APPLICATION NO:

F/2002/8220

LOCATION: The Plaza
~~**Wokingham Courtyard**~~ **Denmark Street, Wokingham .** (Former Tesco Stores)

APPLICANT:
Argos Ltd C/O Comiston Interiors Ltd

PROPOSAL:
Proposed installation of new shop front.

EARLIEST DATE FOR DECISION: **08/02/2003**

APPLICATION WILL HAVE EXPIRED ON:
10/03/2003

CASE OFFICER: **Mrs B Polnik**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Argos Ltd
C/O Comiston Interiors Ltd
Unit 22, Tatton Court
Kingsland Grange
Woolston
WARRINGTON
Cheshire WA1 4RR

Application Number: F/2002/8220

Parish: **WOKINGHAM**

Location: **The Plaza, Denmark Street, Wokingham**

Proposal: **Proposed installation of new shop front.**

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.

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

Informatives
1. This approval is in respect of Site Plan and Plan 5263/001B received by the Local Planning Authority on 13th January 2003, Plan 1525-02A received 15th January 2003, and Drawing Nos. 5263 002D, AD/SK86, AD/SK82 and 7252/01 received 19th February 2003.

2. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies SBE1, SBE2, SBE11
Deposit Draft Wokingham District Local Plan Policies WHE4, WBE1, WBE15, WOS3

T. G Watson

Trevor Watson
Development Control Manager
Date: 12/03/2003

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.

Date: 28 January 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8220

Location: The Plaza, Denmark Street, Wokingham.

Proposal: Proposed installation of new shop front.

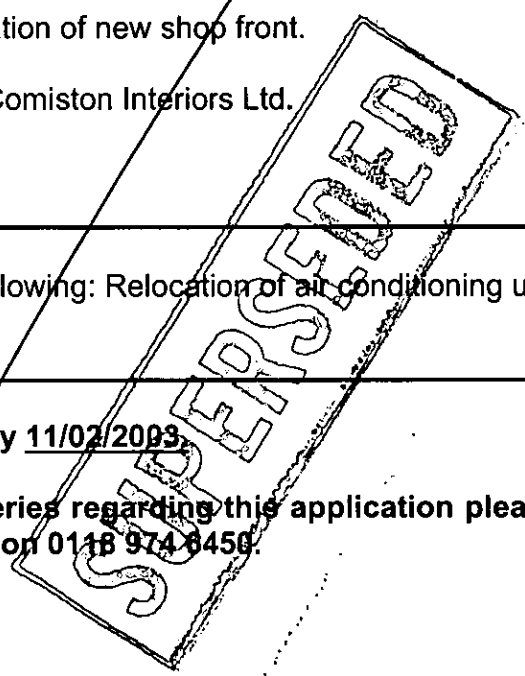
Applicant: Argos Ltd C/O Comiston Interiors Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Relocation of air conditioning units. Drawing nos: 5263/001A & 002B.

Comments are required by 11/02/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.



(RING ONE)

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

App. No. F/2002/8220 Date Rec. 7.1.2003

Location: THE PLAZA, DENMARK ST (FORMER TESCO STORES LTD.)

Parish: WOKINGHAM

Applicant:

Description of attached plans: Revised plans

Drawing No's: 5263/001A and 002B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	✓
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

~~as per original consultations~~

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

NEIGHBOURS: —

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP.

Consultations Sent by Admin. on 28.01.03.

Yellow - Case Officer Copy
Green - Part One Copy

Coniston Interiors

PLANNING 64697
FOL
DC BWF ENF
APP
CS
07 JAN 2002
COPIES TO

Wokingham District Council,
Planning Department,
P O Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.

REVISED PLAN
8220

06 January 2003

Coniston Interiors Limited

22 Tatton Court
Kingsland Grange
Warrington
WA1 4RR

tel 01925 827930
fax 01925 826450

email info@coniston.ltd.uk

Dear Sir or Madam:

RE: Proposed Argos Catalogue Showroom , Wokingham Courtyard, DenmarkStreet, Wokingham.

SUPERSEDED

Regarding the above project and our correspondence to your office in connection with the relevant approvals, please find enclosed 5 sets of our revised plans as listed below:

- Coniston Interiors Limited ~ 001 A ~ Proposed Ground Floor.
  002 B ~ Proposed External Ele.

We hope this is satisfactory but should you require any additional information, drawings please do not hesitate to contact me.

Yours faithfully

Paul Shortland
C.A.D Technician

Registered in England & Wales
No 3734193

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2002/8220

Applicant : Argos Ltd C/O Comiston Interiors Ltd.

Location : Wokingham Courtyard, Denmark Street, Wokingham, .

Proposal : Proposed installation of new shop front. and air conditioning units

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

Date of Neighbour Notifications : .....

Date of Site Visit : 6.2.2003

Date Registered : 13/01/2003

Earliest Date for Decision : 08/02/2003

Latest Consultation Date/Site Notice Expiry Date : 08/02/2003

This application will have expired on: 10/03/2003. 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 :

- Highways : no objection
- Town Council : no objection
- Letters of representation : 1 in support
- Conservation Architect : Principle acceptable. Details require amplification - no obj. to revised plans
- ENV. Health - no obj.

Planning Issues :

Application Number: F/2002/8220

Appraisal :

Impact on visual amenity of area - policies SBE1/2 and SBE1 of SDALP. WHE4, WBE1, WBE15 and WOS3 of WDLP and ENV1 of BSP
Site is located in a secondary location in the town centre. The building itself lies outside the conservation area although the boundary of the conservation area adjoins it. Details of the shopfronts could also have been dealt with pursuant to conditions on the original planning permissions for refurbishment of the building. Proposed shopfront and elevational treatment to Erfstadt Court considered to be in keeping with building and other works recently approved. No adverse impact on visual amenity of area or character of adjoining conservation area.

No objection to position of 2 airconditioning units to roof of building fronting Waterford Way which is the main servicing area for building.

Highway safety: no adverse impact due to relationship and design of scheme.

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

Application Number F/2002/8220
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.			
1.	This approval is in respect of site plan & plan 5263/001B rec'd by the LPA on 13.1.03, plan 1525-02A rec'd 15.1.03, and drawing nos. 5263 002D, ~~A3/HB666 Rev1.~~, A0/SK86, A0/SK82 and 7252/01 rec'd 19.2.03		
	Informative for approvals		
2.	**N16**		
	LODDON AREA LOCAL PLAN POLICIES:		
	SOUTH-EAST AREA LOCAL PLAN POLICIES:	SBE1/2, SBE11	
	WOKINGHAM DISTRICT LOCAL PLAN POLICIES:	WHE4, WBE1, WBE15, WOS3	
	GREEN BELT LOCAL PLAN POLICIES:		
	BERKSHIRE STRUCTURE PLAN POLICIES:	eN1	
	MINERALS LOCAL PLAN POLICIES:		

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T L Watson
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: 10/3/03

PLANS SUBMITTED WITH APPLN

			~~Revised plans rec'd~~
Floorplan	5263	001 B	rec'd 13.1.03
Elevations	5263	002 & D	rec'd 19.2.03
Mechanical Services ground floor	1525	-02A	rec'd 15.1.03
Air conditioning units	Fax ~~received~~		

~~A3/11666 Rev1.~~
A0 /SK~~6~~
A0 /SK 82
7252/01

PROPOSAL:

Installation of 2 air conditioning units on elevation facing Waterford Way

Installation of entrance to shop and 3 panels in Erfstadt Court

(Refer also to seperate appln. for advertisement consent A/2003/8301) for details of signage

RECORD OF SITE VISIT

SITE ADDRESS: Wokingham Courtyard Denmark Street Wokingham

APPLICATION NUMBER: F/2002/8220

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 6.2.03

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Green SN displayed on Erlstadt Court elevation

2. DESCRIPTION OF SURROUNDINGS

Predominantly commercial uses with some residential above

3. DESCRIPTION OF SITE/BUILDING

Former Tesco supermarket currently under refurbishment to form health club, A1 + A3 units

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES not effected

ACCESS/PARKING N/A

LEVELS changes in Erlstadt Court

BOUNDARY TREATMENT N/A

OTHERS

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date February 12, 2003
My ref. BP/TAB/F/2002/8220
Your ref.

Mr Shortland
Coniston Interiors Ltd
Unit 22, Totton Court
Kingsland Grange
Woolston
WARRINGTON
Cheshire WA1 4RR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Shortland

PROPOSED INSTALLATION OF NEW SHOPFRONTS AND AIR CONDITIONING UNITS AT 4 THE PLAZA, DENMARK STREET, WOKINGHAM

I refer to your planning application for the above-mentioned proposal on behalf of Argos.

Your plan no. 5263 002C showing the new shopfront entrance states that the drawing should not be scaled and does not correspond with that shown on the south elevation, nor does it correspond with the elevation (elevation C) submitted for the application for advertisement consent (A/2003/8301).

Furthermore the design of the 3 back panels does not correspond with those submitted for the advertisement application. For your information I enclose copies of plans submitted for this advertisement application A3/116666 Rev. 1.

I look forward to receiving revised plans and further details of the proposed materials for both the back panels and shop entrance.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

Encls.

Basia Polnik

From: John Mullaney
Sent: 11 February 2003 09:21
To: Basia Polnik
Subject: "The Plaza", Denmark Street, WOKINGHAM, Berkshire F/2002/8220

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

11 MAR 2003

Date: 07 March 2003

To: Harold Sanders – Urban Design & Conservation

We have received Revised Plans for the following planning application:

Application Number: F/2002/8220

Location: The Plaza, Denmark Street, Wokingham.

Proposal: Proposed installation of new shop front.

Applicant: Argos Ltd C/O Comiston Interiors Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Revised shopfront. Drawing nos: 5263 002D, A3/116666 Rev 1, AD/SK86, AD/SK82 & 7252/01.

Comments are required by 21/03/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

REVISED REVISION (!) NOW ACCEPTABLE TO ME

SEE COMMENTS ON 'PREZZO' SHOP FRONT —

A DEGREE OF UNITY REQUIRED

IE. POSITION OF SIGNAGE / LIGHTING.

LIGHTING (OF SOME FORM TO BE AGREED) AND

COLOUR TO BE ENCOURAGED IN THIS

LOCATION.

Harold Sanders

12-03.03

Date: 07 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8220

Location: The Plaza, Denmark Street, Wokingham.

Proposal: Proposed installation of new shop front.

Applicant: Argos Ltd C/O Comiston Interiors Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Revised shopfront. Drawing nos: 5263 002D, A3/116666 Rev 1, AD/SK86, AD/SK82 & 7252/01.

Comments are required by 21/03/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App. No. F/2002/8220 Date Rec. 19.2.03

Location: THE PLAZA, CENMARK ST.

Parish: WOKINGHAM

Applicant: ARGOS

Description of attached plans: Revised shopfront

Drawing No's: 5263 0020, A3/116666 Rev1., A0/SK86, A0/SK82 and 7252/01

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP.

Consultations Sent by Admin. on 07.03.PS.

Yellow - Case Officer Copy
Green - Part One Copy

Coniston Interiors

REVISED PLAN

8220

66304

BWP

Wokingham Unitary
Environmental Services Department
Planning Services
P.O Box 157
Shute End, Wokingham
Bershire
RG40 1WR

18 February 2003

Att : Mrs B Polnik.

RE: Application Number : F/2002/8220.

Site Address: The Plaza, Denmark Street, Wokingham, Berkshire, RG40 2LD.

Thank you for your recent letter concerning the signage & shopfront works to the above unit.
The drawings we submitted were incorrect due to design issues that have been resolved today with our client in conjunction with our signage contractor. The shopfront detail shown on our plan 5263 002 D, is to manufacturer details and is how it will appear when constructed.

John Anthony Signs will be revising their plans in accordance with our new proposals & will be forwarded shortly.
I hope you find our amendments in accordance with your letter, and we enclose details as listed:

- 5263 002 D ~ Coniston Interiors Limited, 1:100/1:20.
- A3/116666 Rev 1 ~ John Anthony Signs Limited, 1:100.
- AD/SK86 ~ Kemp muir wealleans, 1:20.
- AD/SK82 ~ Kemp muir wealleans, 1:20.
- 7252/01 ~ M.B.E Glazing System Limited,N.T.S.

Also I have a specification of the material used in the manufacture of the shopfront, it is:
Aluminium extrusions are 6063T6 Alloy to BS1474, Polyester powder coating is to BS6496, minimum thickness 40 microns on significant surface to a standard colour & finish.
If you require any other technical specifications regarding the above please call.
If you have any problems or require any additional information please do not hesitate to contact me.

Yours Sincerely

Paul Shortland
C.A.D Technician

Coniston Interiors Limited

22 Tatton Court
Kingsland Grange
Warrington
WA1 4RR

tel 01925 827930
fax 01925 826450

email info@coniston.ltd.uk

Registered in England & Wales
No 3734193

See Part One for all plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Mrs B Polnik

Date: 16 January 2003 20 JAN 2003

Application Number: F/2002/8220

Proposal: Proposed installation of new shop front..

Site Address:
Wokingham Courtyard, Denmark Street, Wokingham, .

Applicant:
Argos Ltd C/O Comiston Interiors Ltd.

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

---

1. WHERE ARE EXTRACT UNITS TO BE LOCATED?
2. DRAWING 002C NOT CLEAR ON ENTRANCE POSITION ON ELEVATION. – IS IT WITHIN HATCHED AREA. – EAST ELEVATION.
3. DESIGN OF POSTER FRAMES ALSO UNCLEAR.
   WINDOWS BLOCK-UP – HOW, WITH WHAT, FINISH?.??
4. PRINCIPLE ACCEPTABLE – DETAILS OF PROPOSALS REQUIRE AMPLIFICATION FOR ANYONE SEEKING FURTHER INFORMATION ON PROPOSED NEW SHOP FRONT AND SIGNING.
   IS THE LAYOUT CLEARER ON THE ADVERTISEMENT SUBMISSION

Harold Sanders

28.01.03.

Discussed revisions ☐ HS 10/3. – no obj: to proposal.

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2002/8220

Proposal: Proposed installation of new shop front

Site Address: The Plaza, Denmark Street, Wokingham

Applicant: Argos Ltd C/O Comiston Interiors

Your observations are required in respect of this application **by 08/02/03**

At its meeting on 21 January 2003, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 05/02/03

CLERK TO Wokingham Town Council

20 JAN 2003

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8220. (Case Officer:Mrs B Polnik)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES | KEY
POL
BP.
22 JAN 2003
28/1/03.

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8220

YOUR NAME: BENTLEY SYSTEMS UK LTD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
MONARCH HOUSE WATERFORD WAY
WOKINGHAM
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 16 January 2003

Application Number: F/2002/8220

Proposal: Proposed installation of new shop front.

Parish: WOKINGHAM TOWN

Site Address:
Wokingham Courtyard, Denmark Street, Wokingham, .

Applicant:
Argos Ltd C/O Comiston Interiors Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** AC 20/1/03.

Date: 28 January 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8220

Location: The Plaza, Denmark Street, Wokingham.

Proposal: Proposed installation of new shop front.

Applicant: Argos Ltd C/O Comiston Interiors Ltd.

Case Officer: Mrs B Polnik

The new plans show the following: Relocation of air conditioning units. Drawing nos: 5263/001A & 002B.

Comments are required by 11/02/2003.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

No adverse comments.

AR 30/01/03.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8220

Proposal:
Proposed installation of new shop front.

Location:
The Plaza Denmark Street Wokingham

This application is being advertised in the Wokingham Times newspaper on the 29/01/2003 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **19/02/2003**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 29/01/2003

6.2.03

Date: 23 January 2003

To: Case Officer

We have received Revised Information for the following planning application:

Application Number: F/2002/8220

Location: The Plaza, Denmark Street, Wokingham.

Proposal: Proposed installation of new shop front.

Applicant: Argos Ltd C/O Comiston Interiors Ltd.

Case Officer: Mrs B Polnik

The new information: Revised address as shown above.

For information only.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Tel: 0118 974 6489 (Direct Line) Fax: 0118 974 6313
Email: vivienne.conlon@wokingham.gov.uk
Date: 8 October 2002
My ref: VAC/KMJ/20027293
Your ref:
File ref: Street Naming and Numbering – Wokingham

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr D Shrubsall
Ian David Limited
Greenworth House
Lake Road
VIRGINIA WATER
Surrey GU25 4QW

Dear Mr Shrubsall

STREET NAMING AND NUMBERING
FORMER TESCO STORE, DENMARK STREET, WOKINGHAM

I am writing to confirm that the District Council has no objection to you naming the property shown on the attached site plan as:

Holmes Place Health Club Limited – Wokingham
1 The Plaza
Denmark Street
WOKINGHAM
Berkshire RG40 2LD

The name must be displayed in a conspicuous position in letters not less than 62.5 mm in height. There should be a good colour contrast between the letters and the background to which they are fixed.

I will advise the Departments of the Council, Parish Councils, the Royal Mail Post Codes, the Gloucester Land Registry and Emergency Services, of the name. It will be necessary for you to inform the official bodies on the attached list.

Yours sincerely

V A Conlon

V A CONLON (MRS)
Technical Assistant/Receptionist

c.c. Astrid Rehwald – Kemp Muir Wealleans
P Taylor

Enc

HI40
june02

FAX

Date	3/10/02
Number of pages including cover sheet	1

TO:	Vivien Conlon Environmental Services Dept Wokingham District Council Shute End Wokingham Surrey
Phone	0118 9746489
Fax Phone	0118 9746313

FROM:	David Shrubsall Ian David Ltd. Greenworth House Lake Road Virginia Water Surrey GU25 4QW
Phone	(01344) 844818
Fax Phone	(01344) 849134

CC:	John Osborn- Aza 020 75758418 James Upfold-Mace 020 74030384

REMARKS: ☒ Urgent ☐ For your review ☐ Reply ASAP ☐ Please Comment

THE PLAZA (THE FORMER TESCO BUIDING), DENMARK STREET REDEVELOPMENT

I would like to thank you for your assistance in responding quickly and liasing with Royal Mail and preliminary confirmation that the property can be renamed as 'The Plaza'.

I confirm the trading name and details for the tenant occupying the D2 (leisure) unit as: -
Holmes Place Health Club Ltd – Wokingham
1 The Plaza
Denmark Street
Wokingham
Berkshire

Could you please forward these details to Royal Mail for confirmation of the postcode. I would be grateful if you could again mark it for their urgent attention, as the full details are urgently required for opening. If you require any other information then do not hesitate to contact me.

Yours sincerely

David Shrubsall

AD/HJ

MAYRISE NO 20028448
DATE REC'D -4 OCT 2002
ACK
ANS'D
FILE REF SNN

19 DEC 2002

Application Number: F/2002/8220

Case Officer : BP.

Valid Date :	13 JAN 2003

Map No :

Site Area :

Received :

WOKINGHAM UNITARY
Aiming for Excellence

Level : Delegated Application

Description : Proposed installation of new shop front. & mechanical extract plant

Location : Wokingham Courtyard, Denmark Street, Wokingham, .
(Former Tesco Store)

Parish : WK **Ward :** Evendons. 16.1.03 TB.

Applicant : Argos Ltd C/O Comiston Interiors Ltd.

Fee Required: £110 **Fee Received: £110** (1)

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	Not signed / dated		✓ 13 JAN 2003
S.66 MISSING/INCORRECT/ UNSIGNED	~~Ltr – application also for mechanical plant~~	8/1	
ELEVATION PLANS	– N. elevation shows front view of extract plant but side elevs also required.	8/1	✓ 13 JAN 2003
FLOOR PLANS	– Show position & size of extract plant on plans.	8/1	✓ 13 JAN 2003
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	– Separate app required for "Argos" signs.	8/1	already in.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Is the site in a Conservation Area: ☑ Yes ☐ No If "Yes" which one [illegible]

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No In a Cons Area

WOKINGHAM UNITARY
Aiming for Excellence

INTERNAL CONSULTATIONS 16.3.03

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 ✓

Access Officer

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

.....

2 x S/N + see map

(20m radius of site)

.....

No pre-apps.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Organisation_Name	Building_Name	address1	Postcode
C M PROFESSIONAL & LANGUAGE SE	15A	15AMARKET PLACEWOKINGHAM	RG40 1AL
TESCO STORES LTD			RG40 2LD
BUSY HANDS CRAFT SHOP	1-3	1-3DENMARK STREETWOKINGHAM	RG40 2AY
BERKSHIRE WINDOW CENTRE LTD		21DENMARK STREETWOKINGHAM	RG40 2AY
SCOOPS OF WOKINGHAM	REAR OF 19-21	REAR OF 19-21DENMARK STREETWOKINGHAM	RG40 2QF
BERKSHIRE PEST CONTROL	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
TEMPLERIDGE SYSTEMS LTD	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
THE WOKINGHAM BUSINESS CENTRE	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
GYRO INFORMATION SERVICES LTD	THE COURT HOUSE	THE COURT HOUSEDENMARK STREETWOKINGHAM	RG40 2AY
SOLON SYSTEMS DEVELOPMENT	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
Q DRIVE	WATERFORD HOUSE	WATERFORD HOUSEERFSTADT COURTWOKINGHA	RG40 2YF
DESIGNS FOR LIVING	1-7	1-7DENMARK STREETWOKINGHAM	RG40 2AY
FAME	9-11	9-11DENMARK STREETWOKINGHAM	RG40 2AY
GRAYMAR CONSULTING LTD	THE COURTHOUSE	THE COURTHOUSEDENMARK STREETWOKINGHAM	RG40 2AY
GRAPEVINE ACCOUNTANCY	15A	15AMARKET PLACEWOKINGHAM	RG40 1AL
CHILDCARE UK LTD			RG40 2YF
A 2 B TAXIS	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
RAPHAEL VIVE & CO	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
DYNASOFT (UK) LTD	MONARCH HOUSE	MONARCH HOUSEWATERFORD WAYWOKINGHAM	RG40 2AR
GOING PLACES		16MARKET PLACEWOKINGHAM	RG40 1AL
ODDBINS LTD		15MARKET PLACEWOKINGHAM	RG40 1AL
[redacted]ER HIRE		15MARKET PLACEWOKINGHAM	RG40 1AL
F C SERVICES LTD	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QE
		1ELMS ROADWOKINGHAM	RG40 2AA
		11ELMS ROADWOKINGHAM	RG40 2AA
		3ELMS ROADWOKINGHAM	RG40 2AA
		5ELMS ROADWOKINGHAM	RG40 2AA
		7ELMS ROADWOKINGHAM	RG40 2AA
		9ELMS ROADWOKINGHAM	RG40 2AA
INSPIRATIONS		20DENMARK STREETWOKINGHAM	RG40 2BB
JAY PRINTERS	1A	1ADENMARK STREETWOKINGHAM	RG40 2AY
DESIGNBROOK LTD	8A	8ADENMARK STREETWOKINGHAM	RG40 2BB
BUCKS & BERKS RECRUITMENT PLC	12A	12ADENMARK STREETWOKINGHAM	RG40 2BB
HAPPIT LTD		14DENMARK STREETWOKINGHAM	RG40 2BB
WOKINGHAM CHAMBER OF TRADE &			RG40 2YF
HUDSON BAY CLOTHES SHOP		13DENMARK STREETWOKINGHAM	RG40 2AY
SUE RYDER FOUNDATION		19DENMARK STREETWOKINGHAM	RG40 2AY
EATON TRAVEL	10-12	10-12DENMARK STREETWOKINGHAM	RG40 2BB
JOHN BELL CARPETS		18DENMARK STREETWOKINGHAM	RG40 2BB
[redacted]URITY DYNAMICS	MONARCH HOUSE	MONARCH HOUSEWATERFORD WAYWOKINGHAM	RG40 2AR
PACER LEISURE LTD	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QF
CONTESSA LTD		8DENMARK STREETWOKINGHAM	RG40 2BB
RUTRONIK UK	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2AY
ROSSINI		16DENMARK STREETWOKINGHAM	RG40 2BB
ASD SECURITY	THE COURTHOUSE	THE COURTHOUSEERFSTADT COURTWOKINGHAM	RG40 2YF
	WATERFORD HOUSE	WATERFORD HOUSEERFSTADT COURTWOKINGHA	RG40 2YF
BEARWOOD CORPORATE SERVICES	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QF
RESOURCE LTD	RESOURCE HOUSE	RESOURCE HOUSEDENMARK STREETWOKINGHAM	RG40 2BB
PICTURES & FRAMES		17MARKET PLACEWOKINGHAM	RG40 1AL
CARGO HOMESHOP		18MARKET PLACEWOKINGHAM	RG40 1AL
EDINBURGH WOOLEN MILL		20MARKET PLACEWOKINGHAM	RG40 1AP
ROBERT DYAS		20MARKET PLACEWOKINGHAM	RG40 1AP
PEACOCKS		20MARKET PLACEWOKINGHAM	RG40 1AP
PRINCIPLE DYNAMICS	DENMARK COURT	DENMARK COURTMARKET PLACEWOKINGHAM	RG40 1AL
RUTRON K & INTEREUROPE	19-21	19-21DENMARK STREETWOKINGHAM	RG40 2QF

**********FILE COPY**********

Tel: 0118 974 6450

Date: 16 January 2003

My ref: F/2002/8220

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Marinos
10 Wildcroft Drive
Wokingham
RG40 3NY

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/2002/8220
Wokingham Courtyard, Denmark Street, Wokingham, .
Proposed installation of new shop front.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Mrs B Polnik** on **0118 974 6450** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2002/8220**
Wokingham Courtyard, Denmark Street, Wokingham, .
Proposed installation of new shop front.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Marinos

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6450

Date: 16 January 2003

My ref: F/2002/8220

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Morgan
Valois Farm
Range Road
Wokingham
RG40 3NR

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

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Yours sincerely
Trevor Watson
Development Control Manager

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Wokingham Courtyard, Denmark Street, Wokingham, .
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I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Morgan

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6450

Date: 16 January 2003

My ref: F/2002/8220

WOKINGHAM UNITARY
Aiming for Excellence

Councillor King
1 Winkfield Close
Wokingham
Berks
RG41 2EZ

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

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Wokingham Courtyard, Denmark Street, Wokingham, .
Proposed installation of new shop front.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2002/8220**
Wokingham Courtyard, Denmark Street, Wokingham, .
Proposed installation of new shop front.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor King

**********FILE COPY**********

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Received by Wokingham District Council

Application No: F/2002/8220

Proposal:
Proposed installation of new shop front.

Location:
Wokingham Courtyard, Denmark Street, 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/2002/8220 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/02/2003. 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.

Trevor Watson
Development Control Manager

16 January 2003

13 JAN 2003 8220

Tel. (0118) 974 6429 or 6433

Date: 08 January 2003

Your Ref:

My Ref: F/2002/8220

Argos Ltd
C/O Comiston Interiors Ltd
Unit 22 Tatton Court
Kingsland Grange
Woolston, Warrington
Cheshire
WA1 4RR

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

Reference Number: 2002/8220

Site Address: Wokingham Courtyard, Denmark Street, Wokingham, .

Proposal: Proposed installation of new shop front.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please sign and date the application forms.

Q4 on the application forms. Please include mechanical plant in the description of work.

Side elevations of the extract plant are also required.

Please show the position and size of the extract plant on the floor plans.

A separate application is required for the signage. Forms attached.

Please re-submit the proposal with the amendments and/or additional information requested above.

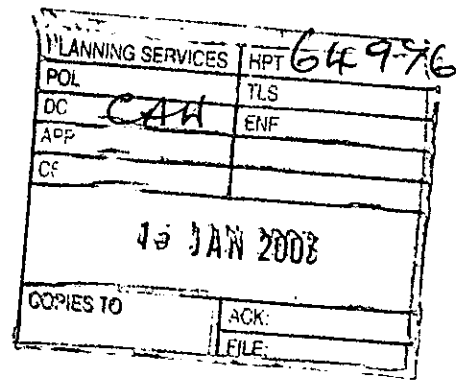
Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Coniston Interiors

13 JAN 2003 8220



Wokingham District Council,
Environmental Services Department,
Planning Services,
P O Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.
13 January 2003

Coniston Interiors Limited

22 Tatton Court
Kingsland Grange
Warrington
WA1 4RR

tel 01925 827930
fax 01925 826450

email info@coniston.ltd.uk

Dear Ms Hurst,

RE: Ref No. 2002/8220.
Proposed Argos Catalogue Showroom, Wokingham.

Please find enclosed a copy of Woodward & Co Limited rev A Mechanical drawing regarding the above.

We hope this is satisfactory but should you require any additional information, drawings please do not hesitate to contact me.

Yours faithfully

Paul Shortland
C.A.D Technician

Registered in England & Wales
No 3734193

Coniston Interiors 13.JAN.2003 8220

13 JAN 2003

Wokingham District Council,
Environmental Services Department,
Planning Services,
P O Box 157,
Council Offices,
Shute End,
Wokingham,
Berkshire,
RG40 1WR.
10 January 2003

Coniston Interiors Limited

22 Tatton Court
Kingsland Grange
Warrington
WA1 4RR

tel 01925 827930
fax 01925 826450

email info@coniston.ltd.uk

Dear Ms Hurst,

RE: Ref No. 2002/8220.
Proposed Argos Catalogue Showroom, Wokingham.

Further to your letter referenced F/2002/8220, please find enclosed our revised planning application including revised drawings covering the following points.

1. Complete
2. Included
3. Included
4. Included
5. Application to be made by John Anthony Signs Limited.

We hope this is satisfactory but should you require any additional information, drawings please do not hesitate to contact me.

Yours faithfully

Paul Shortland
C.A.D Technician

Registered in England & Wales
No 3734193

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

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

19 DEC 2002

FOR OFFICE USE ONLY
13 JAN 2003 8220

19 DEC 2002

8220

1.	APPLICANT'S NAME	ARGOS LTD, AVEBURY
	ADDRESS	489-499 AVEBURY BOULEVARD
		SAXON GATE WEST, CENTRAL MILTON KEYNES
	POST CODE	MK9 2NW PHONE 01908 690333
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CONISTON INTERIORS LTD
	ADDRESS	UNIT 22 TATTON COURT, KINGSLAND GRANGE
		WOOLSTON, WARRINGTON, CHESHIRE
	POST CODE	WA1 4RR PHONE 01925 827930
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	ARGOS, WOKINGHAM COURTYARD
		DENMARK STREET, WOKINGHAM, BERKS RG40 2AA
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INSTALLATION OF NEW SHOPFRONT & MECHANICAL PLANT
5. Give the area in hectares or part of a hectare	AREA OF SITE	N/A
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 ?

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

EMPTY RETAIL UNIT.

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.

TO MATCH EXISTING BUILDING

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

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

AS EXISTING

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.

£110-00

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 M Cook ON BEHALF OF ARGOS LTD DATE 09/01/03

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

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	✓	✓
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.

RETAIL

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

ARGOS LTD C/O 489-499 AVEBURY BOULEVARD
CENTRAL MILTON KEYNES MK9 2NW
NO

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
		25	

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.

N/A

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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

13 JAN 2003 8220

19 DEC 2002

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

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
AXA SUNLIFE PLC	7 NEWGATE STREET LONDON EC1A 7NX	17 DECEMBER 02

+ 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 . . . . . M Lah . . . . . .

On behalf of . . . . ARGOS LTD . . . . . .

Date . . . . 9/12/02 . . . . . .

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

① ADDRESS TESCO STORE / PART OFFICES ABOVE = PARISH WOKINGHAM
WAITROSE ISSUE

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER B/O/37/63 NORMAN SINCLAIR PROPS. O/L 6.12.63 CIA

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/B/2/71	WBC	MULTI-STOREY CAR PARK SHOPS / OFFICES	29.9.71	CIA
R/309/73	HAMPSHIRE CNTY ESTATES.	SUPERMARKET & STORAGE, 30,000 sq ft OFFICES OVER / MULTI-STOREY CAR PARK - 385 CARS	6.12.73	NOT ISSUED CIA
0811?	TESCO	" " "	8.6.76	CIA
		RETURN. LL. SHOPS / OFFICES		
0848 WBC		"	8.6.76	CIA
BR 10382		"	3.11.80	RELEASED BY DOE
10189	WARE CONSTR.	SIGNS FOR TESCO AT ELMS ROAD	5.7.79	REF

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TL 48 CARPARK

DRAINAGE

091074

② ADDRESS TESCO STORE PARISH WOKINGHAM

PLOT No. DENMARK STREET ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
11045	TESCO	2 NON-ILL SIGNS AT DENMARK ST.	5.7.79	REF
13474	"	1 NON-ILL. SIGN FOR CAR-PARK & STORE AT ELM ROAD	31.7.80	REF
13475	"	1 NON-ILL. SIGN FOR CARPARK & STORE AT DENMARK ST / ALEXANDRA COURT	31.7.80	CIA
BR 23154	"	REARRANGE OFFICES & INT. ACC.	14.8.84	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS Tesco Store PARISH Wokingham

PLOT No. Denmark Street ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23208	WDC.	Extend Service Road to R/O 16 Market Place (now Waterford Way)	14.4.85	DP
BRA5382	"	INT. ALTS.	16.6.88	App.
30931	"	New Refrigeration Plant on Roof	4.8.88	C/A
BRA10428	"	INT. ALTS.	21.6.91	App
F/2001/3459	Axa Equity & Law	C. of U. from A1 to D2 & part A1 to A3 restaurant	23.5.01	C/App
~~97/66397/A~~	~~Tesco Stores Ltd.~~	~~* Free standing sign & to wall mounted signs~~	~~* 14.11.97~~	~~Ref C/A~~
~~VAR/2002/6859~~	~~Axa Sun Life~~	~~VAR to COND 18 of 5828 to alter opening hours for A3 restaurant unit 9.00 - 11.20~~	~~15.8.02~~	~~C/A~~

DATE OF COMPLETION ~~* Free standing sign - Ref. Wall mounted signs C/A~~

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (4) HOLMES PLACE HEALTH CLUB Ltd.
1 THE PLAZA

ADDRESS ~~Tesco Store~~, Denmark Street PARISH Wokingham

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2002/5660		Holmes Place Health Club.	Formation of new entrance to health club	3.4.02		C/A
F/2002/5728		Axa Sun Life	Alts to form retail units, restaurant & health & fitness club Amends to 3459	13.3.02		C/A
F/2002/5718		"	re-align. of access to Fleet Works C. of U. of public open space in connec. with fitness centre		19.8.02	C/A
F/2002/5828		Axa Sun life	Alt to form retail units, Restaurant + fitness centre. amend to 3459		22.5.02	C/A
VAR/2002/6859		Axa Sun Life	VAR. to COND 18 of 5828 to alter opening hours for A3 restaurant unit 9.00 - 11.20	15.8.02		C/A
F/2002/8106		Axa Sun Life	ext to building for A3 use Re loc of A1/A3 use (Shop + Rest)			
F/2002/8220		Argos	install new shop fr.			

MINISTRY DECISION:

SPECIAL ORDERS: