
WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS**Notification of Approval of Permission**

RECEIVED

30 DEC 2005

**Streamhill Ltd
C/O D L P Consultants Ltd
Salisbury House
Milton Road
Wokingham
Berks
RG40 1DB**

Application Number: F/2005/5957

Parish: Finchampstead

Location: Belscot, Reading Road, Eversley.

Proposal: Proposed change of use of buildings B & C to include B2 general industrial use.

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby commences. Development shall be carried out in accordance with the approved details.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no extensions or alterations permitted by Class A of Part 8 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.
4. The premises shall be used for uses under Classes B1, B2 and B8 only of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include

indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation.

7. Before any specified plant and/or machinery is used on the premises, it shall be enclosed with sound-insulating material and mounted in a way that would minimise transmission of structure borne sound in accordance with a scheme to be approved in writing by the Local Planning Authority and that scheme shall be carried out as agreed.

8. No deliveries shall be taken at or despatched from the site outside the hours of 07:00 and 19:00 Mondays to Saturdays nor at any time on Sundays, Bank or Public Holidays.

9. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

10. No building shall be occupied until space has been laid out within the site in accordance with drawing no. BKS324 No. 2 Rev F for cars to be parked and for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. These areas shall be retained for these purposes at all times.

11. No building shall be occupied until space has been laid out within the site for bicycles to be parked in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

12. No development shall commence until visibility splays of 3 metres by 110 metres to the west and 3.5 metres to the east have been provided at the existing western access. No structure or erection exceeding 0.6 metres in height shall be placed within these sight lines.

13. Development shall not begin until details of the junction between the proposed service road and the highway have been submitted to and approved in writing by the Local Planning Authority; and the buildings shall not be occupied until that junction has been constructed in accordance with the approved details.

14. The existing eastern vehicular access to the site shall be stopped up and abandoned, and within 1 month of the completion of the new access the footway and/or verge crossings shall be reinstated in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.

15. Any gates provided shall be set back a distance of at least 12 metres from the carriageway edge and shall not open towards the highway.

16. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 12 metres measured from the carriageway edge.

17. This permission is in respect of drawings BKS324 nos. 1, 7-11 received by the Local Planning Authority on 4 October 2005, and drawing BKS324 no. 2 rev F received by the Local Planning Authority on 28 November 2005. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

PLEASE NOTE THAT IF YOUR APPLICATION HAS BEEN SUBJECT TO REVISION DURING ITS DETERMINATION YOU NEED TO CHECK WITH BUILDING CONTROL THAT THE CHANGES ARE ACCEPTABLE. THIS NOTICE ONLY RELATES TO PLANNING CONSENT AND DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS LEGISLATION. BUILDING REGULATIONS CONTACT NUMBER 0118 974 6376.

Reasons

1. In pursuance of Section 51 of the Planning and Compulsory Purchase Act 2004.
2. In the interests of visual amenity.
Relevant Policies: Berkshire Structure Plan Policy EN5 and Wokingham District Local Plan Policies WOS3 and WOS6.
3. To safeguard the character of the premises and the residential and visual amenities of the occupiers of the adjoining properties.
Relevant Policies: Wokingham District Local Plan Policies WOS3 and WBE1.
4. To prevent an over-development of the site and to ensure adequate parking.
Relevant Policies: Berkshire Structure Plan Policy T6 and Wokingham District Local Plan Policy WT6.
5. In the interests of visual amenity.
Relevant Policies: Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan Policies WOS3, WBE1 and WBE5.
6. In the interests of visual amenity.
Relevant Policies: Berkshire Structure Plan Policy EN1 and Wokingham District Local Plan Policies WOS3, WBE1 and WBE5.
7. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.
Relevant Policies: Berkshire Structure Plan Policy EN5 and Wokingham District Local Plan Policies WOS3 and WOS6.

8. To safeguard the residential amenities of the occupiers of neighbouring properties.

Relevant Policies: Berkshire Structure Plan Policy EN5 and Wokingham District Local Plan Policies WOS3 and WOS6.

9. In the interests of visual amenity.

Relevant Policies: Wokingham District Local Plan Policies WOS3 and WBE1.

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

Relevant Policies: Berkshire Structure Plan Policy T6; Wokingham District Local Plan Policy WT6 and Appendix 8.

11. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Relevant Policy: Wokingham District Local Plan Policy WT3.

12. In the interests of highway safety and convenience.

Relevant Policy: Wokingham District Local Plan Policy WT7.

13. In the interests of highway safety and convenience.

Relevant Policy: Wokingham District Local Plan Policy WT7.

14. In the interests of highway safety and convenience.

Relevant Policy: Wokingham District Local Plan Policy WT7.

15. To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety.

Relevant Policy: Wokingham District Local Plan Policy WT7.

16. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Relevant Policy: Wokingham District Local Plan Policy WT7.

17. To ensure that the development is carried out in accordance with the approved details.

Informatives

1. The development accords with the policies contained within the adopted / emerging development plan and there are no material considerations which warrant a different decision being taken.

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

Berkshire Structure Plan Policies DP6, T1 and E1.

Wokingham District Local Plan Policies WOS3, WOS7, WCC1, WLL2, WRE2, WT6 and WT7.



Simon Birch
Development Control Manager
Date: 22/12/2005

NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

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.