APPLICATION NO:
F/2001/5542

LOCATION:
42 Station Road, Wokingham.

APPLICANT:
Amjid Mahmood

PROPOSAL:
Proposed change of use from A1 (Shop) to A3 (Hot Food Takaway)

EARLIEST DATE FOR DECISION: **14/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/02/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(EV)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Amjid Mahmood
96 Cordwallis Road
Maidenhead
Berkshire
SL6 7BB

Application Number: F/2001/5542

Parish: **WOKINGHAM**

Location: **42, Station Road, Wokingham.**

Proposal: **Proposed change of use from A1 (Shop) to A3 (Hot Food Takaway)**

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. All party walls and the ceiling/floor between the ground and first floor shall be soundproofed and insulated in accordance with details submitted to and approved in writing by the Local Planning Authority before the use commences, and thereafter be retained for the duration of the use, so as to prevent fumes, smell and/or noise permeating into adjoining premises.

Condition
3. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

Condition
4. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and smell created from cooking operations on the premises. [The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues]. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the development. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1 metre above ridge height of the nearest building].

Condition
5. Deliveries and collections by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or Bank or other Public holidays without the prior agreement in writing of the Local Planning Authority.

Condition
6. The use hereby permitted shall not operate other than between the hours of 08:00 and 23:00 daily.

Condition
7. The development hereby approved shall not be open to the public or otherwise trading until full details of the external lighting and signage have been submitted to and approved in writing by the Local Planning Authority.

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

Reason
2. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers and of the area generally.

Reason
3. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

Reason
4. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

Reason
5. To safeguard the residential amenities of adjoining residents and the area generally from noise and disturbance.

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

Reason
7. In the interests of visual amenity.

Informative
1. 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 Policies OS1 and EN1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1 and WSH13.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 07/02/2002

Notice checked by: _____

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5542
CASE OFFICER: Elaine Vashi

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
~~42a, Station Road, Wokingham~~		
Already done - checked with T.B - 7/1/02.		

Received by Wokingham District Council

Application No: F/2001/5542

Proposal:
Proposed change of use from A1 (Shop) to A3 (Hot Food Takaway)

Location:
42, Station Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5542 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/01/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

27 December 2001

WORK SHEET FOR : Elaine Vashi

Application Number : F/2001/5542

Applicant : Amjid Mahmood .

Location : 42, Station Road, , Wokingham.
Proposal : Proposed change of use from A1 (Shop) to A3 (Hot Food Takaway)

Site Notice Displayed ? :

YES	NO	DATE
✓		7/1/02 .

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 19/12/2001

Earliest Date for Decision : 14/01/2002

Latest Consultation Date/Site Notice Expiry Date : 14/01/2002

This application will have expired on: 13/02/2002. 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 :

ENV. HEALTH : no objection subject to cond - see file .

HIGHWAYS : no objection

OBS LETTERS : 1 - see file .

Planning Issues :

IMPACT UPON SHOP FRONTAGE .
IMPACT UPON NEIGH. RESIDENTS .
IMPACT UPON CHAR. OF AREA / ST. SCENE .
HIGHWAY ISSUES
INSPECTORS REPORT.

Application Number: F/2001/5542

Appraisal :

PRINCIPLE OF DEVELOPMENT:

The application being considered proposes the C.O.U of the vacant A1 retail unit in the ground floor of no 42 Station Road in Wheatley, to A3 hot food takeaway. Policy WSH13 of the WDLP considers the C.O.U to A3 appropriate in principle in town centres, subject to the requirements of the shopping frontage policies, as well as other criteria listed under policy WSH13. The requirements of the shopping frontage policies relate to C.O.U in the primary & secondary sectors of Wheatley town centre & exist so as to limit the concentration of non-shopping units in this area. However, as Station Road lies outside the core retail area of Wheatley T.C these policies do not apply.
As mentioned above policy WSH13 sets out criteria against which such applications should be judged. These relate to impact upon the ~~character~~ amenity of local residents, highway issues & visual amenity from extraction systems etc. The application does not have detailed plans attached to it. However, it is considered that details such as extraction, signage & lighting etc can be dealt with by way of condition.

IMPACT UPON LOCAL RESIDENTS.

The closest residential accommodation is a flat ~~above the~~ above the proposed A3 use, no. 42a Station Road. It is considered that given the nature of the facilities & non residential uses in the immediate surrounding area the addition of an A3 use

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

will have no greater impact in terms of noise & disturbance upon the nearby residents. It is considered that by restricting opening hrs by condition this can be further limited. A further concern is the impact of cooking smells upon local residents. The Councils E.H Officer has not raised any objection to the scheme but has suggested conditions for ventilation & filtration equipment etc.,

that will also limit any possible impact. It is therefore, considered that the proposed C.O.U. to A3 will not have a detrimental impact upon the living conditions of the neighbouring residents.

IMPACT UPON CHAR. OF AREA:

Policy NSH13 refers to the impact upon the visual amenity of the area particularly as a result of the installation of extraction systems. Although no details of any such system have been supplied by the applicant it is considered that the building could accommodate an extraction system in a location that would not be visually intrusive & would therefore minimise any impact upon the character of the area.

HIGHWAY ISSUES:

The highways department have no objection to the proposed C.O.U.

RECOMMENDATION:

Conditional approval.

Application Number F/2001/5542
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001.	
2	C090	R090	

C093

3. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers. R093.

4. Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and smell created from cooking operations on the premises. [The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues]. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the development. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building]. R093.

5. Deliveries and collections by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority. ~~C082~~. R082.

6.	C073	R073	08:00 and 23:00 hereby approved shall not be open to the public or otherwise trading
7.			The development ~~shall take place~~ until full details of the external lighting ~~(position, height,~~ design ~~& intensity)~~ & signage ~~[illegible]~~ have been submitted to & approved in writing by the LPA. R110.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WBE1, WSH13.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date:

RECORD OF SITE VISIT

SITE ADDRESS: 42 Station Road
Wokingham.

APPLICATION NUMBER: F/2001/5542

OFFICER: Elaine Vashi

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - in front window

2. DESCRIPTION OF SURROUNDINGS
Wokingham T.C - outside of retail core area.
mixture of surrounding land uses.

3. DESCRIPTION OF SITE/BUILDING
2st. detached building with residential
flat @ 1st fl.
ext. staircase to rear.

4. RELATIONSHIP TO ADJOINING PROPERTIES
no. 38 - office use
no. 44 - Chinese take away.

5. SITE CONSTRAINTS —

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS

—

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To: Elaine Vashi
Development Control

Your Ref: F/2001/5542

From: John Mullaney
Environmental Health

My Ref: 20016170

Date: 11 January 2001

PROPOSED PROPOSED CHANGE OF USE FROM A1 SHOP TO A3 HOT FOOD TAKEAWAY

42 STATION ROAD WOKINGHAM

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

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

(i) All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

(ii) Suitable ventilation and filtration equipment shall be installed to suppress and disperse fumes and smell created from cooking operations on the premises. [The equipment shall be effectively operated and maintained in accordance with manufacturer's instructions for as long as the proposed use continues]. Details of the equipment shall be submitted to and approved by the Local Planning Authority in writing prior to commencement of the development. Equipment shall be installed and in full working order to the satisfaction of the Local Planning Authority prior to the commencement of use. [Details to include outlet height, which in general should be at least 1m above ridge height of the nearest building].

(iii) Deliveries and collections by commercial vehicles shall only be made to or from the site between 0800 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

The premises may require registration under the Food Safety Act 1990 and will need to comply with the standards contained in the relevant Food Hygiene Regulations prior to becoming operational. The applicant is advised to contact the Environmental Health commercial team on 0118 974 6358 for further information.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6766.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Application Number : F/2001/5542	Map No : 75B
Case Officer : EV	Site Area : 0.02
Valid Date : 19.12.01	Received Date: 19/12/2001

Level : Delegated Application

Description : Proposed change of use from A1 (Shop) to A3 (Hot Food Takaway)

Location : 42, Station Road, , Wokingham.

Parish : WK **Ward : EVE** 27/12/01. TB

Applicant : Amjid Mahmood .

Fee Required: £190 **Fee Received: £190** (2)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 27.12.01 -B.

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

.....

3 relevant pre-apps attached.

ADDRESS 42 STATION ROAD 42A 1ST FLOOR OFFICES * PARISH WOK

PLOT No. ORD. SHEET No. 75B

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
25685 W/D				
*27243	MR I Scott	U.C. of Ext. STAIRCASE TO 1ST FLOOR OFFICES	19.3.84	CU
F/2001/5542	Anjum Mahmood	C. of U. from A1 to A3		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No.

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

19 DEC 2001* 5542

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Mr. Thow withheld.	42 Station Rd. Wokingham	15/12/01

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

(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).

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 . . A. Gilmour . . . . . .

On behalf of . . . . . .

Date . . . 15/12/01 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

19.DEC.2001* 5542

1.	APPLICANT'S NAME	AMJID MAHMOOD
	ADDRESS	96 CORDWALLIS ROAD
	POST CODE	SL6 7BB PHONE 07979031508
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	PHONE
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	42 STATION ROAD WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM RETAIL TO A3.
5. Give the area in hectares or part of a hectare	AREA OF SITE	
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Lessee
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

1769b

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.	RETAIL, THE SHOP IS NOT OCCUPIED	
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	YES/~~NO~~	If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	~~YES~~/NO	If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	N/A	
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	As existing	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	~~N/A~~ 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		
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	No	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS					
	N/A 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.	£190	

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 X [signature] ON BEHALF OF _____ DATE X 13/12/00

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		~~52803~~ ~~52803~~ cm		
A2	FINANCIAL AND PROFESSIONAL SERVICES		59865 cm		59865 cm
A3	FOOD AND DRINK				~~59865~~ cm.
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	Public car park opposite	
Proposed		

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

Fried chicken / fast food takeaway

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

To be determined.

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
			4

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.'