natalie Brown

DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Within settlement boundary -
Opp. residential - Victors Close
close to roundabout

3. DESCRIPTION OF SITE/BUILDING

10 petrol pump under flat roofed covered forecourt area -
service station payment/shop is a pitched roof building.
Detached carwash facility

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached -

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING In/out access

LEVELS

BOUNDARY TREATMENT

OTHERS

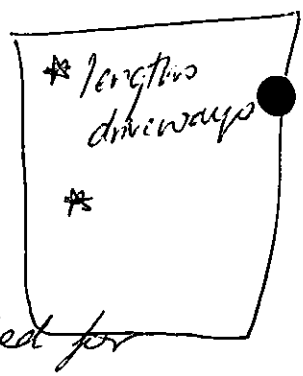
MESSAGE PAD - MESSAGE PAD - MESSAGE PAD -

This application concerns the redevelopment of the existing petrol filling station at Shinfield.

Members will recall that this application was deferred from the 25th of April Committee to allow members to carry out a site visit, which was undertaken yesterday evening.

Members will see that the members update has a number of amendments included within it, including ...

UPDATE.



The application is recommended for approval, subject to conditions.

- Exceeding the $50m^2$
  - site already exceeds this amount.
  - applicant has just said that they would put a condition on ensuring that the retail operation could not be extended w building; and
  - no objection raised by policy.

Café — well enclosed w service station area, and as part of the whole concept, the café area appears very small.

24hr Station currently works 24 hrs a day.

- No further clarification has been sought from policy as to the retail impact
  No objection raised by policy.

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSA
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PA
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Message taken by: _____ Time: _____

Date: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

Conditions

- Rear positions close later in evening
- shop deliveries to be a bit later.
- clearer marking of exit/entrance.

* 13 seats.
  9 parks + 1 disabled parking spaces.

* Retail area hasn't been conditioned.

* Site Visit outcome.
  * Retail area needs to be conditioned.
  * Café area. 89m²

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSA
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PA
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Consultation w nearby shops?

Message taken by: _____ Time: _____

Date: _____

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

MEMBER'S UPDATE

Development Control Committee – 21 May 2003

Site Address: Shinfield Service Station, Arborfield Road, Shinfield
Application No: F/2002/7955, Pages 17-32.

Regarding potential impact of fumes on neighbouring properties, the Environmental Health Officer raises no objection, and makes the following comment:

"The guidance for location of dispensers recommends that they should not be located closer than 4 metres from another property boundary. The proposal complies with this requirement.

Vapour from petrol deliveries is controlled by a vapour control system that is installed on the site. There will always be a slight smell of petrol/diesel on a petrol station forecourt. Due to air dilution, any odour is quickly dispersed and should not travel far off site.

Bearing in mind there is a petrol station currently on the site, I do not think the new layout will increase significantly any vapour which the neighbouring property may detect on their property."

Reference is made in the Committee Report to conditions recommended by the Environment Agency. These have inadvertently been omitted from the list of recommended conditions. It is therefore recommended, in the event that the application be approved, that the following conditions be incorporated in the decision notice:

Condition 16:
Before development is commenced, a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to the commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
Reason: To prevent pollution of the water environment

Condition 17:
A validation report detailing any work carried out in compliance with the agreed remedial approach for the site shall be submitted to and approved in writing by the Planning Authority before any development commences.
Reason: To prevent pollution of the water environment.

Condition 18:
The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
Reason: To prevent pollution of the water environment.

Condition 12 needs to be amended so as to read:
Prior to the construction of the development hereby permitted, a plan shall be submitted and approved in writing by the Local Planning Authority for a 3 metre high acoustic fence along the boundary of 2 Oatlands Road.
Reason: In the interests of neighbouring residential amenity.

Condition 13 requires amending as follows:
No deliveries shall be dispatched into the site except between the hours of 0600-2200 daily.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

Site Address: 1 Station Road, Twyford
Application No: F/2002/7869, Pages 33 - 44.

45 signature petition of objection received:
"We object to the proposed Pizza Take-away development as we believe this will significantly affect the character of the area with increased problems with traffic, rubbish, noise, parking and general disturbance."

1 extra letter of support received.

Error in condition 17 on p. 34 of the agenda - replace 'PLA' with "Local Planning Authority".

Site Address: Land at Junction of Church Lane and Hollow Lane, Shinfield
Application No: RM/2002/7688, Pages 45-78.

Members are informed that the consultation expiry date for the amended plans is the 25th of May 2003. No comments have been received to date on these amended plans.

Members are also advised that the recommendation should read:

Delegate the application to the Development Control Manager for approval subject to conditions, a revised section 106 agreement, and subject to no further planning issues being raised within the consultation.

It is also noted that the further condition in section 2 (page 47) is actually already included as condition 8 (page 64). This condition is therefore not required.

Some questions have arisen with regards to the contributions required for the development. They contributions for the original outline application and this reserved matters application which has pro-rated the contributions are as follows:

Contributions required	Outline application for 77 to 105 dwellings	Reserved Matters application for 144 dwellings
Highways	£75,647	£103,744
Education	£25,000	£34,285
Housing	21 dwellings (13 of which provided in phase 1)	29 units
Leisure	Public Open Space and	Equipped play area has been

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7955	28 November 2003	Cllr Bryant	Shinfield

Applicant: Esso Petroleum Co. Ltd
Location: Shinfield Service Station, Arborfield Road, Shinfield
Proposal: Proposed demolition of existing service station and erection of new sales building and canopy

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Natalie Brown

SUMMARY:

1. This application was deferred from the Development Control Committee of the 23rd of April to allow members to carry out a site visit. The site visit was scheduled to take place on Tuesday the 20th of May. Any comments raised at the site visit shall be reported verbally to the committee.

2. It should also be noted that comments have been received from the applicant on the following matters:

   The applicant has agreed to the condition requiring the provision of an acoustic fence along the rear boundary. The applicant would also accept further conditions to limit shop deliveries to between 0600-2200 daily and to close the two rear islands and attendant lighting between 2400-0600 hours.

   The applicant would also, in light of concerns regarding the retail aspect of the development, accept a condition that the sales building as a whole would not be used for retail sales (separate to the operation of the fuel station) without the written consent of the Local Planning Authority.

   Therefore recommend condition approval as set out on pages 137-139 of the 23 April 2003 Committee (copy attached) with the additional of the following conditions:

   Condition 11 contains a spelling error. 'Fasica' should read 'fascia'.

   Condition 12: Prior to the construction of the development hereby permitted, a plan shall be submitted and approved in writing by the Local Planning Authority a 3m high acoustic fence along the boundary with 2 Oatlands Road
   Reason: In the interest of neighbouring residential amenity

   Condition 13: No deliveries shall be dispatched into the site between the hours of 0600-22-00 daily.
   Reason: To safeguard the residential amenities on the occupiers of neighbouring properties.

   Condition 14: The two rear islands shall be closed and attendant lighting switched off between 2400-0600hours daily

Reason: To safeguard the residential amenities on the occupiers of neighbouring properties.

Condition 15: The retail sales building hereby permitted shall remain ancillary to the service station and not be used separate to the operation of the service station without the prior written permission of the Local Planning Authority.
Reason: The separate operation retail sales would be contrary to local plan polices.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions as set out in the agenda of 21 April 2003 (attached), and subject to the additional conditions as outlined above.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7955	28 November 2003	Cllr Bryant	Shinfield

Applicant: Esso Petroleum Co. Ltd
Location: Shinfield Service Station, Arborfield Road, Shinfield
Proposal: Proposed demolition of existing service station and erection of new sales building and canopy

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Natalie Brown

SUMMARY:

Proposal
Proposed redevelopment of existing petrol filling station. This would result in five 6 hose fuel dispensers with canopy over and a detached building comprising sales area, café, office and ancillary store. This detached building would cover 253m^2 floor area, and be 23m in length and 11m in depth. It would have a hipped roof 4m to the eaves and be 6.3m to the ridge. The site is located within the settlement boundary and is adjacent to a green route.

The existing facilities including a detached car wash are to be demolished.

The application is before the Committee due to being listed by Councillor Bryant on the following grounds: of overdevelopment on a road (intensely used) which is also located on a roundabout

RECOMMENDATION:

GRANT PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

Application Number	Development	Decision	Date
36674	Erection of petrol filling station, with shop & car wash facilities (to cover whole site)	Conditional Approval (Granted at Committee)	12.12.1990
36675	Erection of petrol filling station, with shop & car wash facilities (to cover part of site)	Conditional Approval (Granted at Committee)	16.01.1991
38097	Redevelopment of petrol filling with new car wash facilities Detached sales area building – 164m^2)	Conditional Approval (Granted at Committee)	16.09.1991
44882	Single storey extension to garage building to form enlarged sales area (additional 46m^2) and additional parking spaces	Conditional Approval (Granted at Committee)	05.12.1995

An application 38097 has been implemented. Copies of the plans are attached for the currently developed scheme.

2 CONSULTATION

Shinfield Parish Council – Object to the application on the following grounds: overdevelopment of the site; significant increase in retail activity – will increase traffic movements and impact upon the viability of village shops; detrimental to neighbouring properties; urge that if approved, clear conditions regarding hours of operation; time for deliveries etc be imposed; lack of consultation to local parishioners (*Officers Note: with regards to lack of consultation, consultation was carried out in accordance with Council procedures)*

Policy and Plans – No observations

Ramblers Association – No objection

Public Rights of Way Officer – None received

Landscape and Trees – None received

Environmental Health – *comments to follow as part of update*

Access and Movement – No objections subject to conditions

Environment Agency – No objection subject to conditions relating to site investigation for contamination

Letters of representation – 43 signature petition on grounds of massive and overbearing development & 9 individual letters of objection on the following grounds: Petrol pumps located close to houses

Noise issues

Hours of use – concern if 24 hour opening or late night opening

Increase in traffic, and associated highway safety implications

Concern re. lack of parking on site

New sales building too large

Development will adversely impact upon house prices

3 APPRAISAL

Main issues:

A. Principle of Development

Loddon Area Local Plan: LTV1

Modified Wokingham District Local Plan: WOS2

B. Impact upon the Character of the Area

Berkshire Structure Plan: EN1, LD3

Loddon Area Local Plan: LBE1, LBE2

Modified Wokingham District Local Plan: WOS3, WBE1, WBE12

C. Impact upon Neighbouring Properties

Berkshire Structure Plan: EN1, LD3

Loddon Area Local Plan: LBE1, LBE2

Modified Wokingham District Local Plan: WOS3, WBE1

D. Highway Safety

Berkshire Structure Plan: LD5

Loddon Area Local Plan: LT5

Modified Wokingham District Local Plan: WT7

E. Flooding Issues

Berkshire Structure Plan EN3
Loddon Area Local Plan LPS2 & LPS3
Modified Wokingham District Local Plan WIC16
PPG25

F. Concerns of the Parish Council

Modified Wokingham District Local Plan: WSH15

G. Concerns of Local Residents

A. Principle of Development

The site is located within the settlement boundary of Shinfield, where the principle of development is accepted.

The site already comprises a petrol filling station with shop, which establishes the principle of a petrol filling station and associated retail facility on the site.

B. Impact upon the Character of the Area

The existing site consists of a petrol pump area with canopy over, car wash and detached sales area building.

The proposed development would comprise a pump area with canopy above and a larger detached sales area building by 89m^2 floor area, which translates to a 6m increase in length and about 1m increase in depth compared to the existing building. The proposed eaves and ridge height are comparable to the existing building

Whilst the building would be increased in length and depth, (so would be larger than the existing building), the bulk of this would be extending into the site and not be closer to the road frontage. It is considered that the site is big enough to accommodate the development. Given it is located next to a substantial two-storey building (Old Hall Works) and is opposite a tyre and exhaust centre, it is considered that there would be no significant adverse impact upon the character of the area, nor along the adjacent green route.

With regards to the canopy, whilst this would be closer to the road frontage and extend almost the entire width of the site, it would only be 7m in width. This would mean an uncovered area between the canopy and detached sales building would be provided. Currently, the existing canopy, whilst not covering the entire width of the site extends up to the sales building. It is therefore considered that the smaller width proposed canopy would have less impact upon the character of the area compared to the existing situation.

A landscaping buffer along the north, east and western boundaries is shown to be retained. 2 trees are to be removed along the northern boundary, but the plan shown 3 new trees to be replanted. These details can be dealt with by way of a landscaping condition.

C. Impact upon Neighbouring Properties

As part of the development, the existing car wash facilities would be demolished, which is considered to improve the relationship with the neighbouring properties, in particular to 2 Oatlands Road. This property is located 4m to the north of the boundary of the site and separated from the site by a landscape buffer and pathway.

The proposed canopy over the petrol pumps would come to within 2m of the boundary of the site, making it 6m from 2 Oatlands Road. The canopy would be just under 6m in height and be 7m in width. It would be more or less in line with the side of 2 Oatlands Road. This property has its garage built along the boundary of the path, and there are no windows in the side elevation (facing the service station). It is therefore considered that there would be no adverse impacts to this property.

With regards to other properties, such as 3 Oatlands Road (13m from the boundary of the site and separated by Oatlands Road) and 6 Vickers Close (located 20m from the boundary of the site and separated by the A327, Arborfield Road), due to the distances from the properties and the fact that the development redevelops an existing service station, it is not considered that there would be any adverse impacts.

D. Highway Safety

Following receipt of revised plans showing the existing kerbed crossover, giving priority to pedestrians, the Access and Movement Officer raised no objection to the proposed development. This would be subject to conditions relating to parking and turning areas as shown being provided, existing access being stopped up and proposed access being constructed in accordance with the plans.

E. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of the Parish Council

Issues of increased traffic and impact upon neighbouring properties have been addressed above. Noise issues and hours of opening are to be dealt with by condition.

With regards to the Parish Council concerns that the retail area with impact upon the viability of nearby shops, no objections have been raised by the Policy and Plans team nor any nearby shop owners.

Policy WSH15 relates to retail sales from petrol filling stations. It states that the establishment of a retail sales area at an existing or proposed filling station will be acceptable provided that certain criteria are met, which include:

- the area for retail sales being less than $50m^2$,
- the area being related to the petrol filling station, and
- that there are no overbidding highway, environmental or planning objections.

The proposed developments complies with the 2nd and 3rd criteria. With regards to the 1st criteria, whilst the retails area exceeds 50m^2, so does the existing retail area. It is therefore considered that it would not be appropriate to refuse the application on the basis of not complying with the criteria given that retail facilities are already established on the site.

It is also important to note that there have been recent been approvals for new housing developments in Shinfield area, which will result in an increase in trade. It is considered that the increase in retail space as part of these application proposals would take up some of increase in trade.

G. Concerns of Local Residents

Issues of impact upon neighbouring properties and the character of the area have been addressed above.

With regards to highway safety implications, the application has been assessed and the Access and Movement Officer raised no objections.

Issues of noise and hours can be dealt with by condition.

The possible devaluation of surrounding properties is not a planning issue.

4 CONCLUSION

It is not considered that the proposed redevelopment of the service station would adversely impact upon the character of the area, neighbouring amenities nor conflict with local plan polices.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions.

Conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
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.
   Reason: To ensure that the external appearance of the building is satisfactory.
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

4. The forecourt shall not be used for the storage, display, sale or hire of vehicles, goods or items other than petrol or oil without the prior written approval of the Local Planning Authority

   Reason: In the interests of amenity and to prevent inappropriate use of the site

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
   Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
6. Prior to commencing work on site, 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 and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
   Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.
7. No building shall be occupied until the access has been constructed in accordance with the approved plans.
   Reason: In the interests of highway safety and convenience.
8. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.
   Reason: In the interests of highway safety and convenience.
9. 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 development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
   Reason: In the interests of visual amenity.
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: In the interests of visual amenity.
11. The petrol canopy fasica shown on the approved drawings shall not be illuminated without the prior written permission of the Local Planning authority
    Reason: In the interests of amenity

Informatives.

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies: EN1, EN3, LD3, LD5,
   Loddon Area Local Plan policies: LTV1, LBE1, LBE2, LT7, LPS2, LPS3
   Modified Wokingham District Local Plan policies: WOS2, WOS3, WBE1, WBE12, WT7, WSH15, WIC16
2. This approval is with respect to the following plans:
   175677/KDRB/020, revision A – revised 1:200 site layout, received 07.01.2003
   175677/KDRB/030, revision B – 1:100elevations, received 28.11.2002
3. This application does not give approval for signage under the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended). The applicant is advised to submit a separate application for any adverts to erected on the application site.

Kerrin Lithgow

From: Trevor Watson
Sent: 16 May 2003 17:57
To: Kerrin Lithgow
Subject: FW: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

Natalie does not appeared to have copied you in on this. Could be useful for Tuesday nights visit / Committee?

Trev

-----Original Message-----
From: Natalie Brown
Sent: 15 May, 2003 4:48 PM
To: Trevor Watson
Subject: FW: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

For info. Re. petrol fumes

-----Original Message-----
From: John Mullaney
Sent: Thursday, May 15, 2003 4:39 PM
To: Natalie Brown
Subject: RE: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

The guidance for the location of dispensers recommends that they should not be located closer than 4 metres from another property boundary. The proposal complies with this requirement.
Vapour from petrol deliveries is controlled by a vapour control system that is installed on site. There will always be a slight smell of petrol/diesel on a petrol station forecourt. Because of air dilution any odour is quickly dispersed and should not travel far off site.

Bearing in mind there is a petrol station currently on the site, I do not think the new layout will increase significantly any vapour which the neighbouring property may detect on their property.

John Mullaney
Principal Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Natalie Brown
Sent: 14 May 2003 16:01
To: John Mullaney
Subject: RE: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

This application was deferred at 23/4/03 Committee. One of the neighbours (the one where you have recommended the acoustic fence) raised the issue of the effect of petrol fumes on his property.

Do you have any concerns re. fumes?

Natalie

-----Original Message-----
From: John Mullaney
Sent: Thursday, April 10, 2003 6:08 PM
To: Natalie Brown
Subject: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

<< File: 3965 SHINFIELD SERVICE STATION.doc >>

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7955
CASE OFFICER: Natalie Brown

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

Natalie Brown

From: Natalie Brown
Sent: 16 May 2003 08:52
To: John Mullaney
Subject: RE: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

I think I inadverently omitted these - thanks for bringing it my attention

I'll add the conditions to the Members update

-----Original Message-----
From: John Mullaney
Sent: Thursday, May 15, 2003 5:20 PM
To: Natalie Brown
Subject: RE: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

In the committee report it says the env agency asked for a contamination report but it is not in the conditions. Have you decided not to ask for one?

J

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To: John Mullaney
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Sent: Thursday, April 10, 2003 6:08 PM
To: Natalie Brown
Subject: SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

<< File: 3965 SHINFIELD SERVICE STATION.doc >>

Date: 13 May 2003

Your Ref:

My Ref: **Natalie Brown - F/2002/7955**

Esso Petroleum Co Ltd
C/O Michael G Wigmore
Kevin Neary Associates
Phoenix House
215b & 217b High Road
Benfleet, Essex
SS7 5HZ

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/7955

Site Address: Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Proposal: Proposed demolition of existing service station and erection of new sales building and canopy..

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.05.03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Date: 14 April 2003

Your Ref:

My Ref: **Natalie Brown - F/2002/7955**

Esso Petroleum Co Ltd
C/O Michael G Wigmore
Kevin Neary Associates
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Anna Cronin

Head of Planning & Transportation

68735
12 MAY 2003

GREGORY PEAD

TOWN PLANNING CONSULTANT

P.O. Box 5796, Basildon, Essex SS16 6TA

Telephone: (Code 01268) 540635

Our Ref: GP674

30th April 2003

Ms. Natalie Brown,
Planning Officer,
Wokingham District Council,
Environmental Services Department,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Ms. Brown,

APPLICATION No. F/2002/7955 – SHINFIELD SERVICE STATION

I refer to the above application which was reported to Committee on the 23 April 03 and to my subsequent discussion with Ms. Lithgow.

Following last week's Committee meeting the Applicants have given further consideration to the two particular issues raised by Committee, namely residential amenity and retail impact.

With regard to amenity I can confirm that the Applicants agree to a condition requiring the provision of an acoustic fence to the rear boundary. In addition the Applicants will also agree to conditions that limit shop deliveries to between 0600 and 2200 hours daily and that require the closure of the two rear pump islands and attendant under canopy lighting between the hours of 2400 and 0600 daily.

With regard to retail impact the proposed retail area is no different from that already permitted and authorised which already operates in a local retail context and environment. There are no objections from local retailers. Planning Policy Guidance Note 6 states that economic assessments should normally accompany applications of 2500 square metres or more. The current application is significantly less than this threshold and the Applicants do not envisage any significant increase in retail sales. Furthermore the Applicants would accept a condition that the sales building as a whole will not be used for retail sales without the written consent of the Local Planning Authority.

Should the above be acceptable to your Authority I would be grateful if the application could be reported to the next Committee on the 21 May 03 with the above matters being included in a members' up-date.

Yours sincerely

GREGORY PEAD

cc. Kerrin Lithgow - Wokingham DC.

01268540635

68735

APP

02 MAY 2003

GREGORY PEAD

TOWN PLANNING CONSULTANT
P.O. Box 5796, Basildon, Essex SS16 6TA
Telephone & Facsimile: 01268 540635

FACSIMILE COVER PAGE

TO: Kerrin Lithgow - Planning Services Wokingham DC.

Fax No: 0118-974-6484

Date: 1 May 03

Comment:

Ms. Lithgow

Shinfield Service Station
Application No. F/2002/7955

This page plus 1 page copy letter = total 2 pages

Regards

Greg Pead.

GREGORY PEAD

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Yours sincerely

GREGORY PEAD

NAB 68735

GREGORY PEAD

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KL

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Should the above be acceptable to your Authority I would be grateful if the application could be reported to the next Committee on the 21 May 03 with the above matters being included in a members' up-date.

Yours sincerely

Gregory Pead

GREGORY PEAD

Kerrin Lithgow

From: gregorypead [gregory.pead@btopenworld.com]
Sent: 29 April 2003 16:26
To: kerrin.lithgow@wokingham.gov.uk
Subject: Application No. F/2002/7955 - Shinfield S/S

Ms. Lithgow,
Re. our telephone conversation of yesterday.
Following last weeks Committee meeting the Applicants have given further consideration to the two issues raised by members, namely residential amenity and retail impact.
With regard to amenity I confirm the Applicants agree to the condition requiring the provision of an acoustic fence along the rear boundary, and would accept further conditions to limit shop deliveries to between 0600-2200 daily and to close the rear two islands and attendant lighting between 2400-0600 hours.
With regard to retail impact the proposed retail area is no different to that permitted and authorised which already operates in a local retail context and environment. There are no objections from local retailers. The proposal is well below the threshold for economic assessments as identified in PPG 6. The Applicants would consider any increase to be generated by the increase in developments in the area and would accept a condition that 'the sales building as a whole would not be used for retail sales without the written consent of the local planning authority'.
If the above is acceptableto you would it be possible for the application to be reported to Committee on the 21 May with the above matters being available in a members up-date.
I will send a formal letter tomorrow confirming the above.
with many thanks.
Greg Pead
Planning Consultant to
Esso Petroleum Co. Ltd.

Site Address: Shinfield Service Station
Application No: F/2002/7955 Pages 132 - 153.

Would ask Members to note that opening hours have not been restricted on previous consents on the site, and that noise levels on previous consents relate purely to the car wash facility.

Condition 11 contains a spelling error. 'Fasica' should read 'fascia'.

Comments received from Environmental Health:

Due to the proximity of one of the pump islands to a residential property, recommend that a 3m high acoustic fence is erected along the northern boundary of the site, and that hours of construction condition be added.

Therefore recommend the following condition (hours of construction condition already in agenda as condition 03, page 137)

Condition 12: Prior to the construction of the development hereby permitted, a plan shall be submitted and approved in writing by the Local Planning Authority a 3m high acoustic fence along the boundary with 2 Oatlands Road

Reason: In the interest of neighbouring residential amenity

---

* S.V. for impact on 2 Oatlands Road.
* S.V. for impact on [illegible]

Site Address: Reading Cricket & Hockey Club, Sonning Lane, Sonning.
Application No: F/2003/8347, Pages 146- 153.

A letter has been received from the applicant who states the following:
"I understand that a number of objections for the above application are based upon the concern about possible harmful radioactive transmissions from mobile phone radio masts.
Can I please reiterate the comments in our letter dated 15 January (item vii) that this application does not involve a radio mast of any shape or form. The COLT Telecommunication equipment on this site only uses underground Fibre Optic cables as the method of linking the network infrastructure."

Site Address: Reading Town Regatta
Application No: F2003/8420, Pages 154 - 165.

Further Consultee Responses

No comments have been received from the Environmental Health Officer or Rights of Way Officer.

The Environment Agency states that the site is within the 1947 and modelled 1 in 100 year floodplain of the River Thames. The 1 in 100 year flood water level at this site is estimated at 36.83 metres above Ordnance Datum (Newlyn). However, as the Boathouse is designed to be floodable they have no objections to the redevelopment, this is subject to the following conditions:

8. There shall be no raising of existing ground levels on the site.
To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

9. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.
To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

10. Any walls or fencing constructed within or around the site shall be designed to be permeable to flood water
To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

11. Any steps or ramps shall be of open construction.
To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage capacity.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7955	28 November 2003	Cllr Bryant	Shinfield

Applicant: Esso Petroleum Co. Ltd
Location: Shinfield Service Station, Arborfield Road, Shinfield
Proposal: Proposed demolition of existing service station and erection of new sales building and canopy

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Natalie Brown

SUMMARY:

Proposal
Proposed redevelopment of existing petrol filling station. This would result in five 6 hose fuel dispensers with canopy over and a detached building comprising sales area, café, office and ancillary store. This detached building would cover 253m^2 floor area, and be 23m in length and 11m in depth. It would have a hipped roof 4m to the eaves and be 6.3m to the ridge. The site is located within the settlement boundary and is adjacent to a green route.

The existing facilities including a detached car wash are to be demolished.

The application is before the Committee due to being listed by Councillor Bryant on the following grounds: of overdevelopment on a road (intensely used) which is also located on a roundabout

RECOMMENDATION:

GRANT PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

Application Number	Development	Decision	Date
36674	Erection of petrol filling station, with shop & car wash facilities (to cover whole site)	Conditional Approval (Granted at Committee)	12.12.1990
36675	Erection of petrol filling station, with shop & car wash facilities (to cover part of site)	Conditional Approval (Granted at Committee)	16.01.1991
38097	Redevelopment of petrol filling with new car wash facilities Detached sales area building – 164m^2)	Conditional Approval (Granted at Committee)	16.09.1991
44882	Single storey extension to garage building to form enlarged sales area (additional 46m^2) and additional parking spaces	Conditional Approval (Granted at Committee)	05.12.1995

An application 38097 has been implemented. Copies of the plans are attached for the currently developed scheme.

2 CONSULTATION

Shinfield Parish Council – Object to the application on the following grounds: overdevelopment of the site; significant increase in retail activity – will increase traffic movements and impact upon the viability of village shops; detrimental to neighbouring properties; urge that if approved, clear conditions regarding hours of operation; time for deliveries etc be imposed; lack of consultation to local parishioners (*Officers Note: with regards to lack of consultation, consultation was carried out in accordance with Council procedures)*

Policy and Plans – No observations

Ramblers Association – No objection

Public Rights of Way Officer – None received

Landscape and Trees – None received

Environmental Health – *comments to follow as part of update*

Access and Movement – No objections subject to conditions

Environment Agency – No objection subject to conditions relating to site investigation for contamination

Letters of representation – 43 signature petition on grounds of massive and overbearing development & 9 individual letters of objection on the following grounds: Petrol pumps located close to houses

Noise issues

Hours of use – concern if 24 hour opening or late night opening

Increase in traffic, and associated highway safety implications

Concern re. lack of parking on site

New sales building too large

Development will adversely impact upon house prices

3 APPRAISAL

Main issues:

A. Principle of Development

Loddon Area Local Plan: LTV1

Modified Wokingham District Local Plan: WOS2

B. Impact upon the Character of the Area

Berkshire Structure Plan: EN1, LD3

Loddon Area Local Plan: LBE1, LBE2

Modified Wokingham District Local Plan: WOS3, WBE1, WBE12

C. Impact upon Neighbouring Properties

Berkshire Structure Plan: EN1, LD3

Loddon Area Local Plan: LBE1, LBE2

Modified Wokingham District Local Plan: WOS3, WBE1

D. Highway Safety

Berkshire Structure Plan: LD5

Loddon Area Local Plan: LT5

Modified Wokingham District Local Plan: WT7

E. Flooding Issues

Berkshire Structure Plan EN3
Loddon Area Local Plan LPS2 & LPS3
Modified Wokingham District Local Plan WIC16
PPG25

F. Concerns of the Parish Council

Modified Wokingham District Local Plan: WSH15

G. Concerns of Local Residents

A. Principle of Development

The site is located within the settlement boundary of Shinfield, where the principle of development is accepted.

The site already comprises a petrol filling station with shop, which establishes the principle of a petrol filling station and associated retail facility on the site.

B. Impact upon the Character of the Area

The existing site consists of a petrol pump area with canopy over, car wash and detached sales area building.

The proposed development would comprise a pump area with canopy above and a larger detached sales area building by 89m^2 floor area, which translates to a 6m increase in length and about 1m increase in depth compared to the existing building. The proposed eaves and ridge height are comparable to the existing building

Whilst the building would be increased in length and depth, (so would be larger than the existing building), the bulk of this would be extending into the site and not be closer to the road frontage. It is considered that the site is big enough to accommodate the development. Given it is located next to a substantial two-storey building (Old Hall Works) and is opposite a tyre and exhaust centre, it is considered that there would be no significant adverse impact upon the character of the area, nor along the adjacent green route.

With regards to the canopy, whilst this would be closer to the road frontage and extend almost the entire width of the site, it would only be 7m in width. This would mean an uncovered area between the canopy and detached sales building would be provided. Currently, the existing canopy, whilst not covering the entire width of the site extends up to the sales building. It is therefore considered that the smaller width proposed canopy would have less impact upon the character of the area compared to the existing situation.

A landscaping buffer along the north, east and western boundaries is shown to be retained. 2 trees are to be removed along the northern boundary, but the plan shown 3 new trees to be replanted. These details can be dealt with by way of a landscaping condition.

C. Impact upon Neighbouring Properties

As part of the development, the existing car wash facilities would be demolished, which is considered to improve the relationship with the neighbouring properties, in particular to 2 Oatlands Road. This property is located 4m to the north of the boundary of the site and separated from the site by a landscape buffer and pathway.

The proposed canopy over the petrol pumps would come to within 2m of the boundary of the site, making it 6m from 2 Oatlands Road. The canopy would be just under 6m in height and be 7m in width. It would be more or less in line with the side of 2 Oatlands Road. This property has its garage built along the boundary of the path, and there are no windows in the side elevation (facing the service station). It is therefore considered that there would be no adverse impacts to this property.

With regards to other properties, such as 3 Oatlands Road (13m from the boundary of the site and separated by Oatlands Road) and 6 Vickers Close (located 20m from the boundary of the site and separated by the A327, Arborfield Road), due to the distances from the properties and the fact that the development redevelops an existing service station, it is not considered that there would be any adverse impacts.

D. Highway Safety

Following receipt of revised plans showing the existing kerbed crossover, giving priority to pedestrians, the Access and Movement Officer raised no objection to the proposed development. This would be subject to conditions relating to parking and turning areas as shown being provided, existing access being stopped up and proposed access being constructed in accordance with the plans.

E. Flooding Issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. Concerns of the Parish Council

Issues of increased traffic and impact upon neighbouring properties have been addressed above. Noise issues and hours of opening are to be dealt with by condition.

With regards to the Parish Council concerns that the retail area with impact upon the viability of nearby shops, no objections have been raised by the Policy and Plans team nor any nearby shop owners.

Policy WSH15 relates to retail sales from petrol filling stations. It states that the establishment of a retail sales area at an existing or proposed filling station will be acceptable provided that certain criteria are met, which include:

- the area for retail sales being less than $50m^2$,
- the area being related to the petrol filling station, and
- that there are no overbidding highway, environmental or planning objections.

The proposed developments complies with the 2nd and 3rd criteria. With regards to the 1st criteria, whilst the retails area exceeds 50m^2, so does the existing retail area. It is therefore considered that it would not be appropriate to refuse the application on the basis of not complying with the criteria given that retail facilities are already established on the site.

It is also important to note that there have been recent been approvals for new housing developments in Shinfield area, which will result in an increase in trade. It is considered that the increase in retail space as part of these application proposals would take up some of increase in trade.

G. Concerns of Local Residents

Issues of impact upon neighbouring properties and the character of the area have been addressed above.

With regards to highway safety implications, the application has been assessed and the Access and Movement Officer raised no objections.

Issues of noise and hours can be dealt with by condition.

The possible devaluation of surrounding properties is not a planning issue.

4 CONCLUSION

It is not considered that the proposed redevelopment of the service station would adversely impact upon the character of the area, neighbouring amenities nor conflict with local plan polices.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions.

Conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
   Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
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.
   Reason: To ensure that the external appearance of the building is satisfactory.
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

4. The forecourt shall not be used for the storage, display, sale or hire of vehicles, goods or items other than petrol or oil without the prior written approval of the Local Planning Authority

   Reason: In the interests of amenity and to prevent inappropriate use of the site

5. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
   Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

6. Prior to commencing work on site, 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 and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
   Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

7. No building shall be occupied until the access has been constructed in accordance with the approved plans.
   Reason: In the interests of highway safety and convenience.

8. The existing vehicular access(es) to the site shall be stopped up and abandoned, and footway and/or verge crossings shall be re-instated to the satisfaction of the Local Planning Authority within one month of the completion of the new access.
   Reason: In the interests of highway safety and convenience.

9. 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 development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
   Reason: In the interests of visual amenity.

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: In the interests of visual amenity.

11. The petrol canopy fasica shown on the approved drawings shall not be illuminated without the prior written permission of the Local Planning authority
    Reason: In the interests of amenity

Informatives.

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies: EN1, EN3, LD3, LD5,
   Loddon Area Local Plan policies: LTV1, LBE1, LBE2, LT7, LPS2, LPS3
   Modified Wokingham District Local Plan policies: WOS2, WOS3, WBE1, WBE12, WT7, WSH15, WIC16
2. This approval is with respect to the following plans:
   175677/KDRB/020, revision A – revised 1:200 site layout, received 07.01.2003
   175677/KDRB/030, revision B – 1:100elevations, received 28.11.2002
3. This application does not give approval for signage under the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended). The applicant is advised to submit a separate application for any adverts to erected on the application site.

Shinfield
Parish Council

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

09 JAN 2002

COPIES TO	ACK
	FILE

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AE
Tel/Fax: 0118 9547115
E-mail: shinfieldplanning@ukonline.co.uk

8th January 2003

Ms N Brown
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Brown,

Esso Service Station, Arborfield Road, Shinfield

At the last meeting of our Planning and Transportation Committee, we received representations from a number of local residents, and resolved to record our strong objection to a number of elements of the above planning application by Esso Petroleum. Our objections are as follows:

1) The applicant appears to be unfamiliar with the site, in that it is situated on the Arborfield Road in Shinfield; we are unaware of a Reading Road in our parish.

2) The proposals represent an over-development of the site, which is located in a largely residential area.

3) We are concerned at the significant increase in proposed retail activity and the fast-food facility, which will escalate traffic movements and off-site parking close to a regularly congested village centre junction, and will threaten the viability of other established local shops, including the local post office.

4) We object to the proposed removal of trees and the location of pumps and other facilities in close proximity to residential properties (5 metres in the case of the most northerly pump). This will be to the severe detriment of local residential amenity.

5) Were you minded to grant permission, we strongly urge you to impose clear conditions in relation to the hours of operation for any car-wash (as currently imposed), compressors or fast-food facility. Times for deliveries, including fuel and food, should also be strictly controlled by condition.

Continued.....

6) Finally, we are most concerned that with such a substantial redevelopment of this site, located as it is in a predominantly residential area, only a small number of our parishioners were advised of the application. The normally commendable notification of affected local householders, would appear not to have occurred in this instance.

We urge you to refuse this application in its current form.

Yours sincerely,

Mrs Tracy Sampson
Assistant Clerk

Development Control Ref No:	Received	Listed by:	Parish
F/2003/8347	31 January 2003	Cllr Rose	Sonning

Applicant: Colt Telecom Group
Location: Reading Cricket and Hockey Club, Sonning Lane, Sonning
Proposal: Proposed erection of fenced telecommunications repeater site

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Natalie Brown

SUMMARY:

Proposal
The applicant states that telecommunications signals need to be amplified or regenerated approximately every 80km (50 miles). For this purpose, a signal and amplification facility needs to be provided at these distances along the cable route. This planning application relates to one of these facilities.

The applicant also state COLT Telecommunication equipment does not utilise or require access to a mast or other above ground receivers in this location. All connections are via below ground Fibre Optic cables that form part of the existing and future network infrastructure.

The repeater site would cover 161m^2 floor area. The container would be rectangular in shape and cover 27m^2 floor area and be 3m high.

This application is before the Development Control committee due to being listed by Councillor Rose due to its inappropriate location opposite a dwelling and that it would be better located adjacent to/in the same compound as the mast adjacent to the artificial hockey pitch.

RECOMMENDATION:

GRANT PLANNING PERMISSION

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Natalie Brown
Development Control

Your Ref: F/2002/7955

From: John Mullaney
Environmental Health

My Ref: 3965

Date: 17/12/02

PROPOSED DEMOLITION OF EXISTING SERVICE STATION AND ERECTION OF SALES AND CANOPY

SHINFIELD SERVICE STATION, ARBORFIELD, SHINFIELD

These proposals have been evaluated and I have the following comments:

Due to the close proximity of one of the pump islands to a residential property I recommend that a 3m acoustic fence of high standard is erected along the northern boundary of the site.

I would recommend that standard planning condition C075 regarding hours of construction is attached.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6395.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: F/2002/7955

Ext: 6492

Date: 3 April 2003

To: John Mullaney
Senior Environmental Health Officer

REDEVELOPMENT OF SHINFIELD SERVICE STATION, ARBORFIELD ROAD, SHINFIELD

Please find attached conditions relating to an earlier application of redevelopment of the site – sorry of the delay in sending them to you.

Could you please advise if you wish for similar conditions relating to hours of use, noise levels etc to be imposed on this consent.

NMB

Natalie Brown
Planning Officer

67426

GREGORY PEAD

TOWN PLANNING CONSULTANT

P.O. Box 5796, Basildon, Essex SS16 6TA

Telephone: (Code 01268) 540635

NAB

2 ... 2003

BY FAX AND POST

Our Ref: GP657

24th March 2003

called + left message on answerphone 27/3 13.44pm

Ms. Natalie Brown,
Planning Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Ms. Brown

RE: APPLICATION No. F/2002/7955,
SHINFIELD SEVICE STATION,
ARBORFIELD ROAD, SHINFIELD

I refer to the above application and to our recent telephone discussion concerning the scale of the proposed development.

As set out in my letter of the 18 February 2003 the overall scale of development on the site will be reduced by about 10%. The proposed sales building, when viewed from Arborfield Road, will be on the same building line with a similar eaves height to that which exists and is permitted. The proposed grey tiled hipped roof will be no different to that which exists. Visually there would be little difference between that proposed and that which exists.

Whilst the depth of the building is extended it is nevertheless not as deep as the adjoining 'Old Hall Works' and no different to the 'Humphries' tyre depot to the west.

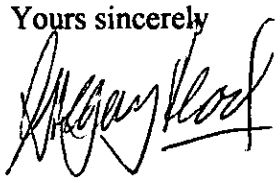
As you know the footprint of the canopy will be reduced by about 80 square metres and reconfigured. In addition the 5 existing light boxes over the pump islands will be removed if the development is approved.

In terms of scale and appearance it is submitted that the proposals, if approved, will result in an improvement in the appearance of the site which will benefit the visual amenities of the area.

2/.

I trust the above information is of use in the consideration of the application and that the application can be considered at the forthcoming meeting on the 9 April 2003.

Yours sincerely



GREGORY PEAD

c.c. Kevin Neary Associates

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

01268540635

GREGORY PEAD

TOWN PLANNING CONSULTANT

P.O. Box 5796, Basildon, Essex SS16 6TA

Telephone: (Code 01268) 540635

PLANNING SERVICES	REF 67426
POL	
DC NAB	
APP	
CS	

24 MAR 2003

BY FAX AND POST

Our Ref: GP657

24th March 2003

Ms. Natalie Brown,
Planning Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Ms. Brown

RE: APPLICATION No. F/2002/7955,
SHINFIELD SEVICE STATION,
ARBORFIELD ROAD, SHINFIELD

I refer to the above application and to our recent telephone discussion concerning the scale of the proposed development.

As set out in my letter of the 18 February 2003 the overall scale of development on the site will be reduced by about 10%. The proposed sales building, when viewed from Arborfield Road, will be on the same building line with a similar eaves height to that which exists and is permitted. The proposed grey tiled hipped roof will be no different to that which exists. Visually there would be little difference between that proposed and that which exists.

Whilst the depth of the building is extended it is nevertheless not as deep as the adjoining 'Old Hall Works' and no different to the 'Humphries' tyre depot to the west.

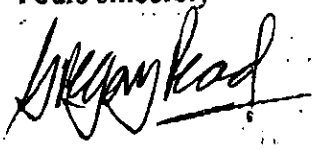
As you know the footprint of the canopy will be reduced by about 80 square metres and reconfigured. In addition the 5 existing light boxes over the pump islands will be removed if the development is approved.

In terms of scale and appearance it is submitted that the proposals, if approved, will result in an improvement in the appearance of the site which will benefit the visual amenities of the area.

2/.

I trust the above information is of use in the consideration of the application and that the application can be considered at the forthcoming meeting on the 9 April 2003.

Yours sincerely



GREGORY PEAD

c.c. Kevin Neary Associates

01268540635

GREGORY PEAD

TOWN PLANNING CONSULTANT
P.O. Box 5796, Basildon, Essex SS16 6TA
Telephone & Facsimile: 01268 540635

FACSIMILE COVER PAGE

TO: Natalie Brown - Wokingham Planning Office

Fax No: 0118 974-6484
Date: 24 March 2003
Comment:

Ms. Brown, Shrimfield S/S - Appl. No F/2002/7955

This page plus 2 page letter = ~~total~~ 3 pages.

Hard copy in post.

Regards,
Greg Pead.

Natalie Brown

From: gregorypead [gregory.pead@btopenworld.com]
Sent: 24 March 2003 10:23
To: natalie.brown@wokingham.gov.uk
Subject: Application No. F/2002/7955 - Shinfield S/S

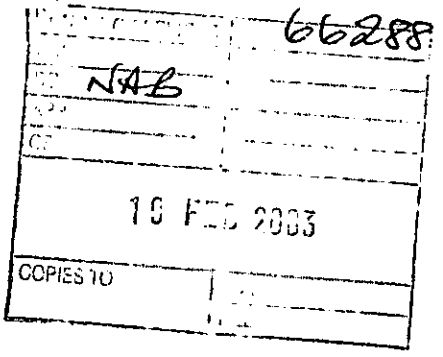
Natalie,
Re. our telephone conversation on Friday and the perceived two-storey nature of the building which surprises me. When viewed from Reading Road the building will be on the same building line as that which exists, with a similar height to the eaves. The grey tiled hipped roof will be no higher than that which exists and is permitted.
Whilst the building does extend further to the rear it is not as deep as tha adjoining 'Old Hall Works' and no different to the 'Humphries' tyres and exhaust depot to the west.
As you know the footprint of the canopy is reduced by about 80 square metres and reconfigured. In addition the 5 light boxes over the pump islands will be removed.
In terms of scale and appearance the propsed biulding follows the lines of the existing and we firmly beleive the proposal will result in an improvement in the appearance of the site.
I trust the above points are of use in considering the application and that it can be scheduled for consideration at the Committee which I beleive to be on the 9 April.
with many thanks,
Greg Pead

GREGORY PEAD

TOWN PLANNING CONSULTANT

P.O. Box 5796, Basildon, Essex SS16 6TA

Telephone: (Code 01268) 540635



Our Ref: GP641

18th February 2003

Ms. Natalie Brown,
Planning Officer,
Wokingham District Council,
Environmental Services Department,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham,
Berkshire RG40 1WR

Dear Ms. Brown,

APPLICATION No. F/2002/7955 – SHINFIELD SERVICE STATION, ARBORFIELD ROAD, SHINFIELD

I act on behalf of Esso Petroleum Company Limited and refer to the above application and our recent telephone discussion when you requested additional information in support of the application.

As background to filling station developments the number of licensed vehicles in the UK has increased by 20% since 1992. Over the same period of time the number of filling stations serving motorists has decreased by 34%. It is important therefore that those permitted filling stations that continue to serve motorists do so efficiently and safely and meet the needs of motorists.

The proposed forecourt layout is a more efficient layout than that which exists and enables vehicles to enter the site and proceed directly to a dispensing position without queueing which improves flows through the site.

The proposed sales building and canopy occupies an area of about 513 square metres which is about 10% less than the existing permitted buildings and canopy. The proposed retail sales area in the shop has an area of about 90 square metres which is no different to the existing permitted retail sales area. The product range will also be similar to that which exists. The proposed café area is designed for short stops and will serve motorists who have refuelled and those using the shop area. Tradesmen will use the facility either as a short stop or to take-away.

Overall the proposals seek to enhance the efficient and safe operations on the site meeting the needs of motorists. The sales building will have a brick finish and tiled roof and is of a scale that is appropriate to the site's permitted function.

I trust the above information answers the queries raised but should you require any additional information please do not hesitate to contact me.

Yours sincerely



GREGORY PEAD

c.c. Kevin Neary Associates

ENVIRONMENT AGENCY

Our Ref : SP/2002/006831-1/1
Your Ref : F/2002/7955

Date : 10 February 2003

PLANNING OFFICE PP 66015
POL
DC NAB
12 FEB 2003
COPIES TO

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

Dear Sir/Madam

DEMOLITION OF EXISTING SERVICE STATION, ERECTION OF NEW SALES BUILDING AND CANOPY
SHINFIELD SERVICE STATION, ABORFIELD ROAD, SHINFIELD, READING

Thank you for your letter dated 4 December 2002, received on 6 December 2002. Please quote the following reference in any correspondence: SU76NW/14/9. The Environment Agency has the following comments:

Although the site is to be redeveloped as a petrol filling station (the existing land use), the Agency still considers it necessary to ascertain the contaminative status of the site resulting from current site activities. There fore the Agency recommends that the following conditions be attached to any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: A validation report detailing any work carried out in compliance with the agreed remedial approach for the site shall be submitted to and approved in writing by the Planning Authority before any development commences.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

REASON: To prevent pollution of the water environment.

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO PLANNING AUTHORITY

Since the site is to be redeveloped, the opportunity should be taken to ensure that existing facilities and infrastructure in terms of drainage and pollution prevention measures are acceptable. If there is an increase in the impermeable area as a result of the redevelopment, the Agency will recommend that restrictions are imposed on the discharge of surface water from the site. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
240m	Schoolgreen

In view of the distance from this landfill it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and

made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Pollution prevention

Tanks and associated pipe work containing substances included in List 1 of the EC Groundwater Directive (80/68/EC) should be of double skinned construction and be provided with intermediate leak detection equipment.
Areas beneath canopies within petrol station forecourts should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent. Surface water drainage from uncovered areas may be connected to the surface water system via a suitable petrol/ oil separator.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. 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 the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Michael G. Wigmore Kevin Neary Associates

OBS

PLANNING SERVICES	
POL	
DC NAB	
CS	
Please log as obs' 10 FEB 2003	
COPIES TO	✓ 11/2/03

Natalie Brown

From: Sarah Paxman [sarah.paxman@environment-agency.gov.uk]
Sent: 10 February 2003 11:45
To: natalie.brown@wokingham.gov.uk
Subject: Shinfield Service Station - F/2002/7955

sp.6831.rtf

Hi Natalie - please see attached EA response to the above. Please call if there are any problems.

Kind Regards

Sarah Paxman
Development Planning Officer
Environment Agency - Thames Region
Swift House
Frimley Business Park
Camberley
Surrey
GU16 7SQ

Tel: 01276 45 4323
Fax: 01276 45 4352

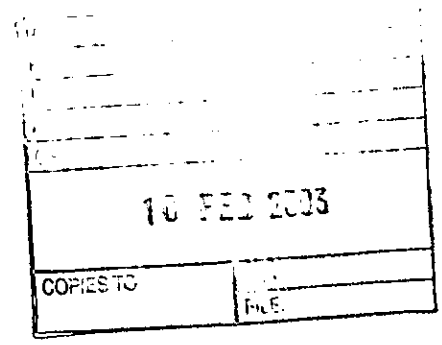
****

This message is confidential as it contains information about the person we are sending it to. If you have received this message by mistake, please delete it and do not copy it to anyone else.

If this message contains information that you have requested from us please see our standard notice for details of how you may use that information. If the notice is not attached and you require a copy please telephone 0845 9333111 and ask for the customer contact.

For further information about the Environment Agency call the number above or look at our web site at http://www.environment-agency.gov.uk

****



Our Ref : SP/2002/006831-1/1
Your Ref : F/2002/7955

Date : 10 February 2003

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

Dear Sir/Madam

DEMOLITION OF EXISTING SERVICE STATION, ERECTION OF NEW SALES BUILDING AND CANOPY
SHINFIELD SERVICE STATION, ABORFIELD ROAD, SHINFIELD, READING

Thank you for your letter dated 4 December 2002, received on 6 December 2002. Please quote the following reference in any correspondence: SU76NW/14/9. The Environment Agency has the following comments:

Although the site is to be redeveloped as a petrol filling station (the existing land use), the Agency still considers it necessary to ascertain the contaminative status of the site resulting from current site activities. There fore the Agency recommends that the following conditions be attached to any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: A validation report detailing any work carried out in compliance with the agreed remedial approach for the site shall be submitted to and approved in writing by the Planning Authority before any development commences.
REASON: To prevent pollution of the water environment.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO PLANNING AUTHORITY

Since the site is to be redeveloped, the opportunity should be taken to ensure that existing facilities and infrastructure in terms of drainage and pollution prevention measures are acceptable. If there is an increase in the impermeable area as a result of the redevelopment, the Agency will recommend that restrictions are imposed on the discharge of surface water from the site. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Distance from site	*Landfill name*
240m	Schoolgreen

In view of the distance from this landfill it is unlikely that landfill gas will present a risk to this proposal.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written

approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

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Pollution prevention

Tanks and associated pipe work containing substances included in List 1 of the EC Groundwater Directive (80/68/EC) should be of double skinned construction and be provided with intermediate leak detection equipment.
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No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. 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 the number below, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Michael G. Wigmore Kevin Neary Associates

10

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7955. (Case Officer:Natalie Brown)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

21 JAN 2003 ✓23/1

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7955 – ABBOTFIELD SERVICE STATION

YOUR NAME: KEITH TURNER

YOUR ADDRESS: (if these details are incorrect please amend)
1 SCHOOL GREEN
SHINFIELD
READING
RG2 9EE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☒
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☒

Comments:
THIS PLACE SHOULD BE CLOSED AT NIGHT NOT REDEVELOPED TO ATTRACT MORE YOBS & GYPSIES. WHO CONTINUALLY SHOUT ABUSE AT THE ASIAN STAFF SOMETIMES AT 2-3 AM MOST NIGHTS.
I WORK ON 24 HR CAR RECOVERY, AND I SOMETIMES HAVE TO START WORK AT 3-4 AM SO 1 AM NOT BEST PLEASED.
FOR ONCE TAKE NOTICE OF RESIDENTS COMPLAINTS!

Continue over the page if more room required

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
09 JAN 2002
COPIES TO | ACK
PLI

Shinfield
Parish Council

Clerk: Mrs. J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115
E-mail: shinfieldplanning@ukonline.co.uk

8th January 2003

Ms N Brown
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Brown,

Esso Service Station, Arborfield Road, Shinfield

At the last meeting of our Planning and Transportation Committee, we received representations from a number of local residents, and resolved to record our strong objection to a number of elements of the above planning application by Esso Petroleum. Our objections are as follows:

1) The applicant appears to be unfamiliar with the site, in that it is situated on the Arborfield Road in Shinfield; we are unaware of a Reading Road in our parish.

2) The proposals represent an over-development of the site, which is located in a largely residential area.

3) We are concerned at the significant increase in proposed retail activity and the fast-food facility, which will escalate traffic movements and off-site parking close to a regularly congested village centre junction, and will threaten the viability of other established local shops, including the local post office.

4) We object to the proposed removal of trees and the location of pumps and other facilities in close proximity to residential properties (5 metres in the case of the most northerly pump). This will be to the severe detriment of local residential amenity.

5) Were you minded to grant permission, we strongly urge you to impose clear conditions in relation to the hours of operation for any car-wash (as currently imposed), compressors or fast-food facility. Times for deliveries, including fuel and food, should also be strictly controlled by condition.

Continued.....

6) Finally, we are most concerned that with such a substantial redevelopment of this site, located as it is in a predominantly residential area, only a small number of our parishioners were advised of the application. The normally commendable notification of affected local householders, would appear not to have occurred in this instance.

We urge you to refuse this application in its current form.

Yours sincerely,

Mrs Tracy Sampson
Assistant Clerk

Natalie Brown

From: Tracy Sampson [shinfieldplanning@ukonline.co.uk]
Sent: 08 January 2003 19:16
To: 'Natalie.Brown@wokingham.gov.uk'
Subject: Esso Service Station, Arborfield Road, Shinfield

Esso Service Station-Aborfiel...

Natalie,

Please find enclosed our comments on the above planning application. Can you confirm receipt.

Many thanks

Tracy Sampson
Assistant Clerk - Shinfield Parish Council

Trevor → Natalie Tues

Cllr Bryant brought this in. He wants to talk to Natalie, case officer, + will ring her (she's abs uni today). I gave him a photocopy of the petition for his ref.

AC

8/1/02 -

Please log on as an objn - received 7/1/02 from Cllr Bryant.

Thanks,

Natalie

43

OBS.

MASSIVE AND WEARBEARING DEVELOPMENT OF SERVICE STATION.

9

(43 sig.)

A Petition from the Residents of Shinfield Village

08 JAN 2002 ✓14/1/03

With reference the proposed demolition of existing Service Station and erection of new sales building and canopy (eating area).

Application Number: F/2002/7955

Site Address: Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Please find below a list of Shinfield residents that are against the above proposal.

Print Name	Address or Phone Number	Signature
MR. BEALES	2 OATLANDS RD SHINFIELD	A.V. Beales.
M.V. CHESSON	3 ARBORFIELD RD	MV Chesson
E M. HINDER	6. VICKERS CLOSE	E M Hinder
P.M. MAHER	6 VICKERS CLOSE	P M Maher.
M. Maher.	6 VICKERS CLOSE	M. Maher
R. MAHER	6. VICKERS CLOSE	R. Maher.
D.K. CHANDHOK	7 SCHOOL GREEN	[illegible]
K ARBUCKLE	57 CHESTNUT CRESCENT	[illegible]
V. CHANDHOK	7B SCHOOL GREEN.	V Chandhok.
D. BROOKS	7 OATLAND ROAD	D Brooks
J BROOKS	7 OATLANDS ROAD.	J Brooks
D. PATEL.	25, SCHOOL GREEN	D. [illegible]
A STOCK	10 Arborfield Rd	Alison Stock
S. BURCHAM	THE HAIR STUDIO 1 OATLANDS RD SHINFIELD	S.A. Burcham.
B.M. WOODS	14 CUTBUSH LANE,	B.M. Woods.
G Wood	BDS Chartered Surveyors	G Wood.
A. CROWTHER.	6, OATLANDS RD. SHINFIELD	[illegible]
N KING	6 OATLANDS RD, SHINFIELD	[illegible]
C&D Purton	8 Oatlands Rd Shinfield	C.A. Purton.
[illegible]	10 OATLANDS RD SHINFIELD	[illegible]
M Hellmuth	14 Oatlands Rds Shinfield	M. Hellmuth
SA FREWIN	26 OATLANDS Rd. Shinfield.	S Frewin
E. Frewin	" — " — " — " —	[illegible]
N PERRIN	3 OATLANDS ROAD, SHINFIELD	[illegible]
B.K. WOOD	12, OATLANDS RD SHINFIELD	B.K. Wood
G P. WOOD.	12, OATLANDS Rd SHINFIELD	G P Wood
S. A BEALES	2, OATLANDS RD SHINFIELD	A.S. Beales
Don Simpkin	12, FAIRMEAD Rd SHINFIELD	[illegible]

A Petition from the Residents of Shinfield Village

With reference the proposed demolition of existing Service Station and erection of new sales building and canopy (eating area).

Application Number: F/2002/7955

Site Address: Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Please find below a list of Shinfield residents that are against the above proposal.

	Print Name	Address or Phone Number	Signature
MRS	IRENE DIXON	55 OATLANDS RD SHINFIELD	
MR	M. MONGOR	3, OATLANDS RD. SHINFIELD	
MR	MARTIN DALY	1 HOLLOW LANE	
MR	E J THOMAS	2 VICKER'S CLOSE, SHINFIELD, READING	
MRS	S J EVANS	2 VICKER'S CLOSE SHINFIELD. RDG	
MR	D J NILLS	—— 11 ——	
MR	W. ALEY	3 VICKERS CLOSE	
MRS	J. ALEY	" "	
MRS	D DAVIS	18 OATLANDS ROAD SHINFIELD	
MR	R DAVIS	18 OATLANDS ROAD SHINFIELD	
MR	T TAYLOR	20 OATLANDS ROAD SHINFIELD	
MRS	L. TAYLOR	" " "	
MRS	C. Finnday	21 " " "	
MRS	J. THOMSON-SPOKES	5. VICKERS close, Shinfield	
MR	P. THOMSON-SPOKES	5. Vickers close - Shinfield	

Date: 08 January 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/7955

Location: Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Proposal: Proposed demolition of existing service station and erection of new sales building and canopy.

Applicant: Esso Petroleum Co Ltd C/O Michael G Wigmore.

Case Officer: Natalie Brown

The new plans show the following: Plans submitted at Highway Officer request to show existing kerbed access to footway crossover - giving priority to pedestrians & Entry/No Entry signs added. Drawing no: 175677/KDRB/020A.

Comments are required by 18/01/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL

1. C122, R122
2. C129, R129
3. C132, R132
4. C135, R135
5. No building shall be occupied until the signage has been provided in accordance with the approved plan.

AL 10/1/03.

Date: 08 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/7955

Location: Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Proposal: Proposed demolition of existing service station and erection of new sales building and canopy.

Applicant: Esso Petroleum Co Ltd C/O Michael G Wigmore.

Case Officer: Natalie Brown

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Comments are required by 18/01/2003.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/7955 Date Rec. 7 Jan 2002

Location: Shirfield Service Station, Arborfield Road

Parish: Shirfield

Applicant:

Description of attached plans: Plans submitted at highway officer request to show existing kerbed access to footway crossover giving priority to pedestrians & Entry/No entry signs added.

Drawing No's: 175677/KDRB/020A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: As originally consulted & all objectors

Date for Responses 10 Days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER NAB 8/1

Consultations Sent by Admin. on 08.01.02

Yellow - Case Officer Copy
Green - Part One Copy

KEVIN NEARY ASSOCIATES

Phoenix House, 215b & 217b High Road, Benfleet, Essex SS7 5HZ

Tel: (01268) 794388 Fax: (01268) 794389

64703

NAB

07 JAN 2002

COPIES TO

Our Ref: MW6103M2OTR

Your Ref:

Miss Natalie Brown
Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR.

REVISED PLAN

7955

6th January 2003

Dear Miss Brown,

SHINFIELD SERVICE STATION, ABORFIELD ROAD, SHINFIELD
FOR ESSO PETROLEUM CO. LTD.
APPLICATION F/2002/7955

Further to your letter Reference: NB/F/2002/7955 dated 24th December 2002 (received on 2nd January 2003) I enclose 4 No. copies of my Drawing No. 175677/KDRB/020A which has been amended as follows:-

- I have spoken to a Highways Officer (not Adam Coggins who is still on holiday) and have at his suggestion just added a note on the exit crossover that a footway crossover, to give priority to pedestrians, is to be provided.
- Entry/No Entry signs have been added to the crossover.

Yours sincerely,

M.G. WIGMORE

Enclosures.

c.c. C. Leather Esq.
P. Prescott Esq.
G. Pead Esq.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7955. (Case Officer:Natalie Brown)

WOKINGHAM UNITARY
Aiming for Excellence

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LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	DPT
DC	HUF
APP	
CS	

03 JAN 2002

COPIES TO

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7955

YOUR NAME: Mr MRS Thomson-Spokes

YOUR ADDRESS: (if these details are incorrect please amend)
6 VICKERS CLOSE
SHINFIELD
READING
RG2 9EF

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

We are very concern about the restaurant (eating place) & Parking it is a very busy Service station and although they are Providing Parking We are sure it will not be enough, and that they will Park in our close leaving it very difficult to Park our own cars. Also being able to access our own Property Safely.

Continue over the page if more room required

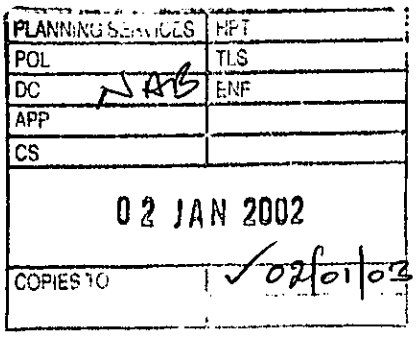
it could also attract young ~~People~~ People to use these Premises in the late evening causing a noise Problem for the resident's that live in this area. Please reconsider this a's to be fair on the People that live here already.

Signed

Mrs Thomson-Spokes

Carol Hurst

From: Edshaz@aol.com
Sent: 02 January 2003 10:58
To: Development.Control@wokingham.gov.uk
Subject: Comments on Application:F/2002/7955



FAO, Case Officer: Natalie Brown,

Mr E J Thomas
2 Vicker's Close
Shinfield
Reading
Berks RG2 9EF

I wish to STRONGLY OBJECT to the application.

Having lived opposite the garage for the last 6 years and watched and **listened** to the movements of the patrons to and from the premises which has escalated beyond reason and this is without an application to extend the garage into an eatery.
My objections are:
1. Increased noise, over and above the levels currently ongoing.
2. Smells and rubbish (rats) inappropriate to a residential area. i.e. Cafe/resturant that was hidden in the application and not advertised.
3. Car parking, we currently have problems with people parking inside the 'Close' to visit the garage and throwing away their litter. With the advent of this extension and limited parking on that side of the road, where is the most obvious place to park, again in our close, in front of our houses.
4. Heavy lorries, these have been speeding through this area, scary to say the least, now with a proposed stopping off point the dangers of these pulling out onto an already very busy road at all times of the day and night is frightening.
5. This has got to affect house prices in an adverse way, if it was the planning officers frontage was going to be affected by this development then I could not see the application being granted.

Yours Faithfully

E J Thomas

6

23/12/2002.
01189884443.

POL	
DC	
APP	
CS	

31 DEC 2002 31/12

COPIES TO

6. Victors Close.
Arborfield Road.
Shinfield. RG2 9EF

Enviromental Services Dept. Planning Services.
P.O Box 157. Shute End. Woking.
Dear Madam. re No F.2002/7958.

Shinfield Service Station.

I wish to place on record that I strongly object to the demolition of the existing Service Station (as I did when planning was granted originally). replacing with another larger building, particularly as I understand there is to be a sit-down Cafe. included in the new proposal.

I live, with my family, immediately opposite the Garage, and have done so since 1977. We have had a lot of problems over the years. It is a very noisy garage. Tooting of horns both day and night; shouting, flashing lights continually in hourge and Hallway, turning round in the Close, leaving cars in Close. There is a steady stream all day, weekends in particular, cars, lorries vans, horse boxes, farm Tractors, all queuing for fuel. Plus the constant smell of fuel. deisel, etc. I cannot leave windows open. We have lorries left unattended on this side of the road. with engines running whilst

the drivers go across the road for refreshments, toilet, papers. etc

As I write this letter I can see an Asda Van and a Removal van, engines running parked on a double yellow line, unattended, outside my house.

Groups of young lads, and girls congregate outside the side of the shop. smoking flicking the stubs of cigarettes onto the forecourt if a sit down Cafe licence is granted I dread to think about the outcome of a meeting place for ale and sundry. the reason being the fire hazzard. (so much fire is dropped onto the forecourt. A fire bomb waiting to happen.

Refrigerated lorries deliver drink etc. every day, leaving their engines running for over ½ hr to ¾ of an hour.

A Vacuum cleaner going continually day and night

I understand from Mr. Beale, who is adjacent, to the garage in Oakland Road the new pumps are only a few feet away from this house, which is another danger

Shirland was a small village, now it is the gateway to Europe, please do not turn it into a Motorway Service Station.

There are a number of other factors, too many to go into.

There have been several incidents of fighting, mainly during the night, the Garage is open 24 hours a day, as I said before a longer, more pumps Garage, also addition of a Cafe/ which is is unnecessary on this road, open 365 days of the year day and night.

Yours faithfully,

Mrs D. Hunter

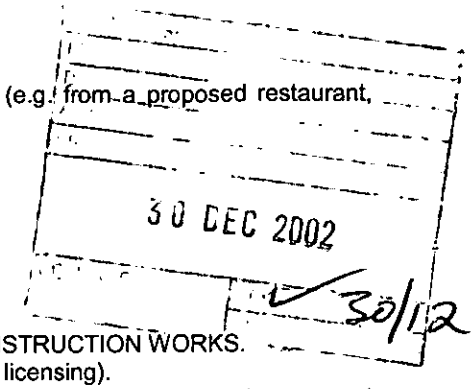
5

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7955. (Case Officer:Natalie Brown)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

---

COMMENTS ON APPLICATION: F/2002/7955

YOUR NAME: D.N. BROOKS.

YOUR ADDRESS: (if these details are incorrect please amend)
7 OATLANDS ROAD
SHINFIELD
READING
RG2 9DW

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: NEW SALES BUILDING FOR CAFE TOO LARGE. PARKING BAYS FOR CAFE, NOT ENOUGH WILL CAUSE PARKING ON ARBORFIELD OR OATLANDS ROAD. (HIGHWAY SAFETY) PUMP ON THE NORTH END IS TOO NEAR TO RESIDENTIAL PROPERTY. NOISE FROM CAFE AT NIGHT, SMELL & LITTER THIS BUILDING WILL NOT GIVE SHINFIELD COUNCIL TAX PAYERS ANY MORE SERVICES OR FACILITIES. ACCESS "OUT" TURNING RIGHT. IS VERY DIFFICULT. AT

Continue over the page if more room required

PEAK TIMES. ACCESS 'IN' CAUSES TAIL BACKS ON ROUNDABOUT AT PEAK TIMES

4

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7955. (Case Officer:Natalie Brown)

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WOKINGHAM UNITARY
Aiming for Excellence

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LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES	HPT
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CS	
23 DEC 2002	
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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7955

YOUR NAME: Mr BRIAN K. WOOD

YOUR ADDRESS: (if these details are incorrect please amend)
~~6 VICKERS CLOSE~~ 12, OATLANDS RD
~~SHINFIELD~~ SHINFIELD
~~READING~~ READING
~~RG2 9EF~~ RG2 9DW

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
PRINCIPLE OBJECTIONS :-
- SAFETY ON HIGHWAY RESULTING FROM INCREASED TRAFFIC FLOWS.
- INCREASED NOISE AND TRAFFIC ETC.
It is interesting the planning application Notice was not posted in a Prominat place

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

3

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7955. (Case Officer:Natalie Brown)

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WOKINGHAM UNITARY
Aiming for Excellence

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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

RECEIVED
20 DEC 2002
24/12

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/7955

YOUR NAME: M.V. CHESSON

YOUR ADDRESS: ***(please check these details & amend if incorrect)***
3 Arborfield Road
Shinfield
Reading
Berkshire

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
(1) Increase in traffic and traffic noise I.E. Screeching of lorry tyres revving engines and thumping radio's as vehicles leave the S/Stn.
(2) The site does not warrant - 24 HR opening and in no way warrants 24 HR opening of a Café also H.G.V Drivers would cause a Traffic hazard Parking in the road while they used the Cafe as a "Transport Café" leaving their Diesel Engines running when parked opposite the S/Stn as they do now

Continue over the page if more room required

P.T.O.

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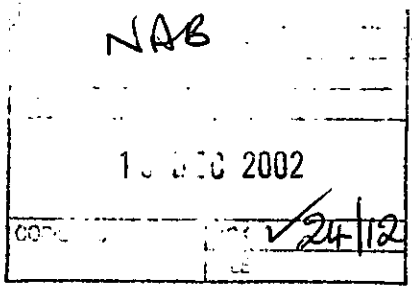
(3) after approx 11 pm the S/STN although open has very few customers and is hardly used, as they have an Off Licence drink-related problems would no doubt occur if the 24 Hr opening of the Cafe was allowed

(4) There have been a number of accidents over the years some more serious than others and I feel sure that with all the development in the area it would only be a time before a Fatal occurred either entering or leaving the S/STN as it is close to a busy Junction and Roundabout on the A327.

(5) The increase in "Fire Risk" with a Cafe and increase in the number of pumps, only 3 months ago a CAR collided with one of the pumps luckily no fire resulted.

2

2 Oatlands Rd
School Green
Shinfield
Nr Reading
Berks
RG2 9DW
16-12-02



Dear Madam

I would like this letter to be filed with my comments which I sent to you concerning application NO. F/2002/7955.

The plans show the vax machine which is used to hoover cars out is being moved from its original position and also the air compresser it would be sited right next to my back garden which is unfair, we have to put up with the noise day & night people are hoovering their cars at three four and five in the morning

I've complained to the council and they told me it wasn't a planning situation and it could be used anytime I feel it should be considered as one, as they are a noise nusiance.

Yours Sincerley

A.V. Beale.

8

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 24 December 2002
My ref: NB/F/2002/7955

Michael G. Wigmore
Kevin Neary Associates
Phoenix House
215b & 217b High Road
Benfleet
Sussex
SS7 5HZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Wigmore,

APPLICATION: F/2002/7955
SITE: SHINFIELD SERVICE STATION, ARBORFIELD ROAD, SHINFIELD

I refer to the above planning application.

I have been advised by our Highway Officer that they require further information to show the following:

- The existing kerbed accesses changed to footway crossovers to give priority to pedestrians
- Indicate ENTRY/NO ENTRY signs, these must not be within sightlines

Please submit revised plans within the next 10 days showing these changes. If you wish to discuss the matter further I suggest you contact the Highway Officer (Adam Coggins) directly on 0118 974 6330.

The above information refers to highway matters only and is without prejudice to any future decision that this Council may take.

Yours sincerely

NAB

Natalie Brown
Planning Officer

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 04 December 2002

Application Number: F/2002/7955

Proposal: Proposed demolition of existing service station and erection of new sales building and canopy.

Parish: SHINFIELD PARISH

Site Address:
Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Applicant:
Esso Petroleum Co Ltd C/O Michael G Wigmore.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Request revised plan showing the existing kerbed accesses changed to footway crossovers to give priority to pedestrians.

In addition please indicate ENTRY/NO ENTRY signs - these must not be within sightlines.

Signed: _____ **Print name:** NE 19/12/02

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/7955. (Case Officer:Natalie Brown)

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WOKINGHAM UNITARY
Aiming for Excellence

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PLANNING SERVICES	HPT
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16 DEC 2002	
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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/7955

YOUR NAME: MR. A.V. BEALES.

YOUR ADDRESS: (if these details are incorrect please amend)
2 OATLANDS ROAD
SHINFIELD
READING
RG2 9DW

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
We are against it because the new pumps will be situated so close to the house we have petrol fumes now which we can smell makes our eyes sting and feel very sick. Windows clouded over We have to live with the noise twenty four hours a day radios blaring screeching of tyre when leaving forecourt, drunks going in through the night using abusive language we were never told it would be a twenty four hour garage.

As we have so much trouble with the car wash being used

Continue over the page if more room required

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INVESTOR IN PEOPLE

without the doors closed and being used after permitted hours we are pleased there has been a proposed plan to do away with it.

I hope you will seriously take into account our views, also tankers go in during the night making a noise, as we have lived here long before the service station was there we dont feel that our quality of life should be affected.

Yours Sincerley

A V Beales

CONS
64378
NAB

11 DEC 2002

Carol Hurst

From: Chris King [christopher.king6@ntlworld.com]
Sent: 10 December 2002 12:20
To: Wokingham Development Control
Subject: App-F/2002/7955.Shinfield Service Station, Arborfield Rd, Rdg

WOKINGHAM UNITARY
Aiming for Excellence

Mr C J King
Loddon Valley Ramblers
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

App-F2002/7955

Proposed demolition of existing service station and erection of new sales building and canopy

I have reviewed the above planning application on behalf of the Ramblers and have no objection.

Yours faithfully

Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

Please see Part I for plans

To:
Policy And Plans Section

VPS 64370 20/12

From: Natalie Brown

17/12 REPLY REQUIRED

Date: 12 December 2002

Application Number: F/2002/7955

Proposal: Proposed demolition of existing service station and erection of new sales building and canopy..

Site Address:
Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Applicant:
Esso Petroleum Co Ltd C/O Michael G Wigmore.

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

---

no observations

16/12.

Natalie Brown

From: John Mullaney
Sent: 17 December 2002 16:07
To: Natalie Brown
Subject: Shinfield Service Station. F/2002/7955

Natalie

I would be interested to know if there are any conditions on the current site restricting hours of use, deliveries, noise etc.

thanks

John NEED TO FOLLOW UP.

Application Number : F/2002/7955	Map No : 79
Case Officer : NAB.	Site Area : 0.18
Valid Date : 28/11/02	Received Date: 12/11/2002

Level : Delegated Application

Description : Proposed demolition of existing service station and erection of new sales building and canopy.

Location : Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Parish : SH Ward : SHI

Applicant : Esso Petroleum Co Ltd C/O Michael G Wigmore.

Fee Required: £880 Fee Received: £880 (8)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	Scale?	25/11	28/11
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Sales Building - windows to left & right + sliding doors not shown on F. plan. - N. elev. should show door (concealed by storage building).	25/11	28/11
FLOOR PLANS	Covered storage - all elevs required Sales Canopy + Pumps - new elevs required.		
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	Separate application required for proposed signage.	25/11	✓

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees ✓

Environmental Health ✓ Landfill Site – Petrol station ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer ✓ – Affect on RPO way in Oatlands Rd ✓

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ – Landfill Site ✓ – Petrol station. ✓

Railtrack

Police Arch Officer

Ramblers Association ✓ with map as marked.

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

(Adj to Green Route)

.....

.....

.....

.....

NEIGHBOURS

.....

2 x S/N – Arborfield Rd & Oatlands Rd. + See map

Incl 5 Vickers Close (no address point)

No pre-apps

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

Tel: (0118) 974 6492

Date: 04 December 2002

My ref: F/2002/7955

WOKINGHAM UNITARY
Aiming for Excellence

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/2002/7955
Shinfield Service Station, Arborfield Road, Shinfield, Reading.
Proposed demolition of existing service station and erection of new sales building and canopy.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2002/7955**
Shinfield Service Station, Arborfield Road, Shinfield, Reading.
Proposed demolition of existing service station and erection of new sales building and canopy.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

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

Signed: _____ Date: _____

Councillor M Bryant

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

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

Tel: (0118) 974 6492

Date: 04 December 2002

My ref: F/2002/7955

WOKINGHAM UNITARY
Aiming for Excellence

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

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_____

_____

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

Signed: _____ Date: _____

Councillor B Patman

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

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

Tel: (0118) 974 6492

Date: 04 December 2002

My ref: F/2002/7955

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2002/7955**
Shinfield Service Station, Arborfield Road, Shinfield, Reading.
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_____

_____

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

Signed: _____ Date: _____

Councillor A Pollock

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

Received by Wokingham District Council

Application No: F/2002/7955

Proposal:
Proposed demolition of existing service station and erection of new sales building and canopy.

Location:
Shinfield Service Station, Arborfield Road, Shinfield, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7955 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

04 December 2002

Organisation_Name	Building_Name	address1	Postcode
		1OATLANDS ROADREADING	RG2 9DW
HUMPHRIES TYRE & EXHAUST CENTI			RG2 9EB
SHINFIELD SERVICE STATION			RG2 9DY
BUILDING DESIGN SCHOOL			RG2 9EE
		2OATLANDS ROADREADING	RG2 9DW
		4OATLANDS ROADREADING	RG2 9DW
		7OATLANDS ROADREADING	RG2 9DW
		1VICKERS CLOSEREADING	RG2 9EF
		2VICKERS CLOSEREADING	RG2 9EF
		3VICKERS CLOSEREADING	RG2 9EF
		5VICKERS CLOSEREADING	RG2 9EF
		3OATLANDS ROADREADING	RG2 9DN
EUROPEAN EXHIBITION CONTRACTS	OLD HALL WORKS	OLD HALL WORKSARBORFIELD ROADREADING	RG2 9DY
FAULKNER PLUMBING & HEATING LTI		2HOLLOW LANEREADING	RG2 9DX
		1SCHOOL GREENREADING	RG2 9EE

6, Vickers close, Shinfield

Neighbour list F/2002/7955

7955
7955

KEVIN NEARY ASSOCIATES

Phoenix House, 215b & 217b High Road, Benfleet, Essex SS7 5HZ

Tel: (01268) 794388 Fax: (01268) 794389

12 NOV 2002

Our Ref: MW311002M3OTR

Your Ref:

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR.

31st October 2002

Dear Sirs,

SHINFIELD SERVICE STATION, READING ROAD, SHINFIELD, BERKS RG7 9DY.
PROPOSED REDEVELOPMENT FOR ESSO PETROLEUM CO. LTD.

I act on behalf of Esso Petroleum Company Limited and enclose a planning application to redevelop the above site.

As it exists the site is a well established and permitted fuel forecourt and sales shop. The existing layout and facilities were established some years ago and the enclosed application seeks to modernise and enhance the facilities to meet modern day standards and motorists' requirements.

The forecourt layout will provide improved pump technology dispensing all grades of fuel in a reconfigured layout providing direct and efficient access to a dispensing pump.

A more efficient forecourt compliments the significant investment the Applicants have already made in providing double skin tanks and vapour recovery at the site which benefits the local environment.

The proposed sales shop provides a range of convenience goods many of which can be found at the existing sales shop, and also provides a food area for those motorists on the move. Public toilet facilities are provided within the sales building which is designed to provide access for the disabled. Parking provision is also provided clear of the forecourt dispensing area.

In essence the proposals seek to modernise and enhance those facilities that have already been permitted at the site. Should you require any further information in connection with these proposals please do not hesitate to contact the undersigned.

Continued/.....

Principal: Michael G. Wigmore RIBA

Enclosed are the following:-

- 6 No. copies of Planning Forms Part 1 and Part 2, together with 1 No. copy of Certificate A.
- 6 No. copies of an Ordnance Survey extract with the site outlined in Red.
- A cheque for the Planning Fee in the sum of £880.00.
- 6 No. copies of Drawings Nos. 175677/KDRB/020 and 030 being the Site Layout Plan and the Elevations respectively.

Should you require any further information or copies of the drawings I shall be pleased to supply same.

Yours faithfully,

M.G. WIGMORE

Enclosures.

c.c. C. Leather Esq.
P. Prescott Esq.
G. Pead Esq.

Tel. (0118) 974 6429 or 6433

Date: 25 November 2002

Your Ref:

My Ref: F/2002/7955

Esso Petroleum Co Ltd
C/O Michael G Wigmore
Kevin Neary Associates
Phoenix House
215b & 217b High Road
Benfleet, Essex
SS7 5HZ

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 Sir/Madam

Reference Number: 2002/7955

Site Address: Shinfield Service Station, Arborfield Road, Shinfield, Reading.

Proposal: Proposed demolition of existing service station and erection of new sales building and canopy.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please indicate the scale of your location plans.

Sales building – the windows to left and right of sliding doors are not shown on the floor plan. The N elevation should show the door (concealed by storage building).

Covered storage – all elevations are required.

Sales canopy & pumps – east & west elevations are required.

A separate application will be required for the signage. Forms enclosed.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

25/11/2002 7955

KEVIN NEARY ASSOCIATES

Phoenix House, 215b & 217b High Road, Benfleet, Essex SS7 5HZ
Tel: (01268) 794388 Fax: (01268) 794389

Our Ref: MW261102M5OTR

Your Ref:

28 NOV 2002

Wokingham Unitary
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR.

25th November 2002

For the attention of Carol Hurst,
Senior Technical Officer, Development Control.

Dear Sirs,

SHINFIELD SERVICE STATION, ARBORFIELD ROAD, SHINFIELD, READING
PROPOSED DEMOLITION OF EXISTING SERVICE STATION AND ERECTION OF NEW SALES BUILDING AND CANOPY
Reference Number: 2002/7955

Further to your letter Reference: F/2002/7955 dated 25th November 2002 I return the Planning Application amended as follows:-

- The scale has been noted on the Location Plan.
- The windows to the left and right of the sliding doors are now shown on the floor plan.
- The North Elevation shows the door which is concealed by the storage building.
- All four elevations of the covered store are shown.
- The sales canopy and pumps, East and West elevations, are shown on a separate Drawing No. 1685/SR/ET/031.

I am well aware that a separate application will be required for the signage and this will be submitted in due course.

Yours faithfully,

M.G. WIGMORE

Enclosures.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

28.NOV.2002 7955

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

12 NOV 2002

1.	APPLICANT'S NAME	ESSO PETROLEUM CO. LTD.
	ADDRESS	EXXON MOBIL HOUSE, ERMYN WAY
		LEATHERHEAD, SURREY
	POST CODE	KT22 8UX. PHONE 01372.222000
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL G. WIGMORE RIBA KEVIN NEARY ASSOCIATES
	ADDRESS	PHOENIX HOUSE, 215b & 217b HIGH ROAD BENFLEET, ESSEX
	POST CODE	SS7 5HZ. PHONE 01268.794388
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	SHINFIELD SERVICE STATION READING ROAD, SHINFIELD, BERKS RG7 9DY.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING SERVICE STATION BUILDING AND CANOPY AND CONSTRUCTION OF NEW SALES BUILDING AND CANOPY.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.178 Hectares
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	175677/KDRB/020 and 030. Ordnance Survey extract.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	[ ]	REDEVELOPMENT	[X]
ERECTION OF NEW BUILDING	[X]	ALTERATION or EXTENSION	[ ]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	[ ]	See question 10
FULL PERMISSION	[X]	
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.

PETROL SERVICE STATION

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.

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.

TO REMAIN AS EXISTING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING.

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

THE ENTRANCE CROSSOVER TO REMAIN, THE EXIT CROSSOVER TO BE REPOSITIONED. PEDESTRIAN ACCESS AS EXISTING.

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

YES

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.

£880.00

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

SIGNED [signature] ON BEHALF OF Esso Petroleum Co.Ltd DATE 31st October 2002

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		161	253	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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 Car Wash		75		
OTHER	Please Specify Covered Store			15	
	TOTAL		236	268	

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	-
Proposed	11	-

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.

Petrol Service Station
5 No. 6 hose fuel dispensers.
Air/Water point.

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

Esso Petroleum Co. Ltd., Exxon Mobil House, Ermyn Way, Leatherhead, Surrey KT22 8UX.
No.

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
Full time 4 Part time 6	N/A	Full time 9 Part time 11	Full time 9 Part time 11

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No. 10...V.2002 7:35

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

CERTIFICATE A

12 NOV 2002

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

  (b) .....

  .....

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

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

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . Esso Petroleum Co. Ltd. . . . . .

Date . . 31st October 2002 . . . . . .

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

1933

(3) SHINFIELD SERVICE STATION

ADDRESS ARBORFIELD ROAD PARISH SHINFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44822	ESSO	S/ST. EXT. TO GARAGE FOR STORAGE USE TO SHOP / RELOCATION CAR PARKING SPACES	5.12.95	C/A
95/63128/A	"	ILL. SIGNS	30.1.96	REF
96/63747/A	HAYS PARTNERS	15' SECURITY BOLLS	4.6.96	C/A
97/66216/A	Esso Petroleum Co. Ltd	Add. illuminated Sign	10.10.97	C/A
99/69677/F	"	Automatic telling machine in facade of shop.	7/7/99	C/A
F/2002/7955	ESSO Petroleum Co Ltd	Dem of exist service stat + new sales building		

MINISTRY DECISION

SPECIAL ORDERS