:X SYSTEMS LTD



APPLICATION NO:
F/2000/1187

LOCATION:
Gowrings Toutley Industrial Estate Toutley Road, Wokingham.

APPLICANT:
Gowrings C/O P Wilkes Chartered Architect

PROPOSAL:
Proposed erection of replacement building for car valeting.

EARLIEST DATE FOR DECISION: **13/05/2000**

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

CASE OFFICER: **Natalie Brown**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Gowrings
C/O P Wilkes Chartered Architect
Ivy House
Kings Bromley
Burton Upon Trent
Staffordshire
DE13 7H

Application Number: F/2000/1187

Parish:	**WOKINGHAM**
Location:	**Gowrings Toutley Industrial Estate, Toutley Road, Wokingham.**
Proposal:	**Proposed erection of replacement building for car valeting.**

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. Prior to the commencement of the use of the building hereby permitted the existing building marked "Building to be demolished" in the plans, stamped approved and returned herewith shall be demolished and all materials, rubble and waste removed from the site, and the land reinstated and laid out in accordance with a scheme which will have been approved in writing prior to the commencement of the use.

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

Reason
2. To ensure a satisfactory external appearance

Reason
3. In the interests of the appearance of the area.

John Mitchell
Development Control Manager
Date: 21/07/2000

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.

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1187	NB
BUILDING CONTROL NUMBER.	FP2000/0638	Howard
~~APPLICANT~~/AGENT	P Wilkes - Chartered Architect	
ADDRESS OF SITE	Gowrings, Toutley Road WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	new building for valeting	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	4999.1A	4999.1B
ELEVATIONS	-"-	-"-
FLOOR PLANS	-"-	-"-

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	21/7/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	24/7/00.	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

7/8
Please file in application file

NAB
(received after decision made)

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown

Date: 19 April 2000

Application Number: F/2000/1187

Proposal: Proposed erection of replacement building for car valeting.

Site Address:
Gowrings Toutley Industrial Estate, Toutley Road, , Wokingham.

Applicant:
Gowrings C/O P Wilkes Chartered Architect.

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).

JR

27/7/00

Signed: _____ **Print name:** _____

ADDRESS UNIT B GOWRINGS BODY SHOP TOUTLEY WORKS PARISH WOKINGHAM

PLOT No. TOUTLEY ROAD ORD. SHEET No. SU 8070 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06535	J. KIRBY & CO.	WAREHOUSE UNITS ETC	6.8.77	CA
07152	"	"	24.11.77	CA
BR 7593	JOHNSON IZOD	L. IND / WAREHOUSE / OFFICES	17.1.78	REF
BR 7887	J. KIRBY & SONS	" "	15.2.78	APP
10225	CONCORDE GARAGE	" / OFFICES / STORE	12.4.79	CA
10801	"	" " "	8.6.79	CA
BR 19100	"	STEEL STORAGE PLATFORM	15.9.82	APP
36315	P.J. KIRBY	NEW WAREHOUSE BLDG ADJS	29.8.90	R
7		B8 ON PARKING AREA ADJS.		
37031	"	"	" 13.2.91	R
38508 APPEAL	"	2/SG B1(c) USE / PARKING	2.1.92	R+
41706	"	B2/B1(c)/B8 WHSE BLDG.	17.11.93	CA

DATE OF COMPLETION CONSENT ON PARKING - ELEC. SUB ST - STORAGE BLDG.

MINISTRY DECISION 38508 - APPEAL DISMISSED - 4.11.92

SPECIAL ORDERS TPO 160

DRAINAGE

1933

(2) UNITS A/B GOWRINGS BODY SHOP

ADDRESS TOUTLEY WORKS PARISH WOKINGHAM

PLOT No. TOUTLEY ROAD ORD. SHEET No. SU 8070 61

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/64277/F	GOWRINGS	SEC. FENCING/LIGHTING/CANOPY	6.11.96	C
TP96/5688	GOWRINGS	INT. ALTS & ADAPTATIONS	1.10.96	C/APP
96/64607/A	"	ILL. FASCIA SIGN	28.01.97	CA

MINISTRY DECISION

SPECIAL ORDERS

09a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

10.APR.2000* 1187

1.	APPLICANT'S NAME	Gowrings plc
	ADDRESS	The Grange, 18-21 Church Street, Thatcham, Berkshire.
	POST CODE	RG19 3PN PHONE 01635 866055
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	P. Wilkes - Chartered Architect
	ADDRESS	Ivy House, Kings Bromley, Burton upon Trent, Staffordshire.
	POST CODE	DE13 7HW PHONE 01543 472966
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	Toutley Road, Wokingham (corner with Forest Road - Units A and B)
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Replacement Valeting Unit
5. Give the area in hectares or part of a hectare	AREA OF SITE	Approx. 0.4 ha
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	4999:1A and 2A

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	☐

1769

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.

Industrial

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.

Plastisol Coated Profiled Steel Sheet

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 Unaltered

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: NONE

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

All Existing Unaltered

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.

£380.00

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 P Wilks ON BEHALF OF Gowrings plc DATE 17.2.00

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".

/69c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL		74	81	
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		74	81	

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	NO CHANGE	
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.

Valeting Cars

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

Gowrings plc

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
			NO CHANGE

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".

Application Number F/2000/1187
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC52	SR12	
~~3~~			
3			Prior to the commencement of the use of the building hereby permitted the existing building marked "Building to be demolished" on the plans stamped approved and returned herewith shall be demolished and all materials, rubble and waste removed from the site, and the land reinstated and ~~surface~~ laid out in accordance with a scheme which will have been approved in writing prior to the commencement of the use
			Reason - in the interests of the appearance of the area

RECORD OF SITE VISIT

SITE ADDRESS: Gowrings Toutley Industrial Estate Toutley Road Wokingham.

APPLICATION NUMBER: F/2000/1187

OFFICER: Natalie Brown

DATE OF SITE VISIT: 30/5

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on fence - side entrance to site

2. DESCRIPTION OF SURROUNDINGS

Industry - car repairs
scrap yard.
offices.
other side of road → fields

3. DESCRIPTION OF SITE/BUILDING

Present - area some overgrown -
backs onto scrap yard
area of hardstanding at rear existing garage/buildings.
carparking/storage area

4. RELATIONSHIP TO ADJOINING PROPERTIES

will be detached but ~~facing~~ on fronting road.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT tall metal spike fencing. barbed wire on top.

OTHERS shrubs etc outside of boundary

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/1187

Applicant : Gowrings C/O P Wilkes Chartered Architect.

Location : Gowrings Toutley Industrial Estate, Toutley Road, , Wokingham.

Proposal : Proposed erection of replacement building for car valeting.

Site Notice Displayed ? :	YES	NO	DATE
	✓		30/5

Date of Neighbour Notifications : .....

Date of Site Visit : 30/5

Date Registered : 10/04/2000

Earliest Date for Decision : 13/05/2000

Latest Consultation Date/Site Notice Expiry Date : 13/05/2000

Application Expiry Date: 05/06/2000

Consultation Responses :

WBC TC : 18/5 - no objections

ENV Health (28/4) no objections

Highways : 10/7 - no objections

ENV. Agency : none received

Neighbours/ENV : none received.

Planning Issues : (LDd SC1, Rec. employment area, site for uses detrimental to residential amenity, core employment area. wrong WEM2)

1) impact upon adjoining sites

2) impact upon the character of the area

3) impact upon highway safety.

Application Number: F/2000/1187

Appraisal :

- Development : Proposed building (B2) covering 81 m² as a replacement valeting unit (existing unit covering 74 m² to be demolished). Site is located at Toutley Industrial Estate - designated as a area for uses detrimental to residential amenity & within the identified settlement of Wokingham.

1) Impact upon adjoining sites :-
The side of site boarding road is bound by tall metal spiked fencing with barbed wire on top with shrubs etc outside of the fencing. The site backs onto a scrap yard & is within the curtilage of 'Fowlings' ∴ will not have any adverse impact upon adjoining sites

2) Impact upon the character of the area.
The use of the B2 building falls within policy WEM9 'units that have a detrimental impact upon residential amenity' which includes uses such as for car repairs.
Materials to be are not considered to be detrimental to the streetscene.
∴ no detrimental impacts upon the character of the area.

3) Impact upon highway safety :-
Highways dept had no objection to the application
There is an access to the site from Forest Rd - at the side where the proposed valeting unit would be located.

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

Tel: (0118) 974 6492

Date: 11/7/2000

My ref: F/2000/1187

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

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/2000/1187
Gowrings Toutley Industrial Estate, Toutley Road, , Wokingham.
Proposed erection of replacement building for car valeting.

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

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**. 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 20/7/2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/1187**
Gowrings Toutley Industrial Estate, Toutley Road, , Wokingham.
Proposed erection of replacement building for car valeting.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Eke

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 6492

Date: 11/7/2000

My ref: F/2000/1187

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 Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2000/1187
Gowrings Toutley Industrial Estate, Toutley Road, ,
Wokingham.
Proposed erection of replacement building for car valeting.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Natalie Brown** *on* **(0118) 974 6492.**
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 20/7/2000

Yours faithfully

John Murdoch pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2000/1187**
Gowrings Toutley Industrial Estate, Toutley Road, , Wokingham.
Proposed erection of replacement building for car valeting.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

Received by Wokingham District Council

Application No: F/2000/1187

Proposal:
Proposed erection of replacement building for car valeting.

Location:
Gowrings Toutley Industrial Estate, Toutley 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. 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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/05/2000. 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~17 MAR 2000~~ VALID 10 APR 2000	Map No. 61 Site 0:40
Officer: NJB / Application No. F/2000/1187	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF REPLACEMENT BUILDING FOR CAR VALETING

Location: UNITS A/B TOUTLEY ROAD

Parish: WOKINGHAM Ward: Emm Brook 19.4.2000.

Applicant: GOWRINGS

Fee Received 380-00 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	Red line incomplete. No scale. ✓	27/3	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q3. Is this address good enough? (Toutley Works? Units A/B?) ✓	27/3	✓
(4)	Correct S 66 certificate	None ✓	27/3	✓
(5)	Elevation plans	Other side elevation ✓	27/3	✓
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 : 19.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: Landfill + Garage site
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: Landfill + adj flood zone
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:

SIN + Units A/B The ~~occupant~~ Toutley Works, Toutley Road, Wokingham

ICS Information Support, INTA Electronics, R.E.S Group Ltd } Crown House, Toutley Rd Ind. Estate, Toutley Road, W'ham

Medical Bionics, The Noise Control Centre, Diasorin Ltd, Boat Comm GB Ltd } Charles House, Toutley Rd Industrial Estate, Toutley Road, Wokingham.

Scrap Yard, Old Forest Road, Wokingham

Welfaux Ltd, Toutley Rd Ind Est, Toutley Rd, W'ham

f|2000|1187

Highways

No objection

R 10|7|00

Highways

No objection

R 10|7|00

PLA
POL
DC
APP
CS
18
COPIES TO:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Natalie Brown

Application Number: F/2000/1187

Proposal: Proposed erection of replacement building for car valeting.

Site Address: *Gowrings, Toutley Road, Wokingham.*

Applicant: Gowrings C/O P Wilkes Chartered Architect

Your observations are required in respect of this application by **13/05/2000**

No objections

SIGNED: _____ **DATE:** 11/05/00

CLERK TO Wokingham Town Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
ARB	
CS	
28 APR 2000	
COPIES TO:	ACK:
	FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Natalie Brown
Planning Department

Date: 27/04/00

GOWRINGS OF WOKINGHAM, UNIT B TOUTLEY ROAD, WOKINGHAM F/2000/1187

Having considered the environmental health implications of the above application I have no objections or comments to make.

John Mullaney
Environmental Health Officer

ADDRESS UNIT 6 GOWRINGS BODY SHOP TOUTLEY WORKS PARISH WOKINGHAM

PLOT No. TOUTLEY ROAD ORD. SHEET No. SU.8070 6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
06535	J. KIRBY & CO.	WAREHOUSE UNIT ETC	4.8.77	CI
07152	"	"	24.11.77	CIA
BR 7593	JOHNSONIZED	L.IND/WAREHOUSE/OFFICES	17.1.78	REF
BR 7887	J. KIRBY & SONS.	" "	15.2.78	APP
10225	CONCORDE GARAGE	" / OFFICES / STORE	12.4.79	CIA
10801	"	" "	8.6.79	CIA
BR 19100	"	STEEL STORAGE PLATFORM	15.9.82	APP
36315	P.J. KIRBY	NEW WAREHOUSE BLDG ADJ 29 & 90		R
		B8 ON PARKING AREA ADJ.		
37031	"	"	13.2.91	R
38508 APPEAL	"	2/5 B1(c) USE / PARKING	2.1.92	REF
41706	"	B2/B1(c)/B8 USE BLDG.	17.11.93	CIA

DATE OF COMPLETION CONSIST OF PARKING-ELEC. SUB SE - STORAGE BLDG.

MINISTRY DECISION 38508 - APPEAL DISMISSED - 4.11.92

SPECIAL ORDERS TPO 160

DRAINAGE

1933

(2) UNITS A/B GOWRINGS BODY SHOP

ADDRESS TOUTLEY WORKS PARISH WOKINGHAM

PLOT No. TOUTLEY ROAD ORD. SHEET No. SU.8070 61

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64277/F	GOWRINGS	SEC. FENCING/LIGHTING/CANOPY	6.11.96	CI
TP96/5688	GOWRINGS	ING. ALTS & ADAPTATIONS	1.10.96	C/APP
96/64607/A	"	ILL. FASCIA SIGN	28.01.97	CIA

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

10.APR.2000* 1187

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.

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.

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

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 . . . . . P. Wilder . . . . . .

On behalf of . . . Gowrings plc . . . . . .

Date . . . 30th March, 2000. . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
10.APR.2000* 1187
-7 APR 2000

1.	APPLICANT'S NAME	Gowrings plc
	ADDRESS	The Grange, 18-21 Church Street, Thatcham, Berkshire.
	POST CODE	RG19 3PN PHONE 01635 866055
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	P. Wilkes - Chartered Architect
	ADDRESS	Ivy House, Kings Bromley, Burton upon Trent, Staffordshire.
	POST CODE	DE13 7HW PHONE 01543 472966
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	Toutley Road, Wokingham (corner with Forest Road - Units A and B)
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Replacement Valeting Unit
5. Give the area in hectares or part of a hectare	AREA OF SITE	Approx. 0.4 ha
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	4999:1A and 2A

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.

Industrial

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.

Plastisol Coated Profiled Steel Sheet

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 Unaltered

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To existing system

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO

If no, please give details: NONE

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

All Existing Unaltered

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.

£380.00

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 Gowrings plc DATE 17.2.00

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				
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		74	81	
B7	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		74	81	

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	NO CHANGE	
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.

Valeting Cars

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

Gowrings plc

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
			NO CHANGE

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.'