X SYSTEMS LTD

APPLICATION NO:
F/2000/1425

LOCATION:
2 Longfield House Longfield Road, Twyford Reading.

APPLICANT:
S Clemo

PROPOSAL:
Proposed change of use from A1 (shop) to A2 (homecare services).

EARLIEST DATE FOR DECISION: **10/06/2000**

APPLICATION EXPIRY DATE: **05/07/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

S Clemo
Unit 2 Longfield House
Longfield Road
Twyford
Berks
RG10 9AN

Application Number: F/2000/1425

Parish: **TWYFORD**

Location: **2 Longfield House, Longfield Road, Twyford, Reading.**

Proposal: **Proposed change of use from A1 (shop) to A2 (homecare services).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. The premises shall not be used for any purpose other than between the hours of 8.00am and 8.00pm Mondays to Saturdays and no works shall take place on Sundays or Bank Holidays.

Condition
3. The premises shall not at any time be used as a betting office (A2 use) as set down in the Use Classes Order.

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

Reason
2. To safeguard the amenities of neighbouring residents and the locality.

Reason

3. To safeguard the amenities of neighbouring residents and the locality.

Informative

The occupiers of the application building should wherever and whenever possible assure that their staff use the parking area to the rear of the bulding and not the lay-by or road to the front of the unit.

John Mitchell
Development Control Manager
Date: 04/07/2000

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

Received by Wokingham District Council

Application No: F/2000/1425

Proposal:
Proposed change of use from A1 (shop) to A2 (homecare services).

Location:
2 Longfield House, Longfield Road, Twyford, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/06/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

17 May 2000

Application Number F/2000/1425
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02 .	
2	→	SR05	The Premises shall not be used for any purpose other than between the hours of 8.00 am and 8.00pm Mondays to Saturdays and no works shall take place on Sundays or Bank holidays
			Informative
			The occupiers of the application building should where ever and when ever possible assure that their staff use the parking area to the rear of the building and not the lay-by or road to the front of the unit
3	→	SR05	The premises shall not at any time be used as a bottling office ~~[illegible]~~ (A2 use) as set down in the use classes order.

John Muaien
4/7/00.

RECORD OF SITE VISIT

SITE ADDRESS: 2 Longfield House
Longfield Road Twyford Reading.

APPLICATION NUMBER: F/2000/1425

OFFICER: Nicola Lake

DATE OF SITE VISIT: 8.6.2000

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - on front of site

2. DESCRIPTION OF SURROUNDINGS

Residential / commercial

3. DESCRIPTION OF SITE/BUILDING

one of 4 units below flats above, which are accessed from the rear

4. RELATIONSHIP TO ADJOINING PROPERTIES To proposed development is a change to A2. There would be only limited visits by customers to the site / more office use. However the units had been vacant for some time

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 12 July 2000

My ref: F/2000/1425

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor D Tomlin
3 Swanscourt
Twyford
Berks
RG10 0AZ

Dear Councillor

Application Number: F/2000/1425
2 Longfield House, Longfield Road, Twyford, Reading.
Proposed change of use from A1 (shop) to A2 (homecare services)..

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 12 July 2000

My ref: F/2000/1425

CONFIDENTIAL

Councillor C A Ferris
The Corner House
Station Road
Twyford
RG10 9NG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/1425
2 Longfield House, Longfield Road, Twyford, Reading.
Proposed change of use from A1 (shop) to A2 (homecare services)..

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Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 12 July 2000

My ref: F/2000/1425

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

CONFIDENTIAL

Councillor S Conway
20 Arnside Close
Twyford
RG10 9BS

Dear Councillor

Application Number: F/2000/1425
2 Longfield House, Longfield Road, Twyford, Reading.
Proposed change of use from A1 (shop) to A2 (homecare services).

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

If you have any questions please do not hesitate to contact **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24 July 2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/1425**
2 Longfield House, Longfield Road, Twyford, Reading.
Proposed change of use from A1 (shop) to A2 (homecare services).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor S Conway

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2000/1425

Applicant : S Clemo .

Location : 2 Longfield House, Longfield Road, Twyford, Reading.

Proposal : Proposed change of use from A1 (shop) to A2 (homecare services).

Site Notice Displayed ? :	YES	NO	DATE
	✓		8·6 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 8:6:2000

Date Registered : 10/05/2000

Earliest Date for Decision : 10/06/2000

Latest Consultation Date/Site Notice Expiry Date : 10/06/2000

Application Expiry Date: 05/07/2000

Consultation Responses :

Environmental Health - no objection

Highways - no objection subject to conditions.

Letters - 2 letters of objection.

Planning Issues :

Site Designation - within the Identified Settlement.

1) Impact upon the residential amenity of the neighbouring dwellings.

2) Impact upon the character and appearance of the surrounding area

Application Number: F/2000/1425

Appraisal :

1.) To impact upon the amenity of the adjacent dwellings
The proposed development is to change the use of the existing vacant A1 retail unit to an A2 Home Care Service. The proposed unit is one of 4 retail units below a block of flats. The proposed A2 unit would have opening hours compatable to the previous use and those present in the other units. The proposed unit's use would be such that very unlikely to create any noise of smell nuisance to the adjacent dwellings. As such, there would be no detrimental impact upon the amenity of the adjacent dwellings.

2.) To impact upon the character and appearance of the Surrounding area.
While the proposed unit would have a reduced number of visitors than a typical A1 use. The unit has remained vacant for at least 18 months. The proposed Home Care Service would have limited visits from people, while retaining a Traditional shop front. As such, the proposed development would have no detrimental impact upon the character or appearance of the Surrounding area.

3.) Impact upon the Highway Safety.
The proposed unit would have a reduced level of visitors making visits to the site compared to a normal typical A1 use. Therefore Subject to the Staff car parking would be limited to the rear of the site.

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

Applicationo	Name & Address
F/2000/1425	J Baker 8 Troutbeck Close Twyford Reading RG10 9DA
F/2000/1425	Mrs M Gray 2 Longfield Road Twyford RG10 9AR

App. approved,
Letter sent 01/08/00

DC JNL
TI S
COPIES TO:
FILE

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Nicola Lake, Development Control

My Ref: JPE/longfield

Your Ref: F/2000/1425

Date: 30 May 2000

PROPOSED CHANGE OF USE FROM A1 (SHOP) TO A2 (HOMECARE SERVICES)
2 LONGFIELD HOUSE, LONGFIELD ROAD, TWYFORD

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

Joanne Ellis

OBS INV
03 MAY 2000
COPIES TO:
ACK:
FILE:

8 Hawthorn Close
Twyford
Reading. Berks
RG10 9DA

26.5.00

Wokingham District Council
Planning services.
P.O Box. 157.
RG40. 1WR.

Dear Sir.

Planning Application. F/2000/1425.
2 Longfield House, Twyford.

The change of use of the above has created additional Traffic problems - mainly due to the on Steet parking of the Staff of the Homecare Service Due to Newly painted Yellow lines Near to their Shop. the Staff park beyond these lines along the wall of the last property in Clerton Ave. which if you are turning left from Clerton Ave in to Longfield Rd blocks the view of on coming traffic. Car parking is available behind Longfield house & should be used by the Staff of the Home Care Service

Yours faithfully
Jennifer Baker.

1792

NL

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/1425 relates.

Address of site UNIT 2. LONEFIELD HOUSE

LONEFIELD RD, TWYFORD READING

Signed S. Clem

Date 20/5/00

Postage will be paid by licensee

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

Business reply service
License no. RG147

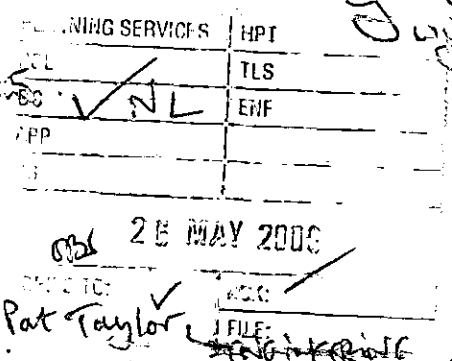
1

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

2, Longfield Rd
Twyford
RG10 9AR.

23.5.00.

RE APPLICATION F/2000/1425



Dear Ms Lake.

I am not objecting to this proposal (anyway the business has already been operating for several months.)

The reason I am writing is the postal address you have given to this business. As you can see I live at 2, Longfield Rd opposite these premises, Since this company started trading I have been inundated with their mail as the address Unit 2 Longfield Hse. is confused with mine. People coming for interviews have even been seen in my absence looking into my lounge window, this I find very disturbing as I am a widow and live on my own. I have lived in this house for forty years, when numbering this area in 1960 the two houses next to this property were given 1 & 3 due to the fact there was an open area the numbers 5 - 13 were left presumably for any infilling, the next property is numbered 15. I know the block is Longfield Hse but from my experiences from the mail I have been given by mistake 30% were incorrectly typed.

As the previous owners were a retail newsagents of course there was very little business letters but as this company is running two businesses the other being Icefricon Future Ltd T.A Chores Ltd. they receive a lot of mail. I can only see more problems in the future, therefore I am asking if the numbers could be changed.

Yours faithfully

Myrtle Gray (Mrs)

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 17 May 2000

Application Number: F/2000/1425

Proposal: Proposed change of use from A1 (shop) to A2 (homecare services).

Parish: TWYFORD PARISH

Site Address:
2 Longfield House, Longfield Road, Twyford, Reading.

Applicant:
S Clemo .

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).

Comment
- SC:23 INSET: Parking & Turning

SR:06

Signed: _____ **Print name:** Stephanie Knowles .

30/05/00 .

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~3 APR 2000~~ VALID 10/5/00	Map No. ..... Site ...0.94..
Officer: NL / Application No. F/2000/1425	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED CHANGE OF USE FROM A1 (SHOP) TO A2 (HOMECARE SERVICES)

Location: UNIT 2 LONGFIELD HOUSE, LONGFIELD RD

Parish: TWYFORD Ward: Twyford / 1715

Applicant: MR S CLEMO

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (4) ☑ tick if required MB 1715

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	red line	12/4	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties	red line, access, parking?	12/4	✓
(3)	Forms unsigned	floor space Q 24. date Q 26, 27 & 28. Q 3.	12/4	✓
(4)	Correct S 66 certificate	Not deleted	12/4	✓
5	Elevation plans			
(6)	Floor plans	existing / proposed layout.	12/4	✓
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17/5 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

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

.....

NEIGHBOURS:

Allison Hinton, 7 Longfield House, Longfield (Secretary of Longfield House Residents Association)

S Notice + Flat 1, 1a, 2–8 Longfield Rd., Twyford

29, 17, 14, 16, 19, 3, 15 Longfield Rd., Twyford

Evens 2–8 Longfield Road, Twyford

29, 48 Kibblewhite Crescent "

1, 6, 9, 27, 23, 10, 5, 18, 8, 25 Cheriton Avenue "

7, 17, 10 Westview Drive "

Hillbop Farm Bungalow, Southview Close, Twyford

3, 10, 2, 6, 4, 5, 7 Southview Close, Twyford

41, 35, 26 Hillbop Road "

28 High Street "

8 Trotbeck Close "

Hillbop Yard, Crest Close, Twyford

10 MAY 2000

CHORES
HOMECARE SERVICES

UNIT 2, LONGFIELD HOUSE
LONGFIELD ROAD
TWYFORD
BERKSHIRE
RG10 9AN
TEL: 0118 934 2005
TEL: 0118 934 2003

10.MAY2000* 1425

3 April 2000

Mark Bridge
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Mr Bridge,

Please find enclosed planning applications correctly completed this time I hope.

Also a scale plan showing internal use of rooms. I have added a new internal office since I occupied the premises.

The existing parking arrangements have not been altered in any way and remain the same as before. I hope this meets with your requirements.

Yours sincerely,

Steve Clemo
On behalf of CHORES HOMECARE SERVICES

CHORES
HOMECARE SERVICES
UNIT 2, LONGFIELD HOUSE
LONGFIELD ROAD
TWYFORD
BERKSHIRE
RG10 9AN
TEL: 0118 934 2666
FAX: 0118 934 2003

29 March 2000

Mark Bridge
Wokingham District Council
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

10.MAY2000* 1425

Dear Mr Bridge,

Our business at the moment provides two different services to our customers most of who live within half an hours drive of the office and a growing number who live in Twyford itself.

We operate a domestic maid service which is self-explanatory and also a fabricare service which is the cleaning of carpets, upholstery, rugs and curtains in our customers homes.

Our walk-in trade is increasing all the time as our reputation grows and our marketing techniques improve. This means in the future that possibly 90% of our customers will be visiting our premises providing an increase in trade for the shops next to us.

Since we have been trading we have had only favourable comments about the service we provide and also the improvement in the appearance of the premises which until we moved in looked very shabby indeed.

Our policy is to recruit staff locally, which eventually could total to at least twenty, all helping the local economy.

I hope this application is successful as I think we are providing a valuable service to all parts of the local community.

S. Clews

For and behalf of
CHORES HOMECARE SERVICES

P.S. Please find enclosed cheque payment for the application.

1,2,3 LONGFIELD HOUSE (SHOPS)

1764

ADDRESS LONGFIELD ROAD PARISH TWYFORD

PLOT No. NB. BUILT ON R/293/65 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/293/65 -	PRINDS	3 SHOPS / 5 FLATS	20.1.66	APP CIA
11173 -	"	10 FLATS, GARAGES, PARKING	2.8.79	REF
17393, [illegible]	" O/L	4 HOUSES, 1 BUNG & ACCESS GARAGE	3.6.82 [illegible]	CIA
22436 -	TARCUS PROPS.	NEW SHOPFRONTS	15.11.84	CIA
22561	"	BIN STORES & WALLS	15.12.84	REF
22929	"	" TO REAR	30.1.85	CIA
22930	" SHOP NO. 1	EXT. TO PROVIDE GARAGE/STORE	7.3.85	REF.
32648	MR. A. NIJJAR O/L	SINGLE STOREY LOCK UP SHOP	15.3.89	REF
98/68347/F	MR. M HOWARD Unit 2	C/O/USE SHOP (A1) TO HOT/COLD FOOD TAKEAWAY & RESTAURANT	27.11.98	REF

DATE OF COMPLETION

MINISTRY DECISION 11173 - APPEAL DISMISSED - 15.4.80

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No.

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

10.MAY2000* 1425

CERTIFICATE A

I certify that:

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

(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
HERRAJ MAKOL (ASTONS)	495, LONDON ROAD ISLEWORTH, MIDDX TW7 4DA	23/3/00

+ 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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. [illegible]

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 . . . . . S. Clemo . . . . . .

On behalf of CAPRICORN FUTURES LTD T/A CHORES HOMECARE SERVICES.

Date . . . . . 23/3/00 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS.** If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

10.MAY2000* 1425

1.	APPLICANT'S NAME	STEPHEN CUEMO
	ADDRESS	UNIT 2, LONGFIELD HOUSE, LONGFIELD ROAD, TILFORD
	POST CODE	RG109AN PHONE 01189342005
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	
	POST CODE	PHONE
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	
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM A1 TO A2
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

VACANT (A1 SHOP)

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.

N/A

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

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES/NO~~ AS EXISTING

If no, please give details

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

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 S. Clews ON BEHALF OF DATE

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
Proposed		

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

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

AS EXISTING

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
			2

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.

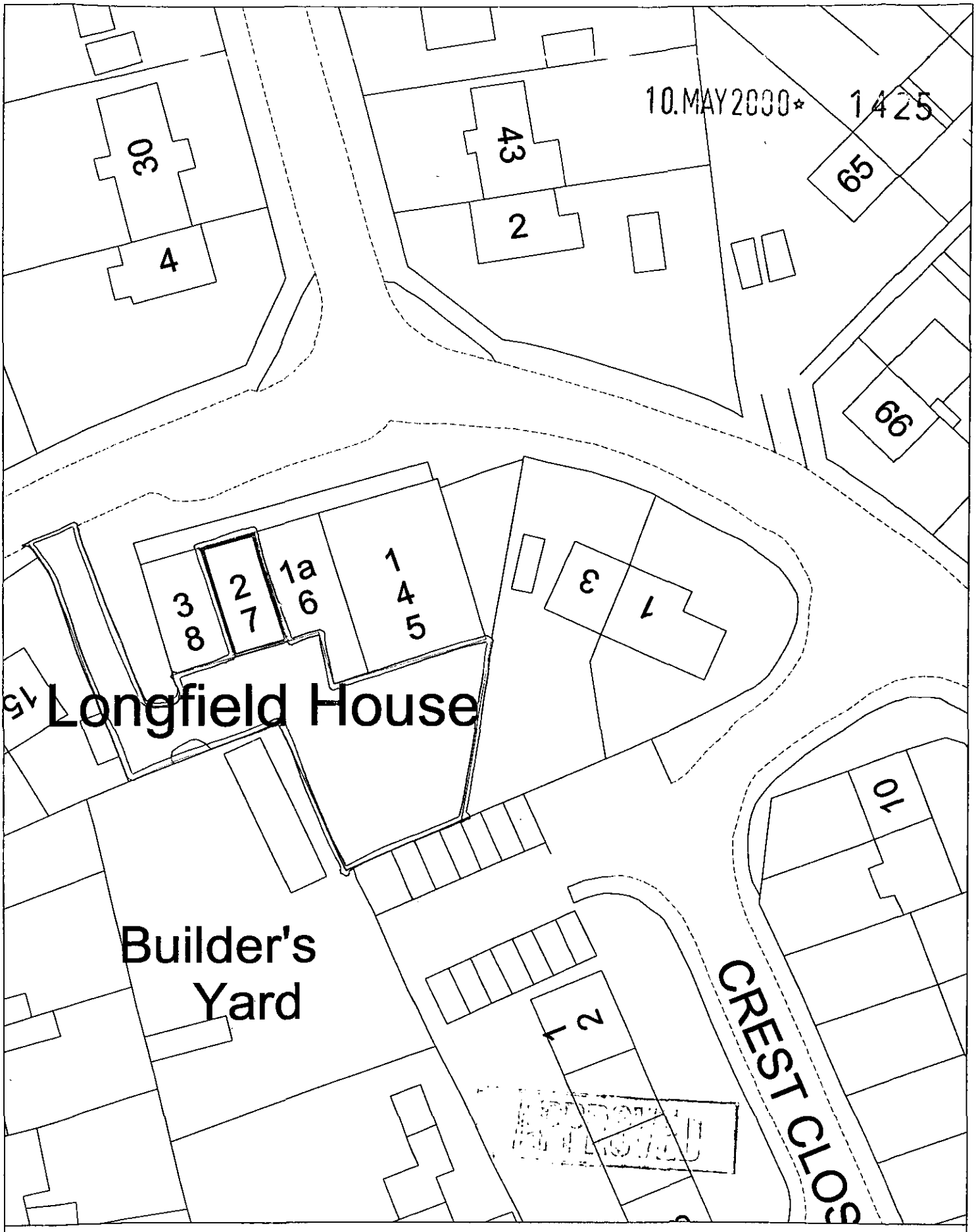
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



Site Plan, Scale: 1 to 500

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Date: 14 March 2000

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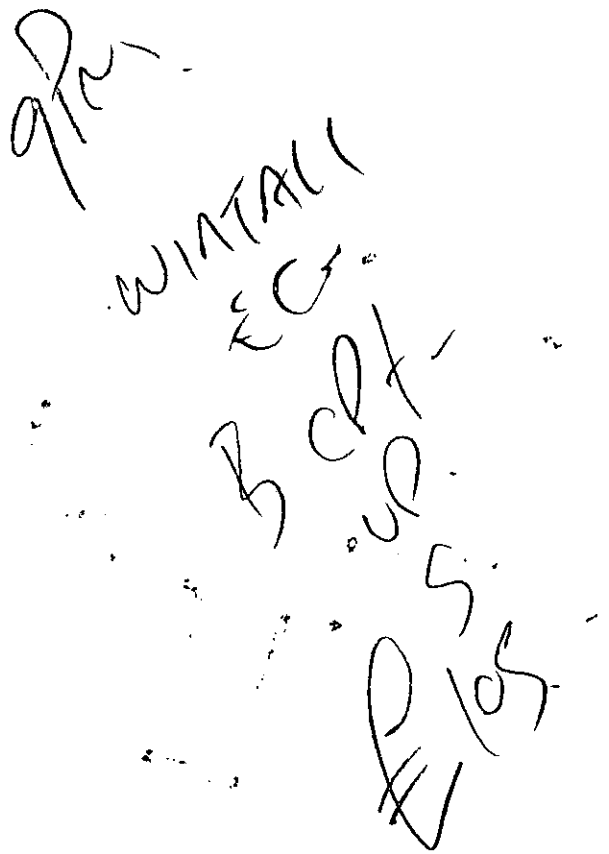

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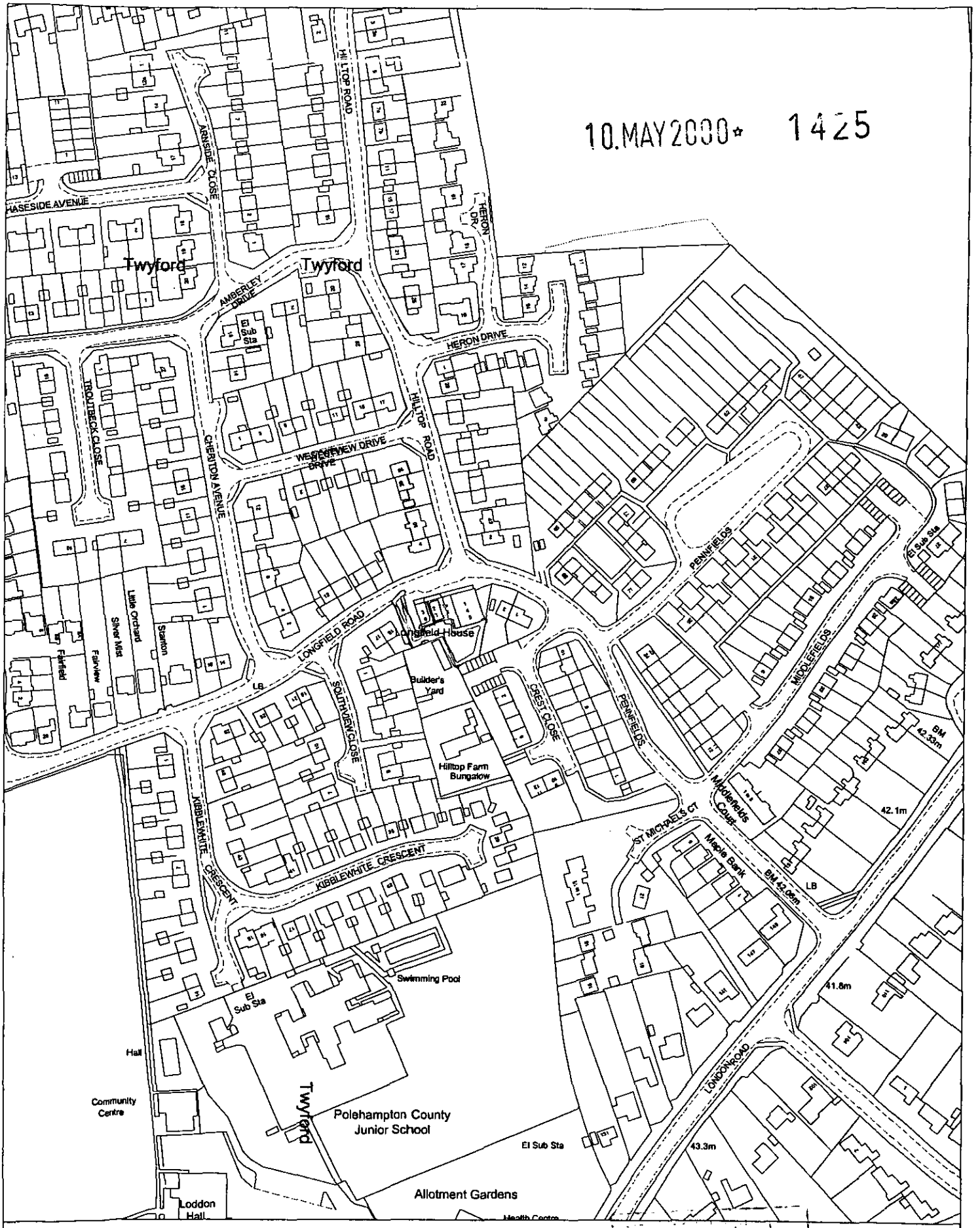

Site Plan, Scale: 1 to 2500

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SCALE 1 CENTIMETRE : 1 METRE

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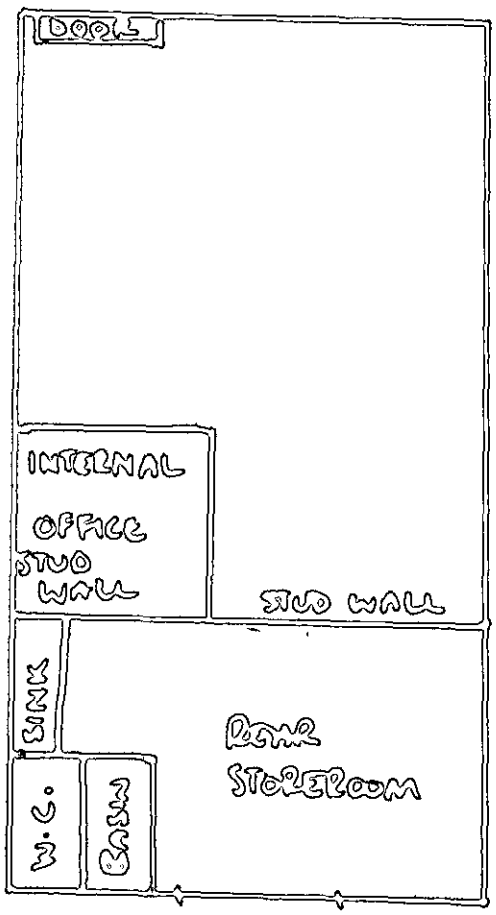

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Development Control Section, Environmental Services, Wokingham District Council.

10 April 2000

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