APPLICATION NO:
C/2000/1284

LOCATION:
9 High Street, Twyford Reading.

APPLICANT:
Century Galleries C/O Simon Eve Associates

PROPOSAL:
Details to comply with condition (iv) of consent 99/69731/F for the approval of on site car & lorry parking and storage of waste.

EARLIEST DATE FOR DECISION: **27/05/2000**

APPLICATION EXPIRY DATE: **05/06/2000**

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Century Galleries
C/O Simon Eve Associates
Century Galleries House
Thames Side
Henley-On-Thames
Oxon
RG9 2LJ

Application Number: C/2000/1284

Parish: **TWYFORD**

Location: **9, High Street, Twyford, Reading.**

Proposal: **Details to comply with condition (iv) of consent 99/69731/F for the approval of on site car & lorry parking and storage of waste.**

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.

Informative
The proposed parking scheme as shown on plan E1306/H2.94B as submitted on the 7th June 2000 is approved as the parking scheme that shall be used in the conversion of the Old Post Office building at 9 High Street in accordance with application 99/69731/F.

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

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

Application Number C/2000/1284
~~Conditions/Reasons for Refusal~~ APPROVAL

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed parking scheme as shown on plan E1306/ H2.9 B as submitted on the 7th June 2000 is approved as the parking scheme that shall be used in the ~~continuing~~ conversion of the Old Post Office Building at 9 High Street in accordance with application 99/[illegible]9731/F

RECORD OF SITE VISIT

SITE ADDRESS: 9 High Street Twyford Reading.

APPLICATION NUMBER: C/2000/1284

OFFICER: Nicola Lake

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Nicola Lake

Application Number : C/2000/1284

Applicant : Century Galleries C/O Simon Eve Associates.

Location : 9, High Street, Twyford, Reading.
Proposal : Details to comply with condition (iv) of consent 99/69731/F for the approval of on site car & lorry parking and storage of waste.

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/04/2000

Earliest Date for Decision : 27/05/2000

Latest Consultation Date/Site Notice Expiry Date : 27/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

Planning Issues :

Application Number: C/2000/1284

Appraisal :

The proposed car parking scheme as shown on Drawing E1306/42.94B satisfies the requirements of the condition and the Highway Authority's requirements.

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

John Mitchell
30/6/02

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Nicola Lake, Planning

My Ref: P12

Your Ref: 99/69731/F

Date: 26th June 2000

PLANNING APPEAL 99/69731/F
PROPOSED CHANGE OF USE TO A3 RESTAURANT/BAR, A1/B1 MIXED SHOP/WORKSHOP USE AND TWO RESIDENTIAL FLATS

I can confirm that the amended car/lorry parking layout as shown on plan E1306/H2.94B (modified 04.06.00) is acceptable to the Highway Authority and should be implemented prior to the development being occupied.

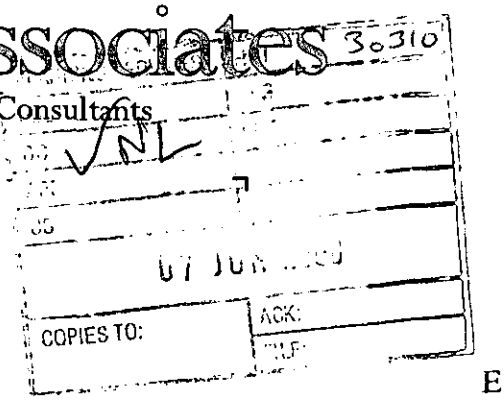
Many thanks

Tom Callaghan

Simon Eve Associates
Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com



Ms Nicola Lake
Area Planning Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E1306/SCE

99/69731

6 June, 2000

Dear Miss Lake,

THE FORMER POST OFFICE, 9 HIGH STREET, TWYFORD

I refer to our letter of 6th April. Condition (iv) of the Inspector's decision requires submission of *"details of on site car and lorry parking and turning spaces and storage of waste"*.

We met Mr Callaghan yesterday and agreed the layout of vehicle parking and turning spaces as set out on the enclosed layout plan E1306/H2.94 B. We hope you agree to the storage of waste directly behind the access doors under cover of the canopy.

The Inspector's decision also requires "*physical measures to prevent the use of any of the rear open area for parking by visitors and/or customers*". Those measures are detailed on the plan and include:

- automatic security gates to control access at the entrance to the car par and
- the closure of part of the former car park to vehicular access by a chain link fence.

The open sided cycle store is to be retained on the site.

Please can your Council discharge this condition as a matter of urgency.

Yours sincerely

Simon Eve

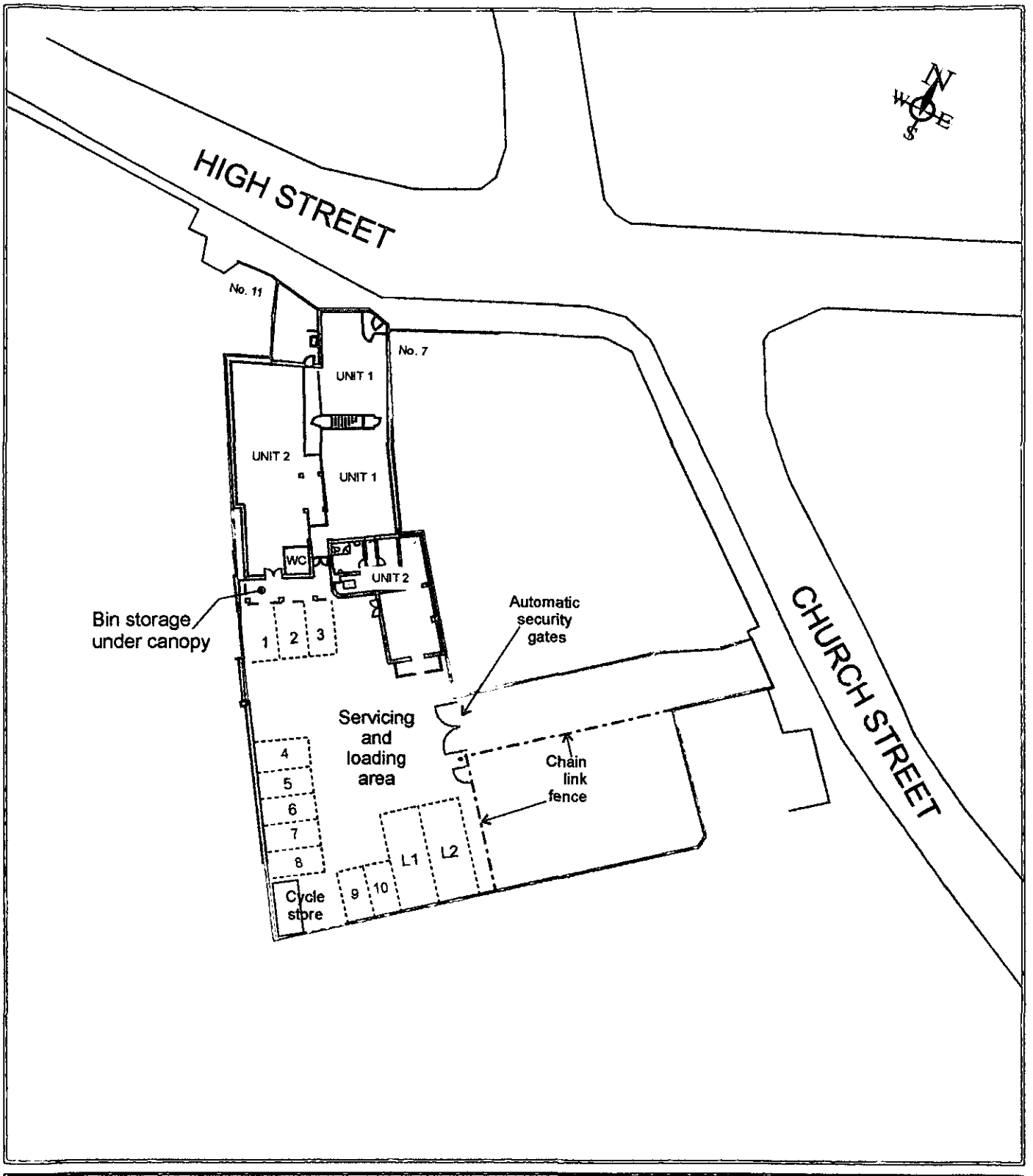
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c.c. Mr Callaghan

P.S. We will also erect signs discouraging unauthorised parking.

9 High Street, Twyford

Alternative Car Parking Layout



Scale 1:500

Alex Eve Design
Chackmore Lodge
Main Street
Chackmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
alex@figleaf.demon.co.uk

Printed 04.06.00

Modified 04.06.00

E 1306 / H2.94 B

Simon Eve Associates
Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com

Ms Nicola Lake
Area Planning Officer
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E1306/SCE

99/69731

6 June, 2000

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- automatic security gates to control access at the entrance to the car par and
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Yours sincerely

Simon Eve

00060612311306PO19.DOC

c.c. Mr Callaghan

P.S. We will also erect signs discouraging unauthorised parking.

29629

FROM: Nicola Lake

DATE: 03 May 2000

RECEIVED
- 5 MAY 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: C/2000/1284

Proposal: Details to comply with condition (iv) of consent 99/69731/F for the approval of on site car & lorry parking and storage of waste..

Site Address: 9, High Street, Twyford, Reading.

Applicant: Century Galleries C/O Simon Eve Associates.

Your observations are required in respect of this application **by 27/05/2000** .

The Parking layout appears acceptable but nothing is shown about controlling unauthorised access and parking along the access road which is already a problem. If lorries are to reach the rear, there must be control over the access road or the lorries will not attempt to enter but will cause congestion in High Street, while they load and unload.

SIGNED: _____ DATE: 19-5-00

Clerk To Twyford Parish/Town Council.

TC

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake

Date: 03 May 2000

Application Number: C/2000/1284

Proposal: Details to comply with condition (iv) of consent 99/69731/F for the approval of on site car & lorry parking and storage of waste.

Parish: TWYFORD PARISH

Site Address:
9, High Street, Twyford, Reading.

Applicant:
Century Galleries C/O Simon Eve Associates.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☑ Recommend approval with **no** condition(s) or reason(s).

ADDITIONAL PLANS ARE REQUIRED ADDRESSING THE FOLLOWING:—

1) THE CONDITION (IV) IMPOSED BY THE INSPECTOR AND - ITS REASONING FOR IT, CLEARLY REQUIRES PHYSICAL MEASURES TO BE INCLUDED WITHIN THE CAR PARK TO PREVENT USE BY CUSTOMERS/VISITORS. NO DETAILS HAVE BEEN SHOWN ON PLANS. — want to keep the existing fence and gate which will be padlocked

2) THE CAR PARKING SIZES ARE SUB STANDARD. SHOULD BE A MINIMUM OF 4.8 x 2.4 METRES -:

3) IT IS MY UNDERSTANDING THAT THE COMMERCIAL/DELIVERY VEHICLES WILL BE LIGHT VANS. THE LORRY PARKING BAY SHOULD BE REDUCED IN SIZE TO REFLECT THIS. The inspector refers to paint that the work shop

R 15/5/00

Simon Eve Associates

Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com

28165

PLANNING SERVICES	HPT
POL NL	TLS
DC	ENF
APP	
CS	
10 APR 2000	
COPIES TO:	ACK:
	FILE:

M Thorp Esq
Director of Planning
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E1306/SCE/czs

99/69731

6th April, 2000

By post and by fax 0118 974 6484

Dear Mr Thorp,

TWYFORD POST OFFICE, 9 HIGH STREET, TWYFORD

I refer to our conversation about three weeks ago when we discussed the discharge of the outstanding conditions under this permission. I am referring the matter to you because Miss Lake is currently on holiday and the matter is urgent.

We now have the Inspector's decision in relation to the planning application 99/69731/F. The Inspector has scheduled his revised conditions using lower case Roman numerals. I have reproduced them below for your convenience. Please could your Council discharge the conditions as a matter of urgency to enable the contractors on site to complete the work for early occupation by Century Galleries.

Condition No	Comment
(iv)	*"Prior to the occupation of the uses hereby approved, full details of on site car and lorry parking and turning spaces and storage of waste shall be submitted to and approved in writing by the local planning authority and implemented in full as approved. These details shall also include physical measures to prevent the use of any of the rear open area for parking by visitors and/or customers. These approved facilities shall thereafter be kept available at all times for the parking and manoeuvring of vehicles and the storage of waste as appropriate."* We enclose a layout Ref E1306/H2.93. We believe we have interpreted the Inspector's recommendations correctly. Signs shall be erected discouraging unauthorised access and identifying the occupiers of parking spaces No. 1-10.
(vi)	*"No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building operations hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details."*

Continued...

(vi) cont. We enclose a copy of Andrew French's letter dated 7th January which enclosed samples and details of the proposed external materials. We understand that the relevant extracts from the catalogues are missing and you should refer back to Andrew French for further information.

(vii) *"Before the development hereby permitted commences on the site, a soil survey shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any unit hereby permitted is first occupied."*
Three soil surveys were undertaken at the Council's request and the results were provided to your Planning and Environmental Officers. The Environmental Health Officer has confirmed that provided no excavation is to be carried out (ie for new building) the localised diesel spills do not constitute a hazard for occupation. The de-commissioning of the diesel tank under the yard is in hand.

(viii) *"Development shall not begin until a scheme for noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be complete before the ground floor commercial premises hereby approved are occupied."*
The detailed scheme of works including noise insulation was submitted to and approved by your Council's Building Control Department. Copies were supplied to the Planning Officer on the 7th January and we enclose another set of drawings (Ref AGF.99.243.1,.2,.3 and .4.

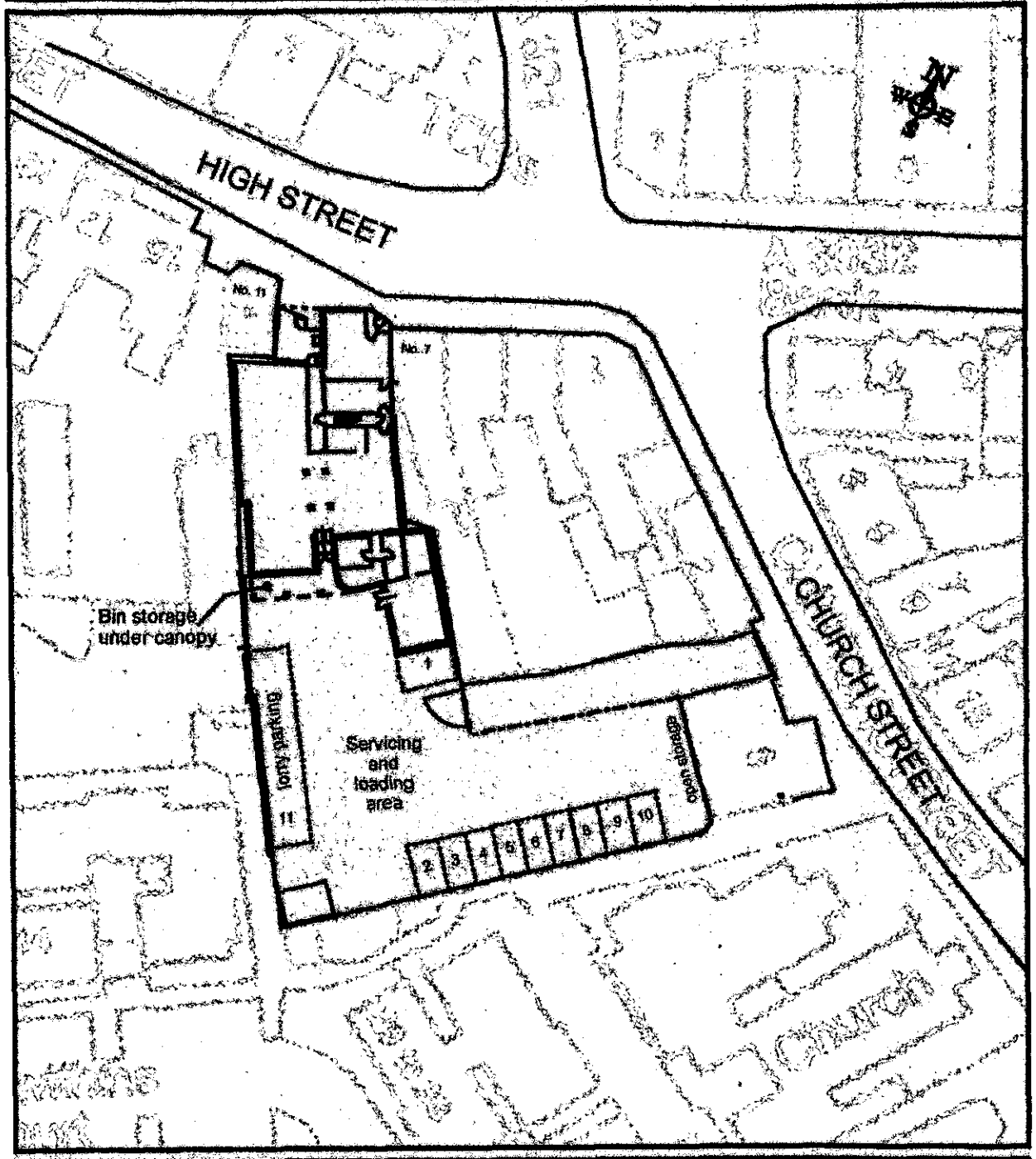
Your confirmation that these conditions can be discharged will enable my clients to occupy.

Yours sincerely

Simon Eve

SUPERSEEDED

9 High Street, Twyford — Proposed Car Parking Layout for Conversion



Scale 1:500

Alex Eve Design
Checkmore Lodge
Main Street
Checkmore
Buckingham MK18 5JF
tel 01280 812979
fax 0870 164 0668
alex@fideal.demon.co.uk

PARKING SPACE ALLOCATION

1	Disabled parking space
2 - 7	Commercial uses
8 - 10	Residential uses
11	Lorry parking space

Printed 4.4.00

E 1306 / H2.93

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	29112
08 MAY 2000	
COPIES TO:	ACK: FILE:

Thames Side
HENLEY-on-THAMES
Oxon RG9 2LJ
Tel: (01491) 575499
Fax: (01491) 410273

8/5/00

CENTURY GALLERIES

Contemporary pictures, ceramics & sculpture, framing, ~~fine art restoration~~ & picture rental

REPLY REQUIRED 22/5

TO: MR CHRIS WOOD

Twyford Post Office

Dear Mr Wood,

Here is the letter from you which I telephoned about this morning.

The reason for my telephoning was to say that there are other conditions as well as the one referred to in your letter, & to request that they are all dealt with together. We have submitted proposals to comply with all of them. They involve the Highways Dept as well as Environmental Health.

Yours sincerely

Michael Shemilt

P.S Our Approval was granted by the Inspector on 29/3/00. It is just the matter of the Conditions outstanding.

Directors: M. Shemilt, A. Shemilt, D. Morris
VAT Registration No. 198 9084 95
Company Registration No. 970735 England

Date: 27 April 2000

Your Ref:

My Ref: **Nicola Lake - C/2000/1260**

Century Galleries
Simon Eve Associates
Century Galleries House
Thames Side
Henley-On-Thames
Oxon
RG9 2LJ

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

Dear Sir/Madam

Application Number: C/2000/1260

Site Address: 9, High Street, Twyford, Reading.

Proposal: Details to comply with condition 8 (V111) of consent 99/69731/F for the approval of noise attenuation measures..

Thank you for the above application, which has now been accepted along with the sum of £0 in fees.

The Council will try to deal with your application within 8 weeks. However, it is not always possible to do so, particularly in the case of complex schemes, and those that require modification. If you have not received notification of the outcome of your application by **05/06/2000** you have the right to appeal to the Secretary of State for the Environment, Transport and the Regions. Appeals must be made within 6 months of this date, on a form, which is available from the Department of the Environment, Transport and the Regions.

If you have any queries concerning your application please contact your case officer, **Nicola Lake,** on **(0118) 974 6481** quoting reference number **C/2000/1260.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

Chris Wood
Head of Planning and Transportation

TO: NICOLA LAKE

PLANNING SERVICES	HPT 29081
POL	TLS
DC	ENF
APP	
CS	
08 MAY 2000	
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HENLEY-on-THAMES
Oxon RG9 2LJ
Tel: (01491) 575499
Fax: (01491) 410273

6/5/00

CENTURY GALLERIES

Contemporary pictures, ceramics & sculpture, framing, fine art restoration & picture rental

TWYFORD POST OFFICE

Dear Nicola,

Thank you for the 4 letters (signed by Chris Wood) about our complying with the 4 x main conditions attached to our planning approval

I think we have already complied with everything; the last I heard was that our Surveyor was finalising details concerning ventilation in the two flats. I was surprised to hear that Neil Tolber has left the Highways Dept. so presumably Steve Aston (Orton?) will be taking over his work.

As you know I am trying to get these conditions discharged so that we can move in. I hope your workload is easing a little.

Yours sincerely - Michael Shemilt

Directors: M. Shemilt, A. Shemilt, D. Morris
VAT Registration No. 198 9084 95
Company Registration No. 970735 England

01491410273

PLANNING SERVICES	HPT 29170
POL	TLS
DC	ENF
APP	
CS	
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TO: NICOLA LAKE

CENTURY GALLERIES

Thames Side
HENLEY-on-THAMES
Oxon RG9 2LJ
Tel: (01491) 575499
Fax: (01491) 410273

10/5/00

Contemporary pictures, ceramics & sculpture, framing, fine art restoration & picture rental

Dear Nicola,

Re Old Post Office - TWYFORD.
APPLICATION No C/2000/1284

Neil Trotter has left the Highways Dept + no-one there seems to know anything about our condition (iv) relating to on site car + lorry parking.

We have submitted proposals including a drawing, + (when you were away on holiday) I wrote to Mike Thorp saying we would keep the existing boundary fence + iron gates - which would be kept padlocked.

Have you managed to copy the Highways Dept with our proposals? Who do you think would have taken over Neil's work?

Yours sincerely
Michael Shemilt

P.S. I hear you have been poorly; not stressful to overwork I hope! M.S.
Hope you are better soon.

Directors: M. Shemilt, A. Shemilt, D. Morris
VAT Registration No. 198 9084 95
Company Registration No. 970735 England

CENTURY GALLERIES

Thames Side
HENLEY-on-THAMES
Oxon RG9 2LJ
Tel: (01491) 575499
Fax: (01491) 410273

17/4/00

Contemporary pictures, ceramics & sculpture, framing, fine art restoration & picture rental

PLANNING SERVICES
RPT 28552
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DC
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FILE:

TO: MR MICHAEL THORP

Dear Mr Thorp, The Old Twyford Post Office

I spoke to Nichola Lake this morning to enquire how the discharge of the conditions on the Planning Approval for the above were going; she has not yet had the opportunity to send/copy over proposals to Joanne Ellis on Environmental Health - Noise insulation + decontamination - or Neil Trotter on Highways about our parking proposals, or to the Conservation Officer about our shop-front.

Nichola is desperately over-worked; she told me she had 31 sites to visit last Friday + had had to postpone 4 others! I feel guilty pressing her on our rather minor matters (although of course they are crucial to us & very major), so I am writing to you to ask if you could provide her with some help. I think she is getting swamped by the sheer volume of what is being loaded on her so I am writing to you as the Team leader to ask you to alleviate the situation.

Yours sincerely - Michael Shemilt

Directors: M. Shemilt, A. Shemilt, D. Morris
VAT Registration No. 198 9084 95
Company Registration No. 970735 England

Thames Side
HENLEY-on-THAMES
Oxon RG9 2LJ
Tel: (01491) 575499
Fax: (01491) 410273

CENTURY GALLERIES

Contemporary pictures, ceramics & sculpture, framing, fine art restoration & picture rental

PLANNING SERVICES
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AP
CS
06 APR 2000
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FILE:
2.6.075

Mr Michael Thorp,
Principal Development Control Officer,
Wokingham District Council,
The Council Offices,
Shute End,
Wokingham,
Berks.
RG14 1WR

3rd April 2000

Dear Mr Thorp,

Former Twyford Post Office

It was with a feeling of relief that I received the Inspector's determination of our two Appeals on the above property. (Appeal I: T/App/X0360/A/99/1027085/P4. Appeal 2: T/APP/X0360/A/99/1030088/P4.

Appeal 1 (which has been refused) was a contractual obligation imposed on us by the Post Office as part of the purchase contract for the building and site. Appeal 2 (which has been allowed) related solely to some of the conditions imposed with our May 1999 Planning Application approval (Ref99/69731/F).

As our planning approval is no longer 'sub judice' so to speak, I am writing to request that priority is given to discharging the conditions as quickly as possible. We are eager to commence our picture framing business in the B1/A1 unit and I feel this building has for too long been subject to contentious planning issues. We have in fact already complied with a number of the conditions, and I have asked our Planning Consultant, Simon Eve, and our Surveyor, Andrew French to write to you with full details of how we will comply with the outstanding conditions. - and make any adjustments following your comments.

The purpose of this letter is to ask for this to be given priority by your Department; I imagine you too will be quite pleased to have the file closed on this one.

Yours sincerely,

Michael Shemilt

Directors: M. Shemilt, A. Shemilt, D. Morris
VAT Registration No. 198 9084 95
Company Registration No. 970735 England

00672

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 / 4 / 00	
Officer: NL	Application No.

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

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

Description:
(P.) Details to comply with condition 8(iv) of consent 99/69731/F for the approval of on site car & lorry parking and storage of waste

Location: 9 High Street

Parish: Twyford Ward: .....

Applicant: Century Galleries

Fee Received ..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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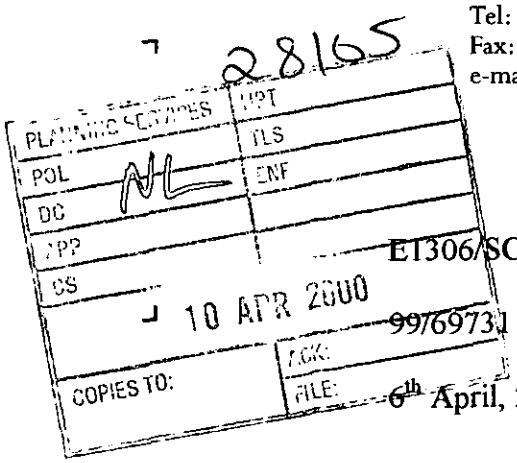
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Simon Eve Associates
Property, Planning and Development Consultants

Century Galleries House
Thames Side
Henley-on-Thames
Oxon RG9 2LJ

Tel: 01491 579009
Fax: 01491 578808
e-mail simon.eve@net.ntl.com



M Thorp Esq
Director of Planning
Wokingham District Council
Council Offices, PO Box 157
Shute End, Wokingham
Berks RG40 1WR

E1306/SCE/czs

99/69731

6th April, 2000

By post and by fax 0118 974 6484

Dear Mr Thorp,

TWYFORD POST OFFICE, 9 HIGH STREET, TWYFORD

I refer to our conversation about three weeks ago when we discussed the discharge of the outstanding conditions under this permission. I am referring the matter to you because Miss Lake is currently on holiday and the matter is urgent.

We now have the Inspector's decision in relation to the planning application 99/69731/F. The Inspector has scheduled his revised conditions using lower case Roman numerals. I have reproduced them below for your convenience. Please could your Council discharge the conditions as a matter of urgency to enable the contractors on site to complete the work for early occupation by Century Galleries.

Condition No	Comment
(iv)	*"Prior to the occupation of the uses hereby approved, full details of on site car and lorry parking and turning spaces and storage of waste shall be submitted to and approved in writing by the local planning authority and implemented in full as approved. These details shall also include physical measures to prevent the use of any of the rear open area for parking by visitors and/or customers. These approved facilities shall thereafter be kept available at all times for the parking and manoeuvring of vehicles and the storage of waste as appropriate."* We enclose a layout Ref E1306/H2.93. We believe we have interpreted the Inspector's recommendations correctly. Signs shall be erected discouraging unauthorised access and identifying the occupiers of parking spaces No. 1-10.
(vi)	*"No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building operations hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details."*

Continued...

(vi) cont. We enclose a copy of Andrew French's letter dated 7th January which enclosed samples and details of the proposed external materials. We understand that the relevant extracts from the catalogues are missing and you should refer back to Andrew French for further information.

(vii) *"Before the development hereby permitted commences on the site, a soil survey shall be undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any unit hereby permitted is first occupied."*
Three soil surveys were undertaken at the Council's request and the results were provided to your Planning and Environmental Officers. The Environmental Health Officer has confirmed that provided no excavation is to be carried out (ie for new building) the localised diesel spills do not constitute a hazard for occupation. The de-commissioning of the diesel tank under the yard is in hand.

(viii) *"Development shall not begin until a scheme for noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be complete before the ground floor commercial premises hereby approved are occupied."*
The detailed scheme of works including noise insulation was submitted to and approved by your Council's Building Control Department. Copies were supplied to the Planning Officer on the 7th January and we enclose another set of drawings (Ref AGF.99.243.1,.2,.3 and .4.

Your confirmation that these conditions can be discharged will enable my clients to occupy.

Yours sincerely

Simon Eve