SYSTEMS LTD

APPLICATION NO:
F/2000/1596

LOCATION:
Sonning Cutting Filling Station 709 London Road, Woodley Reading.

APPLICANT:
BP OIL UK Ltd C/O Gunn And Partners

PROPOSAL:
Proposed redevelopment of petrol service station.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
26/07/2000

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

BP OIL UK Ltd
C/O Gunn And Partners
4 Bolton Gardens
Bromley
Kent
BR1 4ES

Application Number: F/2000/1596

Parish: **WOODLEY**

Location: **Sonning Cutting Filling Station 709, London Road, Woodley, Reading.**

Proposal: **Proposed redevelopment of petrol service station.**

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. 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.

Condition
3. No development shall be commenced until a scheme for noise attenuation measures in the form of an acoustic screen along the length of the northern boundary has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

Condition
4. The use hereby permitted shall not be commenced until the acoustic screen has been provided along the length of the northern boundary in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
5. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
6. Notwithstanding the locations shown on the plans hereby approved the canopy shall only be illuminated in a manner that does not cause glare to neighbouring properties or a hazard to users of the public highway.

Condition
7. Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987, (or in any provision in any statutory instrument revoking and re-enacting that Order with or without modification), the premises shall not be used for the sale and/or delivery of hot food for consumption off the premises.

Condition
8. 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.

Condition
9. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
10. 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.

Condition
11. The access to Shepherds Hill from the site shall be re-instated in accordance with details to be submitted to and approved in writing by the Local Planning Authority. All re-instatement shall be carried out fully prior to completion of development on site.

Condition
12. 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 to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
13. 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.

Condition
14. 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.

Condition
15. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
16. The removal and/or decommissioning of the petrol storage tanks should be agreed in writing with the Local Planning Authority prior to works commencing.

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

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. To ensure satisfactory noise attenuation measures are installed.

Reason
4. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
5. In the interests of visual amenity.

Reason
6. To protect the neighbouring properties from glare, and in the interests of highway safety.

Reason
7. To safeguard highway safety by minimising the likelihood of indiscriminate on-street parking close to the premises.

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

Reason
9. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
11. In the interests of highway safety and convenience.

Reason
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of visual amenity.

Reason
15. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

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

Informative
1. The applicant is advised that separate advertisement consent applications will be required for canopy and freestanding signage.

Informative
2. You are advised, in compliance with The Town and 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 Policy EN1.

Loddon Area Local Plan Policies LBE1, LBE2, LSH4, LSH5, LT5 and LT6.

Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WBE10, WSH14, WSH15, WT6 and WT7.

Informative
3. The applicant is advised that the soft landscaping on the Shepherds Hill boundary shall be semi-mature in nature and should include tree planting.

John Mitchell
Development Control Manager
Date: 01/11/2000

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.

~~[illegible] 2222~~

Application Number F/2000/1596
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
1	C001	R001	
2	C012	R012	
3	C022	R022	After 'attenuation measures' add in the form of an acoustic screen along the length of the northern boundary'.
4	C018	R018	the acoustic screen.
5	C030	R030.	
6	C032	R032.	Add at the beginning 'Notwithstanding the locations shown on the plans hereby approved...'
7	C067	R067	
8	C070	R070	
9	C100	R100	
10	C122	R122	
11		R126	The access to Shepherds Hill from the site shall be reinstated in accordance with details to be submitted to and approved in writing by the LPA. All reinstatement shall be carried out fully prior to completion of development on site.
12	C129	R129	
13	C150	R150	
14	C151	R151	The removal and/or decommissioning of the petrol storage tanks should be agreed in writing with the LPA prior to works commencing.
15	C153	R153	
16		R046	
			Informatives
1			The applicant is advised separate advertisement consent applications will be required for canopy ~~[illegible]~~ and freestanding signage.
2	N016		BSP - ENL LALP - LBE1, LBE2, LSH4, LSH5, LT5, LT6. WDLP - WOS3, WBE1, WBE10, WSH14, WSH15, WT6, WT7.

3 The applicant is advised that the 5 of 6 landscaping on the Shepherds Hill boundary shall be semi-mature in nature and should include tree planting

RECORD OF SITE VISIT

SITE ADDRESS: Sonning Cutting
Filling Station 709 London Road
Woodley Reading.

APPLICATION NUMBER: F/2000/1596

OFFICER: Heather Morgan

DATE OF SITE VISIT: 23/6/00

1 SITE/STATUTORY NOTICE DISPLAYED ? YES.

2. DESCRIPTION OF SURROUNDINGS

See over for notes.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

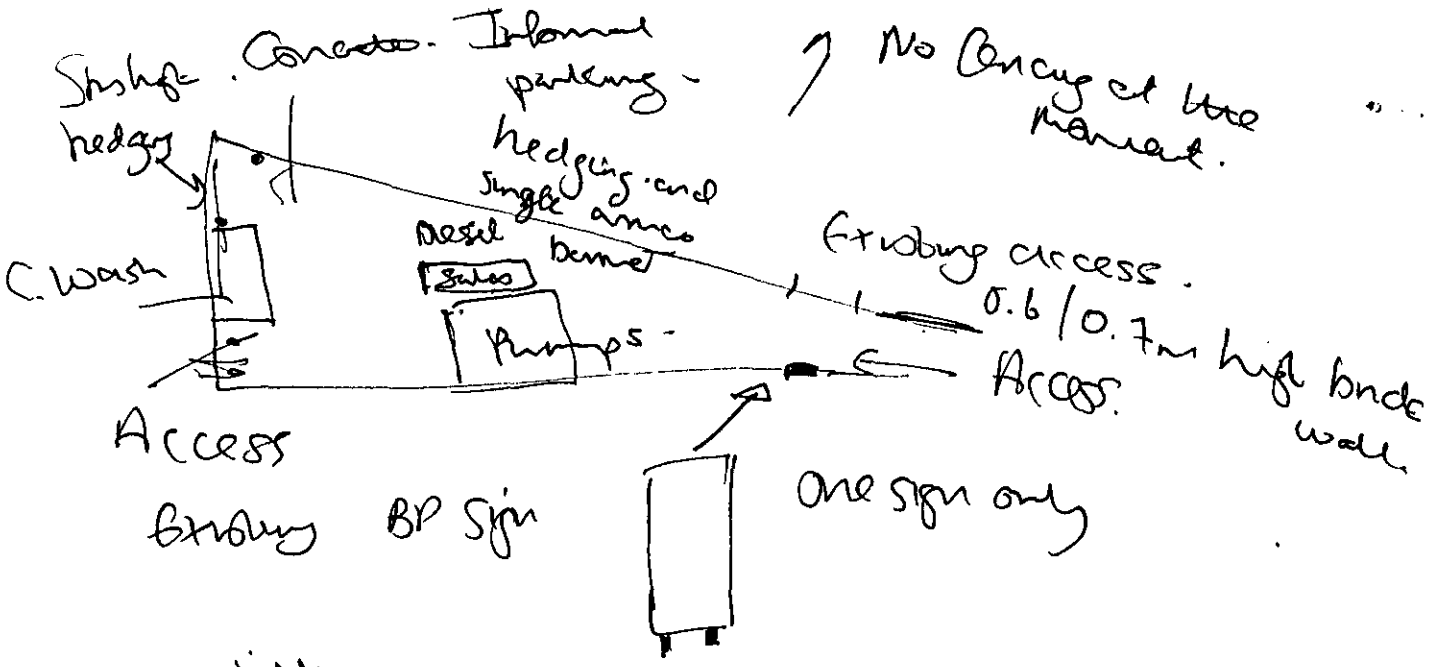
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



• Floodlights

hedging and trees. inside site? Need to

5-6m high deciduous.

Perimeter fence - need details.
set back from road
planting + trees help will probably
screen from public view.

Car Sales adjacent.
Car Sales opposite.
Residential on small access road to rear
Tank vents at back of the site ab present - less
obtrusive.

SW Yes moved to front of the site

WORK SHEET FOR : Heather Morgan

Application Number : F/2000/1596

Applicant : BP OIL UK Ltd C/O Gunn And Partners.

Location : Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Proposal : Proposed redevelopment of petrol service station.

Site Notice Displayed ? :

YES	NO	DATE
✓		21/6/00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/05/2000

Earliest Date for Decision : 02/07/2000

Latest Consultation Date/Site Notice Expiry Date : 02/07/2000

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

Consultation Responses :

① Woodley TC - Object and recommend refusal for the following reasons: -
1/ overdevelopment and inappropriate use close to Reid.
2/ Visual intrusion due to increased canopy height.
3/ location of vent pipes, pollution from illuminated signs, litter, vehicle noise.
4/ Inc. usage by larger lorries due to relocation of pump areas
~~Planning Issues~~
5/ Inc. vehicle usage impacting upon highway safety
6/ Potential increased use as a 'services' area.
7/ Serious pedestrian safety issues who could be encouraged to cross the road to use the shop.

② Earley TC - No objection.

3/ Env. Health – Redevelopment is likely to increase movements → need a 2m acoustic barrier along boundary of Shepherds Hill. Need restrictions on hours of operation in order to prevent disturbance to residents. Need clear vision of tank pumps for safety reasons. Need to install CCTV. No objection subject to conditions re the above and hours of construction.

4/ Highways –

5/ Consultations – 5 letters of objection (1) Don't want a 24 hour facility, been operating 7am to 10pm for last 30 yrs (2) Lighting needs to be reduced (3) Ventilation pipes too close to houses (4) Cars parked on slip road (5) raising of canopy would result in lorries using the facilities and therefore more noise (6) Shops and ATM will increase traffic (7) Closure of roads should be done with landscaping.

Planning History

Numerous small scale applications, including storage tanks and redevelopment.

97/0544/F – Proposed demolition of existing PFS and construction of new PFS
Granted 02/09/97. Not implemented but still extant.

No conditions in respect of hours of operation or on the provision of an acoustic fence.

Provided 6 pumps (8 existing), canopy no closer to road than existing, jetwash store of 222.5m², 4 visitor & 3 staff cps, toilets, ATM, building 10m from end of access road.

Proposal

10 pumps, canopy the same height as previously approved, canopy 2.5m closer to the road, jetwash store of 227m², toilets and ATM, 5 cps including 2 disabled, building 9.5m to access road, elevations lower than

Application Number: F/2000/1596

Appraisal :

previously approved. Closure of existing access off service road off Shepherds Hill, with installation of pavements and landscaping.
Standard BP cladding proposed. Signage would be the subject of a separate application.

Principle of redevelopment
There is an extant planning permission for redevelopment of the site. As such, there would need to be a material change in the circumstances or the proposal in order to be able to recommend Refusal. Issues of highway safety, visual impact and impact upon residential amenity are set out below.
The current proposal seeks 227m² of retail floorspace, 5m² more than the extant permission. Policy SH15 states such areas are acceptable at Filling Stations so long as they do not exceed 50m², the retail sales and retail sales area have a common entrance and there being no overriding highway, environmental or planning objections. The floorspace proposed is clearly well in excess of guidelines. Notwithstanding this, it is not considered refusal could be recommended for refusal due to the extant permission for 222m² of retail floorspace.
There is no objection in principle to redevelopment of the PFS.

Highway safety
No highway objections were raised to the previous scheme for 6 pumps. The current proposal will provide 10 pumps, which has the potential to increase throughput. An existing access off the service road of Shepherds Hill Roundabout is to be closed as part of this proposal, as per the previous consent. This represents a significant benefit to Shepherds Hill Roundabout by

~~Recommendation : Approval ☐ Refusal ☐~~
(tick appropriate box)

reducing the number of right hand turns into the centre of Shepherds Hill, which is deemed to be a hazard to highway safety since vehicles have to decelerate to ~~grass~~ turn into this road.
Whilst the number of pumps is to be increased, the majority of traffic using the PFS do so on an ad hoc basis, en route to other destinations. It is not considered the increase in pumps would increase traffic

on the roundabout sufficiently to be able to obtain a reason for refusal on this basis.

Visual impact

The applicants have advised that the canopy has to be raised in order to meet EU vehicle standards. The canopy is no higher than previously approved. The retail sales building will be marginally lower than previously approved, and would not appear visually intrusive in the streetscene. Whilst the canopy is 2.5m closer to the roundabout, this would not appear intrusive when viewed in the context of adjoining commercial uses (car sales adjacent and opposite).

An existing hedge exists on the northern boundary adjoining Shepherds Hill Road. Environmental Health have requested an acoustic fence (see below) which can not be accommodated within the hedging due to site constraints. Negotiations have taken place to resolve this difficulty. A fence is to be provided which provides significant lengths of landscaping on both the road side and within the PFS site. Where fencing is close to the footway, climbing plants are to be provided to soften its visual impact. It is considered this represents an acceptable compromise and would not be detrimental to the visual amenity of the streetscene.

Other matters

① Vent pipes opposite residential properties → this is the only possible location for these pipes. The applicant has advised these need to gain a licence from Env. Health, and no vapours will arise from them. Their presence could not be refused on visual grounds.

② Inc. in canopy → dealt with above.

③ Obtrusive lighting → condition to ensure details are submitted in full. Located within a commercial area, but LPA accepts residential properties exist nearby.

④ 24 hour opening → conditions have never been imposed in respect of hours, including extant permission. Unfortunately, it is not deemed an hours restriction could be imposed as the Council would be liable to costs on the basis of unreasonableness should like condition be appealed.

⑤ Litter → additional bins have been provided outside the retail store. Litter collection is down to the manager of the PFS. Cannot be controlled by planning condition.

⑥ Increased vehicle usage → see above

⑦ large lighted signage → would be subject of a separate advertisement consent.

⑧ Increased vehicle noise → Env. Health have requested the provision of an acoustic fence to protect residents.

⑨ Pedestrian safety → not reasonable to request a pedestrian crossing over the roundabout. In any event, this is very unlikely to acceptable to highways due to the speed of traffic on the roundabout

Residential amenity

It is accepted that residential properties exist opposite the application site, and their concerns need to be taken into account alongside the commercial needs of the PFS. The canopies are no higher than previously approved and there is no substantiated reason for refusal. The sales area is located at the western end of the site and would not appear overdominant. Noise and disturbance from vehicles and customers is a concern. Environmental Health have raised concerns ~~about~~ and requested an acoustic fence. Whilst this was not requested as part of the previous approval, the applicant has agreed to the provision of a fence to protect residents. This is considered to be an improvement upon the extant permission and is to be welcomed.

Recommendation :- GRANT planning permission.

(other conditions on top of previous consent relate to hours of construction, lighting, canopy illumination, landscaping etc. It is deemed reasonable to impose these, but it is very unlikely these conditions will be the subject of a subsequent appeal. If they are, it is considered there is a better chance than with hours of operation).

Applicationo	Name & Address
F/2000/1596	Mr M G Stewart 16 Shepherds Hill Earley Berks RG6 1BB
F/2000/1596	Mrs I Withers 18 Shepherds Hill Woodley Berkshire
F/2000/1596	Mr & Mrs Daniels-smith 6A Shepherds Hill Earley Reading Berks RG6 1BB
F/2000/1596	Mr J Shankland 8 Sheperds Hill Earley Reading Berks RG6 1BB
F/2000/1596	Mr & Mrs Ricketts 12 Shepherds Hill Earley Reading RG6 1BB

App. approved
Letter sent 08/11/00

Received by Wokingham District Council

Application No: F/2000/1596

Proposal:
Proposed redevelopment of petrol service station.

Location:
Sonning Cutting Filling Station 709, London Road, Woodley, 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 Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

08 June 2000

Tel: (0118) 974 6446

Date: 20|10|00

My ref: F/2000/1596

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 Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2000/1596
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of petrol service station.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 30|10|00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Heather Morgan** Application Number: **F/2000/1596**
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of petrol service station.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Lennard

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 6446

Date: 20/10/00

My ref: F/2000/1596

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 4QS

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/2000/1596
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of petrol service station.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 30/10/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1596**
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of petrol service station.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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 6446

Date: 20/10/00

My ref: F/2000/1596

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 McCann
5 Seaford Gardens
Woodley
RG5 3LN

Dear Councillor

Application Number: F/2000/1596
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of petrol service station.

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

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 30/10/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Heather Morgan** Application Number: **F/2000/1596**
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of petrol service station.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor McCann

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

Gunn & Partners

design and cost consultants

PLA ... SERVICES RPT
POL
DC HM
APP
CS
04 SEP 2000
COPIES TO:
ACK:
FILE:
DF 33790

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

31st August 2000

(M) 0374 676262

Attn Heather Morgan

Dear Ms Morgan

Ref. Sonning Cutting Service Station London Road Woodley Reading
Application ref HPM/F/2000/1596

I refer to your letter of the 18th August in connection with the details changes suggested for the development as refered to above, and your conversation with Mr Parhar at BP Milton Keynes.

I enclose copies of revised drawing ref 10501/20B marked Preliminary incorporating the detail point as raised by your letter and the suggested revisions to the North boundary to Shepherd Hill Road.

The boundary is to be closed off by the erection of a 2.0 M high closeboarded acoustic screen fence in place of the hedging, this to be erected on the boundary line, with screen planting to the forecourt side within an adjusted kerb line area. The clearances required for forecourt circulation will be maintained together with the parking arrangements.

The approval as granted for the development, ref 97/65440/F, is not dissimilar to that as now proposed with regard to the forecourt area and on that application the hedge was to be retained with out the requirements for an acoustic screen and in fact extended over the closed crossover section of boundary.

The properties in Shepherds Hill Road are separated from the site by the road and two footpaths with the nearest No 22 being sum 20 M from the site boundary all properties being set within a major one way road system. The removal of use of the access from Shepherd Hill road will enhance the residential amenity of the road.

I will be pleased for your comment on the enclosed proposal.

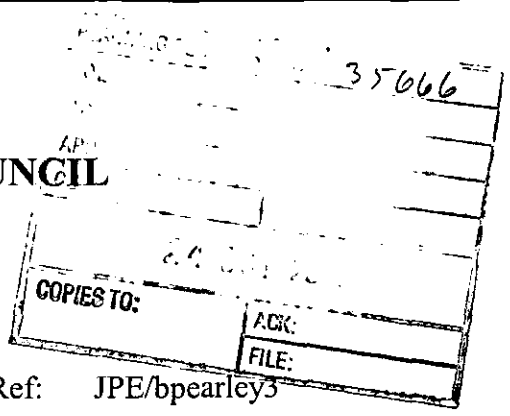
Yours sincerely

R.H.Parker

cc Mr S. Parhar, Mr T Hancock BP Oil UK MK

R. H. PARKER, A.M.A.S.I
MAMBERS OF THE INSTITUTE OF PETROLEUM AND A.PE.A.
V.A.T REGISTRATION NUMBER. 217 9180 56

4 BOLTON GARDENS • BROMLEY
KENT • BR1 4ES
TEL: 020 8466 1045 • FAX: 020 8466 5310



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: JPE/bpearley3

To: Heather Morgan, Planning

Your Ref: F/2000/1596

Date: 20 October 2000

PROPOSED REDEVELOPMENT OF PETROL SERVICE STATION BULLDOG SONNING CUTTING FILLING STATION, 709 LONDON ROAD, WOODLEY

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

The redevelopment of the service station is likely to increase the number of movements in and out of the site and leave some neighbouring residential properties more open to noise from the forecourt. In order to minimise noise disturbance from the forecourt I recommend that an acoustic barrier of 2 metres height is constructed along the boundary of Sheperds Hill. I suggest this should run along the boundary just inside the existing hedge and also extend along the line of the existing brick wall. (On the current set of plans it appears that the barrier only extends across the old opening.)

There should be a clear vision from the console to all pumps. It appears that vision to pumps 1, 2 and 3 may be restricted hence I recommend that CCTV is installed to provide a clear view of these pumps.

Therefore I recommend that the following conditions are imposed should the application be granted planning consent:

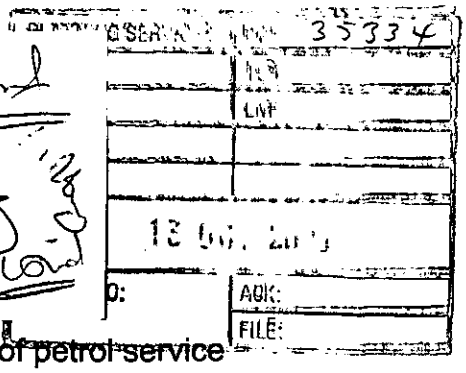
1. Development shall not begin until a scheme for noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

2. Construction operations for which noise is audible at neighbouring residential properties shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

3. The removal and/or decommissioning of the petrol storage tanks should be agreed with the Local Planning Authority prior to works commencing.

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

Heather Morgan



WOODLEY TOWN CONSULT

Semi Ind
Mature
planting
Flight Lond

35334

13 OCT 2000

ACK:
FILE:

APPLICATION NUMBER: F/200(

PROPOSAL: Proposed redevelopment of petrol service station

SITE ADDRESS: Sonning Cutting Filling Station, 709 London Road

APPLICANT: BP Oil UK Ltd.

COMMENTS:

The committee considered the new plans, which showed amendments to the proposed layout and boundary treatments, and agreed they would like the landscaping to include some mature species of shrubs to provide improved screening and lessen the noise impact for residents.

Otherwise, it was agreed that all the concerns indicated previously were still appropriate.

SIGNED: [signature] DATE: 11.10.00.

For Woodley Town Council

Date: 04 October 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1596

Location: Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Proposal: Proposed redevelopment of petrol service station.

Applicant: BP OIL UK Ltd C/O Gunn And Partners.

Case Officer: Heather Morgan

The new plans show the following: Amendments to layout and boundary treatments. Drawing no 10501/20 Rev C.

Comments are required by 14/10/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

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

App No. (Planaps) / F | 2000 | (Ludhouse) 1596 Date Rec. 3 | 10 | 00

Location: SERVICE CENTRE FILLING STATION, 709 LEEDS ROAD

Parish WOODLEY

Applicant: BP OIL UK LTD.

Description of attached plans Amendments to layout and boundary treatments

Drawing No's: 10501/20 Rev C

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.

OTHERS: Env. Health

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: 16, 18, 6A, 8, 12 Shepherds Hill.

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)

New Description —

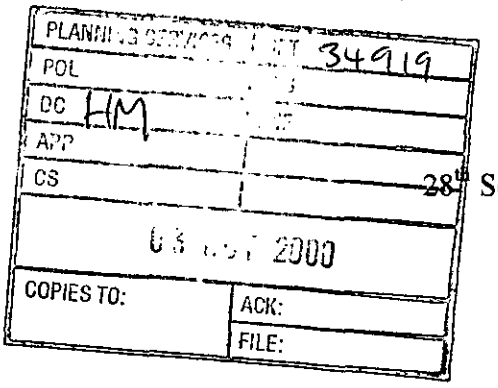
CASE OFFICER JEPM

Consultations Sent by Admin. on 04.10.05

Yellow - Part One Copy
Green - Officer's Copy

Gunn & Partners
design and cost consultants

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



28th September 2000

Attn Heather Morgan

Dear Ms Morgan

1596

REVISED PLAN

Ref. Sonning Cutting Service Station London Road Woodley Reading
Application ref HPM/F/2000/1596

I refer to my letter of the 31st August and the submission of details and drawings since that date, and enclose revised drawings ref. No 10501/20-C which incorporates all the refinements to the layout and boundary treatments as agreed.

I understand that the above drawing has been considered and that you are happy with the proposals for the treatment to the North boundary. I will be pleased if you will substitute the enclosed drawings for the original as submitted with the application and progress this application to an early decision.

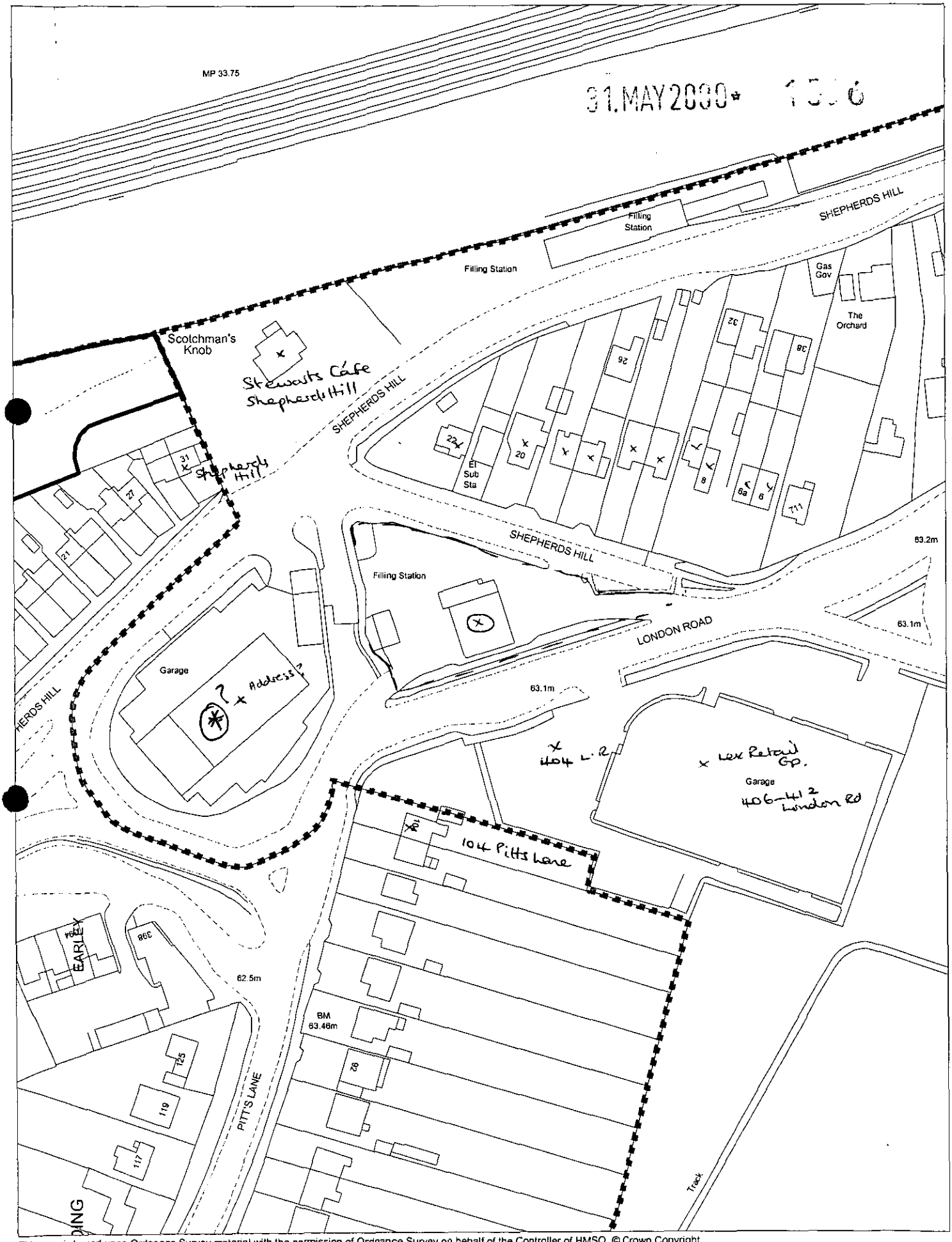
Yours sincerely

R.H.Parker

cc Mr S. Parhar, Mr T Hancock BP Oil UK MK

R. H. PARKER, A.M.A.S.I
MAMBERS OF THE INSTITUTE OF PETROLEUM AND A.P.E.A.
V.A.T REGISTRATION NUMBER. 217 9180 56

4 BOLTON GARDENS • BROMLEY
KENT • BR1 4ES
TEL: 020 8466 1045 • FAX: 020 8466 5310



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Development Control Section, Environmental Services, Wokingham District Council.

19 May 2000

Scale: 1 : 1250

N W E S

6A Shepherds Hill
Earley
Reading
Berks
RG6 1BB

10 October 2000

Heather Morgan
Development Control Manager
Environmental Services Department
Planning Services PO Box 157
Shute End Wokingham
RG40 1WR

Your Ref: F/2000/1596 - Rev C

Dear Madam

After having viewed the revised plans for the redevelopment of the Sonning Cutting Petrol Station, we feel that the removal of the existing hedge and the replacement with 2m fencing incorporating planting would do nothing to obscure the view of the altered petrol staion for the residents.

Although we strongly object to the redevelopment, points listed below, the only option to obscure the view would be to add semi- mature trees (that would grow tall enough to obscure the raised canaopy) along the whole length of the fenced area together with re-hedging to create a natural looking boundary.

We also have severe concerns regarding the positioning of the tank vents, which have been located too close to the main residential area, which could have a detrimental effect on the health of the residents. We feel they should be located behind the shop, which would be the furthest point away from all residents in the surrounding area.

We list below our mains concerns which we believe will have a detrimental effect on our lives and that of our neighbours. (Taken from our inital objection dated 25 June 2000).

1. The development is far too large for the existing site which is semi residential and the possibility of 24 hour trading will have a huge impact on the area.

2. Raising the canopy to 4.5 metres to allow larger lorries to use the station will cause further problems, increasing noise levels, pollution and traffic congestion on entering the station and rejoining the busy A4.

3. Pollution from light will increase with the higher canopy and the new forecourt lighting illuminating a much larger area, over an increased operating period. Also there will be increased pollution from car and lorry fumes as well as vapour from the petrol storage tanks.

4. The new Shop offering convenience foods and ATM's will not only increase the litter problem in this area but also attract local teenagers to cross the busy A4 and congregate around the station in the evenings. This will be dangerous for them and possible become a nuisance for local residents.

5. The closure of the side road by erecting fencing over the opening will look very unsightly.
We feel it would be necessary to landscape this area with trees, to provide screening of the station for the residents and new kerb stones should be provided to compliment the appearance of the road.

These are just some of the points which we feel are important to consider when the councils decision is made. We hope that this will be helpful in making the decision to reject this application and maintain the residents environment.

Yours faithfully

Mr & Mrs A Daniels-Smith

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 0855	HPT
16 OCT 2000	
COPIES TO:	ACK:
	FILE:

28

8 Shepherds Hill,
Earley,
Reading, Berks.
RG6 1BB

13th October 2000

Your ref : Heather Morgan
F/2000/1596

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

Dear Ms Morgan,

Re: Application Number F/2000/1596,
Revised Proposed Redevelopment of Petrol Service Station at
Sonning Cutting Filling Station 709 London Road

Upon receipt of the letter dated 4th October 2000 regarding the above, my partner and I were annoyed to find we had only 4 days to view the revised plans and reply with our comments.

The alternative place to view plans, other than Wokingham Council Offices, is Woodley library which is normally closed on Sunday and Wednesday. As my partner, her daughter and I are in full time employment, outside of Wokingham, we took the opportunity to view the plans at Woodley library on Saturday, only to learn later the plans were incorrect, Woodley Library having been sent the original plans submitted back in May.

In order to view the revised plans I (Ian Shankland) had to leave work early to visit your Council offices in Wokingham on Tuesday 10th. I thought this would be advantageous as I had some questions I wanted to ask you. Although you were there I was not able to pose my questions as you weren't on duty. I contacted Wokingham offices to speak to you today and Jan Cooper advised you had taken a days holiday which wasn't known on Tuesday, all of the above has not been of much help when a development looks like going ahead which has implications to my home and family which greatly concerns me.

Jan Cooper advised she would make a note of our conversation and you would read my letter and I would be able to contact you next week to talk about my concerns.

contd/....

Your ref : Heather Morgan
F/2000/1596

13th October 2000

The concerns are as follows:

1) The vent pipes for the petrol tanks are still directly in front of the residents properties, are they special vents that do not disperse fumes?

As mentioned in the letter with our objections made in June, my partner's daughter suffers asthma, which is worse in summer. Another point is after diagnosis last year my partner has been undergoing medical treatment for a disease which, amongst other things affects her breathing, consequently I am not happy with the situation of the vents and not only require further information about the vents but would like my concerns taken into consideration.

2) The traffic, particularly at busy periods, is bad enough and with the increase in volume of vehicles using the garage will lead to accidents occurring. The exit is onto a 2 lane roundabout with a 40mph speed limit, there is a busy exit junction opposite and only round the corner is the main exit of and onto the roundabout from Reading and the 329M.

3) With the increase size of the shop along with the types of products shop garages sell, BP are wanting to attract more custom inevitably younger people.

I don't believe the safety aspect of people crossing a busy 40mph 2 lane roundabout has been considered enough. With the local secondary school minutes away again potential of accidents, this time with people, is greatly increased.

4) The concerns on the height of the canopy along with floodlights remain the same. The residents will have a continual display of lights from both sources over the hedge/fence BP are proposing.

My fears here are that both my lounge and the front bedroom are going to be illuminated and in winter months to the extent of looking at having to obtain blackout curtains for the front room (particularly if my fears are realised, as stated below, of 24hr opening).

5) The only significant alteration to the original plan seems to be the north wall. At present there are fairly high trees forming a hedge which reduces the view and noise to the residents, in particulary those of us facing the garage. The revised plans intend to remove these trees and erect a "zig-zag" fencing with boarder planting with an average height of 2 metres.

This is not going to block any light from the canopy or floodlights and doubt will signifcantly reduce the increase in noise level the residents are going to experience. The existing trees should remain or be replaced with equivalent height trees and be tendered and allowed to grow to help reduce the illumination of lights which will be experienced by the residents.

contd/....

Your ref : Heather Morgan
F/2000/1596

13th October 2000

6) The size and cost of the development by BP, along with the night window, means they are going to be looking at 24hr opening. I cannot see on the proposal a request for this at the moment but have no doubt this will be the next request from BP once development has gone ahead.

Would it be possible to obtain from BP, in writing, 24hr opening at this site is not going to be happening?

All the above I hope to be able to discuss with you next week.

The plans first submitted by BP earlier this year have, from what I can see, changed little on the revised plan. Our objections remain the same as in our letter dated June 2000 along with the concerns outlined in this letter (in most instances duplicates of the objections in the letter of June).

We feel BP have taken no effort to consider the residents in their redevelopment intentions and as this is a residential area, feel on those grounds alone, the revised application should be turned down.

Yours sincerely,

Ian J. Shankland

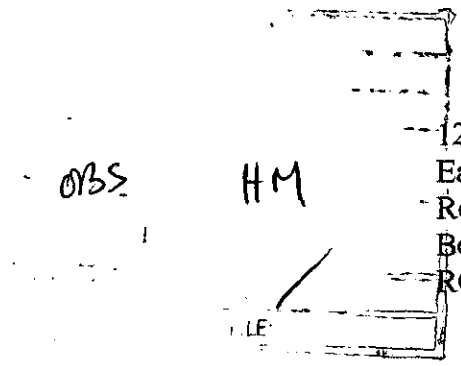
D. A. Turner

Debra A. Turner

Carla L. Turner

(1R)

OBS HM



12 Shepherds Hill
Earley
Reading
Berkshire
RG6 1BB

Mr John Mitchell
Development Control Manager
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

12 October 2000

Dear M Mitchell

Plan No. F/2000/1596 (Drawing No 10501/20 Rev C: Proposed redevelopment of petrol service station- Sonning Cutting Filling Station 709 London Road

Further to our letter of 28 June 2000 and after viewing the revised plan with respect to changes to the boundary , we still wish to register our objection to the redevelopment of the BP petrol service station at 709 London Road on the following grounds:

- We can see no benefit to the community or surrounding area with the redevelopment the BP London Road site, as there is another BP petrol service station on the same stretch of road (Shepherds Hill) which is open 24-hr/day.

- We are against the proposed 24-hr opening of the London Road redeveloped site as we already experience noise nuisance, (slamming car doors and people shouting late at night *etc.*) from the other BP petrol station on Shepherds Hill.

- With respect to the proposed redevelopment of the BP London Road site, the erection of at least one 7m high BP sign, which would no doubt be illuminated at night, would be an imposition on the residential nature of the area. A similar argument is offered for the 4.5m canopy.

- The raised canopy would, in my opinion, encourage lorries to use the petrol station. This would add to the noise and petrol fume pollution of the area.

- A shop and ATM banking machines would further added to the congestion and noise pollution of the area. Woodley shopping centre has most of the high street banks and building societies complete with ATM banking machines and adequate parking facilities. Therefore, we can see no benefit to the area or residents with the introduction of a shop and ATM banking machine.

- We have notice and been inconvenienced may times by lorries making deliveries to the shop at other BP petrol station on Shepherds Hill, as the road is partially blocked. We expect the same to happen with the London Road site if it is redeveloped.

- Although the erection of a 2m high closed-board fence may go some way to reducing the through traffic on Shepherds Hill on the BP petrol station forecourt, it is insufficient to detract from the 4.5m canopy and 7m BP signs. Furthermore, it may encourage illegal parking on the Shepherds Hill side of the boundary line consequently restricting access for residents and the emergency services.

During the recent petrol crisis it was impossible to get to either the Shepherds Hill or London Road entrances to our house as cars were queuing around the roundabout. Apart from being a very dangerous situation for other drivers it was very annoying for the residents.

To reiterate, we oppose the redevelopment of the BP petrol service station at 709 London Road.

Yours sincerely

M. Ricketts

M. E. Ricketts (Mr)

J. M. Ricketts

J. M. Ricketts (Ms)

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 18 August, 2000
My ref. HPM/F/2000/1596
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr. Parker,
Gunn & Partners,
4 Bromley Gardens,
Kent.
BR1 4ES.

WITHOUT PREJUDICE

Dear Mr. Parker,

PROPOSED REDEVELOPMENT OF PERTOL SERVICE STATION SONNING CUTTING FILLING STATION, 709 LONDON ROAD, WOODLEY

I refer to the current application at the above site and our telephone conversation on 3 August 2000. Please provide amended plans as per our discussion, to incorporate the alterations set out below:-

- Provision of a 2m acoustic barrier along the boundary of Shepherd Hill Road within the existing hedgeline.
- New hedging to be provided in front of the fencing to be erected as a result of the closure of the vehicular crossover.
- The verge and pavement to be reinstated as a result of the above closure.
- Litter bins to be provided outside of the retail facility.
- Delete floodlight with CCTV camera adjacent to the sales area, and reposition camera. Provide confirmation that the floodlighting to the compound will only be operational during deliveries and provide details of when these usually trake place.
- Provide details of all other floodlights.
- Confirmation that the vent pipes cannot be relocated for technical reasons and will be constructed to relevant standards. Provide basic details on what emissions there will be.
- I would also appreciate details on the internal illumination of the canopy etc

Please provide amended plans within the next 14 days. Do not hesitate to contact me should you have any queries.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2000/1596 PLANNING OFFICER: Heather Morgan

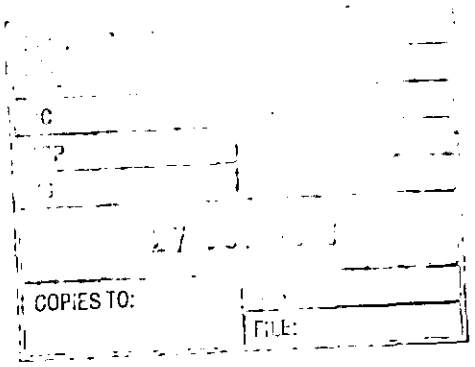
PARISH: EARLEY

PROPOSAL: Redevelopment of petrol service station (Woodley application)

ADDRESS: Sonning Cutting Filling Station, 709 London Road, Woodley

APPLICANT: B. P.

NO OBJECTION



SIGNED: _____ DATE: 22 JUN 2000

CLERK TO EARLEY TOWN COUNCIL

For Reference

P
~~JB~~

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: B P OIL LTD
C/O W E GUNN AND PARTNERS
266/272 KIRKDALE
SYDENHAM
LONDON SE26 4RS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.31165 (F)

Proposal:
INSTALLATION OF UNDERGROUND STORAGE TANKS
SONNING CUTTING FILLING STATION 709 LONDON ROAD WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 The tank vents to be provided in connection with the development shall first be approved in writing by the District Planning Authority in respect of height, position; design and materials used.(2090)

02 REASON To help safeguard the amenities of adjoining properties.(285R)

Date.....-6 SEP 1988.....

.....R Fuller.....
Planning Officer

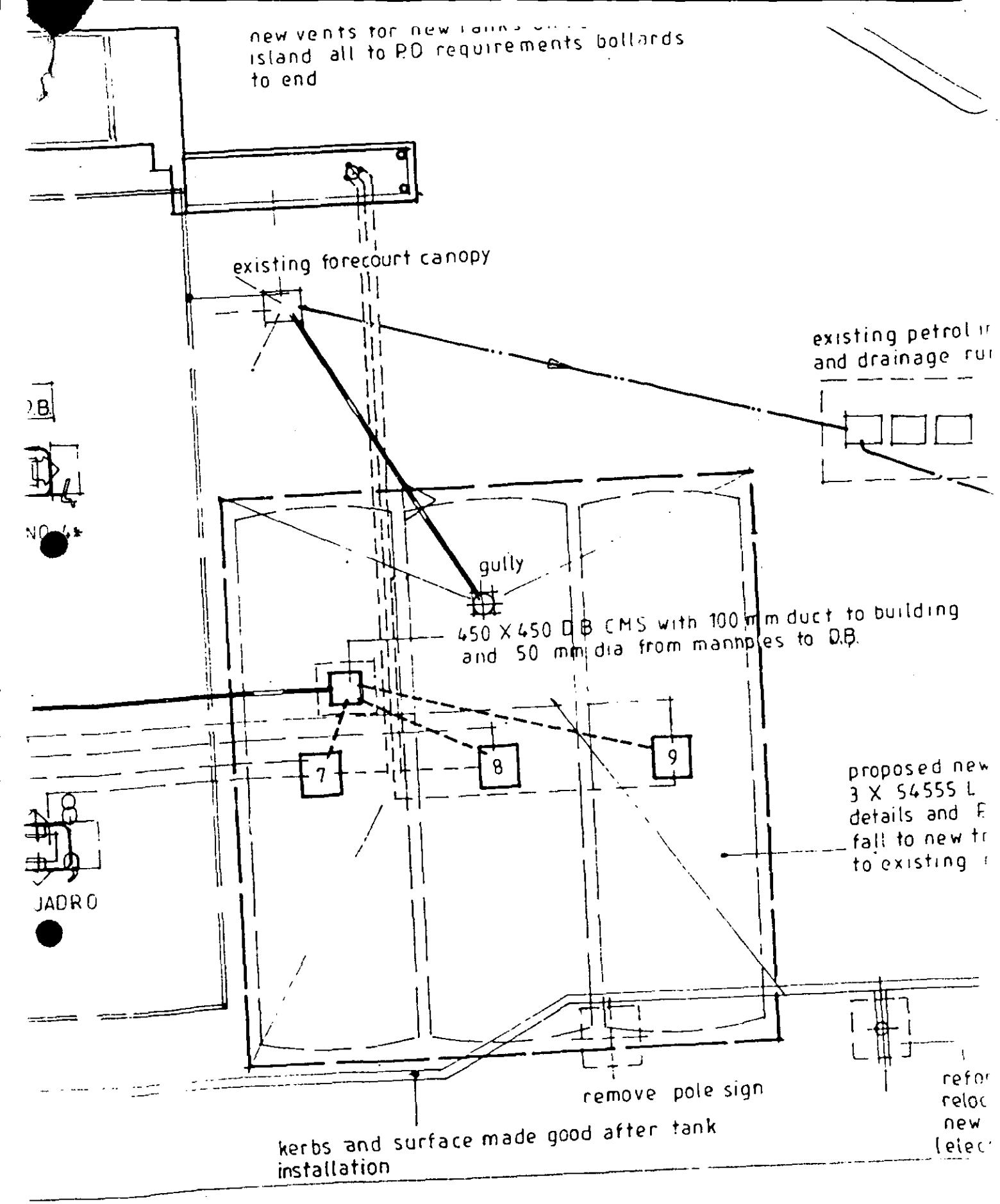
N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

continued/-


new vents for new
island all to P.O requirements bollards
to end
existing forecourt canopy
existing petrol
and drainage
gully
450 X 450 D.B CMS with 100 mm duct to building
and 50 mm dia from manholes to D.B.
7
8
9
proposed new
3 X 54555 L
details and
fall to new
to existing
JADRO
remove pole sign
kerbs and surface made good after tank
installation

For Reference

D

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1971

To: B P OIL LTD
C/O W E GUNN & PARTNERS
266-277 KIRKDALE
SYDENHAM
LONDON SE26 4RS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.28460 (F)

Proposal:
INSTALLATION OF UNDERGROUND STORAGE TANKS
SONNING CUTTING FILLING STATION 709 LONDON ROAD WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 41(1) of the Town and Country Planning Act, 1971.(3R)

02 The tank vents to be provided in connection with the development shall first be approved in writing by the District Planning Authority in respect of height, position, design and materials used.(2090)

02 REASON To help safeguard the amenities of adjoining properties.(28SR)

Date 17 AUG 1987

District Secretary

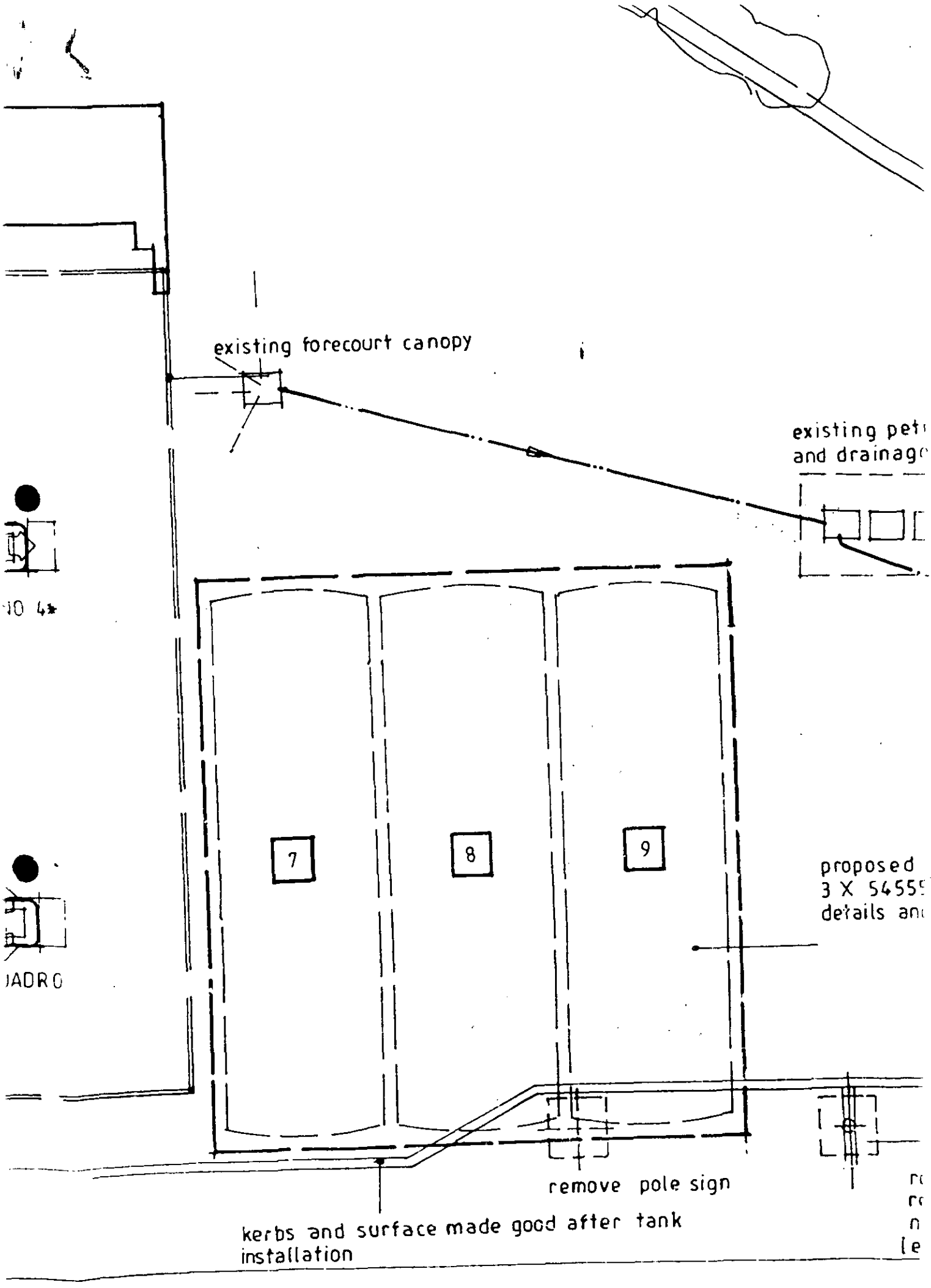
N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

continued/-


existing forecourt canopy
existing pet
and drainag
7
8
9
proposed
3 X 5455
details an
remove pole sign
kerbs and surface made good after tank
installation

PLANNING PERMISSION

JRS

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: B P OIL LIMITED
C/O E G NASH AND PARTNERS
AVENUE HOUSE
SOUTHGATE
CHICHESTER

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.(2) 23866

Proposal:
DEMOLITION OF EXISTING PETROL FILLING STATION AND REDEVELOPMENT COMPRISING FILLING STATION CANOPY AND RETAIL OFFICE BUILDING ALSO UNDERGROUND STORAGE TANKS SONNING CUTTING FILLING STATION 70 [illegible] ROAD WOODLEY

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 The development hereby [illegible] commenced within five years from the date of the [illegible].(

1 REASON This [illegible] attached by virtue of Section 41(1) of the [illegible] act, 1971.(3R)

2 Details and samples of all [illegible] to be used in the elevations of the proposed development [illegible] submitted to and approved in writing by the District Planning [illegible] before building work commences, and this condition [illegible] notwithstanding any indications as to those [illegible] been given in the current application.(1[illegible])

2 REASON To ensure that the [illegible] harmonise with the surroundings.(10R)

3 No Entry signs shall be [illegible] months of the commencement of the development hereby [illegible] access onto [illegible] Hill, in order to control the [illegible] from within the garage forecourt area. [illegible] submitted to and approved by the District Planning Authority [illegible] development of the site commences.(6111)

3 REASON In the interests [illegible] the amenity of the nearby residential property [illegible]

4 This permission does not imply approval to the advertisements indicated on the submitted [illegible] requires the submission of a separate formal application [illegible] consideration of the District Planning Authority.([illegible])

4 REASON The other development indicated on the drawings but excluded by this condition [illegible] to form part of the present application. Furthermore [illegible] inadequate information and details in this respect to enable proper consideration to be given.(6138)

5 All the existing site levels shall be maintained in the development of the site, particularly along the boundaries, unless changes in levels are first approved in writing by the District Planning Authority and this condition shall apply notwithstanding any indications as to this matter which may have been given in the current application.([illegible])

5 REASON Changes in site levels may materially affect the proposed development or adjoining property.([illegible]R)

6 The development hereby permitted shall be landscaped and planted. Further details of the landscaping scheme shown on the submitted layout shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(200)

The scheme shall show [illegible] details of all the existing and proposed planting and site levels, means of enclosure and ground surface treatment. ([illegible])

In particular additional trees and shrub planting shall be carried out on the boundaries of the site.(336)

The approved scheme shall be carried out in full during the next planting season following the substantial completion of the development and all the planting shall thereafter be maintained or replaced as necessary until well established to the satisfaction of the District Planning Authority. ([illegible])

All the landscaping and planting [illegible] carried out in respect of the development hereby approved [illegible] with the recommendations set out in B.S. [illegible] 'Landscaping Operations' and B.S. 3936 Pt.1 1965 'Nursery Stock'.

6 REASON In the interest of amenity and to help achieve a satisfactory standard of landscaping and planting.([illegible]R)

7 No loudspeaker, amplifier, [illegible] or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area [illegible] reason [illegible]

7 REASON In the interests of amenity.(90R)

8 Notwithstanding the provisions of Article 3 and Class [illegible] of the Schedule to the [illegible] Planning (Use Classes) Order, 1972, the [illegible] shall be restricted to the sale by retail [illegible]

[illegible] REASON [illegible] use would be inappropriate in this situation.([illegible])

[illegible] The [illegible] shall [illegible] the storage, display, sale or hire [illegible] petrol and oil without the [illegible] District Planning Authority on an application [illegible] use.(304)

[illegible] REASON [illegible] interests of amenity and to prevent an inappropriate use of the [illegible].([illegible])

Continued / .....

Application No. 23866 continued

10 The sides of the canopy shall not be illuminated and no advertisement shall be displayed on the canopy or its supports without the prior written permission of the District Planning Authority on an application made for the purpose.(306)

10 REASON In the interest of visual amenity.(13R)

11 Details of the undercanopy lighting, including its intensity, shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting. The undercanopy lighting shall be white and not coloured.(307)

11 REASON IN the interests of visual amenity and because the application does not contain sufficient details in this respect.(284R)

12 The undercanopy lighting shall be switched off when the premises are closed for the sale of [illegible].(308)

12 REASON In the interests of visual amenity.(13R)

13 Details of the [illegible], height, design and intensity of all external lighting shall be submitted to and approved in writing by the District Planning Authority prior to the provision of such lighting.(311)

13 REASON In the interests of visual amenity.(13)

INFORMATIVE:-

CHRONICALLY SICK AND [illegible] Buildings or Premises to which the [illegible] whether on payment or otherwise.

In accordance with Section [illegible] Country Planning Act 1971 your attention is drawn to section [illegible] of the Chronically Sick and [illegible] Act [illegible] and to the Code of Practice for access [illegible] Buildings being the British Standards [illegible] Practice referred to as BS.5810, 1979.(642)

- 2 SEP 1985

Date.....

.....
District Secretary

N.B. A statement [illegible] rights attached

This permission [illegible] approval [illegible] the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Tel. 0118 974 6444 (Direct Line)
E-mail: Jenifer.Jackson@wokingham.gov.uk
Date. 26 November, 2003
My ref. BC/DC/F/2000/1596
Your ref.

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

BP Oil UK Ltd
C/o Gunn & Partners
4 Bolton Gardens
BROMLEY
Kent
BR1 4ES

Dear Sirs

PLANNING PERMISSION F/2000/1596
SITE: 709 LONDON ROAD, WOODLEY

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

I would like to take this opportunity to remind you that Planning Permission Number F/2000/1596 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

JENIFER JACKSON
Principal Planning Officer

1596

Tel. 0118 974 6444 (Direct Line)
E-mail: Jenifer.Jackson@wokingham.gov.uk
Date. 12 November, 2003
My ref. BC/DC/F/2000/1596
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
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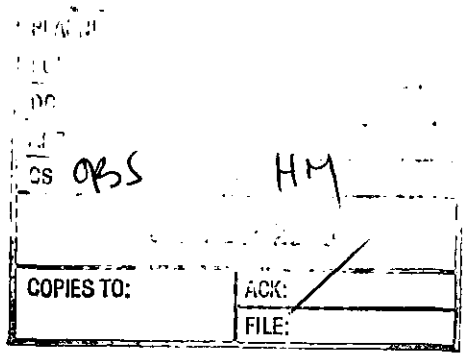
JENIFER JACKSON
Principal Planning Officer



12 Shepherds Hill
Earley
Reading
Berkshire
RG6 1BB

Ms Heather Morgan
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

28 June 2000

Dear Ms Morgan

Plan No. F/2000/1596: Proposed redevelopment of petrol service station- Sonning *Cutting Filling Station 709 London Road*

We wish to register our objection to the redevelopment of the BP petrol service station at 709 London Road on the following grounds:

- We can see no benefit to the community or surrounding area with the redevelopment the BP London Road site, as there is another BP petrol service station on the same stretch of road (Shepherds Hill) which is open 24-hr/day.

- We are against the proposed 24-hr opening of the London Road redeveloped site as we already experience noise nuisance, (slamming car doors and people shouting late at night *etc.*) from the other BP petrol station on Shepherds Hill.

- With respect to the proposed redevelopment of the BP London Road site, the erection of at least one 7m high BP sign, which would no doubt be illuminated at night, would be an imposition on the residential nature of the area. A similar argument is offered for the 4.5m canopy.

- The raised canopy would, in my opinion, encourage lorries to use the petrol station. This would add to the noise and petrol fume pollution of the area.

- A shop and ATM banking machines would further added to the congestion and noise pollution of the area. Woodley shopping centre has most of the high street banks and building societies complete with ATM banking machines and adequate parking facilities. Therefore, we can see no benefit to the area or residents with the introduction of a shop and ATM banking machine.

- We have notice and been inconvenienced may times by lorries making deliveries to the shop at other BP petrol station on Shepherds Hill, as the road is partially blocked. We expect the same to happen with the London Road site if it is redeveloped.

- Although the erection of a 2m high closed-board fence may go some way to reducing the through traffic on Shepherds Hill on the BP petrol station forecourt, it is insufficient to detract from the 4.5m canopy and 7m BP signs. Furthermore, it may encourage illegal parking on the Shepherds Hill side of the boundary line consequently restricting access for residents and the emergency services.

To reiterate, we oppose the redevelopment of the BP petrol service station at 709 London Road.

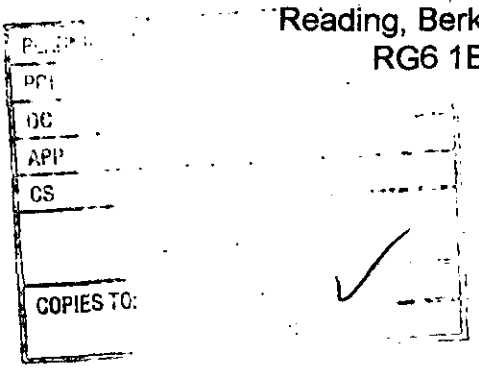
Yours sincerely

M. Ricketts.

M. E. Ricketts (Mr)

J. M. Ricketts (Ms)

8 Shepherds Hill,
Earley,
Reading, Berks.
RG6 1BB



26th June 2000

Your ref : Heather Morgan
F/2000/1596

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

Dear Ms Morgan,

Re: Application Number F/2000/1596,
Proposed Redevelopment of Petrol Service Station at
Sonning Cutting Filling Station 709 London Road

After viewing the proposed plans and attending the meeting with the Town Council's Plans Committee we have a number of points to raise regarding the above redevelopment and have detailed our concerns below.

1) Safety

Being so large, the roundabout is already a very fast and busy main road, with the redevelopment a number of problems would arise.

1. With raising the canopy they obviously wish to increase both the intake of cars & lorries thus creating more congestion on the roundabout at peak hours.

2. This would not be helped by BP closing the rear exit (which we might add, we are not opposed to) and having vehicles, particularly lorries, cutting through traffic to get to Pitts Lane which is directly opposite the exit slip.

3. The roundabout is often difficult to cross due to vehicle speeds and reduced vision around the bends. Having a larger shop with a bakery and fast food available will be a magnet for school children both in the morning and evening when traffic will be at its worst. At the moment they tend to stay on the outer petrol station or go to the local shop.

2/...

Your ref : Heather Morgan
F/2000/1596 26th June 2000

---

2) Health and environment

1. Larger fuel tanks will replace the existing ones, which in itself is not a problem considering the old ones leaked into the surrounding drains on one occasion. But the concern is that more vents or larger and taller vents will be needed and on the proposal, these have been placed directly opposite our homes. The site of these vents in itself is not appealing and the fumes will be very unpleasant and could be a hazard to health, this concerns us a great deal as my daughter is asthmatic and her bedroom is at the front of the house meaning she is exposed to pollution and fumes from the garage particularly in summer when windows are open and her asthma is worse.

2. Making the garage so large to accommodate many more vehicles, will increase the amount of passing trade and encourage motorists from further afield thus creating even further congestion and pollution from both noise and fumes in what is a residential area.

3. The larger canopy over the forecourt is to be 7metres high, the lighting on this, along with the flood lights and new higher illuminated signs, will create a continuous display of lights well above the existing hedging and proposed fence lighting up what is a residential area no more than a few metres away.

4. On **this** application, the drawings and associated paperwork includes a night window. Although this has not been stipulated, we believe their intention is to have the garage open 24hrs.

   This would create further traffic throughout the night (taxis and lorries being prime candidates) thus producing more pollution from fumes, noise, light and no doubt rubbish as well, especially as BP already have a 24hrs garage on the other side of the road.

Residential Issues

Obviously as residents, we do not want a relatively small petrol station redeveloped into such a large 24hrs noisy, busy, smelly, illuminated and in some aspects dangerous convenience store with petrol.

We do not feel BP have taken into account the safety aspects of the redevelopment and although they propose closing the rear exit rat run (which a neighbour advised was opened up and the existing hedge shortened by BP without any consultation or planning permission), erecting a close board fence is hardly in keeping with the existing hedging clearly indicating BP have not taken into consideration or are interested in the local residents concerns.

3/...

Your ref : Heather Morgan
F/2000/1596

26th June 2000

The present site is not maintained very well with regard to upkeep, rubbish and keeping the trees in good order, the new site will be significantly worse for the residents with more rubbish lining the street and coming into our gardens. Pollution by the fumes not only from the increase in cars and lorries but more worryingly from the vents are unacceptable in what is a residential area.

We see no requirement by BP to have 2 large display signs indicating price of petrol, especially the one to the entrance of the redevelopment where the view from our front room will be directly on the sign.

It is our view, that the site should not be redeveloped on the grounds of safety, residents health, sheer size and height of the development in a residential area, increased pollution from fumes, noise, lighting and rubbish 24hrs a day.
The last application by BP for redevelopment of this site was refused and I have no reason to believe this application is any better.

Yours sincerely,

Ian J. Shankland

D. A. Turner
Debra A. Turner

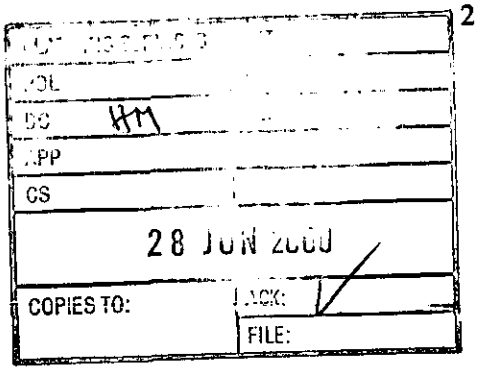
Carla L. Turner

(3)

6A Shepherds Hill
Earley
Reading
Berks
RG6 1BB

25 June 2000

Mr J Mitchell
Development Control Manager
Environmental Services Department
Planning Services PO Box 157
Shute End Wokingham
RG40 1WR



Your Ref: F/2000/1596

Dear Mr Mitchell

We are objecting to the proposed redevelopment of the Sonning Cutting petrol station. I list below our mains concerns which we believe will have a detrimental effect on our lives and that of our neighbours.

1. The development is far too large for the existing site which is semi residential and the possibility of 24 hour trading will have a huge impact on the area.

2. Raising the canopy to 4.5 metres to allow larger lorries to use the station will cause further problems, increasing noise levels, pollution and traffic congestion on entering the station and rejoining the busy A4.

3. Pollution from light will increase with the higher canopy and the new forecourt lighting illuminating a much larger area, over an increased operating period. Also there will be increased pollution from car and lorry fumes as well as vapour from the petrol storage tanks.

4. The new Shop offering convenience foods and ATM's will not only increase the litter problem in this area but also attract local teenagers to cross the busy A4 and congregate around the station in the evenings. This will be dangerous for them and possible become a nuisance for local residents.

5. The closure of the side road by erecting fencing over the opening will look very unsightly. We feel it would be necessary to landscape this area with trees, to provide screening of the station for the residents and new kerb stones should be provided to compliment the appearance of the road.

These are just some of the points which we feel are important to consider when the councils decision is made. We hope that this will be helpful in making the decision to reject this application and maintain the residents environment.

Yours faithfully

Mr & Mrs A Daniels-Smith

(2)

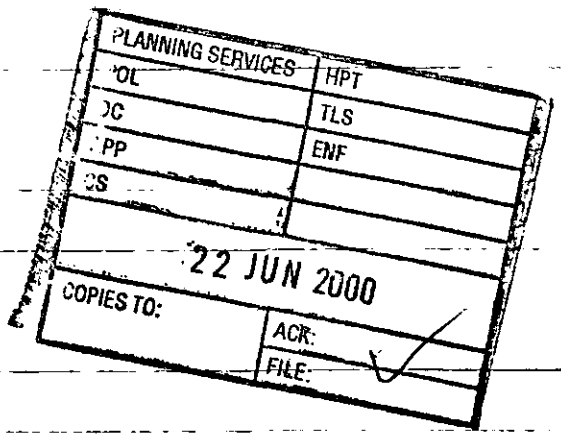
PLAN NO. F/2000/1596 18 SHEPHERDS HILL
WOODLEY BERKS

DEAR HEATH MORGAIN

REGARDS TO THIS PLAN. I AM AGAINST IT BECAUSE FIRST THE VENTALATION PIPES WILL BE RIGHT IN FRONT OF THE HOUSE. WHICH MEANS, WE WILL NOT BEABLE TO HAVE OUR WINDOWS OPEN AT ALL BECAUSE OF FUMES. IT IS BAD ENOUGH NOW, WHEN THE TANKERS ARE FILLING UP IN THERE, ALSO IT WILL BE MORE DANGEROUS IT TAKES ABOUT 20-25 MINS TO GET OVER THE ROAD NOW WITH ALL THE CARS AND LORRYS. ALSO THERE ARE CARS PARKED ON DOUBLE YELLOW LINES IN OUR SLIP ROAD AT THE BACK OF THIS STATION. AND TAXES USEING IT AS A TAXY RANK. IF A FIRE ENGINE OR AMBULANCE HAD TO COME UP HERE, THEY WOULD NOTBE ABLE TO GET THOUGH. ALSO THERE IS STILL A LOT OF TRAFIC GOING THE WRONG WAY ROUND THE ROUND.

YOURS

L WITHERS
(MRS)



Woodley Town Council
Woodford Park
Haddon Drive
Woodley
Berkshire RG5 4LY
Tel: 0118~969~0356 Fax: 0118~962~8654
townclerk@btinternet.com.

12 June 2000

The Occupier
18 Shepherds Hill
Woodley
Berks.

Dear Sir/Madam,

Plan No. F/2000/1596: Proposed redevelopment of petrol service station – Sonning Cutting Filling Station, 709 London Road

The Town Council is consulted by the District Council and invited to comment on all Woodley planning applications submitted to the local planning authority. It is the Town Council's policy to ensure that neighbours are aware of any plans which might directly be of interest in order to provide an opportunity to view the application and notify the planning authority of any relevant comments or concerns.

A copy of the above plan is now available at the Town Council office and may be viewed any time between 10 am and 4 pm, Monday to Friday. You can also call in and see the plan at Woodley Library in Headley Road, during normal opening hours.

Any observations you wish to make on this plan should be sent direct to the Case Officer at Wokingham District Council – Heather Morgan, P.O. Box 157, Shute End, Wokingham, RG40 1WR, by 2nd July. Please remember to quote the application number.

The plan will be considered by the Town Council's Plans Committee on Tuesday, 20th June at 8 pm at Woodford Park Leisure Centre, after which the committee's comments will be sent to the District Council. As with all Town Council and committee meetings, residents are welcome to attend, and applicants and neighbours are invited to put their views in person if they wish. It would also be helpful for the committee to receive a copy of any letter you may send to the case officer at Wokingham.

If you have any queries or feel that the Town Council can be of help in considering any concerns or views you may have, please do not hesitate to contact this office on 969 0356.

Yours sincerely,

Ann Keenan [Mrs.]
Community & Members' Services Officer

(1)

809

PLANNING SERVICES | RPT
POL | LS
DC HM
APP
CS
21 JUN 2000
COPIES TO: | ACK:
FILE:

Mr. M.G.Stewart.
16, Shepherds Hill
Earley.
Berks RG6 1BB

17th. June 2000

Ref. No F/2000/1596

Dear Sir/Madam.
After inspecting the above plans we consider the petrol station would be too noisy for 24hr. opening and would accept 7am. to 10pm. as it has been for the last 30years.
It must be pointed out that we live in a residential area and not commercial.
The lighting as we see it would be very over powering and must be reduced.
The fence which will close the gap may be the only good thing for us.
The vent pipes from the fuel tanks must not be put in the area shown on the plans as the fumes would drift into the houses directly behind and could cause health problems.
They should be placed behind the shop area.
The hedge is our only screen from noise and site of garage and must not be lowered but trimmed to encourage it to thicken.

YoursFaithfully.

M Stewart (M STEWART)

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPI
POL | TLS
CH | ENF
APP
CS
21 JUN 2000
COPIES TO: | ACKN
FILE

From: Joanne Ellis, Environmental Health

To: Heather Morgan, Planning

My Ref: JPE/bpearley

Your Ref: F/2000/1596

Date: 20 June 2000

PROPOSED REDEVELOPMENT OF PETROL SERVICE STATION BULLDOG SONNING CUTTING FILLING STATION, 709 LONDON ROAD, WOODLEY

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

The redevelopment of the service station is likely to increase the number of movements in and out of the site and leave some neighbouring residential properties more open to noise from the forecourt. In order to minimise noise disturbance from the forecourt I recommend that an acoustic barrier of 2 metres height is constructed along the boundary of Sheperds Hill. I suggest this should run along the boundary just inside the existing hedge and also extend along the line of the existing brick wall.

If the service station was to operate 24 hours this could cause disturbance to surrounding residential properties, hence I recommend a restriction on operating times. not possible

There should be a clear vision from the console to all pumps. It appears that vision to pumps 1, 2 and 3 may be restricted hence I recommend that CCTV is installed to provide a clear view of these pumps.

Therefore I recommend that the following conditions are imposed should the application be granted planning consent:

✓ 1. Development shall not begin until a scheme for noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

X 2. The premises shall not remain open for serving of customers after 2300 hours and before 0600 hours Monday to Saturday and after 2230 hours and before 0600 hours Sundays, bank or other public holidays.

✓ 3. Construction operations for which noise is audible at neighbouring residential properties shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

4. The removal and/or decommissioning of the petrol storage tanks should be agreed with the Local Planning Authority prior to works commencing.

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

Joanne Ellis

FROM: Heather Morgan

DATE: 08 June 2000

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1596

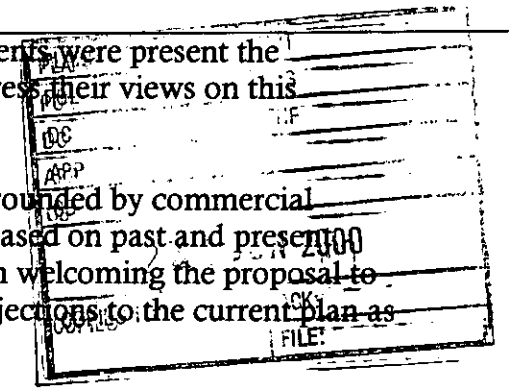
Proposal: Proposed redevelopment of petrol service station..

Site Address: Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Applicant: BP OIL UK Ltd C/O Gunn And Partners.

Your observations are required in respect of this application **by 02/07/2000** .

One letter of objection had been received and as 7 residents were present the chairman adjourned the meeting to enable them to express their views on this application.



They were concerned that their homes were almost surrounded by commercial premises and a number of their of their anxieties were based on past and present experiences with the existing garage premises. Although welcoming the proposal to close off the existing crossover , residents listed their objections to the current plan as follows:

- the proposed vent pipes were sited directly opposite residential properties
- the increased height of the canopies would be unacceptable
- lighting, which was already intrusive, would become more so, particularly with the addition of extra floodlighting
- further encroachment into a residential area
- possible 24-hour opening of the proposed shop
- the litter generated from the shop premises and who would be responsible for its clearance from in front of residential properties
- the wish not to encourage pedestrians and, in particular, unescorted children, to cross the extremely busy, and fast, A4 to use the shop (the provision of a dog ring and cycle rack would seem to indicate that non vehicle driving customers would be encouraged)
- additional, and larger vehicles, exiting onto an already extremely busy and dangerous stretch of road (described as a 'race track')
- the proposed 2m. fence would be insufficient (bearing in mind the height of the canopies) and the continuation of the hedge would be welcomed

SIGNED: Heather Morgan DATE: 21.6.00.

Clerk To Woodley Parish/Town Council.

P.T.O.

It was also considered that the applicant should be made responsible for maintaining a clean and safe environment

After the meeting had been reconvened Members discussed the plan in detail, taking into account the residents' concerns. The committee then recommended that the application be REFUSED, based on the following reasons:

- this was an overdevelopment and inappropriate use of the site, close to residential properties
- unacceptable visible intrusion on neighbours by the increased height of the canopies
- the impact of increased environmental pollution on the local area:
  - relating to the location of the vent pipes
  - from the large, lighted signs – Members particularly questioned the need for these
  - litter generated by the shop and 'fast food' outlet
  - increased vehicle noise would be totally unacceptable, particularly if 24-hour opening was planned (this was not clear from the application)
- increased usage of the facilities by larger vehicles and lorries which would be encouraged by the realignment and re-location of the pump areas
- increased vehicle usage, especially by lorries and larger vehicles, would have a severe impact on a busy road – particular concern was expressed at the increased difficulties in using the one exit onto the A4 (with reference to the safety issues involved for local drivers wanting to cross the fast traffic to Pitts Lane)
- potential increased use at night as a 'services' area between Reading and Maidenhead
- there was an even more serious safety issue for pedestrians who could be encouraged to cross the busy road to use the shop. (Members also made reference to provision of dog ring/cycle racks)

The committee also asked:

- whether there was a real need for this development, particularly bearing in mind the close proximity of the garage opposite, on the eastbound side of the A4.
- that the District Council should ensure that relevant health & safety regulations were not being breached by the proposed increase in development
- for confirmation of the ownership of the boundary hedge as there appeared to be some confusion as to the responsibility for its maintenance

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: Valid 31 MAY 2000

Officer: HM | Application No. F/2000/1596

Map No. 41 Site ...017.....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED REDEVELOPMENT OF PETROL SERVICE STATION

Location: 709 London Road. SONNING CUTTING SERVICE STATION

Parish: WOODLEY Ward: Coronation 8.6.2000

Applicant: BP OIL UK LTD

Fee Received 760-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale?	23/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Other elevation of new company sign. Colours.	23/5	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Colour of canopy, shop name board, shop exterior etc	23/5	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.6.2000 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	: Farley
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: S/N + Sonning Cutting Filling Station, 709 London Rd.
6, 6a, 8 – 22 (even) Shepherds Hill
Lex Retail Group, 406 – 412 London Road
404 London Road
104 Pitts Lane
31 Shepherds Hill
Stewarts Café, Shepherds Hill
Garage adj to filling station (*) on map) – address not shown on GIS.

Gunn & Partners
design and cost consultants

Wokingham District Council
Planning Services
Shute End
Wokingham
RG40 1BN

9th May 2000

Dear Sir

Ref. Sonning Cutting Service Station London Road Woodley Reading

Please find enclosed a Planning Application on behalf of my clients BP Oil UK Ltd. for the redevelopment of the above site. The proposal consists of the removal of all existing structures including sales building, car wash, forecourt canopy, pump islands and the removal of existing underground storage tanks.

The replacement sales building will be to BP corporate standard as will the forecourt canopy which will have Solar panels installed on its top to provide approx.15% of the sites electrical requirements. Standard product pumps will be installed to each island with provision for LPG (Liquefied Petroleum Gas) made on one island.

All new underground storage tanks are to be provided including that for LPG, with new petroleum service lines to dispenser, all to the latest standards to provide added protection of the environment.

The detail appearance of the development will be to BP corporate standard as applied to all their company developments and as indicated on the enclosed application documents.

I will be pleased if you will progress this application at the earliest opportunity and should you require additional information I will be pleased to assist. I await your acknowledgement of receipt of this application and the registration number associated with it.

Yours sincerely

R.H.Parker

cc Mr S. Parhar, Mr R Ockendon BP Oil UK MK

R. H. PARKER, A.M.A.S.I
MAMBERS OF THE INSTITUTE OF PETROLEUM AND A.PE.A.
V.A.T REGISTRATION NUMBER. 217 9180 56

4 BOLTON GARDENS • BROMLEY
KENT • BR1 4ES
TEL: 020 8466 1045 • FAX: 020 8466 5310

Gunn & Partners
design and cost consultants

31 MAY 2000

31.MAY2000 1356

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

26th May 2000

Dear Sir

Ref. Sonning Cutting Service Station London Road Woodley Reading

As requested by your letter of the 23rd May. I wish to express my concern over the length of time taken to reply to my original application of the 9th May. The items that you have requested clarification on should not have been a reason for the application to be returned.

I confirm that the scale on the location plan is 1:1250.

That this application is for Full Permission, and that all Advertisements will be subject to a separate application that will be submitted after the development approval has been granted.

I will be pleased if you will progress this application at the earliest opportunity and should you require additional information I will be pleased to assist. I await your acknowledgement of receipt of this application and the registration number associated with it.

Yours sincerely

R.H.Parker

cc Mr S. Parhar, Mr T Hancock BP Oil UK MK

R. H. PARKER, A.M.A.S.I
MAMBERS OF THE INSTITUTE OF PETROLEUM AND A.P.E.A.
V.A.T REGISTRATION NUMBER. 217 9180 56

4 BOLTON GARDENS • BROMLEY
KENT • BR1 4ES
TEL: 020 8466 1045 • FAX: 020 8466 5310

1789/a

SECTION 66 CERTIFICATE

Application No.

31.MAY2000* 15..

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

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

- 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) .....

  .....

- 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 . . R H [illegible] . . . . . .

On behalf of . . . BP OIL UK LTD . . . . . .

Date . . . . . 9/8/2000 . . . . . .

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

(1) SONNING CUTTING FILLING STATION MAP ON BACK

ADDRESS ~~4 SHEPHERDS HILL~~ 709 LONDON ROAD, PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
170/49	Mr. T. A. Smith	Internal alterations & New chimneys	6.5.49	App. App.
252/51	"	Advertisement Sign	12.6.51	N/A Refuse
374/51	"	2 Advertisement Signs	27.7.51	N/A Refuse
358/52	"	2 Double sided advertisement signs	3.7.52	N/A C/A
450/55	"	Neon advertisement Sign	16.8.55	N/A C/A
59/56	Messrs. Shell Mex & BP Ltd	2 Advertisement Signs	10.2.56	N/A C/A
974/56	"	Alterations etc.	12.2.57	App. N/A
975/56	"	Advertisement Sign	8.1.57	N/A C/A
A/24/67	"	Illuminated Sign	28.9.67	N/A Refuse
R/255/68	"	New Access	5.9.68	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) SONNING CUTTING FILLING STATION

ADDRESS ~~4 SHEPHERDS HILL~~ 709 LONDON ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7573 41

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/385/68	Shell Mex & BP Ltd	Pump Note accompanied & Resiting of 1 Petrol Pump	31.10.68	N/A App
R/95/69	"	Alterations to Existing Bldgs etc Jam Kiosk & Motorists Shop	15.5.69	N/A C/A
[illegible]9/71	"	Illuminated Sign	13.5.71	N/A C/A
1031/71	"	Location V/Mc & St Tank	28.10.71	N/A App
2024/72	"	Covered wash pad for only car wash	22.2.73	App C/A
1068/73	"	outline - Dem [illegible] & redevelopment quote	27.9.73	N/A C/A
1959/73	B.P. Marketing Ltd	Illum. sign & display panel	8.2.74	C/A
01062	"	3 25' [illegible]	5.9.74	N/A [illegible]
BR20957	"	MINOR ALTS. TO EX. SHOP	29.6.83	App N/A
19682	B.P. Oil Ltd.	Illuminated sign	25.8.83	N/A C/A
22409	"	REPL. ILL. SIGN	15.11.84	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) SONNING CUTTING FILLING STATION

1764

ADDRESS 709 LONDON ROAD PARISH WOODLEY

PLOT No.

BUILDER

ORD. SHEET No. 84.75.73 (41)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23866	BP OIL LTD.	DEMOLITION OF FILLING STATION. UNDERGROUND STORAGE TANKS	14.8.85	N/A C/A
		"		
28460	"	OVERGROUND STORAGE TANKS	6.4.87	C/A
31165	"	"	31.8.88	C/A
97/65440/A	"	REPL. FILLING STATION	2.9.97	C/A
97/66721/A	"	Erec. of Petrol St. Signage	16.1.98	~~C/A~~ C/A.
FP97/7011	BOVIS	NEW PETROL FILLING STATION	16.12.97	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

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

31 MAY 2000* 15-6

1.	APPLICANT'S NAME	BP OIL UK LTD
	ADDRESS	500-600 WITAN GATE
		MILTON KEYNES
	POST CODE	MK9 1ES PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	GUNN & PARTNERS
	ADDRESS	4 BOLTON GARDENS
		BROMLEY KENT
	POST CODE	BR1 4ES PHONE 020 8466 1045
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	SONNING COTTING SERVICE STN (LONDON ROAD) WOODLEY READING RG6 1BG
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REDEVELOPMENT OF PETROL SERVICE STATION
5. Give the area in hectares or part of a hectare	AREA OF SITE	.25
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	L0501/20 & 21 + SITE LOCATION

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.

PETROL SERVICE STN.

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.

AS BP CORPORATE STANDARDS FOR CANOPY & BUILDING BUILDING WHITE ALUMINIUM WALL CLADDING.

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.

EXISTING SCREEN HEDGES, WALLS & FENCES RETAINED) SEE PLAN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

MAIN DRAINAGE 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

EXISTING RETAINED)
(ROAD ACCESS TO BE CLOSED)

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.

£160.00

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 BP OIL UK LTD DATE 9/5/2000,

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	–	57	228	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify CAR WASH	–	74		
OTHER	Please Specify				
	TOTAL		131	228	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	3	1
Proposed	6 MAX	1

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.

NOT RELEVANT

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

BP OIL UK LTD
500-600 LONDON GATE
MILTON KEYNES MK9 1ES

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
3		4	7

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.

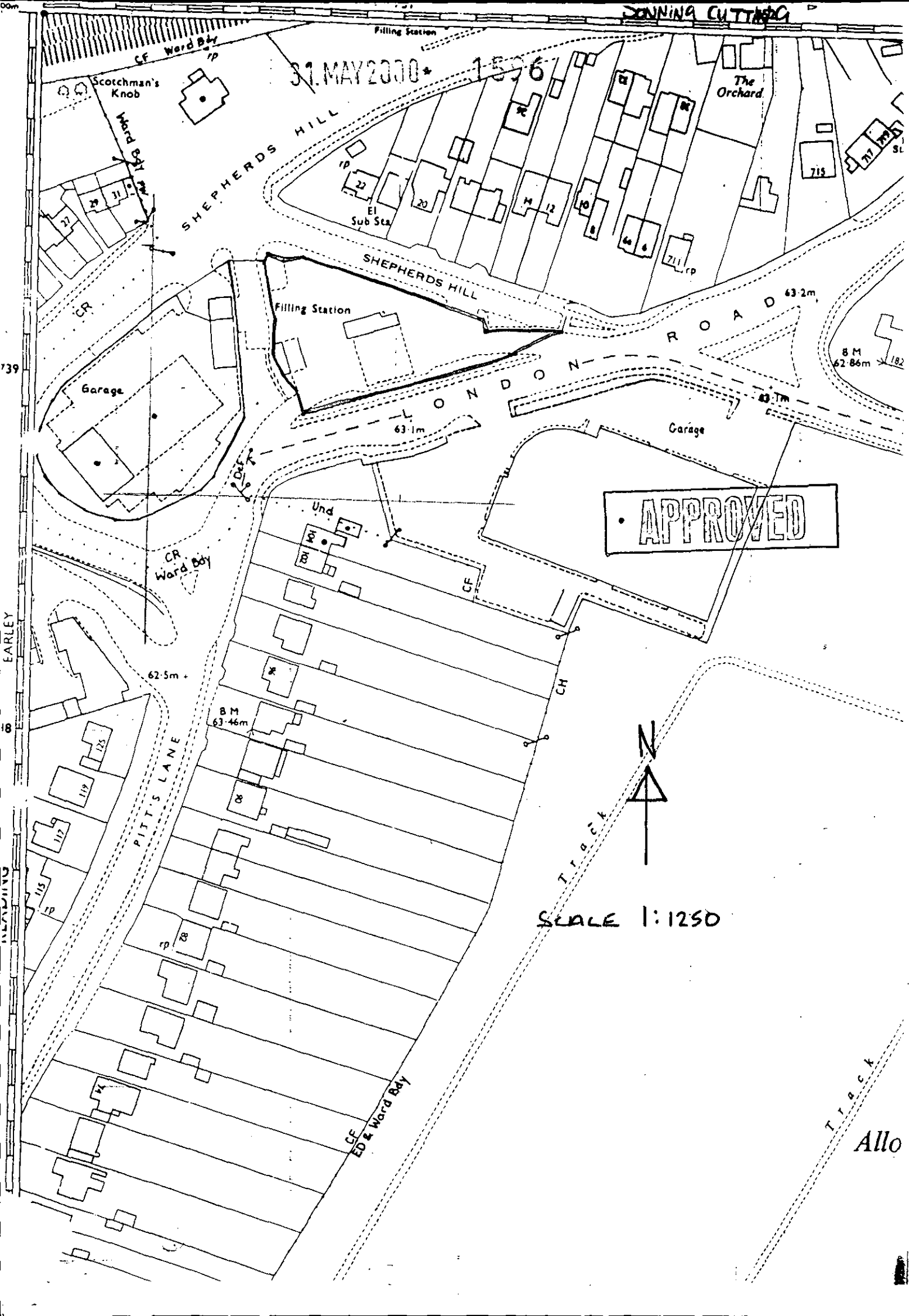
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



DONNING CUTTING
31 MAY 2000 1596
Filling Station
CF Ward Bdy
Scotchman's Knob
Ward Bdy
SHEPHERDS HILL
The Orchard
El Sub Sta
SHEPHERDS HILL
Filling Station
LONDON ROAD
63·2m
8 M 62·86m
Garage
63·1m
Garage
APPROVED
Und
CR Ward Bdy
CF
CH
62·5m
8 M 63·46m
PITTS LANE
EARLEY
N
Track
SCALE 1:1250
CF ED & Ward Bdy
Track
Allo

Please file

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environm[illegible]ign

DATE: 30 October 200[illegible]

Location:	Sonning Cutting Filling Station 709, London Road, Woodley
Proposal:	Proposed redevelopment of petrol service station
Application Number:	F/2000/1596

In response to your consultation dated 4 October 2000 for the above application, the landscape comments are as follows:

I have no objections to the amended boundary treatments on the northern boundary. Although the existing elm hedgerow is fairly poor along this boundary it does form a fairly significant screen for the properties along Shepherds Hill facing the petrol station. The applicant will need to plant hedge type shrubs within the planting strips, which will ultimately get quite large, to help soften both the new fencing and filling station.

Catherine Brimble

Catherine Brimble
Landscape Architect