THIS FILE IS CONFIDENTIAL EXCEPT FOR PART I AND DECISION.

SYSTEMS LTD

APPLICATION NO:
CLE/2000/1567

LOCATION:
Bulldog Service Station Reading Road, Winnersh Wokingham.

APPLICANT:
M Webb C/O Bulldog Twyford

PROPOSAL:
Application for certificate of lawfull existing us of land for parking cars and car sales.

EARLIEST DATE FOR DECISION: **30/06/2000**

APPLICATION EXPIRY DATE: **17/07/2000**

CASE OFFICER: **Lynette Baker**

Application No: CLUE/2000/1567

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191/192
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

REFUSAL NOTICE

The Wokingham District Council hereby certify that on 30 August 2000 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, would not have been lawful within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The evidence provided does not prove that the use as described in the First Schedule has been in operation on the site for the last 10 years.

Signed ..... (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG40 1WR

Date: 30 August 2000

FIRST SCHEDULE

Use of land for parking and car sales.

SECOND SCHEDULE

Land adjoining Mitsubishi Motors, Reading Road, Winnersh.

Your attention is drawn to the notes overleaf concerning your rights of appeal.

APPENDIX

Appeal provisions of Sections 195 and 196 of the Town and Country Planning Act 1990, as amended by paragraphs 32 and 33 of Schedule 7 to the Planning and Compensation Act 1991 and paragraph 4 of Schedule 4 to the Planning (Consequential Provisions) Act 1990.

Appeals against refusal or failure to give decision on application.

195 - (1) Where an application is made to a local planning authority for a certificate under Section 191 or 192 and -

(a) the application is refused or is refused in part, or

(b) the authority do not give notice to the applicant of their decision on the application within such period as may be prescribed by a development order or within such extended period as may at any time be agreed upon in writing between the applicant and the authority, the applicant may by notice appeal to the Secretary of State.

(2) On any such appeal, if and so far as the Secretary of State is satisfied -

(a) in the case of an appeal under subsection (1) (a), that the authority's refusal is not well-founded, or

(b) in the case of an appeal under subsection (1) (b), that if the authority had refused the application their refusal would not have been well-founded,

he shall grant the appellant a certificate under Section 191 or, as the case may be, 192 accordingly or, in the case of a refusal in part, modify the certificate granted by the authority on the application.

(3) If and so far as the Secretary of State is satisfied that the authority's refusal is or, as the case may be, would have been well-founded, he shall dismiss the appeal.

(4) References in this section to a refusal of an application in part include a modification or substitution of the description in the application of the use, operations or other matter in question.

(5) For the purposes of the application of section 288(10) (b) in relation to an appeal in a case within subsection (1) (b) it shall be assumed that the authority decided to refuse the application in question.

(6) Schedule 6 applies to appeals under this section.

Further provisions as to references and appeals to the Secretary of State.

196 - (1) Before determining an appeal to him under Section 195(1), the Secretary of State shall, if either the appellant or the local planning authority so wish, give each of them an opportunity of appearing before, and being heard by, a person appointed by the Secretary of State for the purpose.

(2) Where the Secretary of State grants a certificate under Section 191 or 192 on such an appeal, he shall give notice to the local planning authority of that fact.

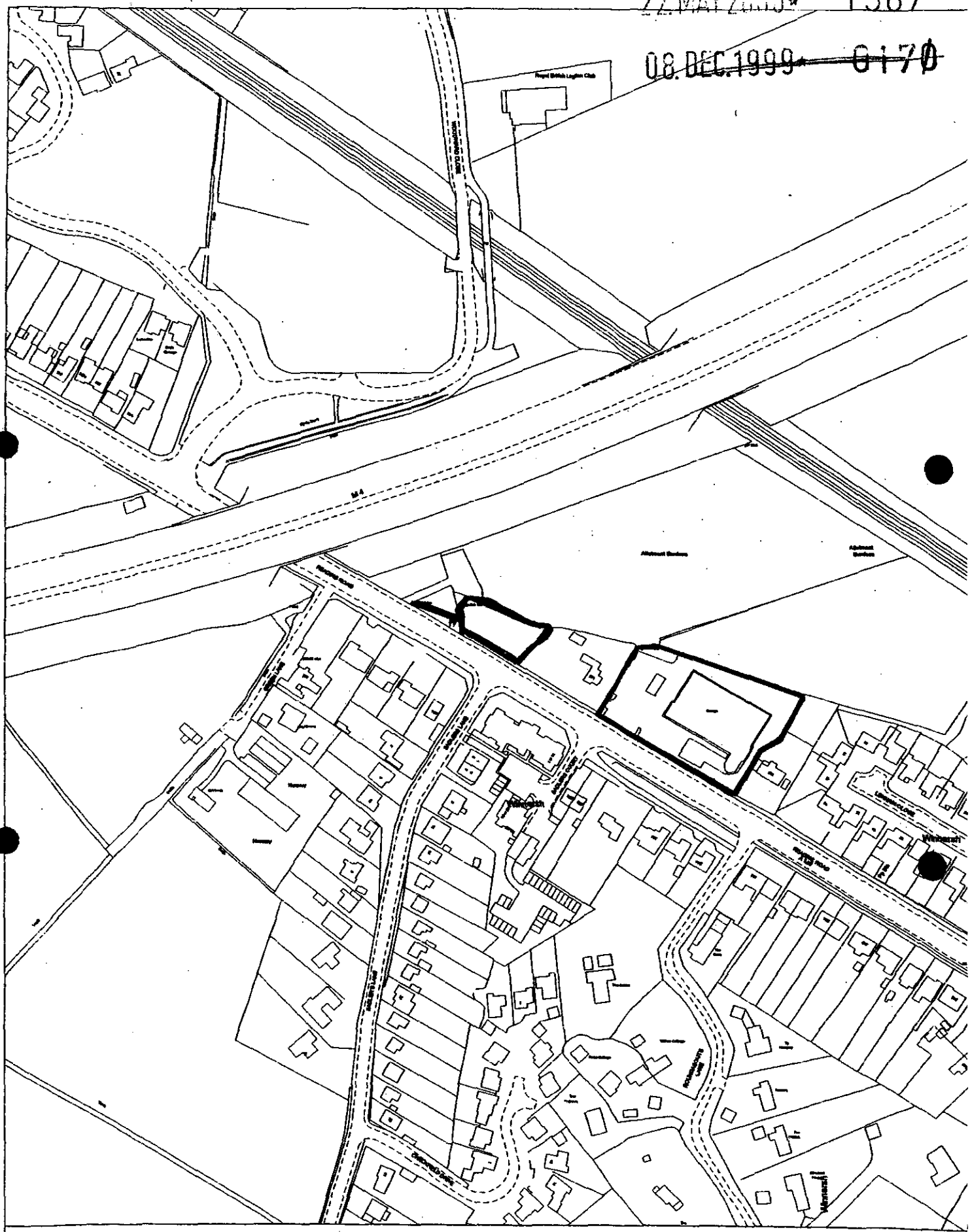
(3) The decision of the Secretary of State on such an appeal shall be final.

(4) The information which may be prescribed as being required to be contained in a register kept under Section 69 shall include information with respect to certificates under Section 191 or 192 granted by the Secretary of State.

(8) Subsection (5) of Section 250 of the Local Government Act 1972 (which authorises a Minister holding an inquiry under that section to make orders with respect to the costs of the parties) shall apply in relation to any proceedings before the Secretary of State on an appeal under Section 195 as if those proceedings were an inquiry held by the Secretary of State under Section 250.

22 MAY 2000* 1567

08 DEC 1999* G170



Site Plan, Scale: 1 to 2500

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PLANNING SERVICES | L.T 32848
POL | L3
DG | ENF
APP |
CS |
10 AUG 2000
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FILE:

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

TO: Lynette Baker
Senior Planner

MY REF: CJL/CEM/
EXT 6524

FROM: Colin Lawley
Principal Solicitor

YOUR REF: leb/CLU/2000/1567

DATE: 9 August 2000

RE: CLUE/2000/1567 : BULLDOG SERVICE STATION, READING ROAD, WINNERSH

I refer to your memorandum dated 7th August.

There is a conflict of evidence in this matter. I agree with you that on the balance of probability there is not sufficient evidence to issue a certificate.

I have attached your file to this memorandum.

Colin Lawley

Enc.

APPLICATION FOR CLU (EXISTING)

CLU/2000/1567
Bulldog Service Station, Reading Road, Winnersh.

Use of land for parking cars and car sales

Planning History
Application for temporary siting for portable car sales office withdrawn in 1999. No other planning application history on this site. Adjoining site has permission for petrol filling station, and adjoining that is a car sales business.

The applicant states that for more than the past 10 years the site has been used for car sales and ancillary parking.

Consultation responses
Winnersh Parish Council: Object – site was previously residential until the construction of the adjacent petrol station. There is insufficient room for car sales and staff parking.
Highway Authority: express concern about formalising the use of the access – if this was a planning application, it would be recommended for refusal on highway grounds.
Environmental Health Officer: No objection
Letters: 2 objecting on grounds of inaccuracies in the application, road safety, loss of trees (retrospective).

Supporting Evidence:

- Statement: signed by 4 local residents, stating that the land has been in use since the 1980s for storage of a large boat, motor cars, scaffolding and builder's materials. In late 1980s and early 1990s, there was a large portacabin and builder's plant on the site, together with some car parking. The site was used throughout the 1990s as parking for new and used motor cars.
- Aerial Photograph submitted: 1985. Shows some storage on the site but not possible to distinguish from the photo what is being stored.

Site Visit:
Site already in use; surface is gravel covered, 0.6m high knee-rail fence erected along boundary with road, trees removed. Cars parked on site.

Conclusion:
It is not considered that the evidence provided by the applicant is conclusive proof that the site has been in use for storage. The balance of probability is that the site has not been in use for storage for the last 10 years.

John Mitchell

9/8/02

Mr. & Mrs. D Etheridge
7 Chackfield Drive
Winnersh
Wokingham
RG41 5PH

Tel: 0118 978 6265

PLANNING SERVICES	HPT
POL	LS
DC	ENF
APP	
CS	30815
21 JUN 2000	
COPIES TO:	ACK:

19th June 2000

Wokingham District Council
Planning Services
Shute End
Wokingham
RG40 1WR

Reply rqd

For the attention Lynette Baker

Dear Ms Baker

RE: LAND LEASED BY BULLDOG GARAGE FROM WOKINGHAM D C ADJACENT TO ESSO GARAGE, READING ROAD, WINNERSH.
REF: CLU/2000/1567

Further to our telephone conversation this afternoon we wish to raise our concerns regarding the above planning permission prior to submitting our objection to the proposals. We would ask you to clarify in writing to us the following points: -

1 The formal notice of the application has been attached to the rear fence of the site some 18 metres from the knee rail and some 20 metres from adjacent to the footpath. Not what I would call a prominent position. To read it you have to negotiate a fence, parked cars and trespass over the land in question, go behind two cars, one of which has been in the same position for over 5 weeks, and both of which obscure the notice so that it is hardly visible from the footpath, before you can attempt to read it. SN

2 The file does not contain the 1985 photo as detailed on the application. If it did the photo must show all the oak trees and other trees and hedges that were taken out without permission in November/December 1999.

3 The site plan does not match the present layout of the site. I.e. the current front fence is approx. 37 metres in length. The land in use by the applicant at the present time would appear to encompass 5 metres of land not owned or leased by the applicant at the present time as it is not included in his application.

4 The site has been used for car parking for offices above the Bulldog showrooms for over 5 months now, so presumably it is a retrospective application. Not only that, the Peugeot car covering the formal notice has been in that position for over a month as stated above. The second car was placed next to it last Wednesday night and has not been moved up to this morning.

5 The whole site is covered in shingle that has been contaminating the footpath and road where cars have been gaining access for parking on the area for over 6 months now. According to the rules that I was given by your planning department issued by the Highways all areas adjacent to access for the road has to be tarmac, brick paving or other non-contaminating material.

6 No provision for the parking of visitors for the proposed sales area is shown.

7 No alterations to the traffic flow road markings, that must be essential for road safety, are shown.

8 The entrance for the allotments is shown as a defined road. This is not the case and often cars permit holders cars are parked in this area. This entrance would have to have major alteration to the roadside kerbs in order to conform to the Highways standards for commercial access. This should have been done prior to the current usage of the site.

9 The most important point is that none of the trees that were illegally taken down and will have to be replaced are shown on the site plan. These were large Oak trees that were growing at the Southern frontage and proposed entrance to the site. These trees are detailed in some extent on drawing 98-847-0002 of the previous application for the redevelopment of the site. However, I am most concerned that none of the drawings detailing all the Tees on this proposed site are in any of the previous files for this and adjacent site. These application files are 99/68872/f, 99/69052/F, 9970825/A, 99/670960/f, 96/63382/I. Presumably this is what the phrase "Landscaping with agreement with the Authority" means in the application.

10 I would refer you to your letter from Mr. M Bridge ref. MB/1/RFS/3098 and our subsequent telephone conversations with him and Jon Matthews. They both agree that Trees were taken down contrary to Planning and that steps are being taken to pursue the matter and have Trees reinstated as statute demands.

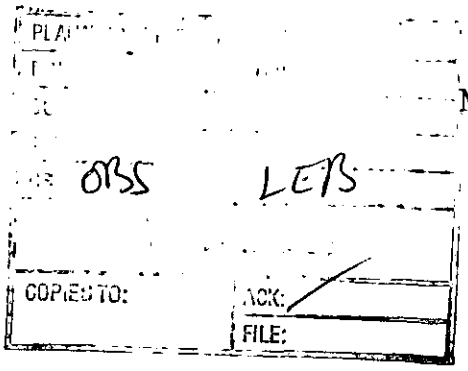
We therefor submit that this application must be refused due to the above and also because of the possibility of litigation occurring on the matter.

We understand you will contact us regarding the matter to enable us to prepare the correct objection based on facts.

Yours faithfully

D F & M E Etheridge

Fax 1440 - 19/06/00 to 0118 974 6484



Mr. & Mrs. D Etheridge
7 Chackfield Drive
Winnersh
Wokingham
RG41 5PH

Tel: 0118 978 6265

29th June 2000

Wokingham District Council
Planning Services
Shute End
Wokingham
RG40 1WR

For the attention Mrs. Lynette Baker

Dear Mrs. Baker

RE: LAND LEASED BY BULLDOG GARAGE FROM WOKINGHAM D C ADJACENT TO ESSO GARAGE, READING ROAD, WINNERSH.
REF: CLU/2000/1567

Further to my visit to your department we wish to confirm our objections regarding the proposals contained in the above application. These are as follows, and are not in any order of importance.

1 The formal notice of the application has been attached to the rear fence of the site some 18 metres from the knee rail and some 20 metres from adjacent to the footpath. Not what I would call a prominent position. To read it you have to negotiate a fence, parked cars and trespass over the land in question. During the hours of 0800 and 1800 the notice is obscured by cars parked on this parcel of land, one of which has been in the same position for over 8 weeks now. There is a telegraph pole adjacent to the land and which any member of the general public would be able to have access to it. The notice on the rear fence could not be read by any one who needs a wheelchair for mobility, as the surface of the area is loose shingle.

2 The council's front office file that I inspected does not contain a copy of the 1985 photograph contained within the master file. The 1985 photograph, as detailed, in essence shows the state of the land as in September 1999. Excepting the natural deterioration of the abandoned buildings that were demolished for the Esso car wash and petrol station, the trees and shrubbery etc. are as were. This shows all the oak trees together with the other trees, shrubs and hedges that were taken out without permission in November/December 1999 by M K Construction (UK) Ltd, the company that carried out the demolition and construction of the Esso site on behalf of the party that rent the land from the council.

3 The site plan does not match the present layout of the site. I.e. the current front fence is approx. 37 metres in length. The land in use by the applicant at the present time would appear to encompass 5 metres of land not owned or leased by the applicant at the present time, as it is not included in his application. Further more this fence must also have been installed without permission and contrary to the planning approval given for the Esso development. The front fence is in a dilapidated state and could cause a hazard to pedestrians that may wander off the footpath or may cause injury to any cyclist that happened to fall at that position. It this state it may be contrary to the companies Health and Safety Policy and any injured person may seek recompense from the owners of the land.

4 The site has been used for **car parking only** purposes for offices above the Bulldog showrooms for over 6 months now. It has **never** been **used for Car Sales** and has never had any new non-plated cars stored upon it. The whole site is covered in shingle that has been contaminating the adjacent footpath and road for over 6 months now. This is mainly where cars have been gaining access for parking on the area according to the regulations that I was previously been given by your planning department, issued by the Highways, all areas adjacent to access to the highway has to be tarmac, brick paving or other non-contaminating material. We would also contend that as this area, which was never intended by the council, the owners, to be used as a car park, it use should revert to a natural environment for minimal maintenance cost for the council. Trees of a similar type and of a significant size should be reinstated to replace those taken down that were the subject of a preservation order.

5 No provision for the parking of visitors for the proposed sales area is shown within the file drawings and none is in use at the present time as sales have not undertaken on this site.

6 No alterations to the traffic flow road markings, that must be essential for road safety, are shown.

7 The entrance for the allotments is shown as a defined road. This is not the case and often the allotment permit holders cars are parked in this area. This entrance, which is only for single vehicle egress, would have to have major alteration to the roadside kerbs in order to conform to the Highways standards for commercial access. This should have been done prior to the current usage of the site and would need to be included in any retrospective application.

8 One of the most important points is that none of the trees shown on the photograph detailed above, that had preservation orders upon them and that were taken down contrary to the planning approval for the development, are shown on the site plan in the front office. As can be seen from the photograph, these were large Oak trees that were growing along the Southern frontage and proposed entrance to the site. These trees are detailed in some extent on the approved developers road layout drawing 98-847-0002 contained within of the previous application for the redevelopment of the now Esso site. We are also most concerned that none of the drawings detailing all the trees on this proposed site are in any of the previous files for this and the adjacent site. These application files are 99/68872/f, 99/69052/F, 9970825/A, 99/670960/f, 96/63382/I. Presumably this is what the phrase "Landscaping with agreement with the Authority" means in the application.

9 I would refer you to the Councils letter from Mr. M Bridge ref. MB/1/RFS/3098 dated 1st March 2000 and our subsequent telephone conversations with him and Jon Matthews. They have both informed us that the trees were taken down contrary to Planning and approval and that steps are being taken to pursue the matter and have trees reinstated as statute demands. Indeed, Mr. N Ethrington was informed by me via. Mrs. Baker, when I called at your offices in November/December 1999, that the trees were in the process of being taken down. Whilst we understand the logistics of replacing a 20 metres Oak tree, they should be replaced with substantial mature trees of adequate size, not saplings only some 3 metres in height.

10 The land in question is within a strategic gap between developments and as such should not be put to commercial use.

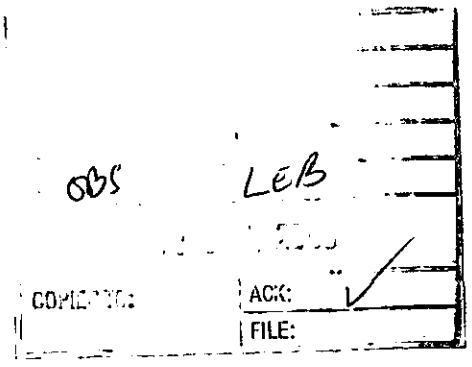
11 The car park only use at the present time is causing pollution, as stated, to the footpaths and roads. More intense commercial use will cause more pollution with additional noise and substantial traffic increase.

We therefor submit that this application must be refused due to the above and also because of the possibility of litigation occurring on the matter over the removal of the trees.

Yours faithfully

D F & M E Etheridge

Larchgrove House
4 Sadlers Lane
Winnersh
Wokinham
RG41 5AJ
Larchgrove House



25 July 2000

Lynette Baker
Case Officer
PO Box 157
Council Officers
Shute End
Woking ham
RG40 1WR

Dear Ms Baker,

PLANNING APPLICATION CLE/2000/1567
Application for certificate of lawful existing use of land for parking cars and car sales.

We write to register our objection to the above application.

Firstly the notice has been incorrectly displayed at the property. The notice is displayed on the rear fence of the property approximately 23 meters from public view.

The application mentions "**existing** use of land for parking cars and sales". There is not an existing use for sales – the land was until recently occupied by detached houses and had no parking or car sales use.

The Bulldog garage already has an extensive piece of land being used for car sales, any extension to this would be dramatically detrimental to the area, both aesthetically and traffic increase.

The London road suffers from increased traffic from the new garage in this area and any additional activity will substantially increase the accident rate to vehicles and pedestrians.

We do not want another car lot here and ask the council to resist this detrimental development and approve schemes that enhance the area not deteriorate it.

Yours sincerely,
Keith & Evelyn Gilliard

K Gilliard

c:\keithjd\genletters\wdc000725.doc

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Lynette Baker
Senior Planner

To: Colin Lawley
Principal Solicitor

My Ref: leb/CLU/2000/1567

Ext: 6447

Your Ref:

Date: 07.08.00

CLUE/2000/1567 : BULLDOG SERVICE STATION, READING ROAD, WINNERSH

Please find attached a summary of the evidence provided for the attached CLUE application; I have concluded that the evidence does not provide proof that the site has been in storage use for the last 10 years.

I would be grateful for your verification of the validity of the application.

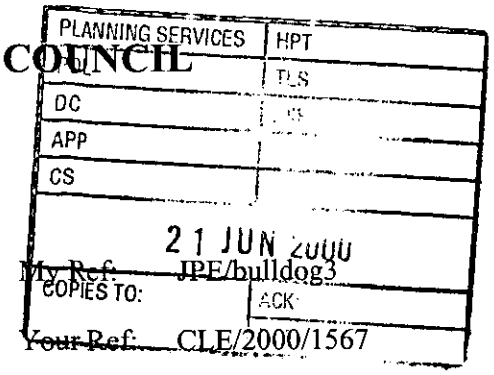
Many thanks,

LEB

Lynette Baker

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: Joanne Ellis, Environmental Health

To: Lynette Baker, Planning

My Ref: JPE/bulldog3

Your Ref: CLE/2000/1567

Date: 19 June 2000

APPLICATION FOR CERTIFICATE OF LAWFUL EXISTING USE OF LAND FOR PARKING CARS AND CAR SALES
BULLDOG SERVICE STATION, READING ROAD, WINNERSH

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

Joanne Ellis

22 MAY 2000* 1567

A statement regarding the triangular (the application site) piece of wasteland to the west of the New Petrol filling Station Adjacent to Bulldog Service Station.

To whom it may concern.

I have lived in the immediate area of Bulldog Service Station for many years and to the best of my knowledge the following statement is true.

Bulldog has served the local community in respect of motor vehicle sales, repairs and local shop since 1963. It has also used the piece of land forming the application site over the years in various ways. I distinctly recall a period in the eighties when it was used for the storage of a large boat, motor cars together with scaffolding and building materials from the new garage construction at Winnersh. I can also recall that in late eighties and early nineties there was a large porta cabin and builders plant on the site together with some car-parking, vandals later burned the cabin.
Because of the screening from the roadside hedge this area was not clearly visible from the south and it attracted vandals who set fire to the houses on the adjacent land that is now occupied by the new petrol filling station. The application site was used throughout the nineties as parking for new & used motor cars. In the mid nineties the application site and the land on which the derelict houses stood were used as one and the number vehicles stored on the application site increased.

Date 20.3.00

Name M. G. HEPPOLETTE Address 9 SADLERS LANE, WINNERSH

Name A. HEPPOLETTE Address " "

Name B Gilliard Address 4 Sadlers Lane

Name M. Young. Address 2 Sadlers Lane

FROM: Lynette Baker

DATE: 06 June 2000

UNSIGNED

WINNERSH PARISH CONSULTATION SHEET

Application Number: CLE/2000/1567

Proposal: Application for certificate of lawfull existing use of land for parking cars and car sales..

Site Address: Bulldog Service Station, Reading Road, Winnersh, Wokingham.

Applicant: M Webb C/O Bulldog Twyford. 22 JUN 2000

Your observations are required in respect of this application **by 30/06/2000** .

The Committee **OBJECTED** to this application on the following grounds:

1 The site was previously residential until the construction of the adjacent petrol station

2 There was insufficient room for car sales and staff parking

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
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	FILE:

SIGNED: _____ DATE: 21.06.00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 22 MAY 2000	
Officer: LB	Application No. CLE/2000/1567

Map No. ..... Site ...0.09..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
CLU(E) APPLICATION FOR CERTIFICATE OF LAWFULL EXISTING USE OF LAND FOR PARKING CARS & CAR SALES

Location: Bulldog Service Station ~~LAND ADJOINING BULLDOG GARAGE~~ READING RD

Parish: WINNERSH Ward: Winnersh

6.6.2000

Applicant: MR M WEBB

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

(5)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 6:6:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

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

NEIGHBOURS:

Site Notice ✓

.....

.....

.....

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.....

.....

.....

.....

① LAND EAST OF PADDOCKS / BULLDOG SERVICE STATION
[redacted] READING ROAD

E

267/269 ADDRESS

PARISH WINNERSH

PLOT No.

ORD. SHEET No. SU7870 (60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
583/53	Miss D Ford.	O/L Dwelling	8. 9. 53	N/A CA
307/56.	Dr E Richards	Temp Sign	26. 6. 56	N/A TP30.6.
678/57	Mr P T Canning	O/L 3 dwellings	25. 10. 57	N/A Ref
1075/57	Miss D M Ford.	O/L Res Dev	17. 1. 58	N/A Ref
0/27/58	Mr P T Canning	O/L 2 dwellings	22. 4. 58	N/A Ref
0/144/59	Mr P T Canning	as above	11. 8. 59	N/A Ref
0/179/61	Mr S J Rose	" "	27. 7. 61	N/A Ref
0/284/62	Mrs M S Mrozek	" 1 dwelling	8. 1. 63	N/A Ref
*06300	Mr M Webb	O/L Red Dev	9. 6. 77	N/A Ref
12618	Bulldog Service Station	Car Showroom storage etc	10. 4 80	N/A Ref
14784	"	RES DEV.	12.2.81	N/A C/A
18778	"	O/L RESITE SERVICE STATION	WITHDRAWN	
18473	"	"	18.11.82	N/A REC

DATE OF COMPLETION

MINISTRY DECISION *06300 appeal dismissed 254.78.

SPECIAL ORDERS TPO 270/84

DRAINAGE

091074

② LAND TO EAST OF THE PADDOCKS / BULLDOG SERVICE STATION

E

ADDRESS [redacted] READING ROAD

PARISH WINNERSH

PLOT No.

ORD. SHEET No. SU.7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18625	BULLDOG SERVICE STATION	RESITE SERVICE STATION +	13.1.83	N/A C/A 16/19
		RES. DEV. OF SERVICE STATION		
19536	"	NEW SERVICE STATION	25/8/83.	N/A C/A
BR 21601	"	"	28.10.83	APP N/A
20705	"	ALTS. TO 19536 (ELEVATIONS)	9.2.84	N/A C/A
21928	"	ALTS. car wash	26.7.84	N/A R
22644	"	REFOC. CAR WASH (19536)	7.3.85	N/A C/A
22980	"	ILL SIGNS	7.3.85	N/A C/A
BR 24483	MR. M. WEBB	CAR WASH ENCLOSURE	3.5.85	REF N/A
BR 24829	"	"	2.8.85	REF N/A
24474	COLT CAR CO.	ILL. PYLON SIGN	6.11.85	C/A
24386	MR. M. WEBB	CAR-PARKING R/O 265 R.R	6.11.85	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 270/84

DRAINAGE

091074

1764 (3) BULLDOG SERVICE STATION

ADDRESS 267/269 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24896	BULLDOG SERVICE STATION	RE 19536 - WITHOUT COMPLIANCE TO COND. 25 - C/O USE FROM OFFICES ANCILLARY TO GARAGE TO INDEPENDANT USE	26.3.86	REF
29304	"	RELAX COND. 25 ON 19536	20.1.88	C/A
29564	MR. M. WEBB	INT. ILL. SIGN	15.4.88	REF
31494	COLT CAR CO.	"	4.11.88	C/A
39838 }	SAINSBURY	O/L. SHOP/PARKING/ACCESS	9.9.92	REF.
39839 }	"			ON EXPIRY DATE
43384	W/DR.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 (4) BULLDOG SERVICE STATION

ADDRESS 267/269 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63382/F	BULLDOG SERVICE STATION	REDEVELOPMENT - NEW SHOWROOM, ANCILLARY OFFICES, CANOPY, PETROL PUMPS & SHOP WITH FLAT OVER		C/A LA N/I[illegible]ED
98/67960/F	MR M. WEBB	REDEV. OF NEW PETROL STATION WITH SHOP CAR WASHES CANOPY. DEM. OF EXISTING		C/A LA
99/68872/F	Colt Cars Mid West Ltd	Dem. of Petrol Station - Erect new Ped. entrance + canopy + minor Alts.	3.6.99	C/A
99/69052/F	Mr. M. Webb	Dem. Petrol Station & Car Wash & Redevelop + canopy (Duplicate App)	4.10.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933 (5) BULLDOG SERVICE STATION

ADDRESS 267/269 Reading Road **PARISH** Winnersh

PLOT No **ORD. SHEET No.** SU. 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP/1999/0171		Temporary permission for siting of portable building & car sales office		
C/69052/11	Mr. H. Webb	D. & C. - Appl of Drainage Plan	12.1.00	APP
C/69052/02	"	D. & C. - Appl of Materials	4.2.00	APP

MINISTRY DECISION

SPECIAL ORDERS

① LAND EAST OF PADDOCKS / BULLDOG SERVICE STATION E

ADDRESS [redacted] READING ROAD PARISH WINNERSH

267/269

PLOT No. ORD. SHEET No. SU 7870 (60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
583/53	Miss J Ford. O/L	Dwelling	8. 9. 53	N/A CA
307/56.	Dr & Richards	Temp Sign	26. 6. 56.	N/A TP30.6.
678/57	Mr P T Canning	O/L 3 dwellings	25. 10. 57	N/A Ref
1075/57	Miss D M Ford.	O/L Res Dev	17. 1. 58	N/A Ref
0/27/58	Mr P T Canning	O/L 2 dwellings	22. 4. 58	N/A Ref
0/144/59	Mr P T Canning	as above	11. 8. 59	N/A Ref
0/179/61	Mr S J Rose	" "	27. 7. 61	N/A Ref
0/284/62	Mrs M S Mrozek	" 1 dwelling	8. 1. 63	N/A Ref
*06300	Mr M Webb	O/L Res Dev	9. 6. 77	N/A Ref
12618	Bulldog Service Station	Car Showroom storage etc	10. 4 80	N/A Ref
14784	"	RES DEV. RESITE SERVICE STATION	12.2.81	N/A CIA
18178	"	"	18.11.82 WITHDRAWN	N/A Ref
18473				

DATE OF COMPLETION

MINISTRY DECISION *06300 appeal dismissed 25.4.78.

SPECIAL ORDERS TPO 270/84

DRAINAGE

091074

② LAND TO EAST OF THE PADDOCKS / BULLDOG SERVICE STATION E

ADDRESS [redacted] READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18625	BULLDOG SERVICE STATION	RESITE SERVICE STATION +	13.1.83	N/A 16/84 CIA
		RES. DEV. OF SERVICE STATION		
19536	"	NEW SERVICE STATION	25/8/83.	N/A C/A
BR 21601	"	"	28.10.83	APP N/A
20705	"	ALTS. TO 19536 (EXTENSION)	9.2.84	N/A CIA
21928	"	ALTS. : car wash	26.7.84	N/A R
23644	"	RELOC. CAR WASH (19586)	7.3.85	N/A CIA
22980	"	ILL SIGNS	7.3.85	N/A CIA
BR 24483	MR. A. WEBB	CAR WASH ENCLOSURE	3.5.85	REF N/A
BR 24829	"	"	2.8.85	REF N/A
24474	COLT CAR CO. MR. A. WEBB	ILL. PYLON SIGN	6.11.85	CIA
24386		CAR-PARKING R/O 265 A.R	6.11.85	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 270/84

DRAINAGE

091074

1764 (3) BULLDOG SERVICE STATION

ADDRESS 267/269 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24896	BULLDOG SERVICE STATION	RE 19536 - WITHOUT COMPLIANCE TO COND. 25 - TO USE ROOM OFFICES ANCILLARY TO GARAGE TO INDEPENDANT USE	26.3.86	REF
29304	"	RELAX COND. 25 ON 19536	20.1.88	GD
29564	MR. M. WEBB	INT. ILL. SIGN	15.4.88	REF
31494	COLT CAR CO.	"	4.11.88	CD
39838 2	SAINSBURY	O/L. SHOP/PARKING/ACCESS	9.9.92	REF.
39839 3	"			ON APPEAL DATE
43384	W/DR.			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933 (4) BULLDOG SERVICE STATION

ADDRESS 267/269 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. SU. 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/63382/F	BULLDOG SERVICE STATION	REDEVELOPMENT - NEW SHOWROOM, ANCILLARY OFFICES, CANOPY, PETROL PUMPS & SHOP WITH FLAT OVER		C/A LA NI CD
98/67960/F	MR M WEBB	REDEV. OF NEW PETROL STATION WITH SHOP CAR WASH & CANOPY. DEM. OF EXISTING		C/ALA
99/68872/F	Colt Cars Mid West Ltd	Dem. of Petrol Station - Erect new Pedl. entrance + canopy + minor Alts.	3.6.99	C/A
99/69052/F	Mr. M. Webb	Dem. Petrol Station & Car Wash & Redevelop + canopy (Duplicate App)	4.10.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933 (5) BULLDOG SERVICE STATION

ADDRESS 267/269 Reading Road PARISH Winnersh

PLOT No ORD. SHEET No. SU. 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP/1999/017		Temporary permission for siting of portable building as car sales office		
C/69052/11	Mr. H. Webb	D. & C - Appl of Drainage Plan	12.1.00	APP
C/69052/02	"	D. & C - Appl of Materials	4.2.00	APP

MINISTRY DECISION

SPECIAL ORDERS

Bynard 19.5.00

D. 1943

22.MAY2000* 1567

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

CAR PARK / SALES.

---

2. Applicant (in block capitals)

Name: .....M. WEBB.....

Address: ..c/o..BULLDOG..TWYFORD.....

.....LONDON..ROAD...TWYFORD..BERKS..RG.....

Post Code: ..RG.10.9EH...

Tel. No: .01189..321331.....

---

3. Agent (if any)

Name: .....NONE.....

Address: .....

.....

Post Code: .....

Tel. No: .....

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier.

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

LESSEE/OCCUPIER.
WOKINGHAM DISTRICT COUNCIL.

(b) state the nature of their interest (if known). OWNER.

(c) state whether they have been informed about this application.

YES/~~NO~~

---

5. Address or exact location of the land to which this application relates:

ADJOINING MITSUBISHI MTRS.
READING RD.,
WINNERSH.

Describe here and enclose ( ) copies of an OS-based plan showing the boundary of the land edged in red.

AS PER PREVIOUS APPLICATION. WHICH IS HELD BY YOURSELVES.

---

6. This application is for:

✓ *an existing use;

*an existing operation:

*an existing use, operation or activity in breach of a condition;

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

CAR SALES AND ANCILLARY PARKING.

---

8. When was the use or activity begun, or the operation substantially completed?

1985 AS PER PHOTO.

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) The use began more than ten years before the date of this application; or

~~(2)~~ The use, operation or activity in breach of condition began more than ten years before the date of this application; or

~~(3)~~ The use began within the last ten years, as a result of a change of use not requiring planning permission in the last ten years; or

~~(4)~~ The operations were substantially completed more than four years before the date of this application; or

~~(5)~~ The use as a single dwellinghouse began more than four years before the date of this application.

~~(6)~~ Other - specify (this might include claims that the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

---

11. Give any additional information you consider necessary to substantiate your claim.

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

PHOTO
SIGNED STATEMENTS
PLAN

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £.....

Signed: ..... Date: 19/5/2000

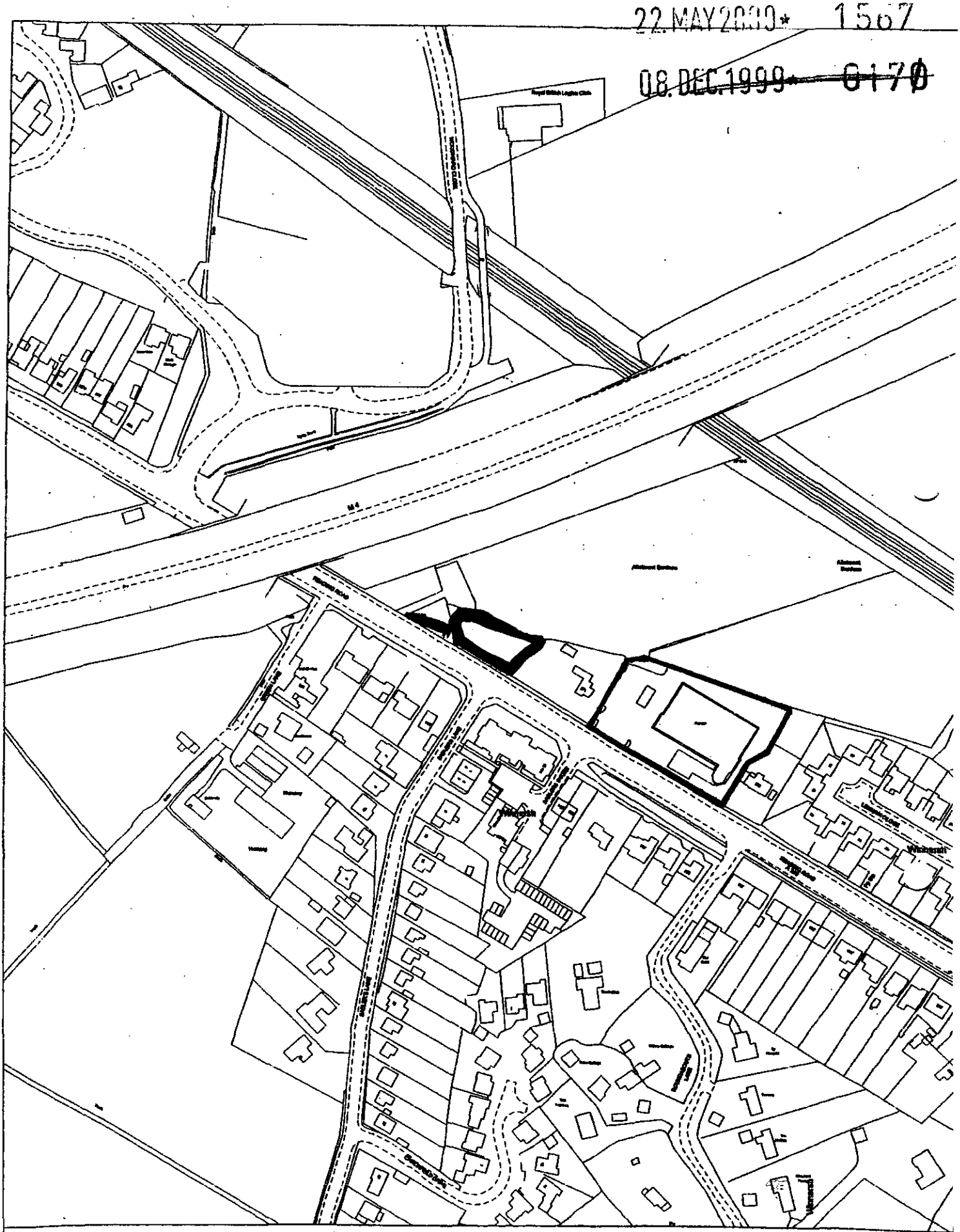
On behalf of: .....

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

22.MAY2000* 1567

08.DEC.1999* 6170



Site Plan, Scale: 1 to 2500

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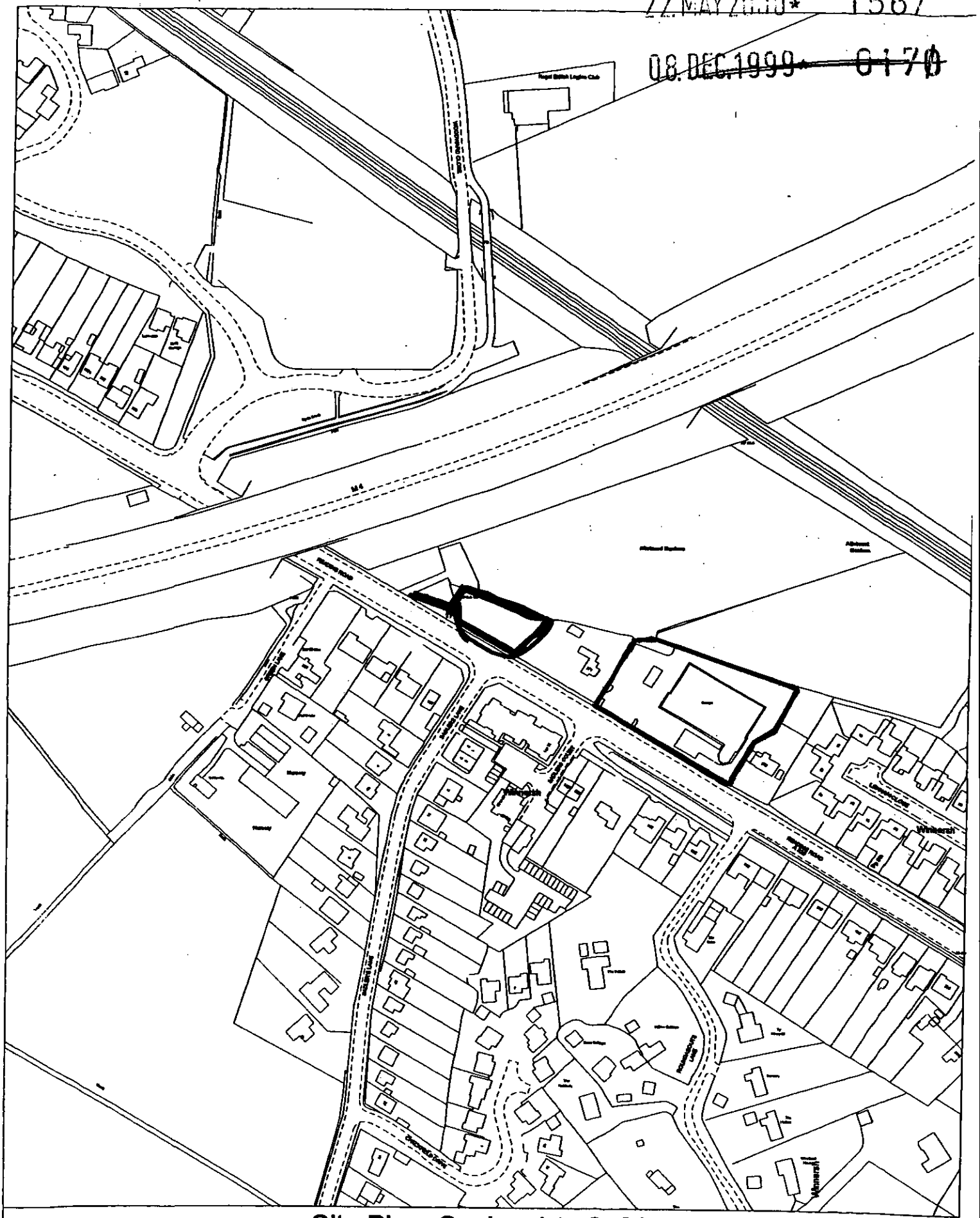
22 MAY 2000* 1567

~~08 DEC 1999* 0170~~



Site Plan, Scale: 1 to 2500

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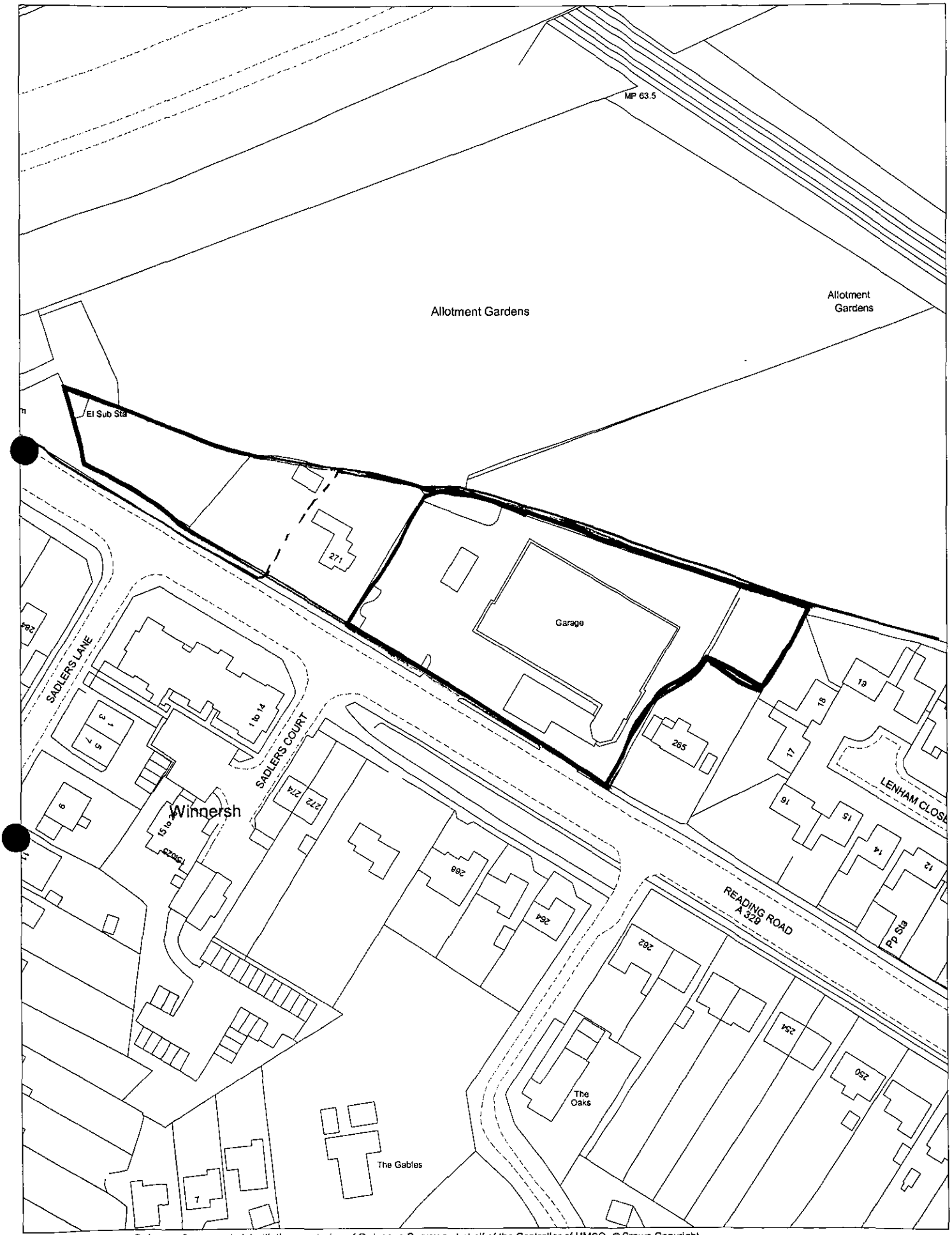

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Development Control Section, Environmental Services, Wokingham District Council.

15 September 2000

Scale: 1 : 1250

N
W E
S

1 Sept 2000.

Land adjoining Mitsubishi Motors
Reading Road
Winnersh.

- CHU(E)/2000/1567. - Refused on grounds of insufficient evidence.

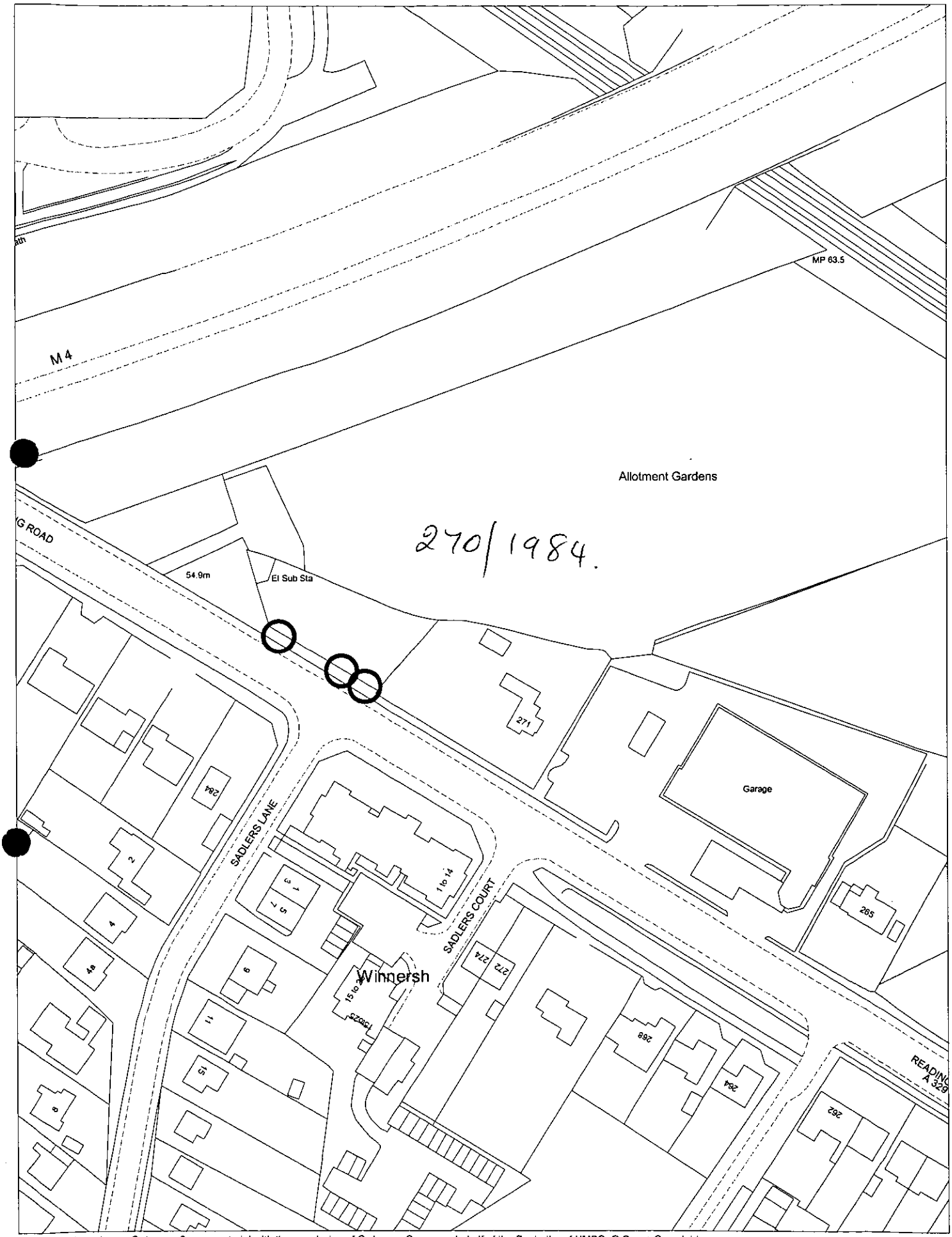
15 Sept 2000.

Spoke to Mr Webb and his agent.
I explained that they could appeal the refusal of the CHU(E) or they could submit a planning application for the C/U of the land to a car park. I advised that we were unable to comment on the likely outcome of the application as the site was outside the settlement boundary. I did explain that if the application was for as the site is now they would be very unlikely to get an officers recommendation for approval and that they would have to include within the application a dense landscape scheme as part of the proposal.

We also discussed the issue of the 3 TPO Trees which have been removed. I explained that it may be possible to include 3 replacement trees as part of the proposed landscape scheme.

I also explained that if they failed to take any action then it may lead to enforcement action to return the site to its previous condition of the replacement of the trees.

Nicola Hales.
15.9.2000



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Central Support Section, Environmental Services, Wokingham District Council.

15 September 2000

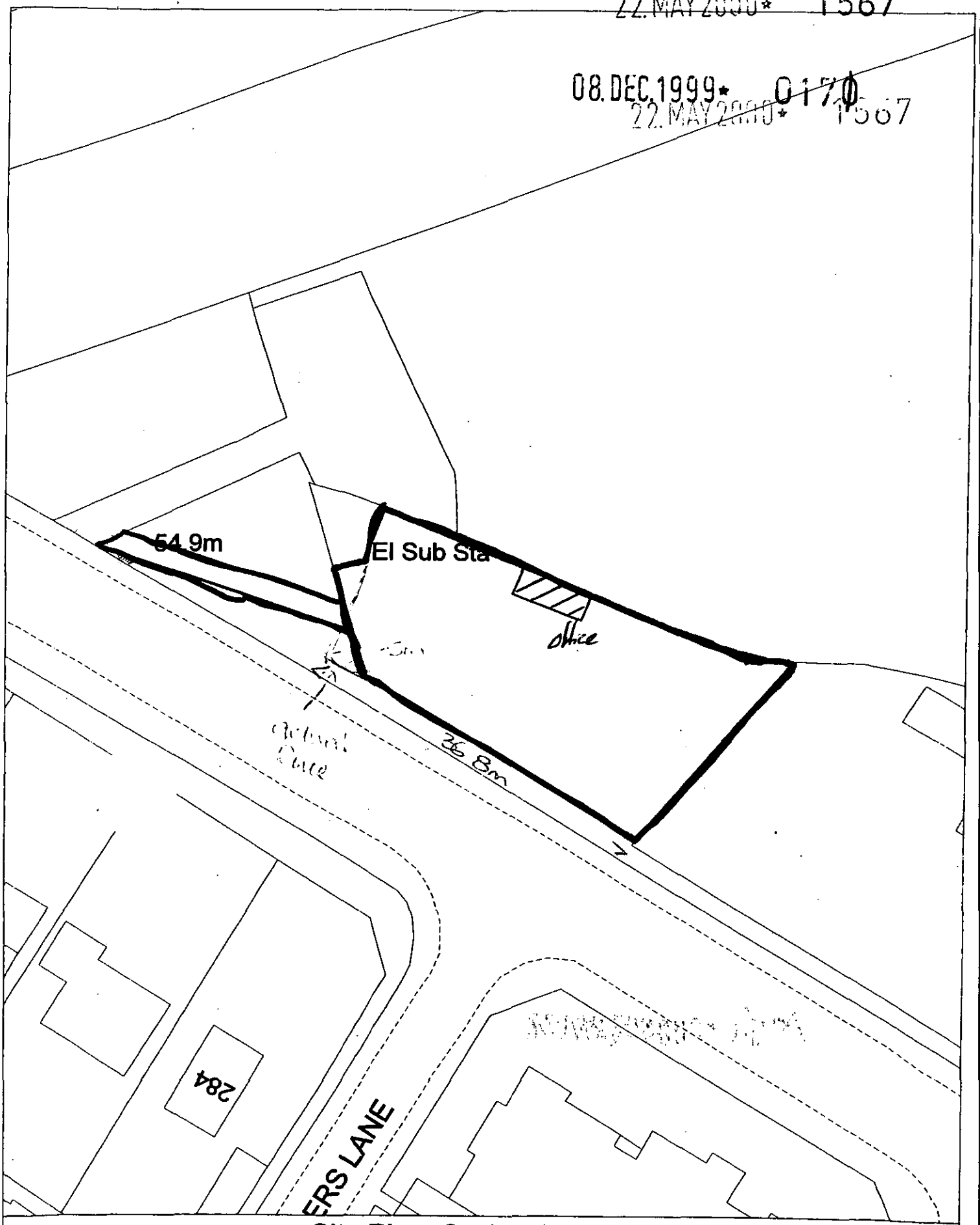
Scale: 1 : 1250

N
W E
S

22.MAY2000* 1567

08.DEC.1999* 0170

22.MAY2000* 1567



Site Plan, Scale: 1 to 500

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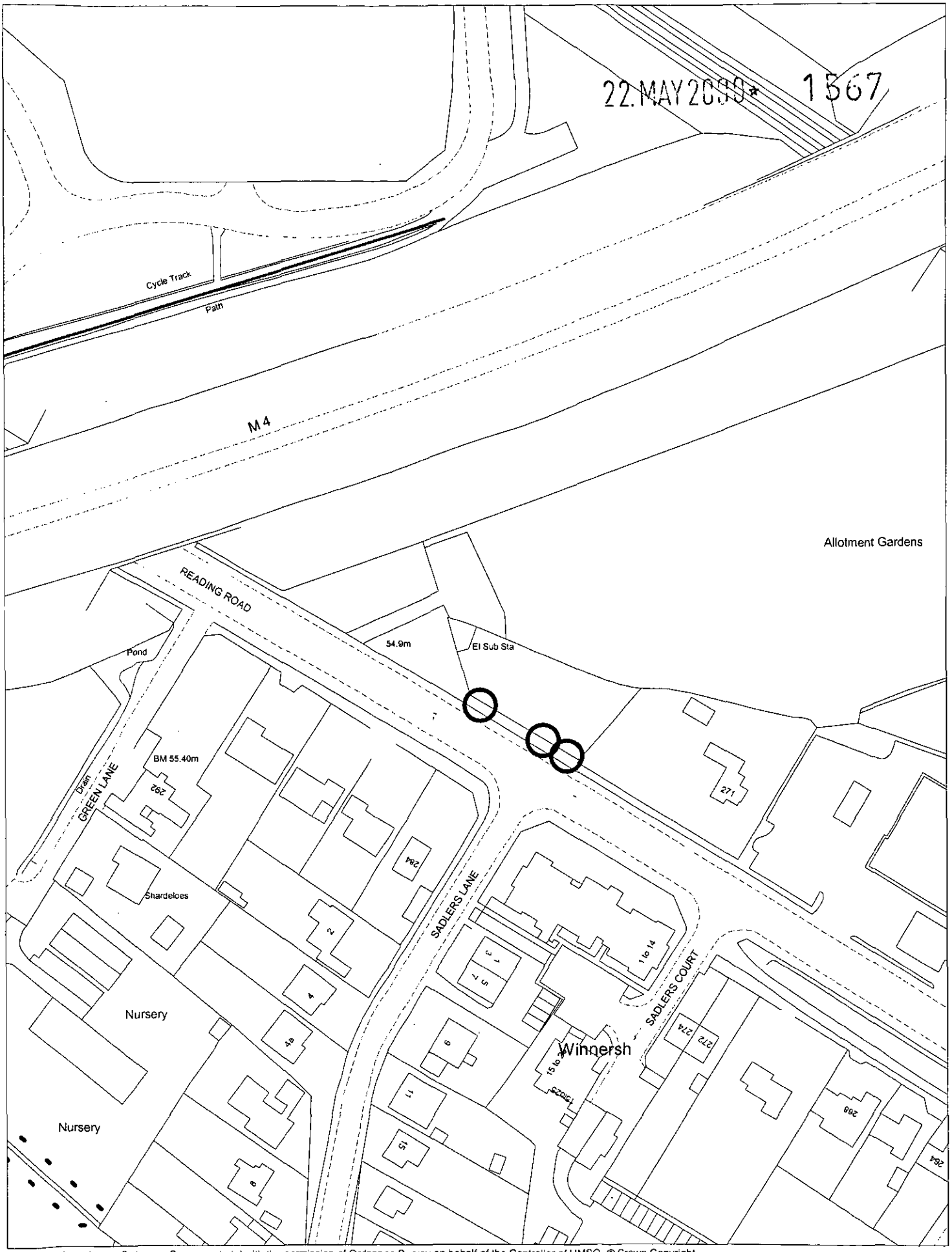

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Development Control Section, Environmental Services, Wokingham District Council.
30 May 2000

Scale: 1 : 1250

N
W E
S

WORK SHEET FOR : Lynette Baker

Application Number : CLE/2000/1567

Applicant : M Webb C/O Bulldog Twyford.

Location : Bulldog Service Station, Reading Road, Winnersh, Wokingham.

Proposal : Application for certificate of lawfull existing use of land for parking cars and car sales.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/05/2000

Earliest Date for Decision : 30/06/2000

Latest Consultation Date/Site Notice Expiry Date : 30/06/2000

Application Expiry Date: 17/07/2000

Consultation Responses :

Loss of

Planning Issues :

NO

Application Number: CLE/2000/1567

Appraisal :

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

Application Number CLE/2000/1567
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Bulldog Service Station Reading Road Winnersh Wokingham.

APPLICATION NUMBER: CLE/2000/1567

OFFICER: Lynette Baker

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: CLE/2000/1567

Proposal:
Application for certificate of lawfull existing use of land for parking cars and car sales.

Location:
Bulldog Service Station, Reading Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/06/2000. 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

06 June 2000

Our Ref DFE/MEE/SC
Your Ref
25th October 1999

01473 659501

M K Construction (U K) Ltd
The Street
Nacton
Ipswich
IP10 0HB

For the attention M Algar Esq.,

Dear Mr Algar

RE: BULLDOG GARAGE REDEVELOPMENT, WINNERSH, WOKINGHAM.

Further to our telephone call to your office, we have pleasure in enclosing details of our companies operations as requested by your secretary.

We rang to enquire if the close-boarded fencing contract on the above site had been let yet. Our fencing contracting company operates from Winnersh, and we would obviously like the opportunity of submitting a price for the works. This with a view to obtaining the installation contract, should our estimate be favourable.

Our company specialises in the supply and installation of all types of fencing, security fencing, security products, and access control equipment for car parks and offices together with manual and electrically operated gates.

We carry out works throughout south, central and northern England and would be pleased to be included on your data base with a view, initially, to receive your enquiries and then, hopefully, your instructions.

If you require any more information please do not hesitate to contact the writer.

Yours sincerely

Deryck Etheridge
Director

Tel: (0118) 974 6447

Date:

My ref: CLE/2000/1567

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 Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: CLE/2000/1567
Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for certificate of lawfull existing use of land for parking cars and car sales.

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 **Lynette Baker** on **(0118) 974 6447**. 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 _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Lynette Baker** Application Number: **CLE/2000/1567**
Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for certificate of lawfull existing use of land for parking cars and car sales.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor Bray

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

Tel: (0118) 974 6447

Date:

My ref: CLE/2000/1567

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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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_____

_____

Signed: _____ Date: _____

Councillor R Turner

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

Tel: (0118) 974 6447

Date:

My ref: CLE/2000/1567

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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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Bulldog Service Station, Reading Road, Winnersh, Wokingham.
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Development Control Manager

LISTING FORM

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Bulldog Service Station, Reading Road, Winnersh, Wokingham.
Application for certificate of lawfull existing use of land for parking cars and car sales.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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