APPLICATION NO:
F/2000/0536

LOCATION:
Scottish Courage Brewing Ltd Berkshire Brewery Imperial Way, Reading.

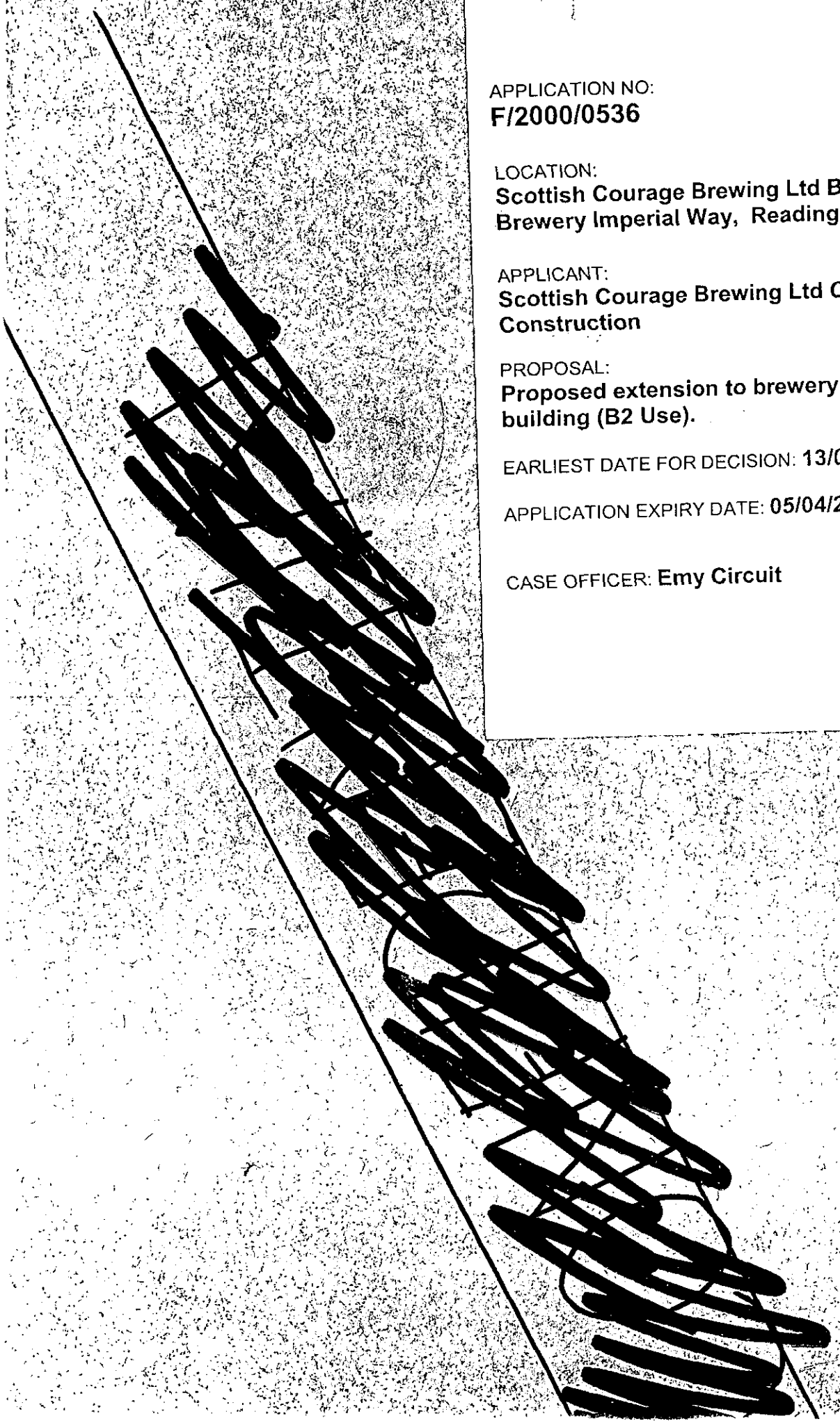
APPLICANT:
Scottish Courage Brewing Ltd C/O Miller Construction

PROPOSAL:
Proposed extension to brewery - packaging building (B2 Use).

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **05/04/2000**

CASE OFFICER: **Emy Circuit**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Scottish Courage Brewing Ltd
C/O Miller Construction
Moorside Road
WINCHESTER
Hampshire
SO23 7SJ

Application Number: F/2000/0536

Parish: **SHINFIELD**

Location: **Scottish Courage Brewing Ltd Berkshire Brewery, Imperial Way, Reading**

Proposal: **Proposed extension to brewery - packaging building (B2 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.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

Condition
3. The area shown on the permitted drawings for vehicle parking, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

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. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Head of Planning and Transportation
Date: 06 April 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.

Reading
BOROUGH COUNCIL

TO CADEFICE F/2000/0536
(decision already made)

28782

POL	
DC	
APP	
GS	LO
27 APR 2000	
COPIES TO:	ACK:
	FILE:

Richard Tyndall
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 𝒯 0118 939 0700
Email: julie.williams@reading.gov.uk

Our Ref: 00/00211/WOKADJ/JW
Your Ref: F/2000/0536

Direct: ☎0118 939 0437

Planning Services
Wokingham District Council
PO Box 157.
Shute End
Wokingham
RG40 1WR

26 April 2000

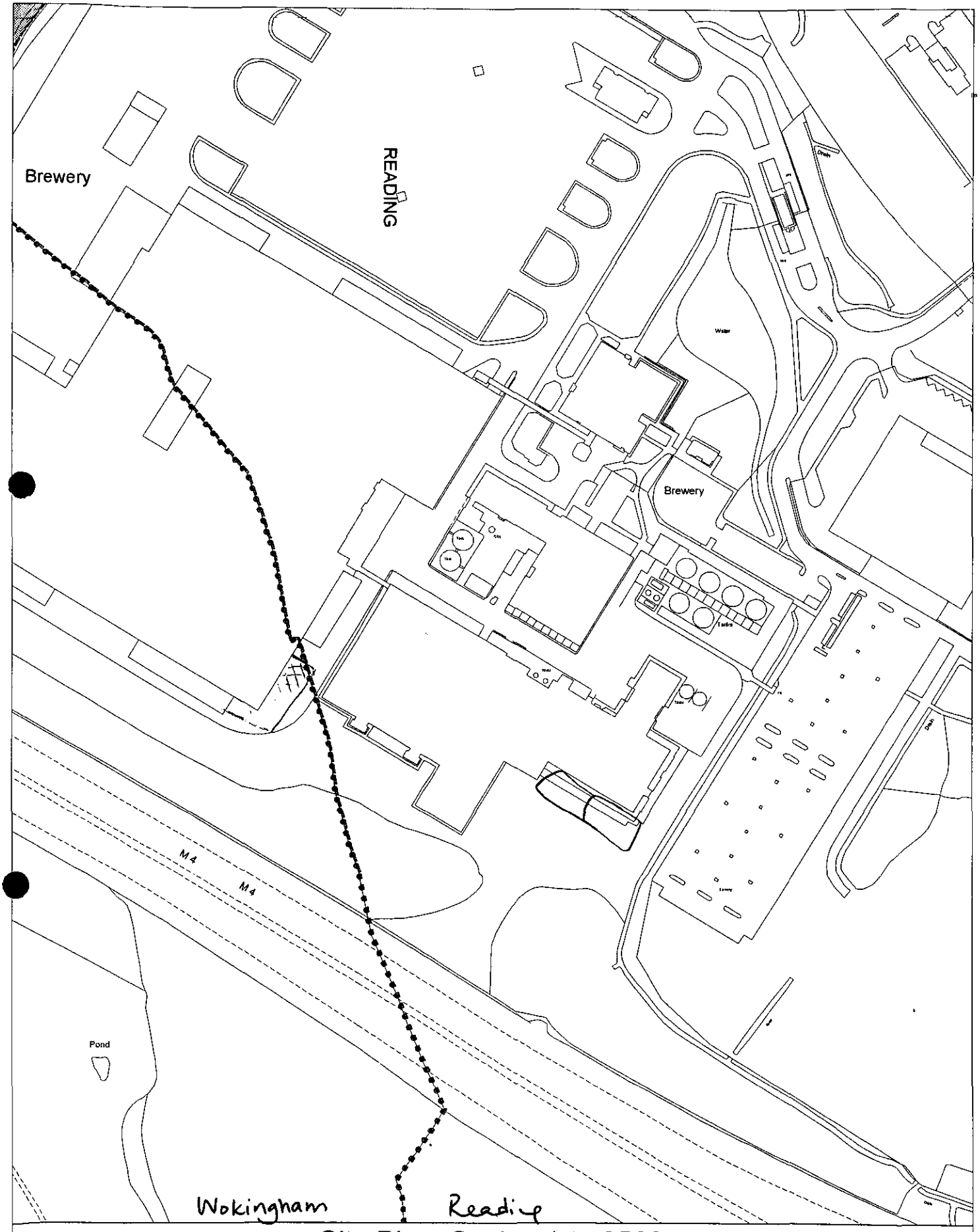
Your contact is: Julie Williams, Planning and Transport

Dear Sirs

APPLICATION NO: F/2000/0536
ADDRESS: BERKSHIRE BREWERY, IMPERIAL WAY, READING RG2 0PN

I refer to the consultation of the above application which was received on 22 February 2000. Reading Borough Council raises no objections to this proposal.

Yours sincerely,
Julie Williams, Team Leader



Site Plan, Scale: 1 to 2500

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Date: 2 February 2000

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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL SUB-COMMITTEE HELD ON WEDNESDAY 5th APRIL 2000 FROM 7:30 TO 9:45PM

Present:- Mrs A N C Drake (Chairman), Mr A J Ross (Vice-Chairman), Mrs D C Beatty, Mr M J Bryant, Mr R F N Eke, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 38: Tim Charlesworth, Mr R Cundy

195. MINUTES

Subject to the amendment of Minute 189 to reflect that a local Member attended the meeting and spoke against the proposal and that Mrs J Lissaman declared an interest in this item and left the meeting, taking no part in the discussion or voting thereon, the Minutes of the meeting of the Sub-Committee held on 15th March 2000 were confirmed as a correct record and signed by the Chairman

196. ORDER OF BUSINESS

RESOLVED: That the order of business be altered to that on the agenda to enable the following application to be considered first:

Members considered details of the Application and it was

RESOLVED: That Application No F/2000/0536 be approved, subject to the conditions set out on pages 1661 and 1662 of the Agenda.

206. APPLICATION NO F/2000/0536 - PROPOSED EXTENSION TO BREWERY PACKAGING BUILDING (B2 USE)- BERKSHIRE BREWERY, IMPERIAL WAY, READING - FOR SCOTTISH COURAGE BREWING LTD

The Sub-Committee considered a report about this application set out on Agenda pages 1661to 1667.

Members noted that the application site (which was located between the M4 motorway and the A33 Basingstoke Road) was partially within the district, but that the majority of the site was within Reading Borough Council. However, the packaging building was located towards the southern boundary of the site, within Wokingham District.

Application No. **Received** **Shinfield**
F/2000/0536 **09.02.00**

Applicant: **Scottish Courage Brewing Ltd.**
Location : **Berkshire Brewery, Imperial Way, Reading**
Proposal : **Proposed extension to brewery packaging building (B2 use)**

1. **Planning History** – The application site is located between the M4 motorway and the A33 Basingstoke Road and is cut by the district boundary. The majority of the site lies within Reading Borough but the packaging building is located towards the southern boundary of the site, within Wokingham Ditrict. The brewery complex was originally permitted in 1975 and there have been an number of subsequent applications for extensions.

   The proposal is before the development control sub-committee because the net increase in floorspace is greater than 500m^2.

2. **Proposal** - The proposal is for alterations to the existing packaging building, comprising of removal of part of an existing canopy (383.52m^2) and an extension of 482.56m^2, on the south side of the building, and a new canopy of 416m^2, on the eastern side of the building. The net change in floorspace is, therefore, 515.04m^2. The additional space is required to increase the efficiency of existing operations and would not result in changes to staffing levels.

3. **Consultations** -
   - **Environmental Health Officer** – *no objection*
   - **Highway Authority** – *recommend conditions*
   - **Shinfield Parish Council** – *"no comments"*
   - **Reading Borough Council** – *no comments received*

4. **Appraisal** – The main issues are

   A. The impact on the surrounding area
   B. Highway issues

   A. The packaging building is situated approximately 25 metres from the southern boundary of the site, adjacent to the M4 motorway. It is surrounded by other buildings in the brewery complex so the proposals would not have an impact on neighbours. Due to the scale of the proposals in relation to the existing building, it is not considered that the alterations would be noticable from the motorway and the motorway embankment screens the site from the south-west.

   B. The Highway Authority has no objection to the proposals, subject to a condition requiring the parking, turning and off-loading areas shown to be retained for such use.

5. **Conclusion** – The proposed extensions represent a small increase to the existing packaging building and would not have a significant impact on the character or appearance of the site.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.

3. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.

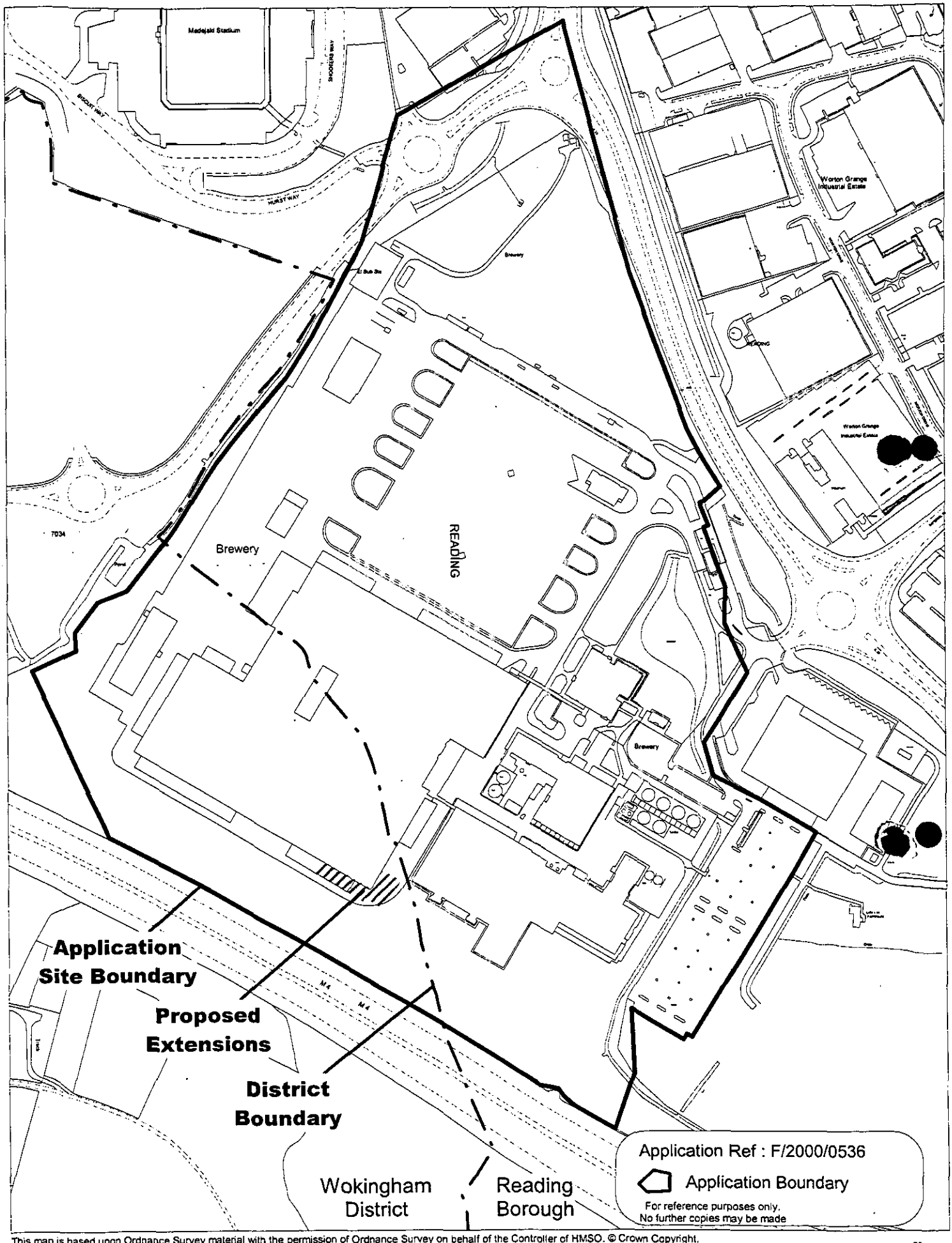
REASONS

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

2. To ensure a satisfactory external appearance.

3. Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.
5 April 2000

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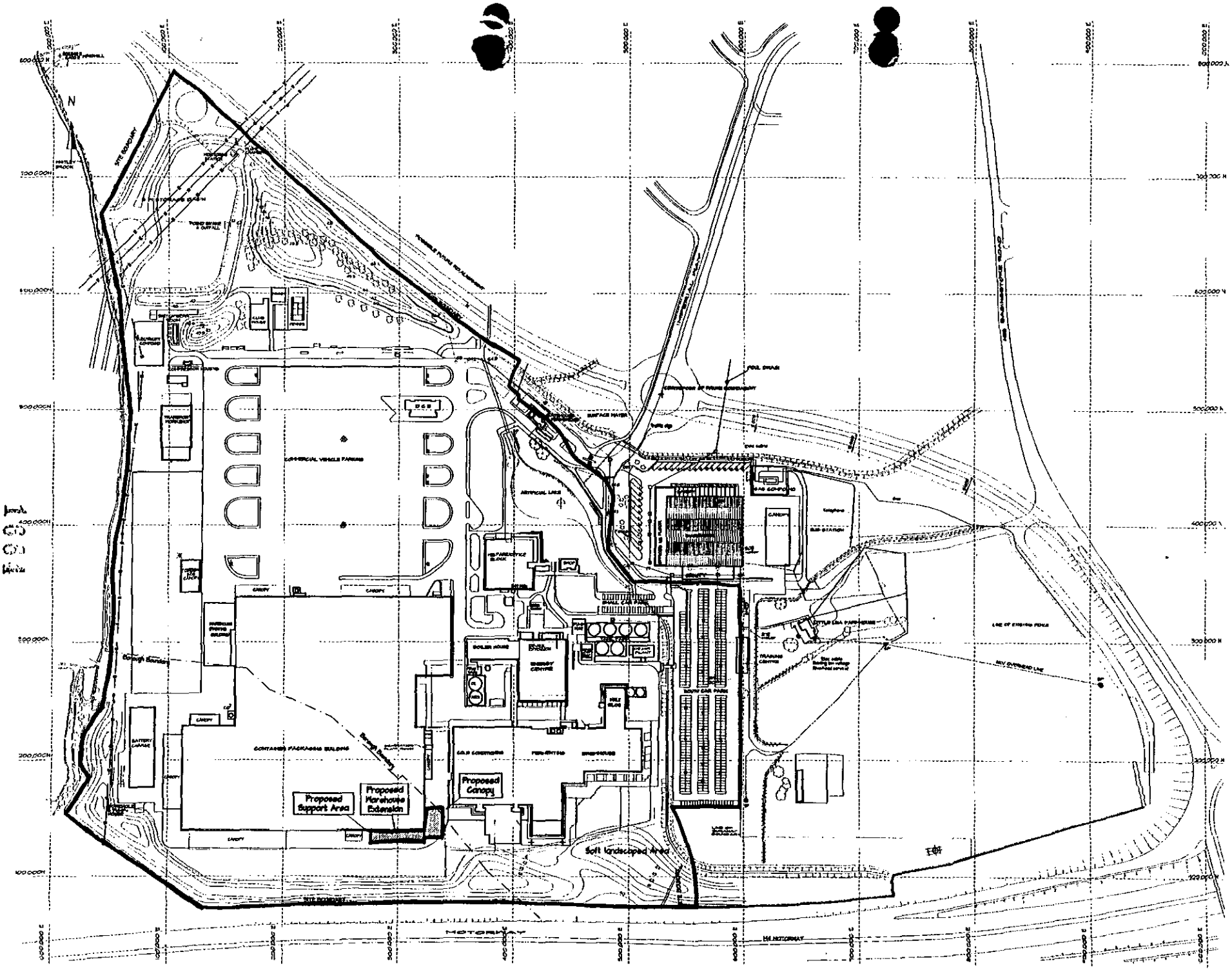

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REV.	DATE	AMENDMENT
B	8.2.00	Redrawn
A	28.1.00	Canopy extended

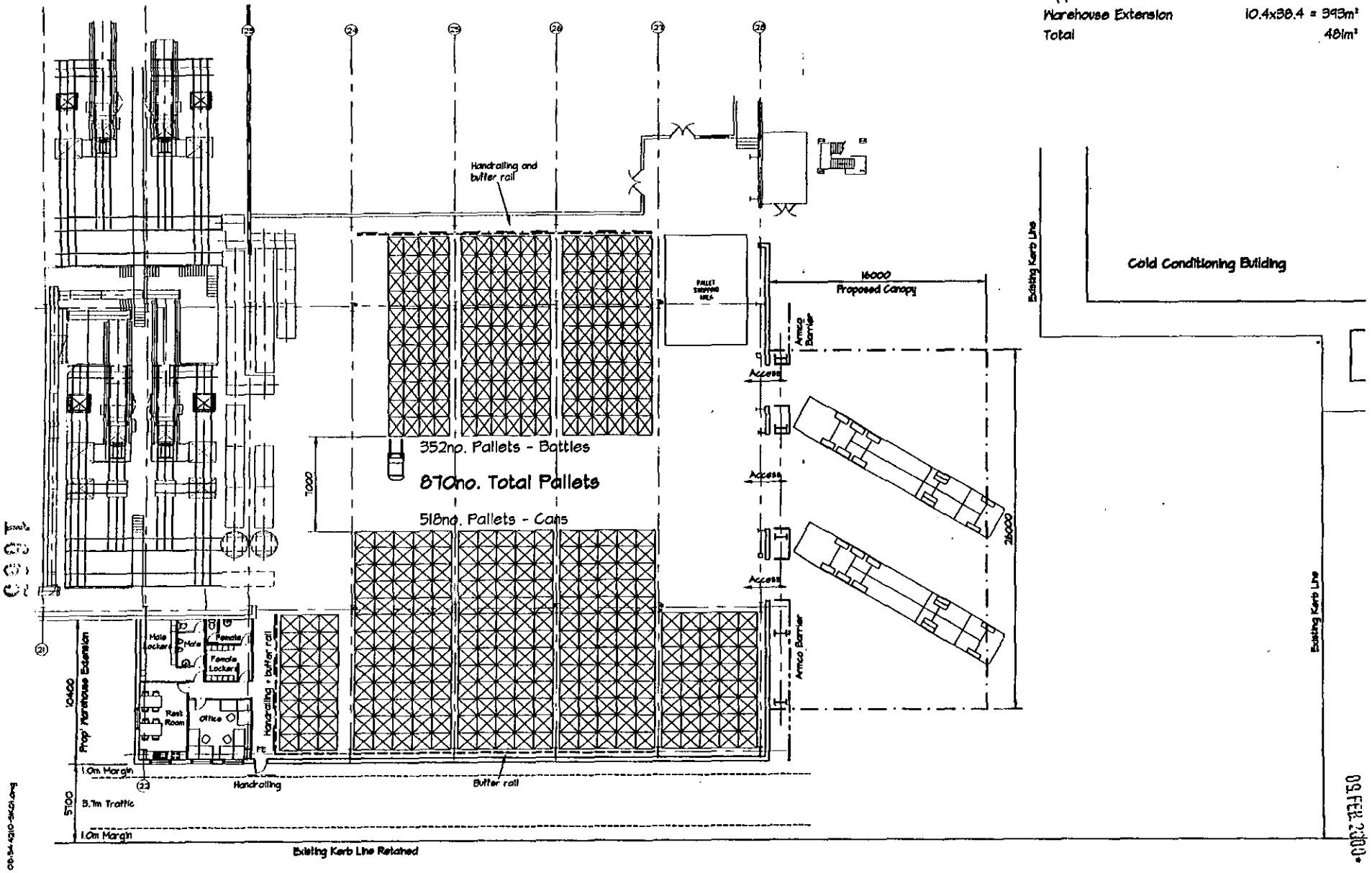
CLIENT
03 FEB 2000 0536
Miller Construction

PROJECT
Project Inbound
Scottish Courage
Berkshire Brewery, Reading

DRAWING TITLE
Site Plan

NORDER
Structural and Civil Engineering Consultants
Beech Lawn, Green Lane, Belper, Derby DE56 1E
Tel: 01773 824414 Fax: 01773 823305
e-mail: norder.design@compuserve.com

SCALE 1:1500	SHEET SIZE A1
DATE Jan'2000	DRAWN SLR
JOB No. 4210	DRAWING No. 1



Additional Floor Areas:

Support Area	10.4x7.9	= 88m²
Warehouse Extension	10.4x38.4	= 393m²
Total		481m²

Notes

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REV.	DATE	AMENDMENT	BY
B	1 2 00	Pallet layout amended and trailer parking removed.	SJB
A	27 1 00	Canopy extended, additional fire exit indicated, pallet layout amended and notes added.	SJB

CLIENT

Miller Construction

PROJECT

Project Inbound
Scottish Courage
Berkshire Brewery, Reading

DRAWING TITLE

Proposed Layout
Option 1

NORDER
Structural and Civil Engineering Consultants
Beech Lawn, Green Lane, Belper, Derby DE56 1BY
Tel: 01773 824414 Fax: 01773 823305
e-mail: norder_design@compuserve.com

SCALE	SHEET SIZE
1:200	A2
DATE	DRAWN
Jan' 2000	S.J.Briggs
JOB No.	DRAWING No. REV.

09 FEB 2000 0536

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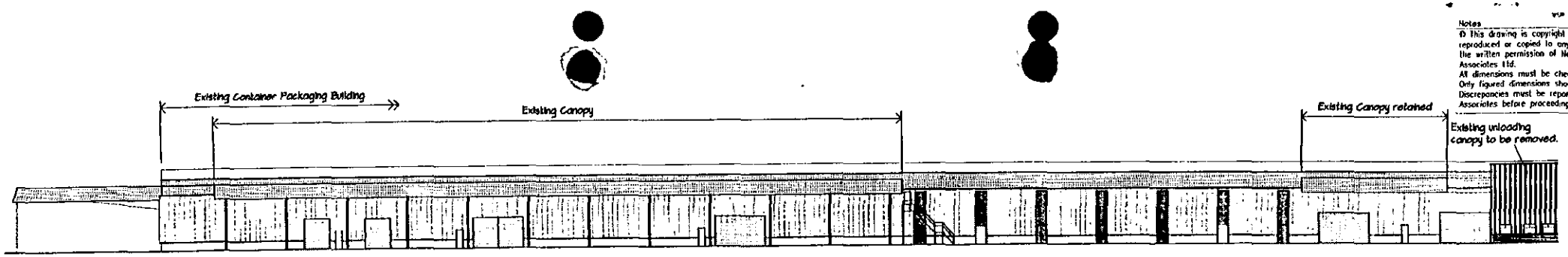
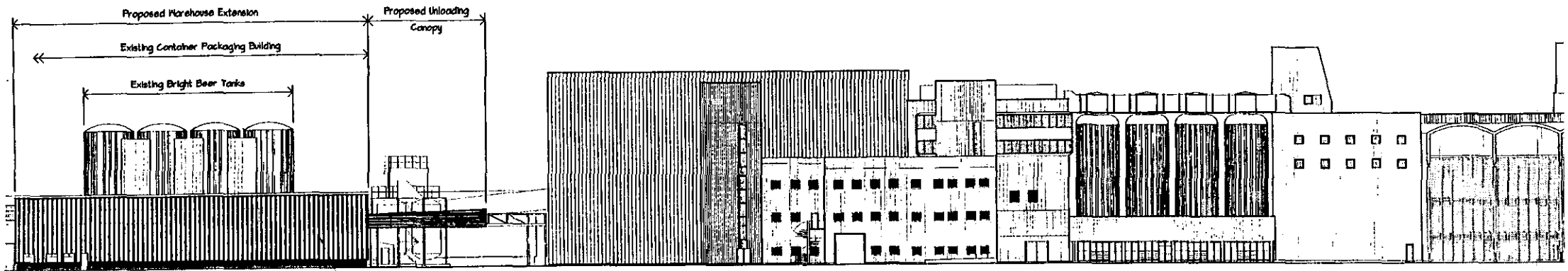


South Elevation of Container Packaging Building



South Elevation Cont'

REV.	DATE	AMENDMENT	BY
B	08.02.00	North and West elevations added	S.B
A	20.01.00	Canopy amended and drawing renumbered	S.B

CLIENT

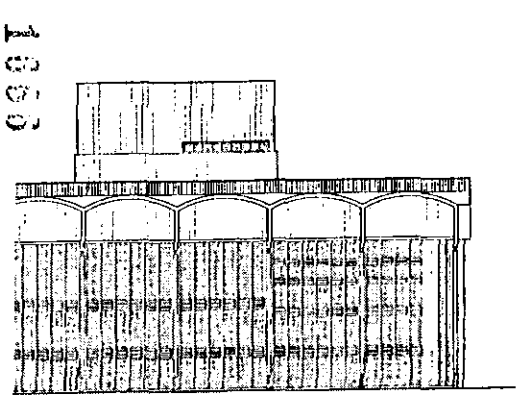
Miller Construction

PROJECT

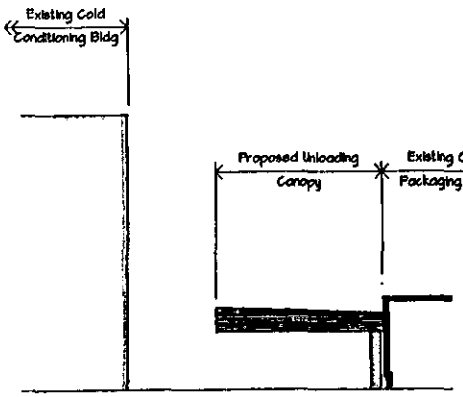
Project Inbound
Scottish Courage
Berkshire Brewery, Reading

DRAWING TITLE

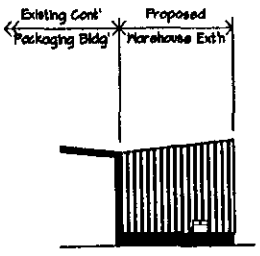
Proposed Elevations



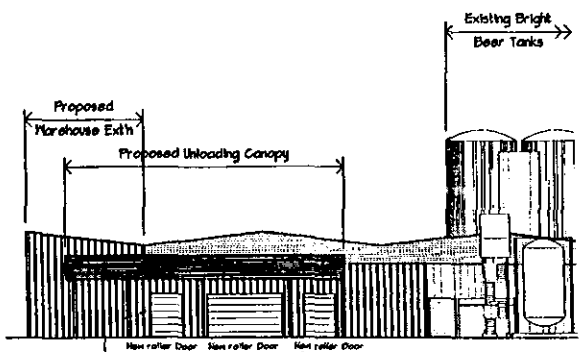
South Elevation Cont'



Proposed North Elevation



Proposed West Elevation



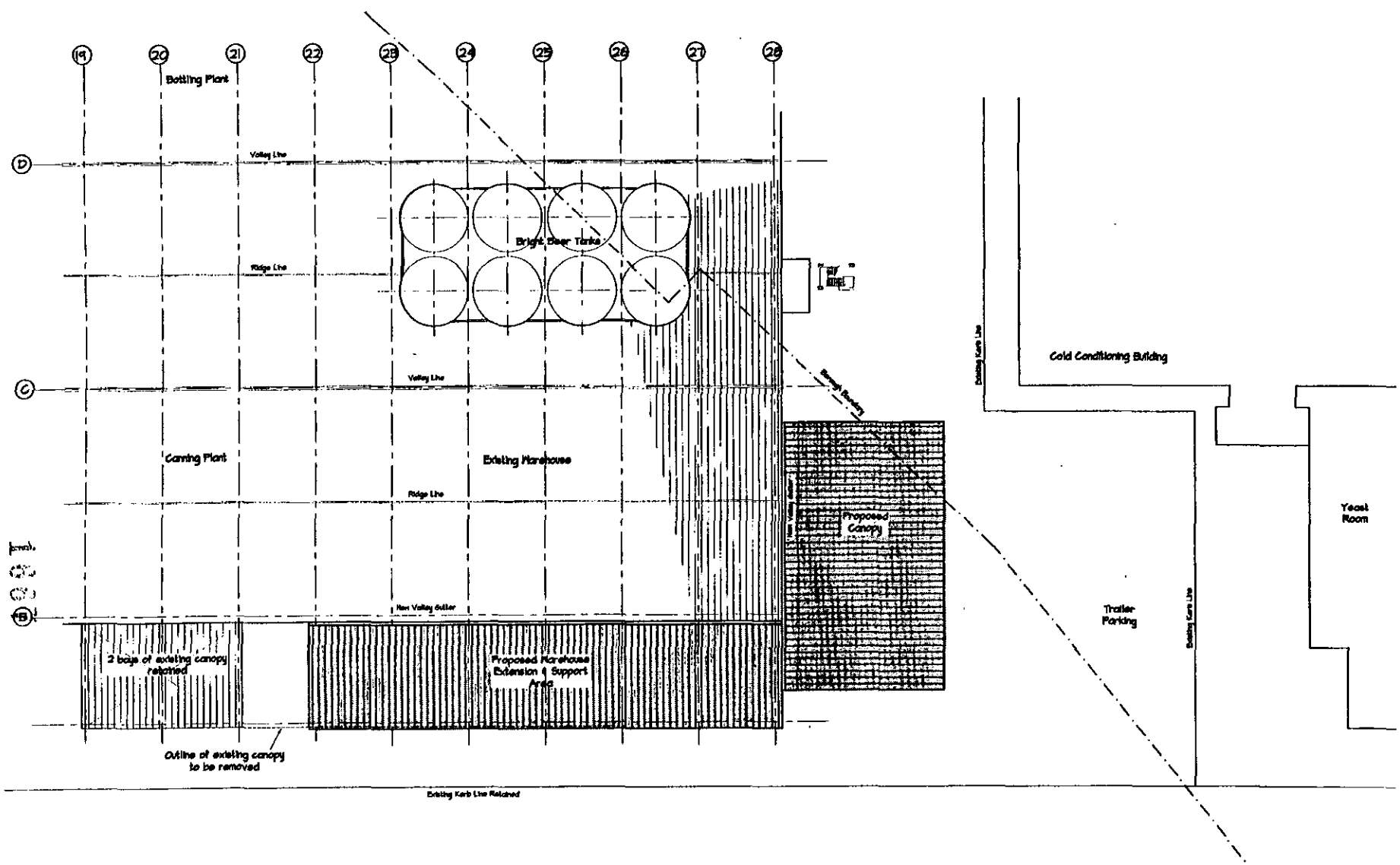
Roller doors to existing elevation to be removed and new roller doors provided as shown. Remainder of elevation to be re-clad, including new elevation to Warehouse extension, all to match existing as noted above.

Proposed East Elevation

NORDER
Structural and Civil Engineering Consultants
Beech Lawn, Green Lane, Belper, Derby DE56 1BT
Tel: 01773 824414 Fax: 01773 823305
e-mail: norder_design@compuserve.com

SCALE	SHEET SIZE
1:250	A1
DATE	DRAWN
Jan' 2000	S.J.Briggs
JOB No.	DRAWING No.
4210	5

Page Version Date 25-01-2000 13:34:40 C:\Dwg



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REV.	DATE	AMENDMENT	BY
A	28.00	Proposed canopy extended	SLR

CLIENT

09 FEB 2000 0536

Miller Construction

PROJECT

Project Inbound
Scottish Courage
Berkshire Brewery, Reading

DRAWING TITLE

Roof Plan Of
Proposed Extension

NORDER

Structural and Civil Engineering Consultants
Beech Lawn, Green Lane, Belper, Derby DE56 1DY
Tel: 01773 824414 Fax:01773 823303
e-mail: norder_design@compuserve.com

SCALE	SHEET SIZE
1:200	A1
DATE	DRAWN
Jan'2000	SLR
JOB No.	DRAWING No.
4210	2

REV A

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0536

Applicant : Scottish Courage Brewing Ltd C/O Miller Construction.

Location : Scottish Courage Brewing Ltd Berkshire Brewery, Imperial Way, , Reading.
Proposal : Proposed extension to brewery - packaging building (B2 Use).

Site Notice Displayed ? :	YES	NO	DATE
	✓		7 March 2000

Date of Neighbour Notifications : .....

Date of Site Visit : 7 March 2000

Date Registered : 09/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 05/04/2000

Consultation Responses :

Highways - conditions.
Environmental Health - no comments / objections

Planning Issues :

Identified Settlement adjacent to motorway, core employment area (WEM 2) and Reading Business Park (WEM3)

Application Number: F/2000/0536

Appraisal :

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

Application Number F/2000/0536
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	(WORK)
03	SC24	SR00	Parking, loading and off-loading

RECORD OF SITE VISIT

SITE ADDRESS: Scottish Courage Brewing Ltd Berkshire Brewery Imperial Way Reading.

APPLICATION NUMBER: F/2000/0536

OFFICER: Emy Circuit

DATE OF SITE VISIT: 7/3/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - at enterance to site

2. DESCRIPTION OF SURROUNDINGS Brewery – large warehouses etc.

3. DESCRIPTION OF SITE/BUILDING

adjacent to boundary with M4. Screened by existing planting

4. RELATIONSHIP TO ADJOINING PROPERTIES

all within brewery site

5. SITE CONSTRAINTS

TREES Screening to motorway.

ACCESS/PARKING /

LEVELS /

BOUNDARY TREATMENT .

OTHERS /

Received by Wokingham District Council

Application No: F/2000/0536

Proposal:
Proposed extension to brewery - packaging building (B2 Use).

Location:
Berkshire Brewery Scottish Courage Brewing Ltd, Imperial Way, , Reading.

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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. 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

1327

WOKINGHAM DISTRICT COUNCIL

To Emy

Date 10/2 Time

WHILE YOU WERE OUT

Name Neville Smith

Of Fuller Construction

Phone No. 0378 969 681 mobile No.: 07718 516537 Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Please contact above to arrange site visit. (Otherwise you won't get in)

Signed

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~31 JAN 2000~~ VALID 09 FEB 2000	Map No. ..... Site ..18.....
Officer: EXC | Application No. F/2000/0536	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: (F) PROPOSED EXTENSION TO BREWERY (B2 USE) - PACKAGING BUILDING

Location: BERKSHIRE BREWERY IMPERIAL WAY

Parish: SHINFIELD Ward: Sh ✓ 18/02

Applicant: SCOTTISH COURAGE BREWING LTD

Fee Received 1330-00 Required ..... Additional ..... Refund .....

(9) 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	Blue line should be red. ✓	phoned 7/2	
2	1:500 block plan showing existing & proposed dev. + adj. Properties	position of extension is different on 1:1500 plan & 1:200 plan (see position relative to cold store)	✓	09 FEB 2000
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	N. elevation of new canopy	✓	
6	Floor plans	No floor plans (show new windows & doors)	✓ To follow	
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 : 18/02 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 18/02
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: ✓ 18/02

EXTERNAL CONSULTATIONS

✓ 18/02

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

F/2000/0650
Location: 59 Shirley Avenue, Reading
Proposal: Proposed two storey side extension to dwelling and single storey rear extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0536
Location: Berkshire Brewery Scottish Courage Brewing Ltd., Imperial Way, Reading
Proposal: Proposed extension to brewery- packaging building (B2 use)
Case Officer: Emy Circuit
Observations: No comment

F/2000/0516
Location: 4 Goddard Close, Shinfield
Proposal: Proposed single storey front and side extensions to dwelling
Case Officer: Emy Circuit
Observaitons: No comment

F/2000/0591
Location: 11 Kendall Avenue, Shinfield
Proposal: Proposed single storey front extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0601
Location: Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Proposed change of use of farm building to B8 use.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0588
Location: 1 Salmond Road, Reading
Proposal: Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.
Case Officer: Emy Circuit
Observations: We express concern on the possible impact that a residential care home would have in the middle of a residential area.

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
The new plans show: parking layout for four cars
Case Officer: Emy Circuit
Observations: No comment

F/2000/0482
Location: Burley Lodge Stud, Hyde End Road, Shinfield
Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence
Case Officer: Elaine Connor
Observations: No comment

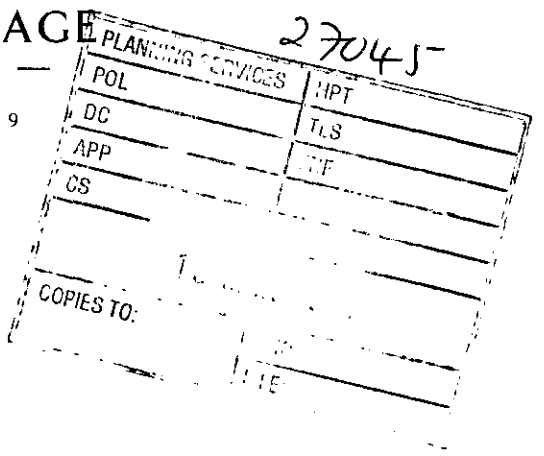
F/2000/0488
Location: 3 Pattinson Road, Reading
Proposal: Proposed first floor side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0420
Location: 11 Pattinson Road, Shinfield
Proposal: Proposed two storey side extension to dwelling and demolition of existing garage
Case Officer: Emy Circuit
Observations: No comment

Continued...

2 MAR 2000
COPIES TO: ACK: FILE:

SCOTTISH COURAGE
— BREWING LTD —
BREWERS SINCE 1749



Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

For the attention of Emy Circuit

10th March 2000

Dear Madam

Application No. F/2000/0536: Berkshire Brewery, Imperial Way, Reading
Proposed Extension to Packaging Building

Following our Planning Application and recent review of the programme timings for the project, with our agents we write in support of our application and particularly to ask for the application to be considered at the earliest opportunity.

Our application relates to changes in production which are expected to result in sustained efficiency savings in our production costs.

Critically, the project is timed for completion in September 2000, just prior to one of the busiest production periods of the year, leading up to the Christmas and New Year holidays. Delays in the start and completion of the project will have a devastating effect on our production operation.

A lot of pre-start planning and organisation has already been undertaken to enable our Contractors to make the earliest possible start on site assuming our application is given consent.

Would you kindly consider our application at the very earliest convenient opportunity.

Yours faithfully

Alastair King
Site Co-ordinator, Berkshire Brewery

INVESTOR IN PEOPLE

Promoting Total Quality

FM 33612

Berkshire Brewery, Imperial Way, Reading, Berkshire RG2 0PN
Telephone: 0118 9222988 Facsimile: 0118 9312005

Registered Office: 50 East Fettes Avenue, Edinburgh EH4 1RR Registered at Edinburgh No. 65525

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 18 February 2000

Application Number: F/2000/0536

Proposal: Proposed extension to brewery - packaging building (B2 Use)..

Site Address:
Berkshire Brewery Scottish Courage Brewing Ltd, Imperial Way, , Reading.

Applicant:
Scottish Courage Brewing Ltd C/O Miller Construction.

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).

SC 24 - PARKING, LOADING & OFF-LOADING (SR06) SR07

Signed: N.S. Trotter **Print name:** N TROTTER

14-3-00

Reading
BOROUGH COUNCIL

26664

Richard Tyndall
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

Chris Wood
Head of Planning & Transportation
Wokingham District Council
Environmental Services
PO BOX 157
Shute End
WOKINGHAM RG40 1WR

REPLIES TO:

F/2000/0536

Our Ref: 00/00211/WOKADJ/JW
Your Ref:

Direct: ☎ 0118 939 0437

3rd March 2000

Your contact is: Julie Williams, Planning

Dear Sir/Madam

Application Ref: 00/00211/WOKADJ/JW
At: Berkshire Brewery Imperial Way Reading RG2 0PN
For: Extension to packaging building

Thank you for your letter and enclosures in respect of the above planning proposal. I am the officer dealing with this matter. If you have not heard from me within 21days please contact me on the above number.

Yours faithfully
Julie Williams
for the Planning Manager

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

DC
APP
CS
25 FEB 2000
COPIES JRM
ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Emy Circuit

Planning Department

Date: 24/02/2000

COURAGE BREWING LTD, BASINGSTOKE ROAD, SHINFIELD. F/2000/0536

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

J Mullaney

John Mullaney
Environmental Health Officer

Miller Construction

Moorside Road
Winchester
Hampshire · SO23 7SJ

Telephone 01962 874000

INVESTOR IN PEOPLE

Certificate No. FS 25987
Registered to ISO 9001

4210/NS/EO (WW4345)

28 January 2000

MILLER

The District Planning Officer
Wokingham District Council
Planning Department
P.O. Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

09.FEB.2000* 0536

Dear Sirs,

Scottish Courage Brewing Limited
Berkshire Brewery, Reading
Project "Inbound"

Following instructions from our Client, we enclose herewith completed Planning Application and associated documents listed below, together with a cheque in the sum of £1,330.00 in respect of the Planning Fee.

Documents enclosed:

- 6 No. copies off each of the Planning Application and Certificate A.
- 6 No. copies off each of Norder Design Associates Limited's drawings numbered 4210/1A, /2A and /3A.

As you are aware the Berkshire Brewery site falls partly within Reading District Council's boundary and partly within Wokingham District Council's boundary. In this instance, following brief informal meetings that have taken place between our Client and Caroline Maryan at Reading District Council Planning Department, it has been established that this proposal falls within the Wokingham District Council boundary. If you have any queries in this regard, please do not hesitate to contact the undersigned.

The District Planning Officer
Wokingham District Council

28 January 2000

Our Client is anxious that the Application is processed at the earliest possible opportunity and we would therefore welcome your co-operation in this regard.

Please send all correspondence with regard to our Application to the above address. Contact with the undersigned by telephone is best made by calling 0378 969681.

Yours faithfully,
for MILLER CONSTRUCTION LIMITED



N. SMITH
Partnering Unit

1933

(1)

ADDRESS Berkshire Brewery Wokingham Grange/Imperial Way PARISH Shinfield

PLOT No. Part Reading ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03726	Courage	Part of complex incl. new brewery etc.	18.12.75	C/A
BR5358	"	Packaging block	16.9.76	App
BR5359	"	Battery charge workshop	14.9.76	App
BR5580	"	Packaging block	12.10.76	App
05558	"	Forklift charging block	20.1.77	C/A
05559	"	Landscaping	20.1.77	C/A
05777	"	Erect part of container packaging complex	17.2.77	C/A
19110	"	Ill. sign (W. end of M4 embankment)	31.3.83	Ref
30782	"	Pumphouse	10.8.88	C/A
34721	"	"	30.11.89	C/A

MINISTRY DECISION

SPECIAL ORDERS

(2) ADDRESS Berks. Brewery PARISH Shinfield

PLOT No. Wokingham Grange/Imperial Way ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36274	Courage	6 Beer storage vessels	26.9.90	C/A
~~35946~~	"	S/St. additive store/elect. substation		
36275	"	18 B.S. vessels/S/St. additive store/elect. ss.	21.11.90	C/A
37454	"	"	8.5.91	C/A
37969	"	46 to 4 packaging bldg.	25.9.91	C/A
BRA10653	"	Removal walls B+ packaging bldg.	4.8.91	App
BRA10772	"	Walkway platform	11.9.91	App
38506	"	8 beer storage vessels	17.12.91	C/A
BRA11085	"	PB.CIP room (cleaning plant)	13.1.92	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

Wokon Grange — Beaks. Brewery

ADDRESS Imperial Way/Basingstoke Road — PARISH Shinfield

PLOT No. — ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
43873	COURAGE	Alt. to 2 No. canopies	17.3.95	CIA
94/60046/F				
TP95/3289	COURAGE	Alt. ex. canopy	2.2.95	APP

MINISTRY DECISION

SPECIAL ORDERS INFO. ONLY – RBC. 97/0008/FO/HJ. – 7/5. Alt. CIA for Beaks Brewery-6.3.97

1789/a

SECTION 66 CERTIFICATE

Application No.

08 FEB 2000* 0536

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.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

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.

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

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

- 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) . . . . . .

  . . . . . .

- *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 . . . . . .

On behalf of . . . . . Miller Construction . . . . .

Date . . . . . 28/1/00 . . . . . .

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

09.FEB.2000* 0536

1.	APPLICANT'S NAME	Scottish Courage Brewing Limited
	ADDRESS	John Courage House, 1 Broadway park, South Gyle, Broadway, Edinburgh
09.FEB.2000* 0536	POST CODE	EH12 9JQ PHONE 0131 316 6000
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Miller Construction
	ADDRESS	Moorside Road, Winchester
	POST CODE	SO23 7SJ PHONE 01962 874000
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	Berkshire Brewery, Imperial Way, Reading, Berkshire
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Extension to existing Packaging Building. Off-loading and storage of in-coming empty cans and bottles.
5. Give the area in hectares or part of a hectare	AREA OF SITE	481 m sq
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	4210/1a /2a and /3a

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.	Brewery	
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.	Walls - Light grey metal cladding over dark brown wire cut facing bricks to match existing. Window frames to be brown powder coated aluminium to match existing. Roof to be profiled metal, goosewing grey, 00A05	
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 perimeter fences.	
16. HOW WILL SURFACE WATER BE DISPOSED OF?	To existing surface water drains.	
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	No - hazardous area with extensive forklift truck operations.	

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.	£1,330.00

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 Miller Construction DATE 28/11/00

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				
[redacted] (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL	All existing	None	481m²	N/A
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	All	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.

The handling & feeding onto filling lines of empty cans and bottles

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

Scottish Courage Brewing Limited

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
There will be no effect	on staffing	levels	

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.'