APPLICATION NO:
O/2002/6574

LOCATION:
717-727 London Road, Woodley Reading.
715

APPLICANT:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates

PROPOSAL:
Outline application for the proposed erection of a B1 office building , demolition of existing buildings and relocation of telecommunications mast. - should say floor space

EARLIEST DATE FOR DECISION: **05/07/2002**

APPLICATION WILL HAVE EXPIRED ON: 23/07/2002

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CASE OFFICER: **Heidi Lynch**

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T A Fisher & Sons Ltd
C/O Andrews Kalik Associates
101 London Road
Reading
Berks
RG1 5BY

Application Number: O/2002/6574

Parish:	**WOODLEY**
Location:	**715 & 717 - 727, London Road, Woodley, Reading.**
Proposal:	**Outline application for the proposed erection of a 1470sq m B1 office building, demolition of existing buildings, and removal of existing Thames Valley Police telecommunications mast.**

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. a) Approval of the details of the design (including internal planning) and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

4. The west, rear elevation windows on the second floor of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

5. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

7. The use hereby permitted shall not operate other than between the hours of 7.30am and 7pm Mondays to Fridays and 8am to 5pm Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

9. No development shall commence until the proposed one-way access arrangement together with associated lining and signing has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

10. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

11. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

16. Prior to any work commencing on site, a bat survey shall be carried out by a trained and licensed bat worker, on the buildings to be demolished on site. The bat survey shall contain mitigation strategies should bats be found, and shall be submitted and approved in writing by the Local Planning Authority prior to work commencing on site.

17. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement on site.

Reasons

1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. To ensure that the external appearance of the building is satisfactory.

3. In the interests of visual amenity and to protect neighbouring property owners from glare.

4. To safeguard the residential amenities of the occupiers of neighbouring property owners.

5. To safeguard the visual amenities of neighbouring properties and the locality.

6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

9. In the interests of highway safety and convenience.

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

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

12. In the interests of highway safety and convenience.

13. To prevent queuing and parking off site, in the interests of highway safety and convenience.

14. In the interests of highway safety and convenience.

15. To prevent the increased risk of flooding and to improve water quality.

16. To ensure the protection of a protected species.

17. In order that the Local Planning Authority may be satisfied as to the details of the proposal and no details have yet been submitted.

Informatives

1. This permission relates to the application as amended with revised plans numbered 1597/01 Rev M (site plan), 1597/02 Rev A (Ground Floor Plan), 1597/03 Rev B (First Floor Plan), 1597/04 Rev A (Second Floor Plan), 1597/05 Rev B (Elevations) and additional plan numbered 1597/07 (Bicycle Shelter) submitted to the Local Planning Authority on 03/10/02 and 13/11/02 and does not approve the proposals as originally submitted.

2. To prevent the pollution of groundwater, no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

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

Berkshire Structure Plan Policies OS1, LD3, LD4, LD5, LD6, H6, EN1, EN2, EN3, BU1, BU2, R5, T3 and T7.

Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LBE8, LE2, LR3, LPS1, LPS2, LPS3, LT4, LT5, LT6 and LT10.

Wokingham District Local Plan as agreed to be modified Policies WOS3, WOS4, WOS7, WBE1, WBE10, WBE12, WH3, WEM4, WR8, WIC16, WT3a, WT6 and WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/07/2003

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.

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6372 or you can write to them at: Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Development Control Ref No:	Received	Parish
O/2002/6574	28.05.02	Woodley

Applicant: TA Fisher & Sons Ltd
Location: 715-727 London Road, Woodley
Proposal: Outline application for the proposed erection of a B1 office building (1470sq.m), demolition of existing buildings and removal of telecommunications mast.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Heidi Lynch

1. **Planning History** – The site is within the identified settlement of Woodley and is located on a traffic island between Shepherds Hill and London Road.

   The site is currently occupied by 2-storey buildings (previously used as a police station – *sui-generis* use), a bungalow (no.715 London Road) and an existing telecommunications mast still utilized by the police. The police no longer use the site. There are two temporary permission applications for a car sales and car hire business currently under consideration.

2. **Proposal** – is for outline approval for the redevelopment of the site including the demolition of the existing buildings on site, the erection of a 1470sq.m B1 office building and the removal of the existing telecommunications mast. The matters to be considered as part of this application include external appearance, siting and means of access. Landscaping will be considered at the reserved matters stage.

   This application is before the Committee as it constitutes major development due to the building size.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions and the completion of a Section 106 agreement.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -

- **Woodley Town Council:** Recommend refusal on original application (see comments attached).
- **Sonning Parish Council:** No response on original application.
- **Earley Town Council:** Councillors felt that this proposal represented an over-development of the site and there were particular concerns about access to the site from this extremely busy roundabout. Recommend refusal.
- **Access & Movement:** No objection subject to conditions & completion of S.106 agreement.
- **Environment Agency:** No objection on revised plans subject to conditions.
- **Landscape & Trees:** No objection subject to landscape scheme condition
- **Countryside Officer:** Bat survey to be submitted on building to be demolished
- **Policy and Plans:** No objection in principle.
- **Environmental Health:** No objection subject to conditions.
- **Fire & Rescue Service:** No objections at this stage, further comments will be given as part of the building regulations consent stage.
- **Disabled Access Officer:** Suggests adaptations to improve access for people with disabilities.
- **Drainage:** No objections subject to condition.
- **Thames Water:** No objections.
- **Crime Prevention Design Adviser:** No response.
- **Letters:** There have been 2 letters of comment on the application and 4 letters of objection received to the original plans. One further letter of objection has been received with regard to the revised plans. These objections and comments can be summarised as follows:
  - Proposed office block is higher than adjoining residential properties resulting in a loss of privacy for residents.
  - Increase in vehicles will result in increased likelihood for accidents on dangerous road.
  - Not enough car park spaces to provide for employees.
  - Building will result in reduced visibility for residents and pedestrians crossing from the roundabout to the other side of the road.
  - Height and size of building will dominate the area and be out of character in residential environment. Area is becoming increasingly commercialised.
  - Landscaping not adequate to protect residents from road noise and visual dominance of building.
  - Close board fence along western boundary of site not adequate to protect residential amenity of no. 40 Shepherds Hill (The Orchards).

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

A. Principle of Development. (Policies OS1, H6, BU1 & BU2 of the Berkshire Structure Plan; Policies LTV1 & LE2 of the Loddon Area Local Plan; Policies WH3 & WEM4 of the Wokingham District Local Plan as agreed to be modified.

B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 & LBE5 of the Loddon Area Local Plan; Policies WOS3, WOS7 and WBE1 of the Wokingham District Local Plan as agreed to be modified and Policies LD3, EN1 & EN2 of the Berkshire Structure Plan.

C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 & LBE8 of the Loddon Area Local Plan; Policies WOS3, WBE1, WBE10 and WBE12 of the Wokingham District Local Plan as agreed to be as modified and Policies LD3 &EN1 of the Berkshire Structure Plan.

D. Provision of infrastructure, services & amenity requirements. (Policies LR3 & LPS1 of the Loddon Area Local Plan; Policies WOS4 & WR8 of the Wokingham District Local Plan as agreed to be as modified and Policies LD6 & R5 of the Berkshire Structure Plan.

E. Flooding Issues. (Policies LPS2 & LPS3 of the Loddon Area Local Plan; Policy WIC16 of the Wokingham District Local Plan as agreed to be modified and Policy EN3 of the Berkshire Structure Plan.

F. Access & Movement. (Policies LT4, LT5, LT6 & LT10 of the Loddon Area Local Plan; Policies WOS3, WT3a, WT6 & WT7 of the Wokingham District Local Plan as agreed to be modified and policies T3, T7, LD4 & LD5 of the Berkshire Structure Plan.

G. Concerns of Local Councils and residents

A. <u>Principle of Development</u>

The proposed office building is considered to be a major development under the Berkshire Structure Plan as it has over 500 square metres of floor area.

PPG6 suggests that office uses are most appropriately located in town centre locations and a sequential approach should be considered. This site is located within an identified settlement but outside of a town centre location and is not an identified site for a business use. However, the principle of using this site for B1 use is permitted under policy WEM4 of the Wokingham District Plan as agreed to be modified. This policy allows business development on sites within identified settlements providing they do not result in loss of a site with permission for retail development. The proposed development does not result in a loss of retail floor-space or floor-space catering for a local need (the police no longer require the site).

Policy BU1 of the Berkshire Structure Plan pertains to the assessment of proposals for further business development. This states that proposals will normally be granted where the proposal would:

- Aid urban regeneration;
- Contribute towards meeting employment needs of the local population in the County;
- Meet the need for a particular type of business which would serve the local economy and which cannot be accommodated in existing or committed premises.

Policy BU2 of the Berkshire Structure Plan gives favourable consideration to proposals for existing businesses wishing to expand in situ, the provision of a

small range of units and the provision of industrial, distribution and storage units. Policy LE2 of the Loddon Area Local Plan also contains similar provisions to the above policies.

In assessing the development against policy BU1, the following comments can be made. The site is not identified for regeneration (although it would have the effect of upgrading the appearance of the area), and has no special benefits for the local economy when compared to other potential employment sites. Neither is there any particular encouragement under policy BU2 in terms of adding to the variety of employment. However in assessing the applications merits, regard needs to be had to the overall policy context and the location within the urban area.

Policy BU1 states that development under this policy should not give rise to pressures for housing development additional to the provision in the plan, or transport problems having regard to the capacity of the highway network. It is not considered that this amount of floor-space will add significantly to housing pressure, and there are not considered to be any potential problems with highway capacity/generation/safety (assessed further under Access & Movement section of this report).

There is no need specific requirement at the present time for additional office floor-space to meet a local plan need, however the Local Plan Inspectors response introduces a little flexibility allowance into employment site provision that is designed to take account of potential changes in take up rates. On balance, there is no objection on employment policy grounds.

Policy WH3 of the Wokingham District Plan and H6 of the Berkshire Structure Plan pertain to the loss of housing stock in the district. Generally, development that results in a loss of housing will only be acceptable if it replaces the number of dwellings lost. The proposal will result in the loss of one residential dwelling and no alternative has been provided. The proposal is therefore contrary to the strict application of this policy. However, all issues need to be considered, and in the context of the redevelopment of the existing uses on the site and the overall policy context, it is not considered that this one issue alone could justify refusal of this application.

B. <u>Impact upon the residential amenity of the neighbouring dwellings</u>

The closest residential properties adjoin the western boundary of the site. No.713 located to the southwest of the site contains a single storey bungalow and the site runs the entire length of the western site boundary with the application site. It will be approximately 30m away from the proposed office building, although the proposed car park area will be along its adjoining side boundary. No.713 has a habitable room window facing towards the application site. The development can be screened from this window by a close-boarded fence and landscaping along the western boundary of the site. This will help mitigate any loss of amenity to no.713.

The closest dwelling to the northwest of the site is The Orchard located 7m from the site boundary. The proposed office building would be approximately 19m from the two-storey, detached dwelling on this site. First floor windows on the proposed office development will not directly face The Orchards due to the angle

of the proposed building. Additional landscaping will also help to mitigate any potential loss of amenity to The Orchards.

Several residential property owners in this area have objected to the development due to potential overlooking of their rear amenity areas, resulting in a loss of privacy. The proposed building has a number of windows at first floor level which face towards the residential dwellings on the island site. There are also limited windows at second floor level however these are to a hall, stairwell and W.C and could be conditioned to be obscure glass. The first floor windows are approximately 20m from the closest residential dwelling's boundary and this is considered sufficient distance so as to have no detrimental affect to residential amenity or loss of privacy.

The development is separated from other residential dwellings in the Woodley area by the one-way road system. As such, the closest properties will be at least 15m from the site and there is no direct facing relationship with any of these properties and the proposed building.

A new commercial development such as that proposed could result in increased noise and lighting on the site to the detriment of the surrounding residents. This can be controlled through conditions specifying hours of operation for the office building to avoid noise disturbance to neighbouring properties. The Environmental Health Officer considers the development will have no detrimental impact on the surrounding residents. In addition, a condition can be placed on any approval given, requiring any proposed external lighting to be approved by the Local Planning Authority.

As such it is not considered that the proposed development would have a detrimental impact on the residential amenity of the neighbouring occupiers.

C. <u>Impact upon the character and appearance of the surrounding area</u>

The 0.26 hectare site is at Shepherds Hill, which is within an identified settlement and comprises the eastern portion of a block of land that is surrounded by major one way roads (the A4 London Road and Shepherds Hill). To the west of the site on the roundabout are residential dwellings and beyond that approval has been given for the redevelopment of the filling station. The area is predominantly residential in character but there are a number of commercial/retail businesses within the area.

The proposed building will be located to the east of the site and will be L-shaped reflecting the nature of the site itself. It is considered to be of a large size being principally two storeyed on the northern and southern wings, and three storeyed in the central apex. The office scheme would have a number of windows on its elevations. The building has a modern design and will provide for a strong visual presence when viewed from the surrounding highways. It is considered that it will create added visual interest in the area and will raise the area's architectural quality.

The proposed building will be higher than those existing currently on site, as well as being higher than the residential properties in the area. However the Shepherds Hill Inn House located on the opposite side of the road is of a similar height with two storeys and a high pitched roof above. The three-storey element

will represent a prominent feature of the design of the building and will contribute to its architectural appearance in making it a landmark feature.

The site is located on a green route enhancement area (London Road). Development is not permitted that detracts from the visual quality of the green route and where appropriate, development is expected to contribute towards the improvement of green route enhancement areas through landscape and planting schemes. The Landscape Officer was initially concerned with regard to the originally submitted plans however the revised plans are considered to be acceptable in principle as discussed with the applicants landscape architect. A detailed landscape scheme will need to be provided and approved at the reserved matters stage.

D. **Provision of infrastructure, services & amenity requirements**
Policy WOS4 of the Wokingham District Local Plan requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

The applicant has agreed to contribute £40,000 towards off-site works coming forward in this area, namely the A4 Shepherds Hill Junction Management Scheme together with improved pedestrian/cycling facilities. This is to be secured by way of a Section 106 agreement.

E. **Flooding**
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. **Access & Movement**
The proposal provides 49 car-parking spaces (on a ratio of 1 space per 30sqm of gross floor area), and this accords with advice given in PPG13. It is proposed that all means of vehicular ingress would be derived by way of the A4 London Road entrance and all vehicular egress via the A4 Shepherds Hill exit. A covered cycle stand will also be provided on site.

No objection is raised to the revised plans subject to the completion of a Section 106 agreement to secure off-site works, and also the implementation and maintenance of a travel plan in accordance with latest government advice issued in July 2002. The proposed development is speculative and accordingly, the end-user and associated origin destination journeys are not known at this stage. The applicant has submitted a draft travel plan but this will need to be tailored for the occupier's needs and also to comply with the latest national guidance.

G. **Concerns of Local Councils and residents**
These have been addressed above.

5. **Conclusion** – The site is in a prominent location surrounded by a busy highway network and office development such as that proposed is considered to be the most appropriate use of the site. The site is also a prominent gateway location and the building proposed will become a landmark feature. The proposal would have no

significant detrimental impact upon the residential amenity of the neighbouring dwellings, the character or appearance of the surrounding area and would be in accordance with the policies of the District's Development Plan.

6. **Recommendation** –GRANT planning permission subject to the completion of a Section 106 agreement (including a contribution of £40K towards highway improvements and the submitting of a travel plan for the site) and the following conditions:

1. a) Approval of the details of the design (including internal planning) and the landscaping treatment of the site (herein called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

   Reason: No such details have been submitted.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: To ensure that the external appearance of the building is satisfactory.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity and to protect neighbouring property owners from glare.

4. The west, rear elevation windows on the second floor of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

   Reason: To safeguard residential amenities of the occupiers of neighbouring property owners.

5. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

   Reason: To safeguard the visual amenities of neighbouring properties and the locality.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7pm Monday to Friday and 8 am to 1.30pm Saturdays and at no time on Sundays or Bank or National Holidays.

   Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. The use hereby permitted shall not operate other than between the hours of 7.30am and 7pm Mondays to Fridays, and 8am to 5pm Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

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

8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

   Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

9. No development shall commence until the proposed one-way access arrangement together with associated lining and signing has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety and convenience.

10. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

11. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details.

Reason: In order to ensure bicycle-parking facilities are provided and to encourage sustainable modes of transport.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

    Reason: In the interests of highway safety and convenience.

13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

    Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

    Reason: In the interests of highway safety and convenience.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

    Reason: To prevent the increased risk of flooding and to improve water quality.

16. Prior to any work commencing on site, a bat survey shall be carried out by a trained and licensed bat worker, on the buildings to be demolished on site. The bat survey shall contain mitigation strategies should bats be found, and shall be submitted and approved in writing by the Local Planning Authority prior to work commencing on site.

    Reason: To ensure the protection of a protected species.

17. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement on site.

    Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal and no details have yet been submitted.

Informatives

1. This permission relates to the application as amended with revised plans numbered 1597/01 Rev M (site plan), 1597/02 Rev A (Ground Floor Plan), 1597/03 Rev B (First Floor Plan), 1597/04 Rev A (Second Floor Plan), 1597/05

Rev B (Elevations) and additional plan numbered 1597/07 (Bicycle Shelter) submitted to the Local Planning Authority on 03/10/02 & 13/11/02 and does not approve the proposals as originally submitted

2. To prevent the pollution of groundwater, no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Ian Doyle on 01276 454365 for further details.

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

   Berkshire Structure Plan Policies: OS1, LD3, LD4, LD5, LD6, H6, EN1, EN2, EN3, BU1, BU2, R5, T3 & T7.
   Loddon Area Local Plan Policies: LTV1, LBE1, LBE2, LBE5, LBE8, LE2, LR3, LPS1, LPS2, LPS3, LT4, LT5, LT6, LT10.
   Wokingham District Local Plan as agreed to be modified: WOS3, WOS4, WOS7, WBE1, WBE10, WBE12, WH3, WEM4, WR8, WIC16, WT3a, WT6, WT7.

WOODLEY TOWN COUNCIL CONSULTATION 11/06/02

Two copy letters of objection had been received and as six residents were present the meeting was adjourned to enable them to express their concerns about this proposal:

- the unacceptable size & height of the building
- loss of privacy in a residential area by the overlooking of gardens by a 3-storey office block
- insufficient parking spaces (46) for proposed 150 staff
- existing highway (fast road) and parking problems (cars from nearby Volvo garage)
- loss of trees – although clarification would be required
- re-positioning of mast which would make it more visible from neighbouring houses – (at present it was shielded)
- trees at present formed a screen for vehicle headlights coming from the direction of the A4 railway bridge – this issue would need to be addressed
- the location of the entrance in the services layby/new fence – traffic movement and sightlines would be obscured
- safety on the roundabout and safe access to and from homes was a big issue
- the former police station was originally 5 residential houses – these were to be replaced by a large commercial development – this would be out of proportion to existing
- the development should be more realistic and more sympathetic

After the meeting was reconvened, Members were reminded that this area had been identified by the District Council for a new safety scheme and they also took into account the impact of the proposed re-development of the adjacent BP garage. It was noted that the application may be subject to a Services, Amenities and Infrastructure Contribution and Members agreed to make a recommendation on this for consideration at the full Council meeting on Tuesday 9 July.

The committee fully supported the residents' concerns and recommended that the application be refused:

- access would be dangerous
- additional traffic would be unacceptable
- insufficient car parking provision
- no pedestrian access shown on the plan
- height and massing of 3-storey building would be unacceptable
- the design of the development would be totally out of keeping in a residential area
- potential loss of trees, which currently provide a sound/light screen

POL	TLS
DC	ENF
APP	
CS	
23 JUL 2002	
COPIES TO	ACK:
	FILE:

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: O/2002/6574 PLANNING OFFICER:

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Outline application for B1 office building, demolition of existing building and relocation of telecom mast

ADDRESS: former Police Station site, 715 & 717 - 727 London Road, Woodley.

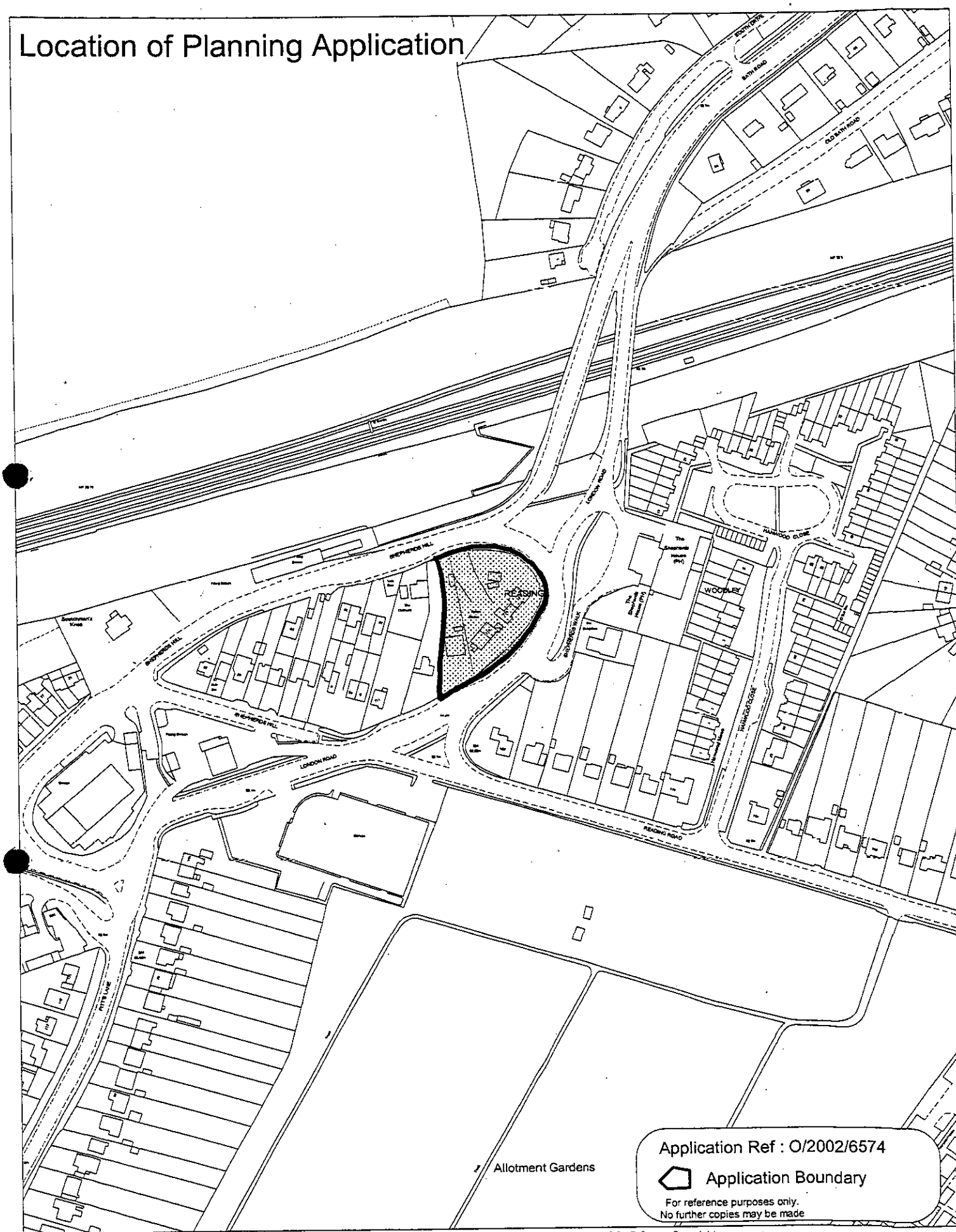
Councillors considered that this proposal represented an overdevelopment on the site and there were particular concerns about access to the site off this extremely busy roundabout.

It is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 19 JUL 2002

CLERK TO EARLEY TOWN COUNCIL

Location of Planning Application



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Development Control,Wokingham District Council.
18 November 2002

Scale: 1 : 2500

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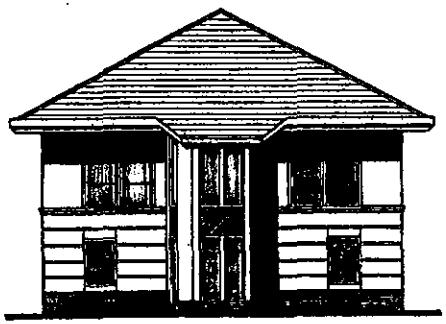
REVISED PLAN

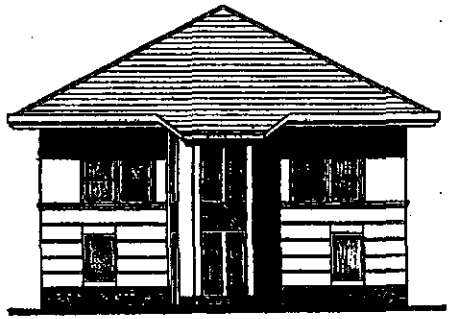
6574



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



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REAR ELEVATION

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CS

13 NOV 2002

COPIES TO ACK: FILE:

letter	date	revision
B	NOV. 02	SIZE OF BUILDING REDUCED
A	FEB. 02	REAR ELEV. REVISED

Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

T A Fisher

Elevations

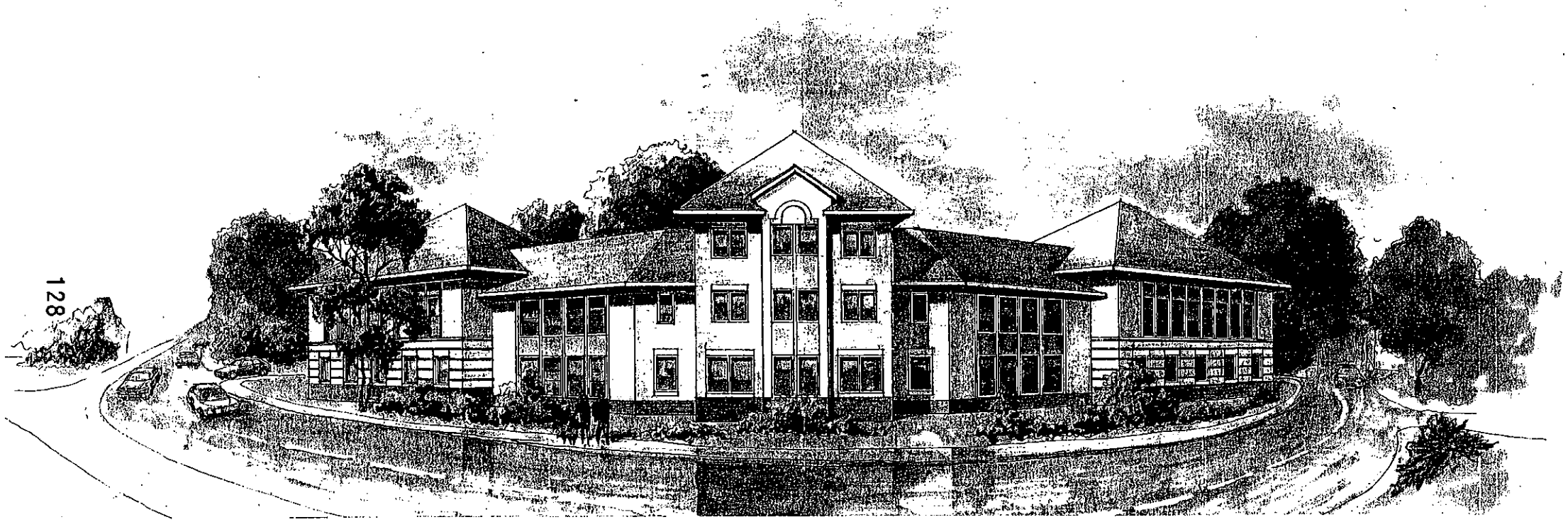
1:200

Jan. 2002 A1

1597-05 B

1:400 @ A3

(0118) 9869669
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES



128

Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

T A Fisher

Perspective

1:200

Apr.2002

A1

1597-06

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD BERKSHIRE
READING
(0118)9669669

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7770	04.11.02	Councillor Ashman	Woodley

Applicant: Airwave Mmo2 Ltd
Location: Land adjoining 1 Viscount Way, Headley Road east, Woodley
Proposal: Erection of temporary mast 15 metres high with 3 antennas and associated equipment cabin within a temporary compound

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Angela Odell

SUMMARY:

Proposal
The proposal is for the erection of a temporary mast 15.6 metres high with 3 antennas and associated equipment cabin within a temporary compound. The mast and cabin would be grey steel with post and wire mesh fence around the compound. The agents have explained that the service provided will be used by the police and will be available to other emergency services, and will provide the coverage they urgently need. They explain that the service is based on the European TETRA standard and operates within International Commission on Non-ionising Radiation Protection (ICNIRP) and National Radiological Protection Board (NRPB) guidelines, and have included a declaration to this effect. The agent has also explained that the proposal is for a temporary mast because they intend to try to mast share in the future with Orange PCS who have an existing mast adjacent to the proposed site. The temporary mast, the subject of this application, would then be removed. The proposed shared mast would be the subject of a future application. The temporary period applied for is uncertain, depending on progress with the proposed mast share.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

CONFIDENTIAL.

SAI PANEL BRIEFING NOTE.

Application No: O/2002/6574

Address: 715-727 London Road, Woodley

Proposal: Outline Application for the proposed erection of a B1 office building (1498 sq. metres) and demolition of existing buildings and relocation of telecommunications mast.

Planning Officer: Heidi Lynch

The site is located within the identified settlement of Woodley. The site is 2631 square metres in size and is located between Shepherds Hill & London Road. The proposal seeks permission for one three-storey building of 1498 square metres of floor area to be used entirely for B1 office use.

Previous use of the site was a police station.

Main Issues.

- The level of contributions towards sustainable transport initiatives and local highway improvements. It is considered that particular attention will need to be given to local highways improvements, in particular improvement of pedestrian and cycling accessibility.
- The level of off-site leisure contributions required.
- Are there any other local projects that will require contributions, which can be connected to this site?

27.06.02

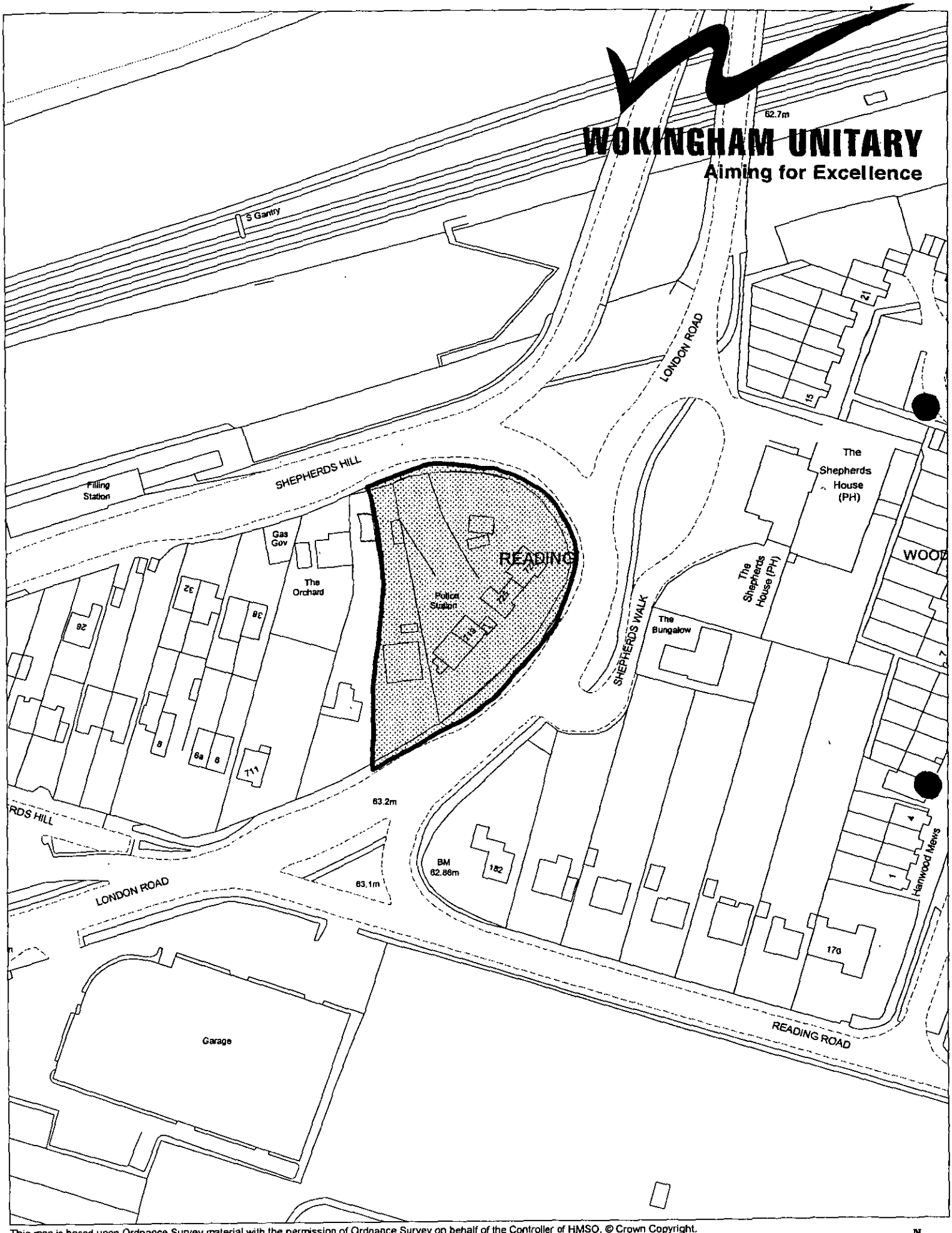
Highways - ped + cycle enhancements to routes crossing - island site + Pitts Lane vicinity
£40-50 K pelican + toucan crossings
start at

Leisure - nothing previously
1.5 ha / 1,000 employees - standard formula
provision for staff during/after work
conv to off-site provision in vicinity (q. pr) c £15,000 (could be weak case as no where to provide facilities)

Dave Hooper

(large devel
isolated
various areas in Woodley
offer on it?

6721 Gillian Walker



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Development Control Section, Environmental Services, Wokingham District Council.

27 June 2002

Scale: 1 : 1250

N W E S

Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

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HL

For the attention of Ms. H. Lynch.

12 NOV 2002

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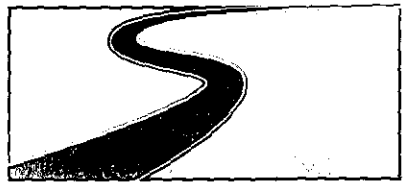

STUART MICHAEL ASSOCIATES

CONSULTING ENGINEERS

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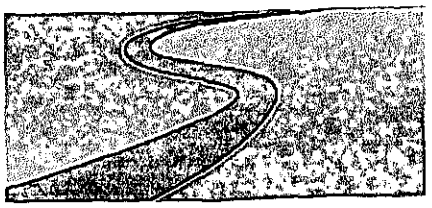
HAMBRIDGE ROAD, NEWBURY

BERKSHIRE, RG14 5SJ

TEL: 01635 551511 FAX: 01635 550405

E-MAIL: mail@stuartmichael.co.uk

With Compliments



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E-MAIL: mail@stuartmichael.co.uk

Our ref.1328/SWA/pb

Mr. Keith Rogers
Environmental Services Department
Wokingham District Council
P. O. Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

COPY

11th November 2002

Dear Mr. Rogers

Proposed Redevelopment of Woodley Police Station
Shepherds Hill Roundabout, Reading
Planning Application O/2002/6574

I write further to our telephone conversation earlier this afternoon regarding the proposed redevelopment of Woodley Police Station.

I have spoken with my client this afternoon and can confirm that the contribution of £40,000 towards the Council's junction management scheme at Shepherds Hill roundabout is agreed. In addition, my client has also agreed that the travel plan that is to be implemented at the redeveloped site will incorporate the latest government guidance, including "Making Travel Plans Work" and "Using the Planning System to Secure Travel Plans".

I trust that the above is acceptable.

Yours sincerely

Stewart Andrews
STUART MICHAEL ASSOCIATES

cc. Ms. H. Lynch Wokingham District Council
Mr. R. Price T. A. Fisher & Sons Limited
Mr. S. Kalik Andrews Kalik Associates

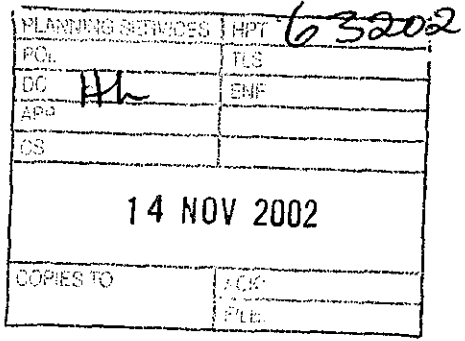
TRANSPORTATION
•
INFRASTRUCTURE
•
CIVIL ENGINEERING
•
STRUCTURES
•
WATER AND ENVIRONMENT
•
PROJECT MANAGEMENT

Stuart Michael Associates Ltd. Registered in England & Wales No: 3739154
Registered Office: 29 Kingfisher Court, Hambridge Road, Newbury, Berkshire, RG14 5SJ

WITH COMPLIMENTS

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS



emailed to me on 13/11/02
also from Murray Chrystal
murray-chrystal@hotmail.com

01256 703090

45 High Street, Odiham,
Hook, Hampshire RG29 1LF

01256 703142

chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI

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CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

Our Ref:MC/jmc/c2109

BY E MAIL AND POST

13th November 2002

D Hooper Esq.
Leisure Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Hooper

PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF B1 OFFICES, WOODLEY POLICE STATION.

I refer to our telephone conversation of today, with respect to the planning application submitted by Andrews Kalik Associates, on behalf of T A Fisher and Sons Ltd.

We understand from discussions with the planning officer, Heidi Lynch, that a financial contribution of £15,000 towards open space provision is being requested in relation to these proposals.

Following my discussions with Heidi Lynch, I examined the relevant Supplementary Planning Guidance, Appendix J: Provision of Recreation and Leisure Facilities. Paragraphs D.4 to D4.4 of this document deal with the requirement for public open space facilities in commercial development. At paragraph D4.4, it is noted that:-

> **"This requirement will normally be sought from development on sites of over one hectare or buildings in excess of 2,000 square metres."**

The application site in this case extends to only 0.26 hectares and the development proposes the provision of 1,498 square metres. Both figures are under the thresholds set out in the Supplementary Guidance and therefore it seems to me that there is no justification, under existing planning policies, for the contribution that is being requested.

✆ 01256 703090
✉ 45 High Street, Odiham, Hook, Hampshire RG29 1LF
Ⓕ 01256 703142
@ chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
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There are two other factors which are relevant to this issue. Firstly, the proposed B1 development will result in employment for about 60 people, consistent with a building of this size and type. On the application form a figure of 130 people was wrongly inserted. The applicant's agent, Andrews Kalik Associates, have now rectified this by letter.

Secondly, the proposal is to replace a commercial development, albeit that the police station has closed. It therefore seems to me that the existing floorspace needs, and the consequent employment which this could generate, should be taken into account.

Given all these points, we do not feel that the contribution is justified and you indicated that you would raise this matter with Mr Sartorio. As you will note, I have copied this letter to Heidi Lynch, so that she is also aware of the position.

Finally, if it is resolved that a contribution is necessary, perhaps you could provide details of how the amount is calculated. It might be the case that the amended employment numbers and the existing commercial floorspace could result in a reduction in the £15,000 being requested.

My clients do not want this issue to delay determination of the application, but I hope you will appreciate that a considerable amount of money is involved which in this case does not appear to be supported by planning policy.

I look forward to hearing from you. I appreciate the present staffing difficulties in the Department, and thank you for taking the time to speak to me today.

Yours sincerely

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. Heidi Lynch, Planning Department

Heidi Lynch

From: Marc Sartorio
Sent: 18 November 2002 11:11
To: Heidi Lynch
Subject: RE: Re: Leisure contribution for Shepherds Hill Development

Heidi,
I think we have probably exhausted negotiations for a contribution and will have to let this one go .

Dave --- do you agree ?

Marc Sartorio
Corporate Asset Manager
Support Services
Wokingham District Council
Tel: 0118 974 6799
Fax: 0118 974 6724
E-mail: marc.sartorio@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Heidi Lynch**
Sent: 18 November 2002 10:59
To: Marc Sartorio
Subject: RE: Re: Leisure contribution for Shepherds Hill Development

The site is 2631 square metres and the building is 1470 square metres.

-----Original Message-----
From: Marc Sartorio
Sent: 18 November 2002 10:56
To: Heidi Lynch; Dave Hooper
Subject: RE: Re: Leisure contribution for Shepherds Hill Development

Heidi,
What is the size of the site as the SPG talks in terms of over 2000m2 or over 1ha. ?

Marc Sartorio
Corporate Asset Manager
Support Services
Wokingham District Council
Tel: 0118 974 6799
Fax: 0118 974 6724
E-mail: marc.sartorio@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Heidi Lynch**
Sent: 18 November 2002 10:49
To: Dave Hooper; Marc Sartorio
Subject: Re: Leisure contribution for Shepherds Hill Development
Importance: High

Hello there,

I have had confirmation from the applicants that they are unwilling to pay any contribution for this development, especially as they are aware of the clause in the supplementary planning guidance which says: *This requirement will normally be sought from development on sites of over one hectare or buildings in excess of 2000 square metres.* As their proposed development is under these requirements, they do not believe they should have to pay anything (despite me telling them that it is a big development and is fairly isolated). The applicant has said that they will probably take it to appeal if it is requested.

I have spoken to Trevor about this and he is of the opinion that if we do request a contribution and it is

taken to appeal, we would not be able to support it (unless you can put up a good case).

What are your thoughts on this? If possible could you please get back to me today as i need to finish my Committee report today to take this to the next committee.

Thanks
Heidi Lynch (ext. 6482).

Statement on the Human Rights Act 1998

The Human Rights Act 1998 was brought into force in this country on 2nd October 2000 and it will now, subject to certain exceptions, be directly unlawful for a public authority to act in a way which is incompatible with a Convention right. In particular, Article 8 (respect for private and family life) and Article 1 of Protocol 1 (peaceful enjoyment of property) apply to planning decisions. When a planning decision is to be made however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act will not be referred to in the Officer's report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

Development Control Ref No:	Received	Parish
O/2002/6574	28.05.02	Woodley

Applicant: TA Fisher & Sons Ltd
Location: 715-727 London Road, Woodley
Proposal: Outline Application For The Proposed Erection Of A B1 Office Building (1470sq.m), Demolition Of Existing Buildings And Removal Of Telecommunications Mast.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Heidi Lynch

Introduction

This application was deferred from the Development Control Committee of the 19 December 2002 to enable further clarification of highways issues including the proposed highways layout of the proposal and its relationship with the London Road/ Shepherds Hill Roundabout and BP Petrol Station site.

A site meeting was held on 13 February 2003 with local Members of this Committee, where the context of the Council's emerging junction management strategy and the possible locations of future crossing facilities for London Road/ Shepherds Hill were discussed.

An indicative plan showing possible future improvements for this junction will be displayed at Development Control Committee. It should be noted that these possible improvements are indicative only and will be subject to further investigation and design. Following further consultation with local Members any preferred scheme would require separate authorisation from the Council's Highways and Executive Boards before its implementation.

RECOMMENDATION: TO GRANT PLANNING PERMISSION –subject to the completion of a Section 106 agreement (including a contribution increased from £40 000 to £54 500 towards the Council's junction management scheme at Shepherds Hill together with improved pedestrian/cycling/crossing facilities in this area and the submission of a travel plan for the site) and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

1. **Additional Plan**
   This plan shows a comprehensive junction management scheme, with pedestrian crossing facilities, including 3 new toucan crossings, a new puffin crossing, new signage and other measures to reduce speeds and increase safety at Shepherds Hill Roundabout.

2. **Additional Information that was presented to Committee on 19 December 2002.**
   Further comments have been received from Earley and Woodley Town Councils:

   - Woodley Town Council agreed to make no further comment on the revised plans. However the Members did reiterate the need for safe, local access to the site, i.e. by foot or cycle.

   - Earley Town Council stated that the revised plans did, in part, reduce some of the Planning Committee's concerns in relation to over-development of this site, but they still have considerable concern about access. Earley Councillors are therefore of the view, despite the revisions, that the application should be refused.

They also commented that they regarded the level of financial contribution towards the provision of off-site open space to be insufficient.

After further discussion it was;

RESOLVED: That Application No: 2002/7584 be refused on the grounds that the relationship proposed was inappropriate, leading to a loss of the amenity for neighbouring dwellings by virtue of its bulk, height and siting.

222. APPLICATION NO: 2002/7658, PROPOSED ERECTION OF 1 DETACHED DWELLING WITH DETACHED GARAGE AND PART DEMOLITION OF 47 ELLIS ROAD, 47 ELLIS ROAD CROWTHORNE, FOR: MR. & MRS. SMITH

The Committee considered a report about this application set out on Agenda pages 100 to 113.

In their presentation to the Committee, Officers asked Members to note that a written representation appeal had been submitted to the Planning Inspectorate against the refusal of Application No: 2002/7136, a proposal for two detached dwellings.

Mr. Mitchell, a local resident attended the meeting and spoke in opposition to the proposal.

In discussing the proposal, Members expressed concern regarding the impact of the proposal on the character of the area and adjoining properties to the south of the site. Other Members commented that backland development did form part of the character of the area, but that the site should be visited to assess the proposed development's impact.

RESOLVED: That Application No: 2002/7658 be deferred to enable a site visit to be undertaken to assess the impact of the development on the character of the area.

223. APPLICATION NO: 2002/6574, OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF A B1 OFFICE BUILDING (1470SQM), DEMOLITION OF EXISTING BUILDINGS AND REMOVAL OF TELECOMMUNICATIONS MAST, 715-727 LONDON ROAD WOODLEY, FOR: T A FISHER & SONS LTD

The Committee considered a report about this application set out on Agenda pages 114 to 128.

In presenting the report to the Committee, Officers informed Members that since the publication of the Agenda further comments had been received from Earley and Woodley Town Council reiterating previous stated objections particularly concerning access arrangements to the site.

Mr. Wolfe representing the applicant attended the meeting and spoke in support of the proposal.

David Ashman, a local Member attended the meeting and spoke in opposition to the proposal.

During the debate on the proposal a number of Members expressed concern that the development was overbearing in nature and expressed concern regarding access to the proposed development from the roundabout. They also commented that the impact of the recently approved proposal for a petrol station nearby and the current proposal would be interrelated and that that the highways layout aspect of the proposal did require further clarification. Comment was also made that the proposal was purely speculative in nature and the no need existed for additional office accommodation in the locality.

In response to a number of questions, the Team Leader for Highways Development commented that the proposed legal agreement had been worded to allow for flexibility in the use of financial contributions for highways improvements in the local area, including the BP Petrol Station site. The proposal was considered to be acceptable in Access and Movement terms subject to conditions and was also considered to be in a sustainable location.

Members, whilst noting the comments of the Officer, commented that in their consideration further clarification was required and;

RESOLVED: That Application No: 2002/6574 be deferred to enable further clarification of highways issues including the proposed highways layout of the proposal and its relationship with the London Road/Shepherds Hill Roundabout and BP Petrol Station site.

224. APPLICATION NO: 2002/7770, ERECTION OF TEMPORARY MAST 15 METRES HIGH WITH THREE ANTENNAS AND ASSOCIATED EQUIPMENT CABIN WITH A TEMPORARY COMPOUND, LAND ADJOINING 1 VISCOUNT WAY HEADLEY ROAD EAST WOODLEY, FOR: AIRWAVE MMO2 LTD

The Committee considered a report about this application set out on Agenda pages 129 to 137.

Members were updated that since the publication of the Agenda an additional seven letters of objection to the proposal had been received. Members also noted that the proposal was for temporary permission not full permission as indicated on page 129.

Linda Murphy on behalf of a number of local residents attended the meeting and spoke in opposition to the proposal.

In discussing the proposal Members commented that whilst they understood residents' concerns regarding the safety of such masts, experience including recent appeals suggested that this was not a sustainable reason for refusal and the consideration of the proposal in the context of its visual impact was more appropriate. They felt that if the location of the mast relocated due east from its proposed position, its visual impact would be lessened.

RESOLVED: That Application No: 2002/7770 be deferred to enable further negotiation to take place with applicant regarding the feasibility of moving the location of the proposed mast due east, further back into the site.

225. APPLICATION NO: 2002/7136 PROPOSED TWO STOREY BOATHOUSE WITH BOAT STORAGE, CHANGING FACILITIES AND CLUBROOM, THE DREADNOUGHT KENNET SIDE READING, FOR: MR. N FRANKLAND, READING UNIVERSITY

At this point Mrs. JL Lissaman declared a personal interest in the above application as a Director of the nearby Waterside Centre and left the room during the application's discussion and voting thereon.

The Committee considered a report about this application set out on Agenda pages 138 to 152.

Members noted that additional consultation responses had been received from Thames Water and Earley Town Council raising no objection to the proposal. Members were also informed that Reading Borough Council had objected to the proposal by virtue of its proposed access via a towpath and that a copy of a letter from the applicant's solicitors to Reading Borough Council with regard to their right of way had been received. Officers informed the Committee that this matter was a private

MEMBER'S UPDATE

Development Control Committee – 19 December 2002

Site Address: 715-727 London Road, Woodley

Application No: O/2002/6574, Pages 114-128.

Further comments have been received from Earley and Woodley Town Councils:

- Woodley Town Council agreed to make no further comment on the revised plans. However the Members did reiterate the need for safe, local access to the site, i.e. by foot or cycle.

- Earley Town Council stated that the revised plans did, in part, reduce some of the Planning Committee's concerns in relation to over-development of this site, but they still have considerable concern about access. Earley Councillors are therefore of the view, despite the revisions, that the application should be refused.

The recommendation on page 120 should read:

'GRANT planning permission subject to the completion of a Section 106 agreement (including a contribution of £40K towards the Council's junction management scheme at Shepherds Hill together with improved pedestrian/cycling/crossing facilities in this area and the submitting of a travel plan for the site) and the following conditions:'

Development Control Ref No:	Received	Parish
O/2002/6574	28.05.02	Woodley

Applicant: TA Fisher & Sons Ltd
Location: 715-727 London Road, Woodley
Proposal: Outline application for the proposed erection of a B1 office building (1470sq.m), demolition of existing buildings and removal of telecommunications mast.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Heidi Lynch

1. **Planning History** – The site is within the identified settlement of Woodley and is located on a traffic island between Shepherds Hill and London Road.

   The site is currently occupied by 2-storey buildings (previously used as a police station – *sui-generis* use), a bungalow (no.715 London Road) and an existing telecommunications mast still utilized by the police. The police no longer use the site. There are two temporary permission applications for a car sales and car hire business currently under consideration.

2. **Proposal** – is for outline approval for the redevelopment of the site including the demolition of the existing buildings on site, the erection of a 1470sq.m B1 office building and the removal of the existing telecommunications mast. The matters to be considered as part of this application include external appearance, siting and means of access. Landscaping will be considered at the reserved matters stage.

   This application is before the Committee as it constitutes major development due to the building size.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions and the completion of a Section 106 agreement.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -

- **Woodley Town Council:** Recommend refusal on original application (see comments attached).
- **Sonning Parish Council:** No response on original application.
- **Earley Town Council:** Councillors felt that this proposal represented an over-development of the site and there were particular concerns about access to the site from this extremely busy roundabout. Recommend refusal.
- **Access & Movement:** No objection subject to conditions & completion of S.106 agreement.
- **Environment Agency:** No objection on revised plans subject to conditions.
- **Landscape & Trees:** No objection subject to landscape scheme condition
- **Countryside Officer:** Bat survey to be submitted on building to be demolished
- **Policy and Plans:** No objection in principle.
- **Environmental Health:** No objection subject to conditions.
- **Fire & Rescue Service:** No objections at this stage, further comments will be given as part of the building regulations consent stage.
- **Disabled Access Officer:** Suggests adaptations to improve access for people with disabilities.
- **Drainage:** No objections subject to condition.
- **Thames Water:** No objections.
- **Crime Prevention Design Adviser:** No response.
- **Letters:** There have been 2 letters of comment on the application and 4 letters of objection received to the original plans. One further letter of objection has been received with regard to the revised plans. These objections and comments can be summarised as follows:
  - Proposed office block is higher than adjoining residential properties resulting in a loss of privacy for residents.
  - Increase in vehicles will result in increased likelihood for accidents on dangerous road.
  - Not enough car park spaces to provide for employees.
  - Building will result in reduced visibility for residents and pedestrians crossing from the roundabout to the other side of the road.
  - Height and size of building will dominate the area and be out of character in residential environment. Area is becoming increasingly commercialised.
  - Landscaping not adequate to protect residents from road noise and visual dominance of building.
  - Close board fence along western boundary of site not adequate to protect residential amenity of no. 40 Shepherds Hill (The Orchards).

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

A. Principle of Development. (Policies OS1, H6, BU1 & BU2 of the Berkshire Structure Plan; Policies LTV1 & LE2 of the Loddon Area Local Plan; Policies WH3 & WEM4 of the Wokingham District Local Plan as agreed to be modified.

B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 & LBE5 of the Loddon Area Local Plan; Policies WOS3, WOS7 and WBE1 of the Wokingham District Local Plan as agreed to be modified and Policies LD3, EN1 & EN2 of the Berkshire Structure Plan.

C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 & LBE8 of the Loddon Area Local Plan; Policies WOS3, WBE1, WBE10 and WBE12 of the Wokingham District Local Plan as agreed to be as modified and Policies LD3 &EN1 of the Berkshire Structure Plan.

D. Provision of infrastructure, services & amenity requirements.
(Policies LR3 & LPS1 of the Loddon Area Local Plan; Policies WOS4 & WR8 of the Wokingham District Local Plan as agreed to be as modified and Policies LD6 & R5 of the Berkshire Structure Plan.

E. Flooding Issues. (Policies LPS2 & LPS3 of the Loddon Area Local Plan; Policy WIC16 of the Wokingham District Local Plan as agreed to be modified and Policy EN3 of the Berkshire Structure Plan.

F. Access & Movement.
(Policies LT4, LT5, LT6 & LT10 of the Loddon Area Local Plan; Policies WOS3, WT3a, WT6 & WT7 of the Wokingham District Local Plan as agreed to be modified and policies T3, T7, LD4 & LD5 of the Berkshire Structure Plan.

G. Concerns of Local Councils and residents

A. <u>Principle of Development</u>

The proposed office building is considered to be a major development under the Berkshire Structure Plan as it has over 500 square metres of floor area.

PPG6 suggests that office uses are most appropriately located in town centre locations and a sequential approach should be considered. This site is located within an identified settlement but outside of a town centre location and is not an identified site for a business use. However, the principle of using this site for B1 use is permitted under policy WEM4 of the Wokingham District Plan as agreed to be modified. This policy allows business development on sites within identified settlements providing they do not result in loss of a site with permission for retail development. The proposed development does not result in a loss of retail floor-space or floor-space catering for a local need (the police no longer require the site).

Policy BU1 of the Berkshire Structure Plan pertains to the assessment of proposals for further business development. This states that proposals will normally be granted where the proposal would:

- Aid urban regeneration;
- Contribute towards meeting employment needs of the local population in the County;
- Meet the need for a particular type of business which would serve the local economy and which cannot be accommodated in existing or committed premises.

Policy BU2 of the Berkshire Structure Plan gives favourable consideration to proposals for existing businesses wishing to expand in situ, the provision of a

small range of units and the provision of industrial, distribution and storage units. Policy LE2 of the Loddon Area Local Plan also contains similar provisions to the above policies.

In assessing the development against policy BU1, the following comments can be made. The site is not identified for regeneration (although it would have the effect of upgrading the appearance of the area), and has no special benefits for the local economy when compared to other potential employment sites. Neither is there any particular encouragement under policy BU2 in terms of adding to the variety of employment. However in assessing the applications merits, regard needs to be had to the overall policy context and the location within the urban area.

Policy BU1 states that development under this policy should not give rise to pressures for housing development additional to the provision in the plan, or transport problems having regard to the capacity of the highway network. It is not considered that this amount of floor-space will add significantly to housing pressure, and there are not considered to be any potential problems with highway capacity/generation/safety (assessed further under Access & Movement section of this report).

There is no need specific requirement at the present time for additional office floor-space to meet a local plan need, however the Local Plan Inspectors response introduces a little flexibility allowance into employment site provision that is designed to take account of potential changes in take up rates. On balance, there is no objection on employment policy grounds.

Policy WH3 of the Wokingham District Plan and H6 of the Berkshire Structure Plan pertain to the loss of housing stock in the district. Generally, development that results in a loss of housing will only be acceptable if it replaces the number of dwellings lost. The proposal will result in the loss of one residential dwelling and no alternative has been provided. The proposal is therefore contrary to the strict application of this policy. However, all issues need to be considered, and in the context of the redevelopment of the existing uses on the site and the overall policy context, it is not considered that this one issue alone could justify refusal of this application.

B. <u>Impact upon the residential amenity of the neighbouring dwellings</u>

The closest residential properties adjoin the western boundary of the site. No.713 located to the southwest of the site contains a single storey bungalow and the site runs the entire length of the western site boundary with the application site. It will be approximately 30m away from the proposed office building, although the proposed car park area will be along its adjoining side boundary. No.713 has a habitable room window facing towards the application site. The development can be screened from this window by a close-boarded fence and landscaping along the western boundary of the site. This will help mitigate any loss of amenity to no.713.

The closest dwelling to the northwest of the site is The Orchard located 7m from the site boundary. The proposed office building would be approximately 19m from the two-storey, detached dwelling on this site. First floor windows on the proposed office development will not directly face The Orchards due to the angle

of the proposed building. Additional landscaping will also help to mitigate any potential loss of amenity to The Orchards.

Several residential property owners in this area have objected to the development due to potential overlooking of their rear amenity areas, resulting in a loss of privacy. The proposed building has a number of windows at first floor level which face towards the residential dwellings on the island site. There are also limited windows at second floor level however these are to a hall, stairwell and W.C and could be conditioned to be obscure glass. The first floor windows are approximately 20m from the closest residential dwelling's boundary and this is considered sufficient distance so as to have no detrimental affect to residential amenity or loss of privacy.

The development is separated from other residential dwellings in the Woodley area by the one-way road system. As such, the closest properties will be at least 15m from the site and there is no direct facing relationship with any of these properties and the proposed building.

A new commercial development such as that proposed could result in increased noise and lighting on the site to the detriment of the surrounding residents. This can be controlled through conditions specifying hours of operation for the office building to avoid noise disturbance to neighbouring properties. The Environmental Health Officer considers the development will have no detrimental impact on the surrounding residents. In addition, a condition can be placed on any approval given, requiring any proposed external lighting to be approved by the Local Planning Authority.

As such it is not considered that the proposed development would have a detrimental impact on the residential amenity of the neighbouring occupiers.

C. <u>Impact upon the character and appearance of the surrounding area</u>

The 0.26 hectare site is at Shepherds Hill, which is within an identified settlement and comprises the eastern portion of a block of land that is surrounded by major one way roads (the A4 London Road and Shepherds Hill). To the west of the site on the roundabout are residential dwellings and beyond that approval has been given for the redevelopment of the filling station. The area is predominantly residential in character but there are a number of commercial/retail businesses within the area.

The proposed building will be located to the east of the site and will be L-shaped reflecting the nature of the site itself. It is considered to be of a large size being principally two storeyed on the northern and southern wings, and three storeyed in the central apex. The office scheme would have a number of windows on its elevations. The building has a modern design and will provide for a strong visual presence when viewed from the surrounding highways. It is considered that it will create added visual interest in the area and will raise the area's architectural quality.

The proposed building will be higher than those existing currently on site, as well as being higher than the residential properties in the area. However the Shepherds Hill Inn House located on the opposite side of the road is of a similar height with two storeys and a high pitched roof above. The three-storey element

will represent a prominent feature of the design of the building and will contribute to its architectural appearance in making it a landmark feature.

The site is located on a green route enhancement area (London Road). Development is not permitted that detracts from the visual quality of the green route and where appropriate, development is expected to contribute towards the improvement of green route enhancement areas through landscape and planting schemes. The Landscape Officer was initially concerned with regard to the originally submitted plans however the revised plans are considered to be acceptable in principle as discussed with the applicants landscape architect. A detailed landscape scheme will need to be provided and approved at the reserved matters stage.

D. **Provision of infrastructure, services & amenity requirements**
Policy WOS4 of the Wokingham District Local Plan requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

The applicant has agreed to contribute £40,000 towards off-site works coming forward in this area, namely the A4 Shepherds Hill Junction Management Scheme together with improved pedestrian/cycling facilities. This is to be secured by way of a Section 106 agreement.

E. **Flooding**
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. **Access & Movement**
The proposal provides 49 car-parking spaces (on a ratio of 1 space per 30sqm of gross floor area), and this accords with advice given in PPG13. It is proposed that all means of vehicular ingress would be derived by way of the A4 London Road entrance and all vehicular egress via the A4 Shepherds Hill exit. A covered cycle stand will also be provided on site.

No objection is raised to the revised plans subject to the completion of a Section 106 agreement to secure off-site works, and also the implementation and maintenance of a travel plan in accordance with latest government advice issued in July 2002. The proposed development is speculative and accordingly, the end-user and associated origin destination journeys are not known at this stage. The applicant has submitted a draft travel plan but this will need to be tailored for the occupier's needs and also to comply with the latest national guidance.

G. **Concerns of Local Councils and residents**
These have been addressed above.

5. **Conclusion** – The site is in a prominent location surrounded by a busy highway network and office development such as that proposed is considered to be the most appropriate use of the site. The site is also a prominent gateway location and the building proposed will become a landmark feature. The proposal would have no

significant detrimental impact upon the residential amenity of the neighbouring dwellings, the character or appearance of the surrounding area and would be in accordance with the policies of the District's Development Plan.

6. **Recommendation** –GRANT planning permission subject to the completion of a Section 106 agreement (including a contribution of £40K towards highway improvements and the submitting of a travel plan for the site) and the following conditions:

1. a) Approval of the details of the design (including internal planning) and the landscaping treatment of the site (herein called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

   Reason: No such details have been submitted.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: To ensure that the external appearance of the building is satisfactory.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity and to protect neighbouring property owners from glare.

4. The west, rear elevation windows on the second floor of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

   Reason: To safeguard residential amenities of the occupiers of neighbouring property owners.

5. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

   Reason: To safeguard the visual amenities of neighbouring properties and the locality.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7pm Monday to Friday and 8 am to 1.30pm Saturdays and at no time on Sundays or Bank or National Holidays.

   Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. The use hereby permitted shall not operate other than between the hours of 7.30am and 7pm Mondays to Fridays, and 8am to 5pm Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

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

8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

   Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

9. No development shall commence until the proposed one-way access arrangement together with associated lining and signing has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety and convenience.

10. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

11. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details.

Reason: In order to ensure bicycle-parking facilities are provided and to encourage sustainable modes of transport.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

    Reason: In the interests of highway safety and convenience.

13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

    Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

    Reason: In the interests of highway safety and convenience.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

    Reason: To prevent the increased risk of flooding and to improve water quality.

16. Prior to any work commencing on site, a bat survey shall be carried out by a trained and licensed bat worker, on the buildings to be demolished on site. The bat survey shall contain mitigation strategies should bats be found, and shall be submitted and approved in writing by the Local Planning Authority prior to work commencing on site.

    Reason: To ensure the protection of a protected species.

17. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement on site.

    Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal and no details have yet been submitted.

Informatives

1. This permission relates to the application as amended with revised plans numbered 1597/01 Rev M (site plan), 1597/02 Rev A (Ground Floor Plan), 1597/03 Rev B (First Floor Plan), 1597/04 Rev A (Second Floor Plan), 1597/05

Rev B (Elevations) and additional plan numbered 1597/07 (Bicycle Shelter) submitted to the Local Planning Authority on 03/10/02 & 13/11/02 and does not approve the proposals as originally submitted.

2. To prevent the pollution of groundwater, no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Ian Doyle on 01276 454365 for further details.

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

   Berkshire Structure Plan Policies: OS1, LD3, LD4, LD5, LD6, H6, EN1, EN2, EN3, BU1, BU2, R5, T3 & T7.
   Loddon Area Local Plan Policies: LTV1, LBE1, LBE2, LBE5, LBE8, LE2, LR3, LPS1, LPS2, LPS3, LT4, LT5, LT6, LT10.
   Wokingham District Local Plan as agreed to be modified: WOS3, WOS4, WOS7, WBE1, WBE10, WBE12, WH3, WEM4, WR8, WIC16, WT3a, WT6, WT7.

WOODLEY TOWN COUNCIL CONSULTATION 10/02

Two copy letters of objection had been received and as six residents were present the meeting was adjourned to enable them to express their concerns about this proposal:

- the unacceptable size & height of the building
- loss of privacy in a residential area by the overlooking of gardens by a 3-storey office block
- insufficient parking spaces (46) for proposed 150 staff
- existing highway (fast road) and parking problems (cars from nearby Volvo garage)
- loss of trees – although clarification would be required
- re-positioning of mast which would make it more visible from neighbouring houses – (at present it was shielded)
- trees at present formed a screen for vehicle headlights coming from the direction of the A4 railway bridge – this issue would need to be addressed
- the location of the entrance in the services layby/new fence – traffic movement and sightlines would be obscured
- safety on the roundabout and safe access to and from homes was a big issue
- the former police station was originally 5 residential houses – these were to be replaced by a large commercial development – this would be out of proportion to existing
- the development should be more realistic and more sympathetic

After the meeting was reconvened, Members were reminded that this area had been identified by the District Council for a new safety scheme and they also took into account the impact of the proposed re-development of the adjacent BP garage. It was noted that the application may be subject to a Services, Amenities and Infrastructure Contribution and Members agreed to make a recommendation on this for consideration at the full Council meeting on Tuesday 9 July.

The committee fully supported the residents' concerns and recommended that the application be refused:

- access would be dangerous
- additional traffic would be unacceptable
- insufficient car parking provision
- no pedestrian access shown on the plan
- height and massing of 3-storey building would be unacceptable
- the design of the development would be totally out of keeping in a residential area
- potential loss of trees, which currently provide a sound/light screen

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ART	
CS	
23 JUL 2002	
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	FILE:

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: O/2002/6574 **PLANNING OFFICER:**

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Outline application for B1 office building, demolition of existing building and relocation of telecom mast

ADDRESS: former Police Station site, 715 & 717 - 727 London Road, Woodley.

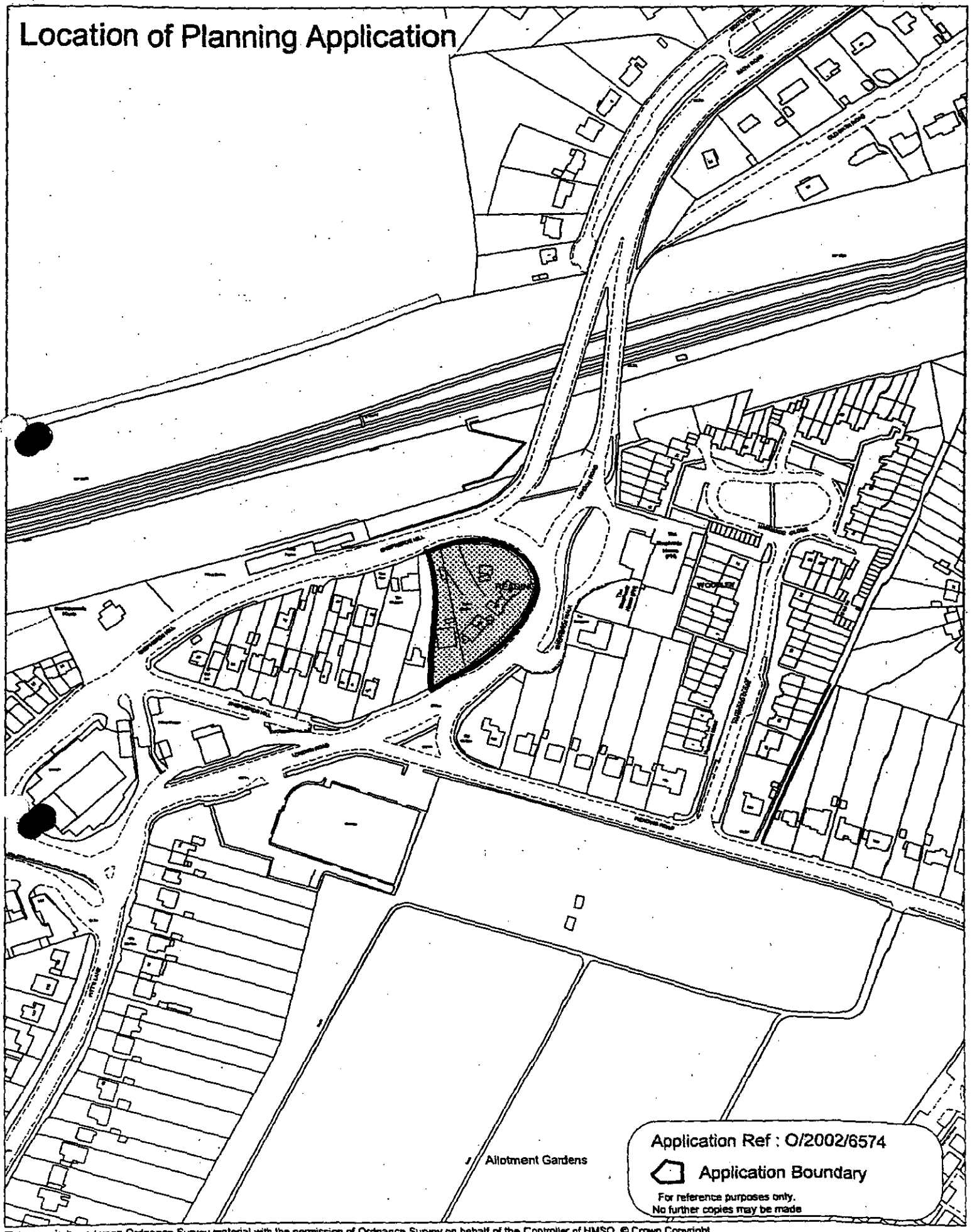
Councillors considered that this proposal represented an overdevelopment on the site and there were particular concerns about access to the site off this extremely busy roundabout.

It is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 19 JUL 2002

CLERK TO EARLEY TOWN COUNCIL

Location of Planning Application



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Development Control, Wokingham District Council.
18 November 2002

Scale: 1 : 2500

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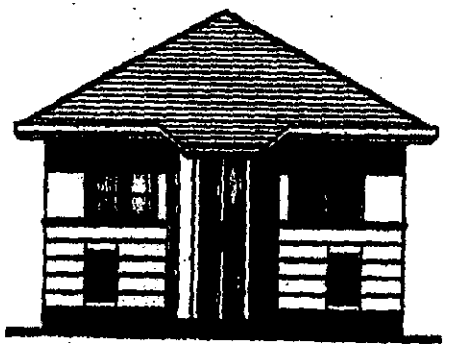
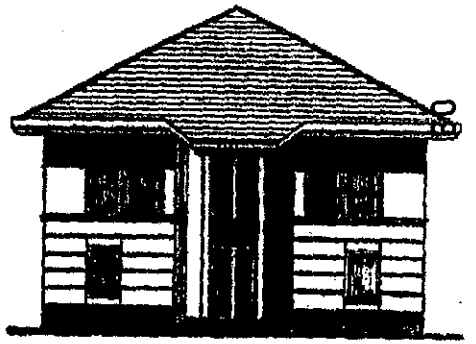
6574



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FLATTENED ELEVATION

TRUE ELEVATION

FLATTENED ELEVATION

REAR ELEVATION

15 NOV 2002

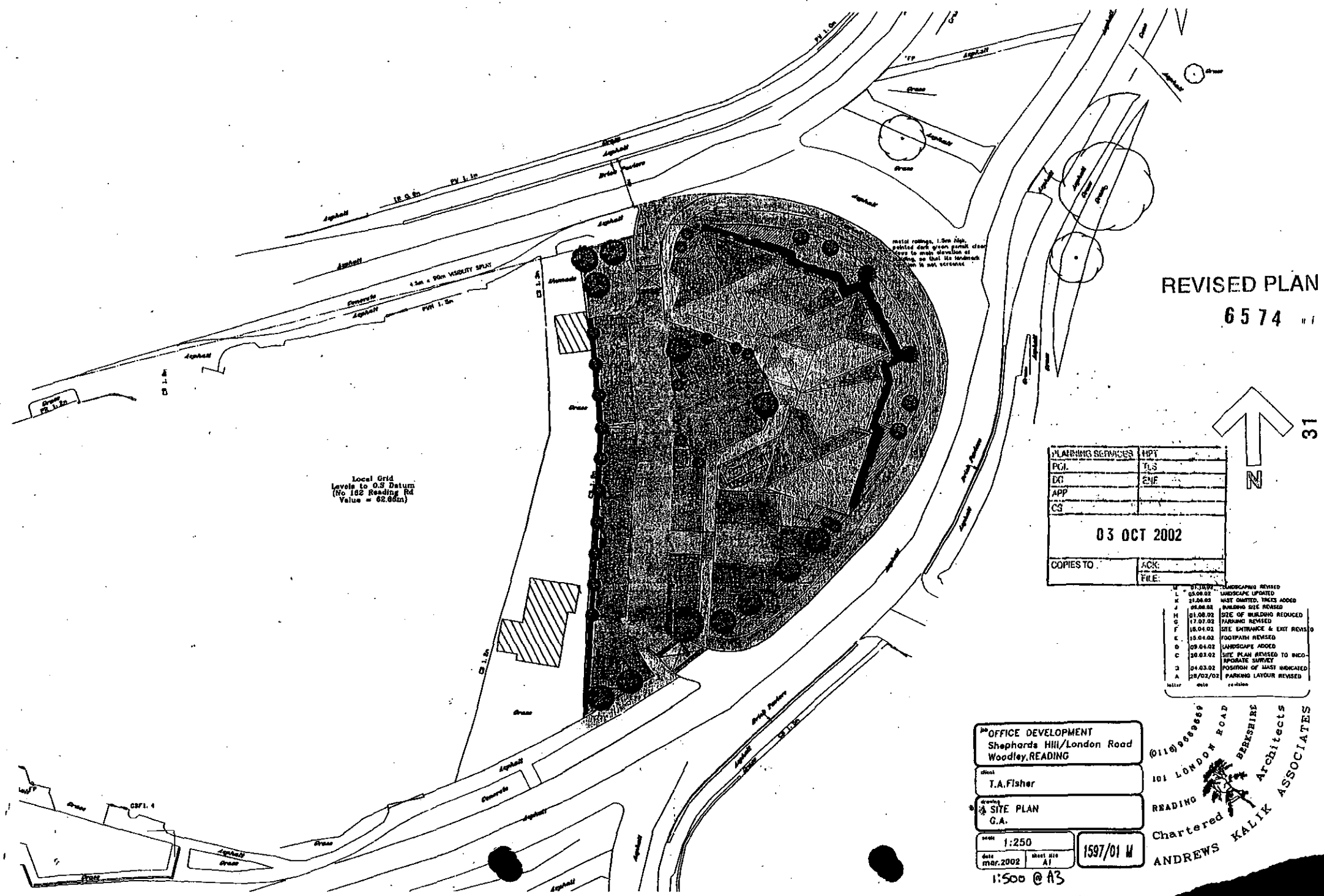
Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

T A Fisher

Elevations

1387-05 R

Chartered Architects
WALIK ASSOCIATES



REVISED PLAN

6574

31

PLANNING SERVICES	HPT
POL	TLS
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03 OCT 2002	
COPIES TO	ACK:
	FILE:

letter	date	revision
M	01.10.02	LANDSCAPING REVISED
L	05.08.02	LANDSCAPE UPDATED
K	21.06.02	MAST OMITTED, TREES ADDED
J	05.08.02	BUILDING SIZE REVISED
H	01.08.02	SITE OF BUILDING REDUCED
G	17.07.02	PARKING REVISED
F	18.04.02	SITE ENTRANCE & EXIT REVISED
E	15.04.02	FOOTPATH REVISED
D	09.04.02	LANDSCAPE ADDED
C	20.03.02	SITE PLAN REVISED TO INCORPORATE SURVEY
B	04.03.02	POSITION OF MAST INDICATED
A	28/02/02	PARKING LAYOUR REVISED

OFFICE DEVELOPMENT
Shephards Hill/London Road
Woodley, READING

client
T.A.Fisher

drawing
SITE PLAN
G.A.

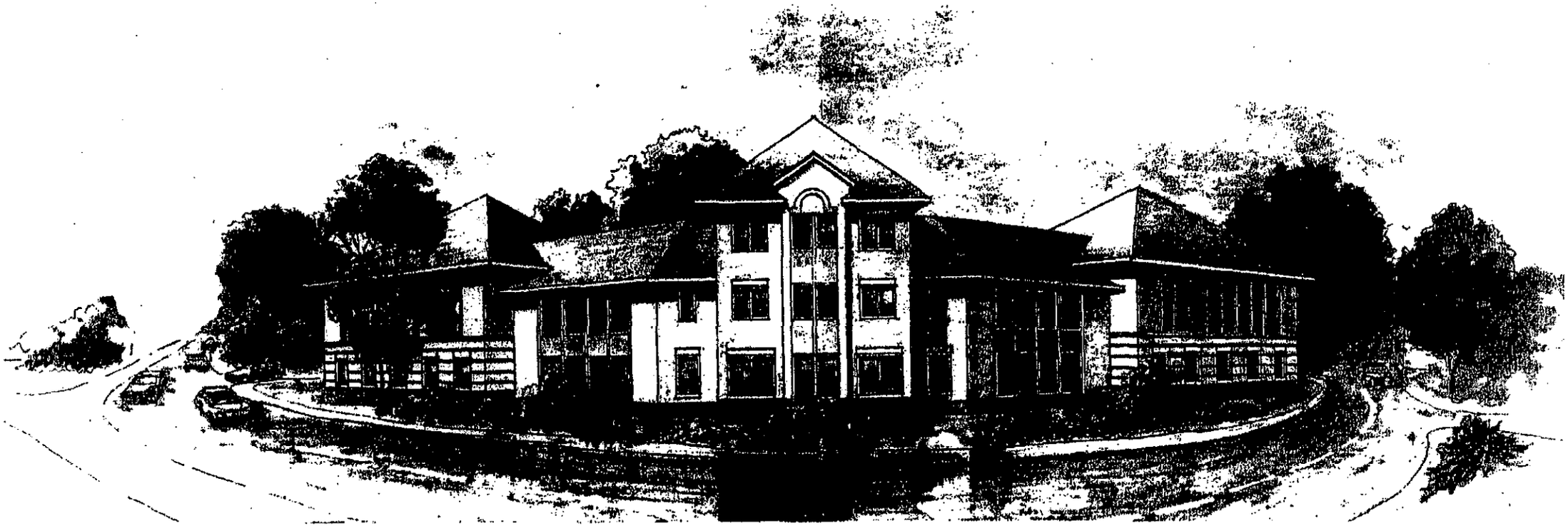
scale 1:250

date mar.2002 | sheet size A1

1597/01 M

1:500 @ A3

(0118) 9669669
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES



Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

f A Fisher

Perspective

1:200

181 London Road
Reading
Berkshire
Chatteris

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

PLANNING SERVICES	HPT
POL	FLS
DC	ENF
APP	
CS	

14 JUL 2003

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR
Ext: 6539

TO: Jenifer Jackson, Development Control
Keith Rogers, Highways Section
Roger Jones, Financial Services
Susan Griffin, Planning Dept

YOUR REF:

DATE: 11 July 2003

SECTION 106 AGREEMENT – 715 – 727 LONDON ROAD WOODLEY PLANNING APPLICATION NO. 0/2002/6574

Attached for your information is a copy of the completed Section106 Agreement for this site.

Jeni, I would be grateful if you could arrange to issue the planning permission at your earliest convenience

It will be necessary to check the progress of the development because of the various trigger points in the Agreement.

I should be grateful if you could please note the contributions and matters which relate to your area. I should also be grateful if the Development Control Section would keep other departments informed as to progress.

Please do not hesitate to contact me if you have any questions.

Mary

Mary Severin

Enc

DATED 4th Only 2003

WOKINGHAM DISTRICT COUNCIL

and

T A FISHER & SONS LIMITED

and

THAMES VALLEY POLICE AUTHORITY

AGREEMENT

Relating to

715-727 LONDON ROAD WOODLEY

Outline Application no: 0/2002/6574 for the erection of a B1 Office Building and the demolition of existing buildings and removal of Telecommunications Mast

---

Blandy & Blandy
Solicitors
1 Friar Street
Reading
Berkshire RG1 1DA

THIS DEED OF AGREEMENT is made on 4th July 2003

BETWEEN

(1) Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council") and

(2) T A Fisher & Sons Limited (Co regn no: 2582252) whose registered office is at Windmill House Victoria Road Mortimer Reading RG7 3DF ("the Developer") and

(3) Thames Valley Police Authority of Police Headquarters Oxford Road Kidlington Oxford ("the Mortgagee")

WHEREAS

A The Council is the Local Planning Authority for the purpose of the Town and Country Planning Act 1990 for the District of Wokingham in which the Application site as hereinafter defined is situated

B The Council is the Local Highway Authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated

C The Developer is the freehold owner of the Application Site subject to a Legal Charge dated 10 July 2001

D The Developer has applied for detailed planning permission numbered 0/2002/6574 to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council

E The Council resolved on 26 February 2003 that subject to this Agreement being entered into Planning Permission should be granted for the erection of a B1 Office Building (1470 sq.m) and demolition of existing buildings and removal of Telecommunications Mast within the Application Site

F The Developer is entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the Application Site and to secure a financial contribution towards local highway improvements and a requirement to produce implement monitor and review travel plans for the Application Site

G The Mortgagee has agreed to join in this Agreement for the purpose of consenting to the Application Site being bound by all the provisions contained in this Agreement

H This Agreement is entered into pursuant to the provisions of S106 of the Town and Country Planning Act 1990 and S111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions

I References to the parties named in this Agreement include their successors in title and assigns and in the case of the Council and shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1 **Definitions and Interpretation**

In this Agreement the following words and expressions shall where the context so requires or admits have the following meanings:

1.1 "the Act" means the Town and Country Planning Act 1990

1.2 "the Application Site" means all that land known as 715-727 London Road Woodley Reading Berkshire and shown for identification purposes only edged red on the Plan

1.3 "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out they should be disregarded such operations as marking out surveying ground investigations archeological investigations demolition site clearance and site preparation and "commence" "commencement" and "Development" shall be construed accordingly

1.4 "the Highway Contribution" shall mean the sum of £54,500 index-linked

1.5 "the Plan" means the Plan annexed to this Agreement

1.6 "the Planning Application" means the Planning Application reference 0/2002/6574 for the erection of a B1 Office Building (1470 sq.m) and demolition of existing buildings and removal of Telecommunications Mast within the Application Site

1.7 "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft annexed to this Deed

1.8 References in this Agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail

Prices (all items) published by the Central Statistical Office has increased between the date of this Agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date of this Agreement had been retained

2 Statutory Provisions

2.1 This Agreement is made under S106 of the Act

2.2 The covenants by the Developer as the freehold owner of the Application Site in this Agreement which constitute planning obligations for the purposes of S106 of the Act shall be enforceable by the Council as the Local Planning Authority in accordance with the provisions of S106 against the Developer and any person deriving title from the Developer

2.3 No party shall be liable for breach of covenant or obligation contained in this Agreement after the party has parted with all the party's interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

2.4 No person who is not a party to this Deed ("Third Party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this Agreement and no consent of any Third Party shall be required under that Act to any cancellation or variations of this Deed

2.5 In the event that the Planning Permission shall expire before Commencement of Development or at any time shall be revoked this Agreement shall be deemed to be discharged and have no further effect

2.6 This Deed shall be registered as a Local Land Charge in the Register of Local Land Charges maintained by the Council

3 The Highway Contribution

3.1 The Developer covenants with the Council that on or before Commencement of Development it will pay the Council the Highway Contribution towards the Council's

costs including preliminary investigation design and supervisory fees in carrying out improvements to the local highways in the vicinity of the Application Site including the provision of improved pedestrian/cycle crossings

3.2 the Developer covenants and agrees with the Council that it will not commence development until the Highway Contribution shall have been paid to the Council

3.3 the Council shall apply all of the Highway Contribution towards the purposes described above provided that if the Highway Contribution (or part) is not in fact expended for such purposes within 5 years of the date of payment the Council shall repay to the Developer such amount of the Highway Contribution as shall not have been expended together with interest thereon at the base rate of Lloyds TSB Bank plc from the date of payment to the date of repayment

4 Travel Plans

4.1 It is agreed that for the purpose of this Agreement references to a Travel Plan shall be references to a Travel Plan which is prepared and reviewed in accordance with advice given in the government's Best Practice Programme Resource pack for employers entitled "A Travel Plan Resource Pack for Employers" and any other relevant government advice either in supplement to or in substitution for the said Travel Plan Resource Pack for Employers and further that such Travel Plan shall address the foreseeable transportation needs of the likely or actual occupiers of the Development and have the general aim of promoting greener and cleaner travel choices and reducing the reliance on the car for the occupants of and visitors to the Development

4.2 The Developer covenants with the Council that it will not occupy or permit the occupation of the Development until

4.2.1 it has prepared a Travel Plan and

4.2.2 it has submitted the Travel Plan to the Council for approval and

4.2.3 it has modified the Travel Plan as reasonably required by the Council and

4.2.4 The Travel Plan has been approved by the Council (such approval not to be unreasonably withheld or delayed)

4.3 The Developer covenants with the Council not to let licence or otherwise permit occupation of any development carried out on the Application Site unless the occupier shall first have entered into an agreement with the Developer to implement and comply with the requirements of the Travel Plan

4.4 The Developer covenants with the Council

4.4.1 To implement the Travel Plan (subject to any modifications following review as provided for below) and to secure its implementation by any occupier

4.4.2 To monitor and review the operation of the Travel Plan as frequently as the Developer or the Council reasonably requires and in any event at least every two years from the date of approval of the Travel Plan and submit the results of such review to the Council and following each review modify the Travel Plan as may reasonably be required by either the Developer or the Council so that its provisions conform as far as may be practicable with current relevant government advice relating to Travel Plans and to the reasonable operational requirements of the Occupier

5 Consent

5.1 The Mortgagee hereby consents to the Application Site being bound by all the provisions contained in this Agreement and acknowledges that its Legal Charge will be subject to the provisions of this Agreement

6 Costs

6.1 The Developer agrees with the Council to pay the Council's reasonable legal costs incurred in preparing and negotiating this Agreement on or before the date hereof

TITLE NUMBER

BK370782

N

WOKINGHAM

ORDNANCE SURVEY MAP REFERENCE: SU7573NW

SCALE 1:1250

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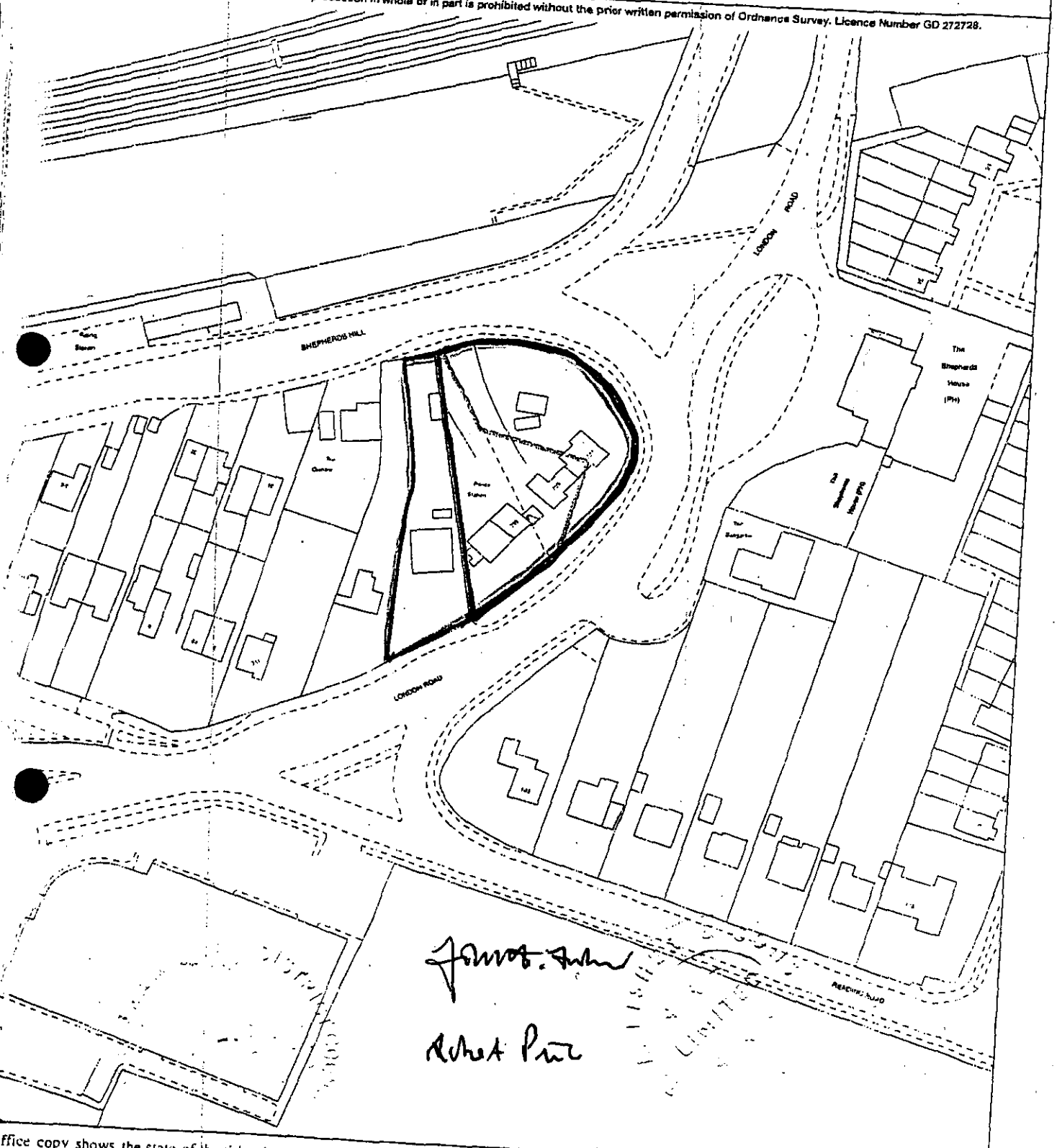


This office copy shows the state of the title plan on 24 March 2003 at 15:13:10. It may be subject to minor distortions in scale. Under s.113 of the Land Registration Act, 1925, this copy is admissable in evidence to the same extent as the original. Issued on 24 March 2003. The title is dealt with by the Gloucester District Land Registry.

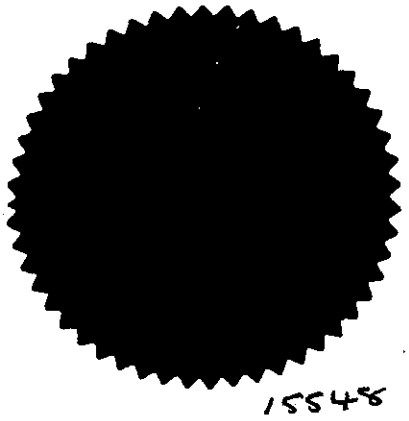
SOCIETY

H.M. LAND REGISTRY MS 07/2002

IN WITNESS whereof the parties have executed this Deed the day and year first before written

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

Solicitor



15548

EXECUTED AS A DEED (AND DELIVERED)
by T A FISHER & SONS LIMITED
acting by:

Director

Director/~~Secretary~~

THE COMMON SEAL OF
THE THAMES VALLEY POLICE AUTHORITY
was hereunto affixed in the presence of:

28/03

A' 'cation No: O/2002/6574 EXC

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T A Fisher & Sons Ltd
C/O Andrews Kalik Associates
101 London Road
Reading
Berks
RG1 5BY

Application Number: O/2002/6574

Parish: **WOODLEY**

Location: **715 & 717 - 727, London Road, Woodley, Reading.**

Proposal: **Outline application for the proposed erection of a 1470sq m B1 office building, demolition of existing buildings, and removal of existing Thames Valley Police telecommunications mast.**

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. a) Approval of the details of the design (including internal planning) and the landscaping treatment of the site (herein called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. The west, rear elevation windows on the second floor of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

Condition
5. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
7. The use hereby permitted shall not operate other than between the hours of 7.30am and 7pm Mondays to Fridays and 8am to 5pm Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Condition
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
9. No development shall commence until the proposed one-way access arrangement together with associated lining and signing has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
10. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
11. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details.

Condition
12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
16. Prior to any work commencing on site, a bat survey shall be carried out by a trained and licensed bat worker, on the buildings to be demolished on site. The bat survey shall contain mitigation strategies should bats be found, and shall be submitted and approved in writing by the Local Planning Authority prior to work commencing on site.

Condition
17. Details of surface water balancing works, together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement on site.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of visual amenity and to protect neighbouring property owners from glare.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring property owners.

Reason
5. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Reason
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
9. In the interests of highway safety and convenience.

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

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

Reason
12. In the interests of highway safety and convenience.

Reason
13. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
14. In the interests of highway safety and convenience.

Reason
15. To prevent the increased risk of flooding and to improve water quality.

Reason
16. To ensure the protection of a protected species.

Reason
17. In order that the Local Planning Authority may be satisfied as to the details of the proposal and no details have yet been submitted.

Informative
1. This permission relates to the application as amended with revised plans numbered 1597/01 Rev M (site plan), 1597/02 Rev A (Ground Floor Plan), 1597/03 Rev B (First Floor Plan), 1597/04 Rev A (Second Floor Plan), 1597/05 Rev B (Elevations) and additional plan numbered 1597/07 (Bicycle Shelter) submitted to the Local Planning Authority on 03/10/02 & 13/11/02 and does not approve the proposals as originally submitted.

Informative
2. To prevent the pollution of groundwater, no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

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

Berkshire Structure Plan Policies OS1, LD3, LD4, LD5, LD6, H6, EN1, EN2, EN3, BU1, BU2, R5, T3 & T7.

Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LBE8, LE2, LR3, LPS1, LPS2, LPS3, LT4, LT5, LT6 & LT10.

Wokingham District Local Plan (as agreed to be modified) policies WOS3, WOS4, WOS7, WBE1, WBE10, WBE12, WH3, WEM4, WR8, WIC16, WT3a, WT6 & WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date:

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.

6574 6573?

BLANDY & BLANDY
SOLICITORS
ONE FRIAR STREET READING BERKSHIRE RG1

PLANNING SERVICES	HPT 70 710
POL	TLS
DC Hh	ENF
APP	
CS	
DA 03 JUL 2003	
COPIES TO:	ACK:
	FILE:

Ms Tanya Davies
Senior Planning Officer
Wokingham District Council
DX 33506
WOKINGHAM

TEL (0118) 951 6800
DIRECT TEL (0118) 951 6922
FAX (0118) 951 6901
EMAIL Simon_Dimmick@blandy.co.uk
DX 4008 Reading
WEBSITE www.blandy.co.uk

File page
01/2002/6574

YOUR REF:
OUR REF: SMD/WDC
DATE: 1 July 2003

WITH COMPLIMENTS

Simon Dimmick

PARTNERS
RICHARD GRIFFITHS
NOTARY PUBLIC
PHILIP D'ARCY
ANDREW DON
SUSAN DOWLING
BRENDA LONG
GRAHAM BENWELL
JONATHAN GATER
JACQUES SMITH
DAVID FEW
JANE GUNNELL
SIMON DIMMICK
NICK BURROWS

CONSULTANT
KATE TAYLOR

ASSOCIATES
HARRIET GRACIE
TIM CLARK
JENNIFER WATSON
VICTORIA GREGORY
DEBORAH BRETT
SIMON BACCHUS

THIS FIRM IS REGULATED BY THE LAW SOCIETY

ONE FRIAR STREET READING BERKSHIRE RG1 1DA

Ms Mary Severin
Legal Services
Wokingham District Council
DX 33506 WOKINGHAM

TEL (0118) 951 6800
FAX (0118) 951 6850
DIRECT (0118) 951 6922
EMAIL Simon_Dimmick@blandy.co.uk
DX 4008 Reading
WEBSITE www.blandy.co.uk

YOUR REF:
OUR REF: SMD/23461/5
DATE: 1 July 2003

COPY

Dear Mary

715-727 LONDON ROAD, WOODLEY
SECTION 106 AGREEMENT

I have now received the engrossments which I enclose for execution by the District Council.

If you could arrange for them to be sealed that would be most helpful.

Presumably Tanya Davies will be able to issue the Planning Permission as soon as the agreements have been completed.

Permission should not yet be issued. I should be grateful to receive the engrossments back whereupon we can indeed complete them subject to our fees being paid.

Yours sincerely

SIMON DIMMICK

(enclosures)

Copy to: Tanya Davies and Keith Rogers

PARTNERS
RICHARD GRIFFITHS
NOTARY PUBLIC
PHILIP D'ARCY
ANDREW DON
SUSAN DOWLING
BRENDA LONG
GRAHAM BENWELL
JONATHAN GATER
JACQUES SMITH
DAVID FEW
JANE GUNNELL

CONSULTANT
KATE TAYLOR

ASSOCIATES
HARRIET GRACIE
TIM CLARK
JENNIFER WATSON
VICTORIA GREGORY
DEBORAH BRETT

THIS FIRM IS REGULATED BY THE LAW SOCIETY

Memo

To: Mary Severin
Legal Services
10.03.03

From: Tanya Davies
Senior Planning Officer
Development Control
X 6229

Applicant: TA Fisher & Sons Ltd
Location: 715-727 London Road, Woodley
Proposal: Outline application for the proposed erection of a B1 office building (1470sq.m), demolition of existing buildings and removal of telecommunications mast.

This application was approved at the DC Committee meeting of 26 February subject to a legal agreement.

I now enclose a copy of the draft permission and detailed instructions (from Keith Rogers)

Please contact me with any queries.

Tanya Davies

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

FROM:	**KEITH ROGERS,** **Highway Development Control.**	**MY REF: KR/NK** **Extn: 6333**
TO:	**TANYA DAVIES,** **Planning Services.**	**YOUR REF: KL**
cc	**Mary Severin, Legal Services.** **Sue Griffin, Planning Policy**	
		DATE: 28th February 2003

S106 AGREEMENT NO. 4016
TITLE: 715-727 LONDON ROAD, SHEPHERDS HILL, WOODLEY (EX. POLICE STATION)

Would you please instruct Legal Services to prepare an agreement between the Council and the appropriate parties in respect of a financial contribution and/or other access and movement requirements.

Background Information

Name of Applicant/Agent: T. A. Fisher & Sons,
Address: c/o Andrews Kalik Associates,
101 London Road,
Reading, Berkshire.
RG1 5BY

Name of Contact:

Application reference number: 0/2002/6574

(a) Decision of Planning Committee Grant subject to S106

(b) Date of Decision: 26th February 2003

Other background information:

The proposal is in outline and comprises 1470 m^2 of B1 office development.

Cont.....

Terms of Agreement

1. (a) The developers shall contribute £54,500 towards the Council's costs including preliminary investigation, design and supervisory fees in carrying out Woodley Junction management improvements at Shepherd Hill together with improved pedestrian/cycling/crossing facilities in this area.

(b) A Travel Plan shall be submitted to and approved in writing by the Council (prior to occupation of the development. The Travel Plan shall be prepared, implemented, monitored and reviewed in accordance with the advice given in accordance with the advice given in the Government's Energy Efficiency Best Practice Programme (EEBPP) travel plan resource pack entitled 'A Travel Plan Resource Pack for Employers'.

Further information is given on the EEBPP website at www.energy-efficiency.gov.uk/transport.

Further advice for those who want to make travel plans a success is given in two guides published by the Department for Transport:-

(i) Using the planning process to secure travel plans Best Practice Guide – July 2002.

(ii) Making travel plans work – lessons from UK case studies – July 2002.

These documents are available free of charge from:

Department for Transport,
P.O. Box 236,
Wetherby, West Yorkshire.
LS23 7NB
Tel. 0870 1226 236
Fax: 0870 1226 237
Textphone 0870 1207 405
e-mail: dft@twoten.press.net

2. The developers shall not commence development until the contribution has been paid to the Council.

Note: The contribution should be index linked from the date the agreement is completed unless otherwise agreed with the applicant prior to determination of the planning application.

Legal Fees

It is assumed that the legal costs in respect of this agreement, including any abortive work should it not proceed to completion, are to be wholly borne by the developers.

KEITH ROGERS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

T A Fisher & Sons Ltd
C/O Andrews Kalik Associates
101 London Road
Reading
Berks
RG1 5BY

Application Number: O/2002/6574

Parish: **WOODLEY**

Location: **715 & 717 - 727, London Road, Woodley, Reading.**

Proposal: **Outline application for the proposed erection of a 1470sq m B1 office building, demolition of existing buildings, and removal of existing Thames Valley Police telecommunications mast.**

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b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. The west, rear elevation windows on the second floor of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

Condition
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Condition
7. The use hereby permitted shall not operate other than between the hours of 7.30am and 7pm Mondays to Fridays and 8am to 5pm Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Condition
8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
9. No development shall commence until the proposed one-way access arrangement together with associated lining and signing has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Condition
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Condition
15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
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Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of visual amenity and to protect neighbouring property owners from glare.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring property owners.

Reason
5. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Reason
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
9. In the interests of highway safety and convenience.

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

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

Reason
12. In the interests of highway safety and convenience.

Reason
13. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
14. In the interests of highway safety and convenience.

Reason
15. To prevent the increased risk of flooding and to improve water quality.

Reason
16. To ensure the protection of a protected species.

Reason
17. In order that the Local Planning Authority may be satisfied as to the details of the proposal and no details have yet been submitted.

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Informative
2. To prevent the pollution of groundwater, no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

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

Berkshire Structure Plan Policies OS1, LD3, LD4, LD5, LD6, H6, EN1, EN2, EN3, BU1, BU2, R5, T3 & T7.

Loddon Area Local Plan Policies LTV1, LBE1, LBE2, LBE5, LBE8, LE2, LR3, LPS1, LPS2, LPS3, LT4, LT5, LT6 & LT10.

Wokingham District Local Plan (as agreed to be modified) policies WOS3, WOS4, WOS7, WBE1, WBE10, WBE12, WH3, WEM4, WR8, WIC16, WT3a, WT6 & WT7.

T. G Watson

Trevor Watson
Development Control Manager
Date:

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.

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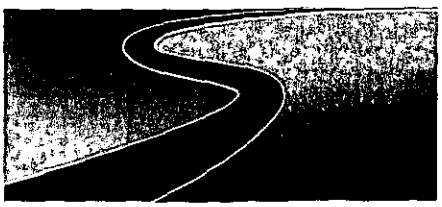


STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Our ref.1328/JM/pb

Mr. Keith Rogers
Environmental Services Department
Wokingham District Council
P. O. Box 153
Shute End
WOKINGHAM, Berkshire
RG40 1WL

19 February 2003

Dear Mr. Rogers

Re: Woodley Police Station, Wokingham

Further to our telephone conversation on Tuesday 18 February 2003, please find enclosed two copies of drawing number 2003.1328.006. Rev.A "Indicative Junction Management Scheme".

If you have any further comments or queries do not hesitate to contact Stewart Andrews or myself.

Yours sincerely

Jason Mills
STUART MICHAEL ASSOCIATES

Encl. – Drg No. 2003.1328.006A

cc Mr. Steve McMillan - Parkman
Mr B Price - TA Fisher & Sons

20034191

KR

Plan Wood.

TRANSPORTATION
•
INFRASTRUCTURE
•
CIVIL ENGINEERING
•
STRUCTURES
•
WATER AND ENVIRONMENT
•
PROJECT MANAGEMENT

Plan to go up.

Development Control Ref No:	Received	Parish
O/2002/6574	28.05.02	Woodley

Applicant: TA Fisher & Sons Ltd
Location: 715-727 London Road, Woodley
Proposal: Outline application for the proposed erection of a B1 office building (1470sq.m), demolition of existing buildings and removal of telecommunications mast.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Heidi Lynch

1. **Planning History** – The site is within the identified settlement of Woodley and is located on a traffic island between Shepherds Hill and London Road.

   The site is currently occupied by 2-storey buildings (previously used as a police station – *sui-generis* use), a bungalow (no.715 London Road) and an existing telecommunications mast still utilized by the police. The police no longer use the site. There are two temporary permission applications for a car sales and car hire business currently under consideration.

2. **Proposal** – is for outline approval for the redevelopment of the site including the demolition of the existing buildings on site, the erection of a 1470sq.m B1 office building and the removal of the existing telecommunications mast. The matters to be considered as part of this application include external appearance, siting and means of access. Landscaping will be considered at the reserved matters stage.

   This application is before the Committee as it constitutes major development due to the building size.

RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions and the completion of a Section 106 agreement.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

3. **Consultations** -

- **Woodley Town Council:** Recommend refusal on original application (see comments attached).
- **Sonning Parish Council:** No response on original application.
- **Earley Town Council:** Councillors felt that this proposal represented an over-development of the site and there were particular concerns about access to the site from this extremely busy roundabout. Recommend refusal.
- **Access & Movement:** No objection subject to conditions & completion of S.106 agreement.
- **Environment Agency:** No objection on revised plans subject to conditions.
- **Landscape & Trees:** No objection subject to landscape scheme condition
- **Countryside Officer:** Bat survey to be submitted on building to be demolished
- **Policy and Plans:** No objection in principle.
- **Environmental Health:** No objection subject to conditions.
- **Fire & Rescue Service:** No objections at this stage, further comments will be given as part of the building regulations consent stage.
- **Disabled Access Officer:** Suggests adaptations to improve access for people with disabilities.
- **Drainage:** No objections subject to condition.
- **Thames Water:** No objections.
- **Crime Prevention Design Adviser:** No response.
- **Letters:** There have been 2 letters of comment on the application and 4 letters of objection received to the original plans. One further letter of objection has been received with regard to the revised plans. These objections and comments can be summarised as follows:
  - Proposed office block is higher than adjoining residential properties resulting in a loss of privacy for residents.
  - Increase in vehicles will result in increased likelihood for accidents on dangerous road.
  - Not enough car park spaces to provide for employees.
  - Building will result in reduced visibility for residents and pedestrians crossing from the roundabout to the other side of the road.
  - Height and size of building will dominate the area and be out of character in residential environment. Area is becoming increasingly commercialised.
  - Landscaping not adequate to protect residents from road noise and visual dominance of building.
  - Close board fence along western boundary of site not adequate to protect residential amenity of no. 40 Shepherds Hill (The Orchards).

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

A. Principle of Development. (Policies OS1, H6, BU1 & BU2 of the Berkshire Structure Plan; Policies LTV1 & LE2 of the Loddon Area Local Plan; Policies WH3 & WEM4 of the Wokingham District Local Plan as agreed to be modified.

B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 & LBE5 of the Loddon Area Local Plan; Policies WOS3, WOS7 and WBE1 of the Wokingham District Local Plan as agreed to be modified and Policies LD3, EN1 & EN2 of the Berkshire Structure Plan.

C. Impact upon the character and appearance of the surrounding area. (Policies LBE1, LBE2 & LBE8 of the Loddon Area Local Plan; Policies WOS3, WBE1, WBE10 and WBE12 of the Wokingham District Local Plan as agreed to be as modified and Policies LD3 &EN1 of the Berkshire Structure Plan.

D. Provision of infrastructure, services & amenity requirements.
(Policies LR3 & LPS1 of the Loddon Area Local Plan; Policies WOS4 & WR8 of the Wokingham District Local Plan as agreed to be as modified and Policies LD6 & R5 of the Berkshire Structure Plan.

E. Flooding Issues. (Policies LPS2 & LPS3 of the Loddon Area Local Plan; Policy WIC16 of the Wokingham District Local Plan as agreed to be modified and Policy EN3 of the Berkshire Structure Plan.

F. Access & Movement.
(Policies LT4, LT5, LT6 & LT10 of the Loddon Area Local Plan; Policies WOS3, WT3a, WT6 & WT7 of the Wokingham District Local Plan as agreed to be modified and policies T3, T7, LD4 & LD5 of the Berkshire Structure Plan.

G. Concerns of Local Councils and residents

A. <u>Principle of Development</u>

The proposed office building is considered to be a major development under the Berkshire Structure Plan as it has over 500 square metres of floor area.

PPG6 suggests that office uses are most appropriately located in town centre locations and a sequential approach should be considered. This site is located within an identified settlement but outside of a town centre location and is not an identified site for a business use. However, the principle of using this site for B1 use is permitted under policy WEM4 of the Wokingham District Plan as agreed to be modified. This policy allows business development on sites within identified settlements providing they do not result in loss of a site with permission for retail development. The proposed development does not result in a loss of retail floor-space or floor-space catering for a local need (the police no longer require the site).

Policy BU1 of the Berkshire Structure Plan pertains to the assessment of proposals for further business development. This states that proposals will normally be granted where the proposal would:

- Aid urban regeneration;
- Contribute towards meeting employment needs of the local population in the County;
- Meet the need for a particular type of business which would serve the local economy and which cannot be accommodated in existing or committed premises.

Policy BU2 of the Berkshire Structure Plan gives favourable consideration to proposals for existing businesses wishing to expand in situ, the provision of a

small range of units and the provision of industrial, distribution and storage units. Policy LE2 of the Loddon Area Local Plan also contains similar provisions to the above policies.

In assessing the development against policy BU1, the following comments can be made. The site is not identified for regeneration (although it would have the effect of upgrading the appearance of the area), and has no special benefits for the local economy when compared to other potential employment sites. Neither is there any particular encouragement under policy BU2 in terms of adding to the variety of employment. However in assessing the applications merits, regard needs to be had to the overall policy context and the location within the urban area.

Policy BU1 states that development under this policy should not give rise to pressures for housing development additional to the provision in the plan, or transport problems having regard to the capacity of the highway network. It is not considered that this amount of floor-space will add significantly to housing pressure, and there are not considered to be any potential problems with highway capacity/generation/safety (assessed further under Access & Movement section of this report).

There is no need specific requirement at the present time for additional office floor-space to meet a local plan need, however the Local Plan Inspectors response introduces a little flexibility allowance into employment site provision that is designed to take account of potential changes in take up rates. On balance, there is no objection on employment policy grounds.

Policy WH3 of the Wokingham District Plan and H6 of the Berkshire Structure Plan pertain to the loss of housing stock in the district. Generally, development that results in a loss of housing will only be acceptable if it replaces the number of dwellings lost. The proposal will result in the loss of one residential dwelling and no alternative has been provided. The proposal is therefore contrary to the strict application of this policy. However, all issues need to be considered, and in the context of the redevelopment of the existing uses on the site and the overall policy context, it is not considered that this one issue alone could justify refusal of this application.

B. <u>Impact upon the residential amenity of the neighbouring dwellings</u>

The closest residential properties adjoin the western boundary of the site. No.713 located to the southwest of the site contains a single storey bungalow and the site runs the entire length of the western site boundary with the application site. It will be approximately 30m away from the proposed office building, although the proposed car park area will be along its adjoining side boundary. No.713 has a habitable room window facing towards the application site. The development can be screened from this window by a close-boarded fence and landscaping along the western boundary of the site. This will help mitigate any loss of amenity to no.713.

The closest dwelling to the northwest of the site is The Orchard located 7m from the site boundary. The proposed office building would be approximately 19m from the two-storey, detached dwelling on this site. First floor windows on the proposed office development will not directly face The Orchards due to the angle

of the proposed building. Additional landscaping will also help to mitigate any potential loss of amenity to The Orchards.

Several residential property owners in this area have objected to the development due to potential overlooking of their rear amenity areas, resulting in a loss of privacy. The proposed building has a number of windows at first floor level which face towards the residential dwellings on the island site. There are also limited windows at second floor level however these are to a hall, stairwell and W.C and could be conditioned to be obscure glass. The first floor windows are approximately 20m from the closest residential dwelling's boundary and this is considered sufficient distance so as to have no detrimental affect to residential amenity or loss of privacy.

The development is separated from other residential dwellings in the Woodley area by the one-way road system. As such, the closest properties will be at least 15m from the site and there is no direct facing relationship with any of these properties and the proposed building.

A new commercial development such as that proposed could result in increased noise and lighting on the site to the detriment of the surrounding residents. This can be controlled through conditions specifying hours of operation for the office building to avoid noise disturbance to neighbouring properties. The Environmental Health Officer considers the development will have no detrimental impact on the surrounding residents. In addition, a condition can be placed on any approval given, requiring any proposed external lighting to be approved by the Local Planning Authority.

As such it is not considered that the proposed development would have a detrimental impact on the residential amenity of the neighbouring occupiers.

C. <u>Impact upon the character and appearance of the surrounding area</u>

The 0.26 hectare site is at Shepherds Hill, which is within an identified settlement and comprises the eastern portion of a block of land that is surrounded by major one way roads (the A4 London Road and Shepherds Hill). To the west of the site on the roundabout are residential dwellings and beyond that approval has been given for the redevelopment of the filling station. The area is predominantly residential in character but there are a number of commercial/retail businesses within the area.

The proposed building will be located to the east of the site and will be L-shaped reflecting the nature of the site itself. It is considered to be of a large size being principally two storeyed on the northern and southern wings, and three storeyed in the central apex. The office scheme would have a number of windows on its elevations. The building has a modern design and will provide for a strong visual presence when viewed from the surrounding highways. It is considered that it will create added visual interest in the area and will raise the area's architectural quality.

The proposed building will be higher than those existing currently on site, as well as being higher than the residential properties in the area. However the Shepherds Hill Inn House located on the opposite side of the road is of a similar height with two storeys and a high pitched roof above. The three-storey element

will represent a prominent feature of the design of the building and will contribute to its architectural appearance in making it a landmark feature.

The site is located on a green route enhancement area (London Road). Development is not permitted that detracts from the visual quality of the green route and where appropriate, development is expected to contribute towards the improvement of green route enhancement areas through landscape and planting schemes. The Landscape Officer was initially concerned with regard to the originally submitted plans however the revised plans are considered to be acceptable in principle as discussed with the applicants landscape architect. A detailed landscape scheme will need to be provided and approved at the reserved matters stage.

D. **Provision of infrastructure, services & amenity requirements**
Policy WOS4 of the Wokingham District Local Plan requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in supplementary planning guidance. Provision for additional facilities or contributions need to meet the relevant tests as laid down in circular 1/97 'Planning Obligations'.

The applicant has agreed to contribute £40,000 towards off-site works coming forward in this area, namely the A4 Shepherds Hill Junction Management Scheme together with improved pedestrian/cycling facilities. This is to be secured by way of a Section 106 agreement.

E. **Flooding**
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

F. **Access & Movement**
The proposal provides 49 car-parking spaces (on a ratio of 1 space per 30sqm of gross floor area), and this accords with advice given in PPG13. It is proposed that all means of vehicular ingress would be derived by way of the A4 London Road entrance and all vehicular egress via the A4 Shepherds Hill exit. A covered cycle stand will also be provided on site.

No objection is raised to the revised plans subject to the completion of a Section 106 agreement to secure off-site works, and also the implementation and maintenance of a travel plan in accordance with latest government advice issued in July 2002. The proposed development is speculative and accordingly, the end-user and associated origin destination journeys are not known at this stage. The applicant has submitted a draft travel plan but this will need to be tailored for the occupier's needs and also to comply with the latest national guidance.

G. **Concerns of Local Councils and residents**
These have been addressed above.

5. **Conclusion** – The site is in a prominent location surrounded by a busy highway network and office development such as that proposed is considered to be the most appropriate use of the site. The site is also a prominent gateway location and the building proposed will become a landmark feature. The proposal would have no

significant detrimental impact upon the residential amenity of the neighbouring dwellings, the character or appearance of the surrounding area and would be in accordance with the policies of the District's Development Plan.

6. **Recommendation** –GRANT planning permission subject to the completion of a Section 106 agreement (including a contribution of £40K towards highway improvements and the submitting of a travel plan for the site) and the following conditions:

1. a) Approval of the details of the design (including internal planning) and the landscaping treatment of the site (herein called the 'reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

   Reason: No such details have been submitted.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

   Reason: To ensure that the external appearance of the building is satisfactory.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity and to protect neighbouring property owners from glare.

4. The west, rear elevation windows on the second floor of the development hereby permitted shall not at any time be glazed other than with obscured glass. They shall be permanently so retained thereafter.

   Reason: To safeguard residential amenities of the occupiers of neighbouring property owners.

5. The development shall not commence until details of all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

   Reason: To safeguard the visual amenities of neighbouring properties and the locality.

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7pm Monday to Friday and 8 am to 1.30pm Saturdays and at no time on Sundays or Bank or National Holidays.

   Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

7. The use hereby permitted shall not operate other than between the hours of 7.30am and 7pm Mondays to Fridays, and 8am to 5pm Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

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

8. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

   Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

9. No development shall commence until the proposed one-way access arrangement together with associated lining and signing has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of highway safety and convenience.

10. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

11. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details.

Reason: In order to ensure bicycle-parking facilities are provided and to encourage sustainable modes of transport.

12. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

    Reason: In the interests of highway safety and convenience.

13. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

    Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience.

14. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

    Reason: In the interests of highway safety and convenience.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

    Reason: To prevent the increased risk of flooding and to improve water quality.

16. Prior to any work commencing on site, a bat survey shall be carried out by a trained and licensed bat worker, on the buildings to be demolished on site. The bat survey shall contain mitigation strategies should bats be found, and shall be submitted and approved in writing by the Local Planning Authority prior to work commencing on site.

    Reason: To ensure the protection of a protected species.

17. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement on site.

    Reason: In order that the Local Planning Authority may be satisfied as to the details of the proposal and no details have yet been submitted.

Informatives

1. This permission relates to the application as amended with revised plans numbered 1597/01 Rev M (site plan), 1597/02 Rev A (Ground Floor Plan), 1597/03 Rev B (First Floor Plan), 1597/04 Rev A (Second Floor Plan), 1597/05

Rev B (Elevations) and additional plan numbered 1597/07 (Bicycle Shelter) submitted to the Local Planning Authority on 03/10/02 & 13/11/02 and does not approve the proposals as originally submitted.

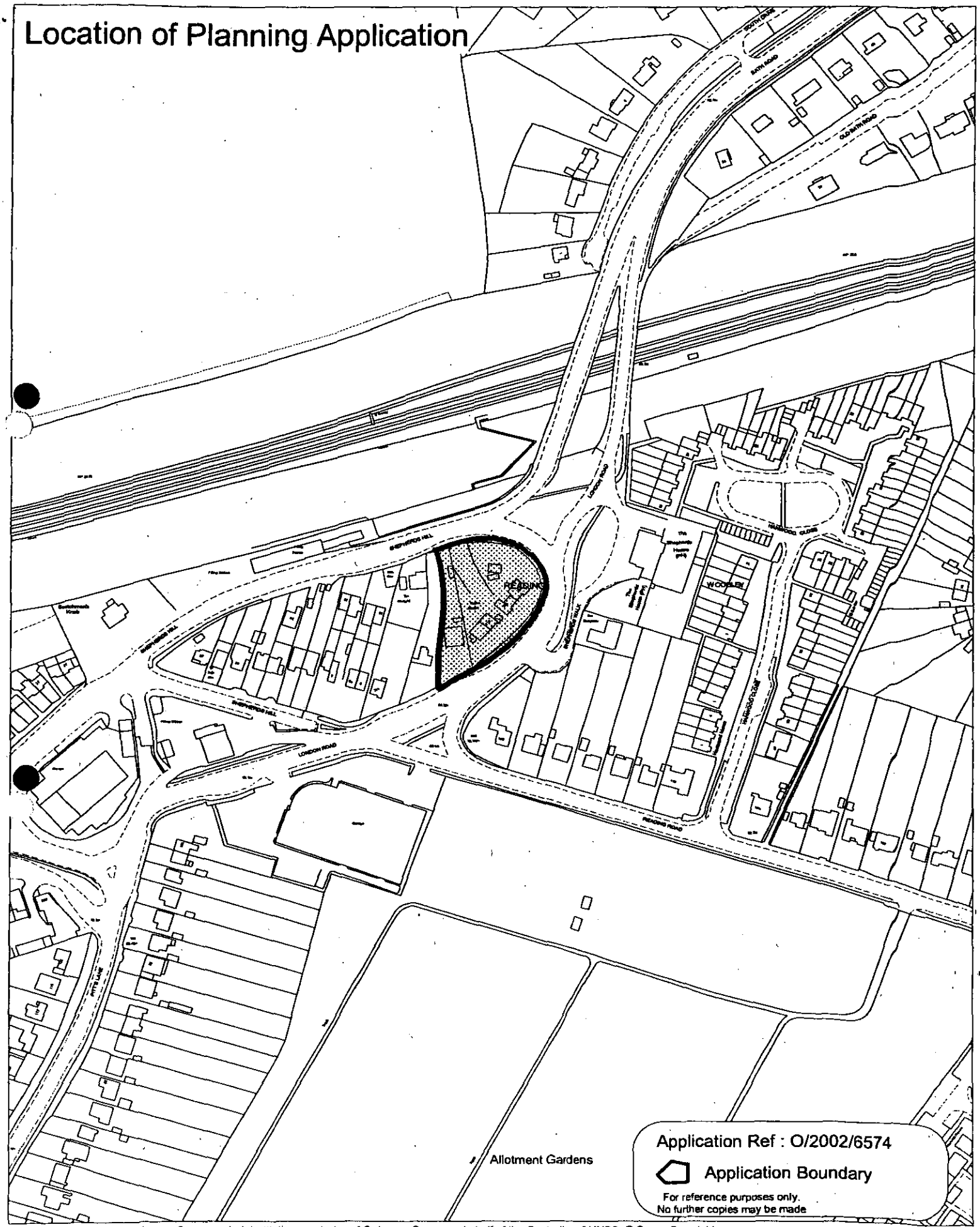
2. To prevent the pollution of groundwater, no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3 metres in depth below existing ground level.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent maybe withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. Contact Ian Doyle on 01276 454365 for further details.

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

   Berkshire Structure Plan Policies: OS1, LD3, LD4, LD5, LD6, H6, EN1, EN2, EN3, BU1, BU2, R5, T3 & T7.
   Loddon Area Local Plan Policies: LTV1, LBE1, LBE2, LBE5, LBE8, LE2, LR3, LPS1, LPS2, LPS3, LT4, LT5, LT6, LT10.
   Wokingham District Local Plan as agreed to be modified: WOS3, WOS4, WOS7, WBE1, WBE10, WBE12, WH3, WEM4, WR8, WIC16, WT3a, WT6, WT7.

Location of Planning Application



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Development Control,Wokingham District Council.
18 November 2002

Scale: 1 : 2500

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23 JUL 2002	
COPIES TO	ACK:
	FILE:

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: O/2002/6574 **PLANNING OFFICER:**

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Outline application for B1 office building, *demolition of existing building and relocation of telecom mast*

ADDRESS: former Police Station site, 715 & 717 - 727 London Road, Woodley.

Councillors considered that this proposal represented an overdevelopment on the site and there were particular concerns about access to the site off this extremely busy roundabout.

It is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 19 JUL 2002

CLERK TO EARLEY TOWN COUNCIL

MEMBER'S UPDATE

Development Control Committee – 19 December 2002

Site Address: 715-727 London Road, Woodley

Application No: O/2002/6574, Pages 114-128.

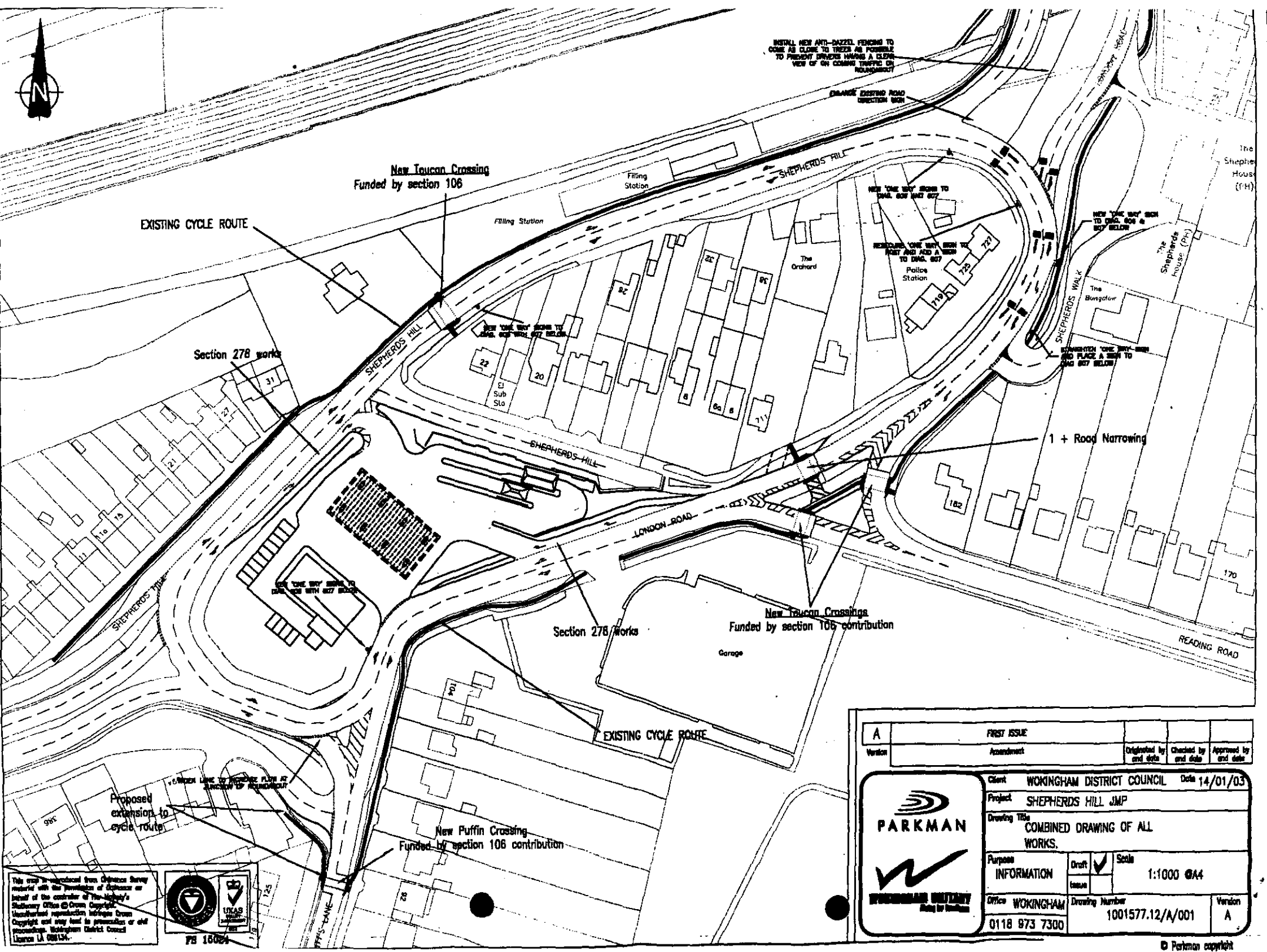
Further comments have been received from Earley and Woodley Town Councils:

- Woodley Town Council agreed to make no further comment on the revised plans. However the Members did reiterate the need for safe, local access to the site, i.e. by foot or cycle.

- Earley Town Council stated that the revised plans did, in part, reduce some of the Planning Committee's concerns in relation to over-development of this site, but they still have considerable concern about access. Earley Councillors are therefore of the view, despite the revisions, that the application should be refused.

The recommendation on page 120 should read:

'GRANT planning permission subject to the completion of a Section 106 agreement (including a contribution of £40K towards the Council's junction management scheme at Shepherds Hill together with improved pedestrian/cycling/crossing facilities in this area and the submitting of a travel plan for the site) and the following conditions:'



Version	Amendment	Originated by and date	Checked by and date	Approved by and date
A	FIRST ISSUE			

PARKMAN

Client	WOKINGHAM DISTRICT COUNCIL
Date	14/01/03
Project	SHEPHERDS HILL JMP
Drawing Title	COMBINED DRAWING OF ALL WORKS.
Purpose	INFORMATION
Draft / Issue	✓
Scale	1:1000 @A4
Office	WOKINGHAM 0118 973 7300
Drawing Number	1001577.12/A/001
Version	A

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FS 16024

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In response to a number of questions, the Team Leader for Highways Development commented that the proposed legal agreement had been worded to allow for flexibility in the use of financial contributions for highways improvements in the local area, including the BP Petrol Station site. The proposal was considered to be acceptable in Access and Movement terms subject to conditions and was also considered to be in a sustainable location.

Members, whilst noting the comments of the Officer, commented that in their consideration further clarification was required and;

RESOLVED: That Application No: 2002/6574 be deferred to enable further clarification of highways issues including the proposed highways layout of the proposal and its relationship with the London Road/Shepherds Hill Roundabout and BP Petrol Station site.

224. APPLICATION NO: 2002/7770, ERECTION OF TEMPORARY MAST 15 METRES HIGH WITH THREE ANTENNAS AND ASSOCIATED EQUIPMENT CABIN WITH A TEMPORARY COMPOUND, LAND ADJOINING 1 VISCOUNT WAY HEADLEY ROAD EAST WOODLEY, FOR: AIRWAVE MMO2 LTD

The Committee considered a report about this application set out on Agenda pages 129 to 137.

Members were updated that since the publication of the Agenda an additional seven letters of objection to the proposal had been received. Members also noted that the proposal was for temporary permission not full permission as indicated on page 129.

Linda Murphy on behalf of a number of local residents attended the meeting and spoke in opposition to the proposal.

In discussing the proposal Members commented that whilst they understood residents' concerns regarding the safety of such masts, experience including recent appeals suggested that this was not a sustainable reason for refusal and the consideration of the proposal in the context of its visual impact was more appropriate. They felt that if the location of the mast relocated due east from its proposed position, its visual impact would be lessened.

RESOLVED: That Application No: 2002/7770 be deferred to enable further negotiation to take place with applicant regarding the feasibility of moving the location of the proposed mast due east, further back into the site.

225. APPLICATION NO: 2002/7136, PROPOSED TWO STOREY BOATHOUSE WITH BOAT STORAGE, CHANGING FACILITIES AND CLUBROOM, THE DREADNOUGHT KENNET SIDE READING, FOR: MR. N FRANKLAND, READING UNIVERSITY

At this point, Mrs. JL Lissaman declared a personal interest in the above application as a Director of the nearby Waterside Centre and left the room during the application's discussion and voting thereon.

The Committee considered a report about this application set out on Agenda pages 138 to 152.

Members noted that additional consultation responses had been received from Thames Water and Earley Town Council raising no objection to the proposal. Members were also informed that Reading Borough Council had objected to the proposal by virtue of its proposed access via a towpath and that a copy of a letter from the applicant's solicitors to Reading Borough Council with regard to their right of way had been received. Officers informed the Committee that this matter was a priva

WOODLEY TOWN COUNCIL CONSULTATION 18/04/02

Two copy letters of objection had been received and as six residents were present the meeting was adjourned to enable them to express their concerns about this proposal:

- the unacceptable size & height of the building
- loss of privacy in a residential area by the overlooking of gardens by a 3-storey office block
- insufficient parking spaces (46) for proposed 150 staff
- existing highway (fast road) and parking problems (cars from nearby Volvo garage)
- loss of trees – although clarification would be required
- re-positioning of mast which would make it more visible from neighbouring houses – (at present it was shielded)
- trees at present formed a screen for vehicle headlights coming from the direction of the A4 railway bridge – this issue would need to be addressed
- the location of the entrance in the services layby/new fence – traffic movement and sightlines would be obscured
- safety on the roundabout and safe access to and from homes was a big issue
- the former police station was originally 5 residential houses – these were to be replaced by a large commercial development – this would be out of proportion to existing
- the development should be more realistic and more sympathetic

After the meeting was reconvened, Members were reminded that this area had been identified by the District Council for a new safety scheme and they also took into account the impact of the proposed re-development of the adjacent BP garage. It was noted that the application may be subject to a Services, Amenities and Infrastructure Contribution and Members agreed to make a recommendation on this for consideration at the full Council meeting on Tuesday 9 July.

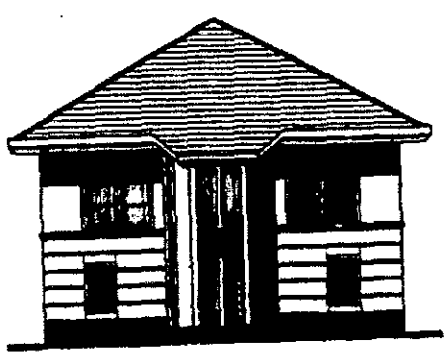
The committee fully supported the residents' concerns and recommended that the application be refused:

- access would be dangerous
- additional traffic would be unacceptable
- insufficient car parking provision
- no pedestrian access shown on the plan
- height and massing of 3-storey building would be unacceptable
- the design of the development would be totally out of keeping in a residential area
- potential loss of trees, which currently provide a sound/light screen

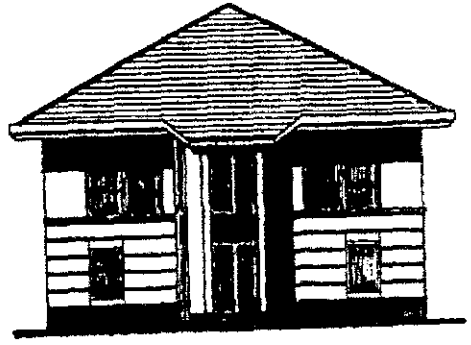
6574



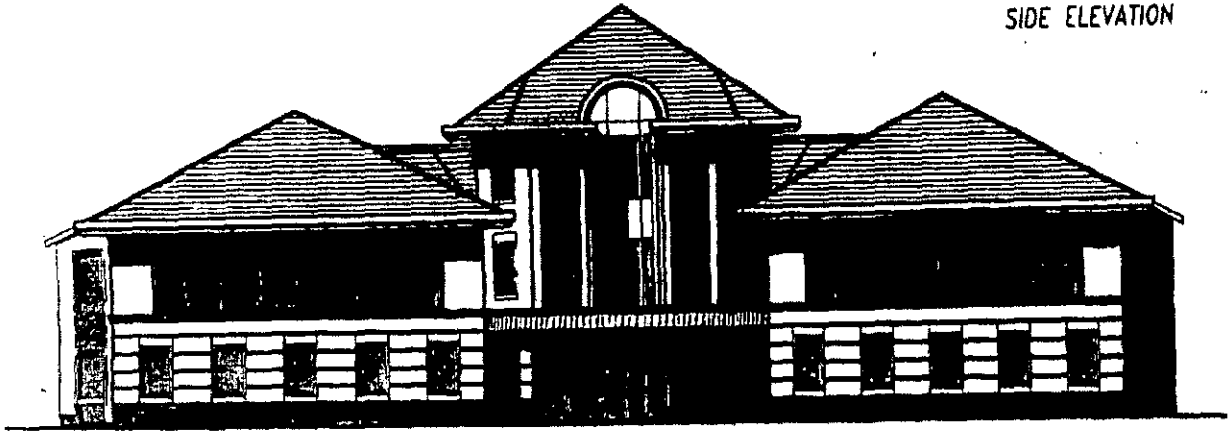
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FLATTENED ELEVATION TRUE ELEVATION FLATTENED ELEVATION

REAR ELEVATION

13 NOV 2002

B		SIZE OF BUILDING REDUCED
A		REAR ELEV. REVISED

Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

T A Fisher

Elevations

1:200

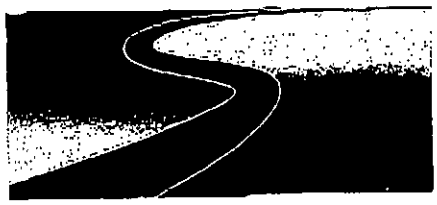
Jan.2002 | A1

1597-05 B

1:100 @ A3

Chartered Architects
ANDREWS KALIK ASSOCIATES
101 LONDON ROAD
BERKSHIRE

01635 550405



STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Our ref.1328/SWA/pb

Mr. Keith Rogers
Environmental Services Department
Wokingham District Council
P. O. Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

By post and facsimile 0118 974 6313

14th February 2003

Dear Mr. Rogers

Proposed Redevelopment of Woodley Police Station
Shepherds Hill Roundabout, Reading
Planning Application O/2002/6574

I write further to our telephone conversation yesterday afternoon and can confirm that my Client has instructed me to increase the amount of money to be contributed towards the provision of pedestrian and cyclist facilities at Shepherds Hill roundabout, as part of the redevelopment of Woodley Police Station, to £54,500.

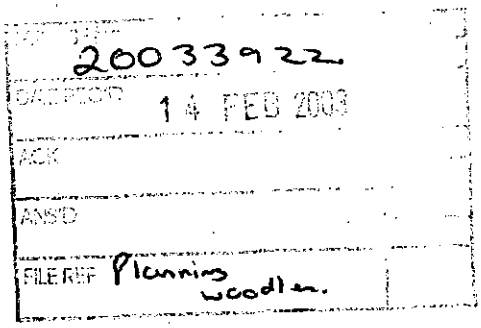
It is understood that the application will now be determined at the end of February meeting of the Planning Committee.

I trust that the above accurately reflects our telephone conversation.

Yours sincerely

Stewart Andrews
STUART MICHAEL ASSOCIATES

cc Mr. R. E. Price - T. A. Fisher and Sons Limited



TRANSPORTATION
•
INFRASTRUCTURE
•
CIVIL ENGINEERING
•
STRUCTURES
•
WATER AND ENVIRONMENT
•
PROJECT MANAGEMENT

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSA
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PA
ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: Tanya

Mr / Mrs / Miss Mr Price

Of: Mr Kalik. Tel No: 0118 9480 210

☑ Telephoned ☐ Visited ☐ Wants to see you

☑ Please Phone ☐ Will call again ☐ URGENT

Message: bobprice@tafisher.co.uk

Rec 0002/6574
Shepards Hill
London Rd,
Woodley
(former police station)

confirmation that it will be going to commitee

Told him 26 Feb with positive recommendation
TP 14/2/03

Message taken by: Eleanor Time: 9.10

Date: 14/02/03

THE REPROGRAPHICS UNIT, Unit 13 Weller Drive, Hogwood Lane Ind. Est.
Finchampstead, Berkshire RG40 4QZ Tel: (0118) 9735844 Fax (0118) 9735966
Email: reprographics@wokingham.gov.uk

22·1·03

Plan submitted by Parkman today, they have produced plan for the applicant because they took a while to get the info to them.

Parkman asked to

KL's comments

- increase size of text on plan as will be hard to read when reduced in size
- identify application site

Yanyk.

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 21 January 2003
My ref: TD/F2002/7058 & 7059
Your ref: JI/FJ/1519

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

Mr J Irish
Partner, The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berkshire RG40 2BT

Dear Mr Irish

Re: Kestrels, Hogmore Lane, Hurst.

Thankyou for your letter dated 16 January 2003 querying the approval of two planning applications (F/2002/7058 & 9) at Kestrels, Hogmore Lane, Hurst.

I confirm that both applications were determined on the basis of the amended plans submitted in September 2002 superceding those originally submitted. I now note the comments of your letters dated 21 January 2003 and 19 September 2002 and apologise for any confusion or inconvenience caused by this mistake.

If Mr Farrell would like a decision on the scheme as originally submitted please contact me to discuss a way forward.

Yours faithfully

Trevor Watson
Development Control Manager

T·A·FISHER

Residential • Commercial • Investment

Windmill House
Victoria Road
Mortimer
Reading
Berkshire RG7 3DF

Telephone
0118 933 3500

Fax
0118 933 3486

E-mail
develop@tafisher.co.uk

Website
www.tafisher.co.uk

PLANNING SERVICES	64657
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AP	
CS	
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03 January 2003
Our Ref: REP/cw

Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR
For the attention of Heidi Lynch

Dear Ms Lynch

Re: Woodley Police Station, Shepherds Hill – Planning Ref. 2002/6574

I refer to our recent discussions regarding the above Application.

I am aware that the Committee deferred the application because they wish to see a comprehensive junction management scheme, including pedestrian crossing facilities at Shepherds Hill Roundabout. In this respect our consultants, Stuart Michael Associates, have arranged a meeting with the Council's appointed traffic consultants Parkman Engineering on 8th January, to establish the overall junction management scheme. Following this meeting the details will be presented to Keith Rogers for final approval in order for the Application to be referred again to Committee 7th February 2003.

Should any matters arise which could prevent this from being achieved I would be grateful if you would contact me without delay.

Thank you for your assistance to date.

Yours sincerely

Robert E Price
T A Fisher & Sons Ltd
E-Mail: bobprice@tafisher.co.uk
Direct Dial: 0118 948 0210

T.A. Fisher (Holdings) Limited
Registered office as above
Registered in England No. 765796

T.A. Fisher & Sons Limited
Registered office as above
Registered in England No. 2582252

T.A. Fisher Developments Limited
Registered office as above
Registered in England No. 2901548

URGENT

Heidi

Please can you reply.

Sandra

Sandra Bayden

From: Debbie O'Neill [debbie.o'neill@veritas.com]
Sent: 13 December 2002 11:11
To: 'kevin.jacob@wokingham.gov.uk'; 'sandra.bayden@wokingham.gov.uk'
Cc: david.hare@wokingham.gov.uk; fiona.rolls@wokingham.gov.uk; alan.spratling@wokingham.gov.uk
Subject: FW: Planning Application 0/2002/6574 - 715/717-727 London Road Wo odley Reading

I've forwarded this email to you.

I have received an out of the office reply from Trevor Watsons regarding my email below. Could either of you assist me with my query below?

Thank you
Debbie O'Neill

> -----Original Message-----
> From: Debbie O'Neill
> Sent: 13 December 2002 11:03
> To: 'trevor.watson@wokingham.gov.uk'
> Cc: 'david.hare@wokingham.gov.uk'; 'fiona.rolls@wokingham.gov.uk';
> 'alan.spratling@wokingham.gov.uk'; 'development.control@wokingham.gov.uk'
> Subject: Planning Application 0/2002/6574 - 715/717-727 London Road
> Woodley Reading
>
> Dear Mr Watson
>
> I received a letter from yourself this morning regarding the above
> proposed application on Shepherds Hill.
>
> Your letter of today states that the application has now been recommended
> for approval, and will be discussed at the next committee meeting next
> Thursday 19th December at 19:00.
>
> What concerns me more is that I have less than a weeks notice to put
> forward my objections in the form of a 9 minute presentation. However, I
> cannot attend the meeting next week, as you can appreciate it is the
> busiest week of the year before Christmas and I am taking part in a
> concert which has been planned for several months. With only 6 days
> notice I feel that this is unfair and I know that other residents will
> find it difficult to attend, or will not have the facilities to prepare a
> presentation as they are elderly.
>
> As a resident on Shepherds Hill I attended the last public meeting in the
> Summer, I also wrote to put forward mine any my husbands comments and
> objections regarding the proposed office development.
>
> I am somewhat surprised that the revised plans have been put forward for
> recommended approval as it would appear that the changes made have been
> minimal. Also at the last meeting the whole committee were totally
> against the proposed development. The main reasons being that Shepherds
> Hill has already been recognised as a "danger area" for traffic from
> Wokingham Council and that it was not the best place for an office
> development considering there are so many empty office buildings in this
> area already.
>
> I cannot understand why we, as residents, cannot be given more time to put
> forward our valid objections to yet another proposed development on
> Shepherds Hill. As this will directly affect us.
>
> Can this meeting not be postponed until the New Year to give us more time?
> If not is there anything else I can do? I feel extremely frustrated about
> this situation.
>
> Yours sincerely
>
>

> Deborah O'Neill
> (38 Shepherds Hill)
>
>
>
>

Keith Rogers

From: Keith Rogers
Sent: Tuesday, December 17, 2002 11:45 AM
To: Heidi Lynch
Cc: Trevor Watson
Subject: DCC 19 December 2002 - Old Police Station 715-727 London Road, Woodley

Importance: High

Heidi
The applicant's (TAFisher) consulting engineers (SMA) has contacted me regarding the wording of the contrbution towards off-site highway works. I confirm that the contribution has been agreed for the works as specified in my memo response dated 18 November 2002. Accordingly please amend wording in recomendation in brackets as follows (including a contribution of £40k towards the Council's junction management scheme at Shepherds Hill together with improved pedestrian/cycling facilities in this area).
Keith.

crossing

Heidi
– Have just spoken with Stuart Andrews of SMA again. Apparently the word 'crossing' is vital to contract sale of land. So last bit should now read.
" pedestrian/cycling/crossing facilities in this area".
Hope that's ok.
Thanks.
Keith. 17/12 12.25 pm.

T·A·FISHER

Residential • Commercial • Investment

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FACSIMILE MESSAGE 17 DEC 2002

To:	**Heidi Lynch**	From:	**Bob Price**
Company:	**Wokingham DC Planning Dept**	Re:	**Woodley Police Station 2002 / 6574**
No. of Sheets:	**1**	Date:	**17 December 2002**
Fax No.	**0118 974 6484**	cc:	**Stewart Andrews SMA**

Windmill House
Victoria Road
Mortimer
Reading
Berkshire RG7 3DF

Telephone
0118 933 3500

Fax
0118 933 3486

E-mail
develop@tafisher.co.uk

Website
www.tafisher.co.uk

Message:

Dear Ms Lynch

I refer to our discussion this morning.
I note what you say regarding the s 106 Agreement however for contractual reasons we will need to rely on the wording of the Resolution to grant.

It is therefore important to us that the resolution makes reference to **a pelican crossing or some other form of highway crossing**. During our discussions with Keith Rogers we were advised this indeed would be the position.

In the circumstances I would be grateful if the description of the contribution could be quite specific as mentioned above.

I understand Keith Rogers has spoken to our Highways consultants this morning and is in agreement to our request.

Thank you in anticipation.

Bob Price

T.A. Fisher (Holdings) Limited
Registered office as above
Registered in England No. 765796

T.A. Fisher & Sons Limited
Registered office as above
Registered in England No. 2560252

T.A. Fisher Developments Limited
Registered office as above
Registered in England No. 2501548

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DC HL	ENF
16 DEC 2002	
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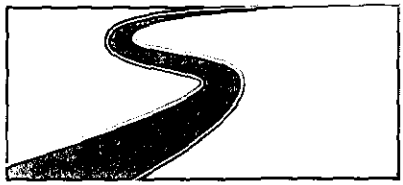
For the attention of Ms. Heidi Lynch.



STUART MICHAEL ASSOCIATES

CONSULTING ENGINEERS

29 KINGFISHER COURT,

HAMBRIDGE ROAD, NEWBURY

BERKSHIRE, RG14 5SJ

TEL: 01635 551511 FAX: 01635 550405

E-MAIL: mail@stuartmichael.co.uk

With Compliments

Our ref.1328/SWA/pb

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Mr. Keith Rogers
Environmental Services Department
Wokingham District Council
P. O. Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

COPY

By Post and Facsimile 0118 974 6313

12th December 2002

Dear Mr. Rogers

Proposed Redevelopment of Woodley Police Station
Shepherds Hill Roundabout, Reading
Planning Application O/2002/6574

I write with reference to the proposed redevelopment of Woodley Police Station, and in particular to the contribution towards off-site highway improvement works. During our discussions regarding the contribution it was understood that the money would be used to provide crossing facilities at the Shepherds House Roundabout, although it was understood that the crossing would form part of a wider improvement of the gyratory.

I understand that the contribution is referred to as being towards off-site highway improvements in the report for the 19 December Committee Meeting, however for contractual reasons it is vital to my Client that the description of the contribution be worded so that it is to be used for the provision of crossing facilities.

I would be very grateful if you could amend the description of the contribution before the Committee Meeting.

Yours sincerely

Stewart Andrews
STUART MICHAEL ASSOCIATES

cc. Ms. H. Lynch Wokingham District Council
Mr. R. Price T. A. Fisher & Sons Limited

Stuart Michael Associates Ltd. Registered in England & Wales No: 3739154
Registered Office: 29 Kingfisher Court, Hambridge Road, Newbury, Berkshire, RG14 5SJ

DELEGATED

FROM: Heidi Lynch

DATE: 12 November 2002

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/6574

Proposal: Proposed outline application for the proposed erection of a 1470 sq m B1 office building, demolition of existing buildings, and removal of existing Thames Valley Police telecommunications mast.

Site Address: 715 & 717 - 727 London Road, Woodley.

Applicant:

Your observations are required in respect of this application **by 02/12/02**

Whilst the revised plans did, in part, reduce some of the Planning Committee's concerns in relation to overdevelopment of this site, there still remained considerable concern about access.

Councillors were, therefore, of the view, despite these revisions, this application should still be refused.

SIGNED: _____ DATE: 12 DEC 2002

Clerk to Earley Parish/Town Council.

Date: 11 December 2002

Your Ref:

My Ref: **Heidi Lynch - O/2002/6574**

T A Fisher & Sons Ltd
C/O Andrews Kalik Associates
101
London Road
Reading
Berks
RG1 5BY

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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

Application Number: O/2002/6574

Site Address: 715 & 717 - 727, London Road, Woodley, Reading.

Proposal: Outline application for the proposed erection of a 1470sq m B1 office building, demolition of existing buildings, and removal of existing Thames Valley Police telecommunications mast..

Your application is to be determined at the Development Control Sub-Committee meeting on the 19/12/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

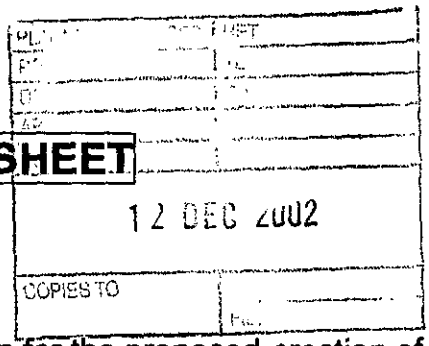
IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Heidi Lynch



WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: O/2002/6574

PROPOSAL: Outline application for the proposed erection of a 1470 sq m B1 office building, etc.

SITE ADDRESS: 715 & 717-727 London Road

APPLICANT: T A Fisher & Sons Ltd.

On noting the revised drawings, the committee agreed to make no further comment on this proposal.

However, Members did reiterate the need for safe, local access to the site, i.e. by foot or cycle.

SIGNED: DATE: 11/12/02.

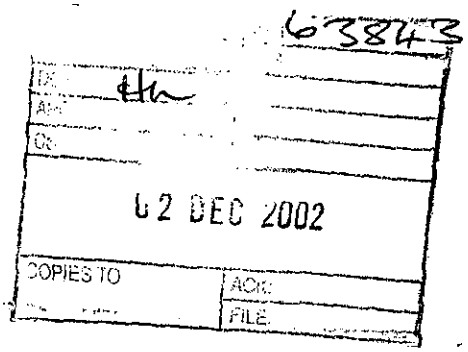
For Woodley Town Council

ENVIRONMENT AGENCY

Our Ref : SP/2002/005917-2/1
Your Ref : O/2002/6574

Date : 27 November 2002

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR



Dear Sir/Madam

REVISED PLANS - B1 OFFICE BUILDING, DEMOLITION OF EXISTING BUILDINGS AND REMOVAL OF TELECOMS MAST
717-727, LONDON ROAD,WOODLEY READING

Thank you for your letter dated 14 November 2002, received on 16 November 2002. Please quote the following reference in any correspondence: SU77SE/16/8.

The Environment Agency has no further comment to add to those previously made in our letter of 2 July 2002.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

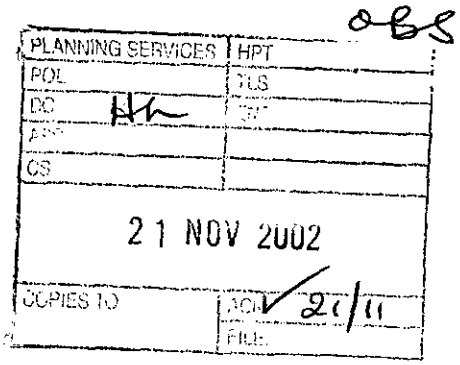
Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Andrews Kalik Associates

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Mr & Mrs K O'Neill, 38 Shepherds Hill, Earley, Reading, Berkshire, RG6 1BB



20 November 2002

Heidi Lynch
Development Control Officer
Wokingham Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Lynch

RE: Application no 0/2002/6574 – 715 London Road Woodley

Thank you for your letter dated 14 November 2002 regarding the new submission for the above application.

As a resident on Shepherds Hill I would like to put my objections in writing, as I was unable to before as I was on holiday when the letter came in and the deadline had passed.

I have resided on Shepherds Hill for 3 years now. The London Road/Shepherds Hill roundabout is an extremely busy area for traffic, and has recently been listed as a "danger zone" by the council. I am concerned about the extra volume of traffic new offices would incur and the planned access of these offices. I live on the middle of the roundabout and it is not easy pulling into my driveway at the best of times, added traffic which will be slowing down to drive into the offices, and then trying to pull out at rush-hour to go home at night in my view is not ideal. Peoples safety is paramount.

I also have concerns about the taking down of trees etc and the height of the new buildings that will overlook our properties. We are currently well shielded by the existing trees from the traffic noise and lights from cars. Not only will it take away the only piece of "countryside" that we have on a busy road but will severely impact on our day to day living re noise levels from traffic and disturbance with car headlights.

The moving of the mast concerns me also, this will be moved nearer my property and will not be shielded by the trees that are currently there as it is planned to take them down.

Shepherds Hill in my view is not the place for a large office building – it has predominantly been a residential area. Is it not bad enough we already have the redevelopment of one of the two garages that exist on the roundabout, which will bring in extra cars with all the new facilities they are adding?

These are my main concerns which I hope you will take into consideration, and I look forward to hearing from you regarding the public meeting.

Yours sincerely

Debbie & Kyran O'Neill

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/6574

YOUR REF:

TO: Heidi Lynch - Planning **DATE**: 18/11/2002

PLANNING APPLICATION NO. O/2002/6574.
PROPOSED ERECTION OF A B1 OFFICE BUILDING (1498sqm) & DEMOLTION OF EXISTING BUILDINGS AT OLD POLICE STATION, 717-727 LONDON ROAD, WOODLEY.

Additional information has been submitted in respect of this planning application.

Accordingly, no objection is raised to the proposal but SUBJECT to the completion of a S106 agreement being secured. This in respect of the off-site highway/traffic management/transport contribution and also the implementation and maintenance of a Travel Plan in accordance with the latest government advice issued in July 2002 (see previous comments dated 12/09/02). Appropriate access and parking conditions will need to be imposed on any subsequent planning consent.

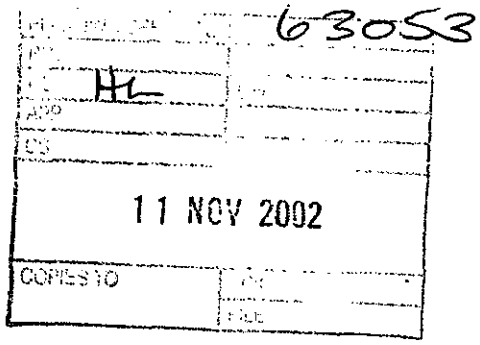
Contribution
The applicant has agreed to contribute £40,000 towards off-site works coming forward for this area. Namely the A4 Shepherds Hill Junction Management Scheme together with improved pedestrian/cycling facilities. The contribution should be index linked (from the date of any favourable Committee resolution) and be paid to the Council before development is commenced.

Travel Plan
The proposed development is speculative and accordingly, the end-user and associated origin destination journeys are not known at this stage. The applicant has submitted a 'Draft Travel Plan' but this will need to be tailored for the occupiers needs and also comply with the latest national guidance issued in respect of travel plans.

Access & Parking
The latest layout as shown on the revised site plan 1597/01M is now acceptable. Car parking is to be provided on a ratio of 1 space per 30sqm of gross floor area and accords with the advice given in PPG13. Also it is proposed that all means of vehicular ingress would be derived by way of the A4 London Road entrance and all vehicular egress via the A4 Shepherds Hill exit. Conditions are *recommended as follows*:

1. No development shall commence until the proposed one-way access arrangement together with associated lining and signing has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. R: In the interests of highway safety.
2. C122 (Parking & Turning)
3. C124 (Cycle parking)
4. C129 (operatives parking etc)
5. C130 (no mud on roads)
6. C131 (access)

Keith Rogers
Team Leader – Highway Development Control



Thames Water

Ms H Lynchh

Wokingham District Council
Environmental Services Department
Planning Service
PO Box 155
Shute End
Wokingham RG40 1WW

Developer Services Waste - Provinces

Your ref
Our ref RG/WN/NC2
Name M Casemore
Phone 0118 923
Fax 0118 923 6613
E-Mail martin.casemore@thameswater.co.uk

8th November 2002

Dear Ms Lynch

Planning App 0/2002/6574 : Former Police Station, 717-727 London Road Woodley

Further my recent comments on the above application, I confirm I have spoken to the developer and agreed his proposal. I therefore withdraw my original objection.

Yours sincerely

M Casemore
Developer Services Waste

Thames Water Utilities Ltd
1st Floor Blake House
Manor Farm Road
Reading RG2 0JN

T 0118 923 6606
F 0118 923 6613
I www.thames-water.com

Registered in England and Wales
No. 2366661, Registered office
Clearwater Court, Vastern Road
Reading, Berks. RG1 8DB

RWE GROUP

WORK SHEET FOR : Heidi Lynch

Application Number : O/2002/6574

Applicant : T A Fisher & Sons Ltd C/O Andrews Kalik Associates.

Location : 717-727, London Road, Woodley, Reading.
Proposal : Outline application for the proposed erection of a B1 office building , demolition of existing buildings and relocation of telecommunications mast.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 25/06/02

Date Registered : 28/05/2002

Earliest Date for Decision : 05/07/2002

Latest Consultation Date/Site Notice Expiry Date : 05/07/2002

This application will have expired on: 23/07/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Drainage - approval with conditions.
Disabled Office - requests

Landscape/Trees
Environ. Health
Policy/Plans
Countryside - requires bat surveys & mitigation strategies
Highways
Environ. Agency
Fire & Rescue - no additional hydrant provision

Planning Issues :

Identified settlement

Application Number: O/2002/6574

Appraisal :

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

Application Number O/2002/6574
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: 717-727 London Road Woodley Reading.

APPLICATION NUMBER: O/2002/6574

OFFICER: Heidi Lynch

DATE OF SITE VISIT: 25/6/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS
busy roads surrnd site.

3. DESCRIPTION OF SITE/BUILDING
existing buildings, sng sty bungalow & mast

4. RELATIONSHIP TO ADJOINING PROPERTIES
n°40 - garage along side bndry & mast will be located there
close to n° 713 dwelling along side bndry.

5. SITE CONSTRAINTS

TREES along corner of Bland.

ACCESS/PARKING

LEVELS levelish site

BOUNDARY TREATMENT no fences and tip of Bland

OTHERS

Date: 14 November 2002

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: O/2002/6574

Location: 715 & 717 - 727, London Road, Woodley, Reading.

Proposal: Outline application for the proposed erection of a 1470sq m B1 office building, demolition of existing buildings, and removal of existing Thames Valley Police telecommunications mast.

Applicant: T A Fisher & Sons Ltd C/O Andrews Kalik Associates.

Case Officer: Heidi Lynch

The new plans show the following: Revised ground floor plan (1597/02 Rev A), first floor plan(1597/03 Rev B), second floor plan (1597/04 Rev A), elevations (1597/05 Rev B) & site plan (1597/01 Rev M). Additional plan for bicycle shelter (1597/7).

Comments are required by 02/12/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

1970/0102

(RING ONE)

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

App. No. 0/2002/6574 Date Rec. 13/11/02

Location: 715-727 Cordon Rd, Woodley

Parish: Woodley

Applicant: TA Fisher & Sons Ltd

Description of attached plans:

1597/02 Rev A Grand Floor Plan	1597/05/Rev B Elevations
1597/03 Rev B First Floor Plan	1597/01/Rev M Site Plan
1597/04 Rev A Second Floor Plan	

Drawing No's: additional Plan 1597/7 bicycle Stelle

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)

Thames - the additional plan & site plan don't need to go to

Everyone originally consulted please except landscape trees & highways.

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

NEIGHBOURS: all neighbours please

Date for Responses 2nd Dec 02

FURTHER ACTION

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

Redate Application Y/N From:

New Site Notice Y/N

Revised Proposal Description: outline application for the proposed ~~demolition~~ erection of a 1670m² B1 office building ~~comprising~~, demolition of existing buildings & removal of existing Thames Valley Police Telecommunications Mast

CASE OFFICER HEL01

Consultations Sent by Admin. on 14.11.02

Yellow - Case Officer Copy
Green - Part One Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING BUSINESS	HP 63194
POL	TLS
DC HH	BHF
APP	
CS	
13 NOV 2002	
COPIES TO	OK.
	FILE.

SK/SS/1597

13th November 2002

Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

REVISED PLAN
6574

FAO Ms Heidi Lynch

Dear Madam,

WOODLEY POLICE STATION, SHEPHERDS HILL, WOODLEY
PLANNING APPLICATION 0/2002/6574

Further to our last meeting, I have revised plans and elevations, reducing them to match the Site Plan. 6 sets of the revised plans and elevations, numbered 1597/02A, 03B and 04A are enclosed and we would appreciate it if you would supersede the ones submitted with the new sets.

I am also enclosing one set of drawings numbered 1597/01M, 02A, 03B, 04A, 05B, 06 (Perspective) and 07, on acetate film for your presentation to the Committee members.

Yours faithfully,

S. Kalik

Encls

cc Mr R Price, T A Fishers & Sons Ltd
Mr J Woolf, Chancellors

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

TO: **DEVELOPMENT CONTROL**
Heidi Lynch

FROM: Environmental Design

DATE: 18 October 2002

Location:	717 – 727 London Road, Woodley
Proposal:	Outline application for the proposed erection of B1 office building, demolition of existing building and relocation of telecommunications mast.
Application Number:	O/2002/6574

In response to your consultation dated 8 October 2002 for the above application, the landscape comments are as follows:

The revised site plan (drawing no. 1597/01 M) and outline details of planting is acceptable in principle and as discussed with the landscape architect.

A detailed landscape scheme will need to submitted as reserved matters if permission is given for this scheme.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 08 October 2002

To: Case Officer

We have received Revised & Additional Plans for the following planning application:

Application Number: O/2002/6574

Location: 715 & 717 - 727, London Road, Woodley, Reading.

Proposal: Outline application for the proposed erection of a 1470sq m B1 office building, demolition of existing buildings, and removal of existing Thames Valley Police telecommunications mast.

Applicant: T A Fisher & Sons Ltd C/O Andrews Kalik Associates.

Case Officer: Heidi Lynch

The new plans show the following: Revised site plan, location plan - drawing no 1597/01M. Bicycle shelter - additional plan, drawing no 1597/07.

Comments are required by 18/10/2002.

Should you have any queries regarding this application please contact the case officer Heidi Lynch on (0118) 974 6482.

1970/0102

(RING ONE)

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

App. No. 0/2002/6574 Date Rec. 3/10/02

Location: 715 - 727 London Rd, Woodley

Parish: Woodley

Applicant: TA Fisher & Sons Ltd

Description of attached plans:
1597/01 M – site plan
Location Plan
1597/07 – Bicycle shelter (additional plan)

Drawing No's:

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)

+ above

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 10 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description: Demolition of existing buildings, erection of 1470m² B1 offices together with removal of existing Thames Valley Police Telecommunications Mast

CASE OFFICER Heidi

Consultations Sent by Admin. on 08.10.02

Yellow - Case Officer Copy
Green - Part One Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

O/2002/6574
HL

PLANNING SERVICES | RPT 61769
POL | TLS
DC HL | ENF
APP
CS
03 OCT 2002
COPIES TO | ACK
FILE

SK/SS/1597

2nd October 2002

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

REVISED PLAN
ADDITIONAL PLAN
6574

FAO Ms Heidi Lynch

Dear Madam,

POLICE STATION, SHEPHERDS HILL, WOODLEY

Further to your meeting with Mr Woolf and the recent memorandum from your Highway Department, we have now modified our drawings and application forms and 6 copies of our revised drawing nos. 1597/01M, 1597/07 and Location Plan, together with the application forms, are enclosed with this letter. The Site Plan now also incorporates the additional landscaping, as agreed between your landscape architect and ours, following their last meeting.

Our highways consultant Stuart Michaels Associates is dealing with the highway matter directly with your Highway Department. The details of the bicycle store are included in the drawings above which have also been sent directly to your Highway Department.

Yours faithfully,

S. Kalik

Encls

cc Mr J Woolf, Chancellors
Mr S. Andrews, Stuart Michael Associates
Mr R Price, T A Fisher & Sons Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

1769a

REVISED PLAN 6574

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, RG11 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	T.A. FISHER AND SONS LTD
	ADDRESS	C/O ANDREWS KALIK ASSOCIATES
	POST CODE	RG4 5BY PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	101 LONDON RD, READING
	POST CODE	RG1 5BY PHONE 01189669669
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	EX WOODLEY POLICE STATION
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING BUILDINGS, ERECTION OF 1470 M² B1 OFFICES TOGETHER WITH REMOVAL OF EXISTING THAMES VALLEY POLICE TELECOMMUNICATION MAST
5. Give the area in hectares or part of a hectare	AREA OF SITE	2631 M²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	T.A. FISHER AND SONS LTD.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1597/01M, 02, 03A, 04, 05A, 06, 07 AND LOCATION PLAN.

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.

EX' POLICE STATION CURRENTLY IN TEMPORARY USE FOR STORAGE AND OFFICES (PART VACANT)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? [redacted]/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/[redacted] — 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.

1.5M HIGH RAILINGS ALONG ROAD FRONTAGE AND 1.8M HIGH CLOSE BOARDING FENCE AT REMAINING TO EXISTING

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.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/[redacted]

If no, please give details

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

ACCESS HAS BEEN REDESIGNED AS AGREED WITH HIGHWAY

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	NONE *	NONE *	1/6 *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/[redacted] — 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? [redacted]/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.

£660

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED P. Bragg. ANDREWS KALK ASSOCIATES. ON BEHALF OF T.A. FISHER & SONS LTD. DATE 08/05/2002

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)			1470 M²	
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 POLICE		505.05		
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		NONE
Proposed	49	NONE

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.
OFFICES

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
NOT KNOWN
POLICE MOVED TO NEW PREMISES

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
UNKNOWN		130	

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.'

PLAN	HPT 61528
PCL	TS
CC HL	ENG
APP	
CS	

27 SEP 2002

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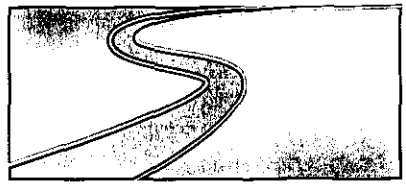
	FILE:



STUART MICHAEL ASSOCIATES

CONSULTING ENGINEERS

For the attention of Ms. Heidi Lynch.

29 KINGFISHER COURT,

HAMBRIDGE ROAD, NEWBURY

BERKSHIRE, RG14 5SJ

TEL: 01635 551511 FAX: 01635 550405

E-MAIL: mail@stuartmichael.co.uk

With Compliments

Our ref.1328/SWA/pb

Mr. Keith Rogers
Environmental Services Department
Wokingham District Council
P. O. Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

COPY

STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

26th September 2002

Dear Mr. Rogers

Proposed Redevelopment of Woodley Police Station
Shepherds Hill Roundabout, Reading
Planning Application O/2002/6574

I write further to your letter dated 13 September and in particular to your comments regarding the above planning application. Taking each of your points in turn, I would comment as follows:

- The Travel Plan to accompany the development will be written to take account of the most up to date guidance, particularly "Using the planning process to secure travel plans" and " Making travel plans work".

  However an occupier for this development has not yet been identified, and whilst it is possible to produce a draft Travel Plan which covers general measures and targets (paragraph 8.19 of Using the planning process to secure travel plans refers), it is likely that a more effective plan could be developed once an occupier has been identified. It is therefore suggested that a planning condition for a Travel Plan based upon agreed targets and general measures (draft plan), together with a requirement to tailor the draft plan to the operations of future occupiers be attached to the planning permission (paragraph 9.2 and 10.30 refer).

- Revised plans have recently been submitted as part of an amended planning application. The site layout plan (1597/01revision M) illustrates a revised building footprint (1470 square metres GFA) together with 49 car parking spaces (including 2 disabled spaces) at a standard of 1 space per 30 square metres.

- It is intended that the cycle storage canopy will be an open frame structure with clear side and roof and Sheffield type cycle hoops (see attached data sheet). It is understood that local Councillors requested this type of cycle shelter during early consultations on the proposed scheme.

  With regard to security, the cycle store will be located alongside the segregated pedestrian route to the buildings entrance and in full view of the building reception area.

- It is accepted that the vehicular entrance to the site should be by way of a dropped kerb footway crossing, however as we have discussed on the telephone the exit from the site will be via a full kerb bell mouth junction. It is considered that the full face kerbs and access geometry will channel vehicles at the exit.

- Service and delivery vehicles are to be accommodated within the parking area, and a bin store is to be located adjacent to the main access through the site with sufficient space to allow a refuse wagon to park and load without blocking car parking. Although it is possible that service vehicles will reduce space for vehicle manoeuvres while loading and unloading, they will not obstruct parking spaces, and given that such operations will be infrequent, will not interfere with the operation of the site.

Continued...

TRANSPORTATION
•
INFRASTRUCTURE
•
CIVIL ENGINEERING
•
STRUCTURES
•
WATER AND ENVIRONMENT
•
PROJECT MANAGEMENT

With regard to off-site infrastructure improvements, as detailed in your response to Heidi Lynch, my client has agreed to contribute towards local infrastructure improvements (previous correspondence refers).

I trust that the above addresses your concerns.

Yours sincerely

Stewart Andrews
STUART MICHAEL ASSOCIATES

Encl. Cycle Shelter Data Sheet

cc. Ms. H. Lynch Wokingham District Council
Mr. R. Price T. A. Fisher & Sons Limited
Mr. S. Kalik Andrews Kalik Associates

cycle shelters

Cycle Storage Shelters

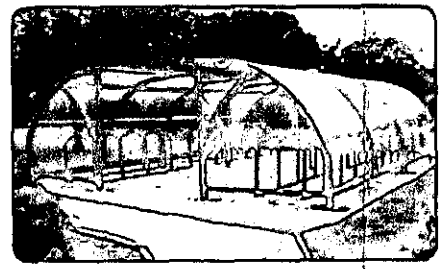
Over 20 years experience in the design and manufacture of Cycle Shelters and Storage Racks, Urban Engineering offer one of the most modern, comprehensive and affordable range of shelters, designed, built and specified by architects, schools & councils across the UK.

Shelter Design
Designed to BS5950 (structural use of steelwork in buildings) and computerised 3D wire frame analysis & anti vandal loading applied to the shelters to ensure design rigidity and strength.

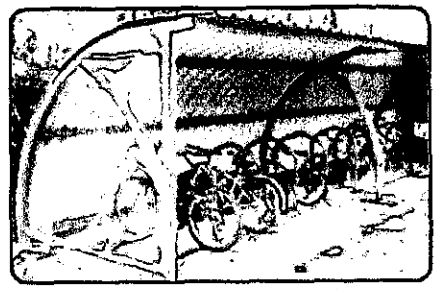
The superior benefits
of Urban Engineerings' cycle shelters include:

- Full site survey - Site layout drawings & specification provided - FREE of charge
- Removal & disposal of old cycle shelters on site (including asbestos removal)
- Installation of new foundations or concrete plinths
- Delivery & erection of the cycle shelters/compounds
- Strict control and monitoring of Health & Safety issues whilst on site
- Maintenance of shelters
- Recognised by many UK councils as a company capable of delivering and installing a high quality product and service.

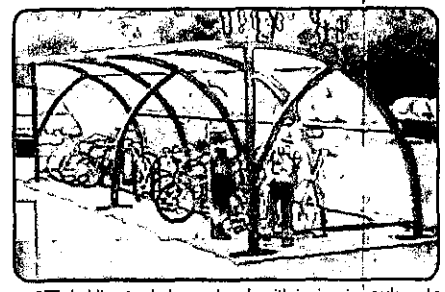
Cycle Racks
Cycles are stored in toast rack style "Sheffield" cycle stands enabling the user to secure the whole cycle frame to the rack.



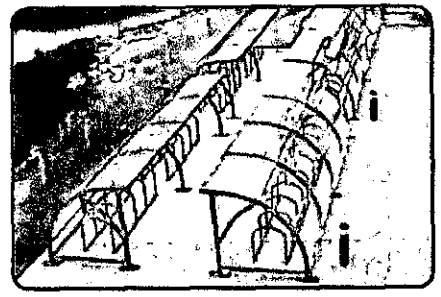
▲ Shelter clad in transparent PET erected facing each other to provide an enclosed weatherproof cycle compound.



▲ Shelter clad in Plastisol with transparent end panels.



▲ PET cladding to shelter and ends with junior size cycle racks.



▲ Shelter clad in Transparent PET with end panels

cladding options

Transparent Cladding - PET

Urban Engineering use 5mm thick PET transparent cladding which offers superior performance over polycarbonate. For example:

- Extreme impact, fracture & shatter resistance (certified for use as machine guards)
- Does not support combustion - used in the aircraft industry (Fire classification B1, DIN 4102-1)
- Environmentally friendly - fully recyclable
- UV stable & guaranteed for 10 years against weathering
- Resistance to cleaning materials, alcohols and solvents for easy removal of graffiti



Plastisol Cladding

Plastisol Cladding (HPS200) is an organic coated steel strip, hot-dipped coated with an alloy comprising of 95% zinc and 5.0% aluminium. Guaranteed for a minimum period of 15-20 years depending on location in the UK (inland or coastal).

8 Plastisol colours to choose from offering superior durability, retention of gloss and mould resistance. Reverse side is a Grey corrosion resistance primer topped with a heat cured high-performance polyester coating.

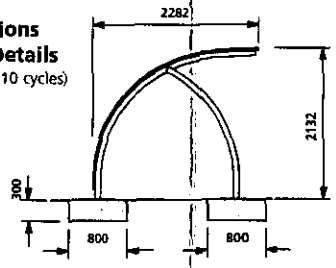
- Merlin Grey BS18B25
- Goosewing Grey BS10A05
- Vandyke Brown BS08B25
- Heritage Green RAL6002
- White BS00E55
- Poppy Red BS04E53
- Moorland Green BS12B21
- Solent Blue BS18E53



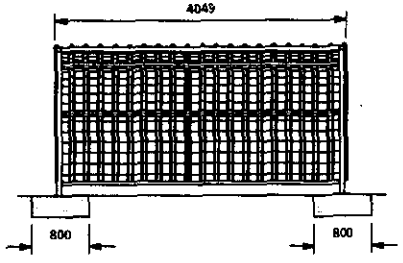
Shelter Dimensions & Foundation Details

(4.00m Module holds 10 cycles)

We recommend grade A393 steel reinforcing mesh and a C35 concrete mix for the shelter footings.



side elevation



front elevation

Finishes - 2 Types Available

Polyester Powder Coat
All our steel work is shot blasted to SA2.5, degreased, etch-primed with Zinc Phosphate anti-corrosive primer and electrostatic spray heat cured top coated with polyester powder coat we offer 8 standard colours. Other BS or RAL colours are available, however, these may incur an additional cost.

Hot Dipped Galvanising
(To BSEN ISO 1461:1999). Ideal for external conditions - an extreme weather resistant, hard wearing finish offering low maintenance.

8 Powder Coated Colours Available

- Merlin Grey BS18B25
- Goosewing Grey BS10A05
- Vandyke Brown BS08B25
- Forest Green BS08B29
- White BS00E55
- Poppy Red BS04E53
- Solent Blue BS18E53
- Black BS00E53

PET Ref.	Cycle Qty.
UE/SAT/R10	10
UE/SAT/R20	20
UE/SAT/R30	30
UE/SAT/R40	40
UE/SAT/R50	50
UE/SAT/R60	60
UE/SAT/R70	70

PET Ref.	Cycle Qty.
UE/SAT/R80	80
UE/SAT/R90	90
UE/SAT/R100	100
UE/SAT/R150	150
UE/SAT/R200	200

Plastisol Ref.	Cycle Qty.
UE/SAP/R10	10
UE/SAP/R20	20
UE/SAP/R30	30
UE/SAP/R40	40
UE/SAP/R50	50
UE/SAP/R60	60
UE/SAP/R70	70

Plastisol Ref.	Cycle Qty.
UE/SAP/R80	80
UE/SAP/R90	90
UE/SAP/R100	100
UE/SAP/R150	150
UE/SAP/R200	200

Tel: 0118 974 6323 (Direct Line) Fax: 0118 974 6313
Email: keith.rogers@wokingham.gov.uk
Date: 13 September 2002
My ref: KR/KMJ
Your ref:
File ref: Planning – North Earley Study

Mr Stewart Andrews
Stuart Michael Associates
29 Kingfisher Court
Hambridge Road
NEWBURY
Berkshire RG14 5SJ

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Andrews

PROPOSED REDEVELOPMENT OF WOODLEY POLICE STATION
SHEPHERDS HILL ROUNDABOUT, READING
PLANNING APPLICATION 0/2002/6574

I refer to our previous correspondence concerning this proposed development, particularly with regard to improvement works likely to come forward for this area.

Essentially, the gyratory junction is under review as part of the Council's Junction Management Programme, which aims to improve safety and junction capacity. There is scope to also improve the cycling facilities in the vicinity including Route 4, which is part of the National Cycle Network at the same time. Initial estimated costs are believed to be between £150,000 - £200,000.

In addition the Council is consulting local people about a package of measures in the Whitegates Ward likely to be brought forward as part of the North Earley Study.

I have sent comments on the revised plan to the Planning Case Officer (a copy is attached).

Also the requisite Travel Plan should incorporate the latest Government advice recently issued by the Office of the Deputy Prime Minister and also the Department for Transport. There are two guides "Making Travel Plans Work" and "Using the Planning System to Secure Travel Plans" together with supporting documents. These can be obtained free of charge from:-

Department for Transport
PO Box 236
Wetherby
West Yorkshire LS23 7NB
Tele: 0970 1226 236
Fax: 0870 1226 237
Textphone: 0870 1207 405
E-mail: dft@twoten.press.net

/continued

Should you require any further information or assistance in this matter, then please do not hesitate to contact me directly.

Yours sincerely

KEITH ROGERS
TEAM LEADER
HIGHWAYS, DEVELOPMENT CONTROL

Enclosure

c.c. P/A File 0/2002/6574
Hedi Lynch – Planning Case Officer

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 16 Sept 2002

TO: S. Kalik

FROM: Heidi Lynch **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0118 9568642

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Woodley Police Station, Shepherds Hill, Woodley
O/2002/6574 planing reference number

NOTES:

Attached is a note from the Highways Team with regard to additional information still required for this application.

Regards
HEIDI LYNCH

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/6574

YOUR REF:

TO: Heidi Lynch - Planning **DATE**: 12/09/2002

PLANNING APPLICATION NO. O/2002/6574.
PROPOSED ERECTION OF A B1 OFFICE BUILDING (1498sqm) & DEMOLTION OF EXISTING BUILDINGS AT OLD POLICE STATION, 717-727 LONDON ROAD, WOODLEY.

Additional comments made in response to the revised site plan 1597/01J and recent Government advice issued in respect of Travel Plans:

- The requisite Travel Plan would have to take into account the latest guidance dated July 2002 and entitled 'Making travel plans work' and 'Using the planning process to secure travel plans'. These documents were published by the Office of the Deputy Prime Minister and the Department for Transport. Hard copies of these guides and supporting documents can be obtained by e-mailing dft@twoten.press.net Further information on travel plans can be found on the Department of Transport web-site at www.local-transport.dft.gov.uk/travelplans/guides/index.htm The guides and supporting documents will be available on that web-site shortly.
- Justification is still sought as to the number of car parking spaces proposed. The Council's standard is 1 space per 25sqm and the national standard for B1 is 1 space per 30sqm. Whereas the proposed revised ratio is 1 space per 32sqm plus two disabled spaces.
- Further details are required in respect of the type and design of the proposed cycle parking/storage canopy. How will security be enhanced and managed for this facility? A direct pedestrian link between the cycle storage area to the building' entrance is now proposed.
- Additional information has been submitted in respect of the access arrangements. It is now accepted that that as proposed (with appropriate lining & signing) would minimise the amount of weaving at the Reading Road and Church Road exits.
- The applicant's consulting engineers consider that kerbed bellmouths would help channel and direct traffic. This may be beneficial for the means of egress but there is scope for the means of ingress to be achieved by way of a crossover in order to enhance pedestrian priority and safety.
- Details of servicing access/parking/waiting arrangements still needs to be clarified/submitted.

The Council is seeking amongst other things to improve pedestrian/cycling accessibility in this area including the provision of appropriate crossing facilities. An appropriate financial contribution should be secured from the redevelopment of this site. It is understood that the applicant is agreeable in principle to contributing towards such local schemes.

Keith Rogers
Team Leader – Highway Development Control

PLANNING SERVICES 59804
POL
DC HL
APP
CS
13 AUG 2002
COPIES TO

Thames Water

Our Ref. **12863**
Your Ref. O/2002/6574
Date. 09 August 2002

R. F. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER
0845 8502777

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Light Industrial Development
London Road
Reading

I refer to your consultation received in this office on 11/06/02

SEWERAGE

There are public sewers crossing this site, however, insufficient details have been submitted (i.e. detailed site plan) so no building will be permitted within 3 metres of the sewers.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

1440m²
48 cars
20 bikes

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES	HPT 59500
POL	TLS
DC HL	ENF
APP	
CS	

07 AUG 2002

COPIES TO	AO
	FILE

SK/SS/1597

6th August 2002

FAXED TO 0118 974 6385 ref no 59500 received 7/8/02

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

FAO Ms Heidi Lynch

Dear Madam,

POLICE STATION, SHEPHERDS HILL, WOODLEY
APPLICATION NO: O/2002/6574

My apologies for not sending you the revised site plan earlier, but the holiday season has temporarily reduced our staffing levels. I hope you will have enough time to consult your colleagues prior to our meeting on Thursday, 8th August at your office.

I look forward to seeing you then at 11.00am.

Yours faithfully,

SStone

pp **S. Kalik**

Encl

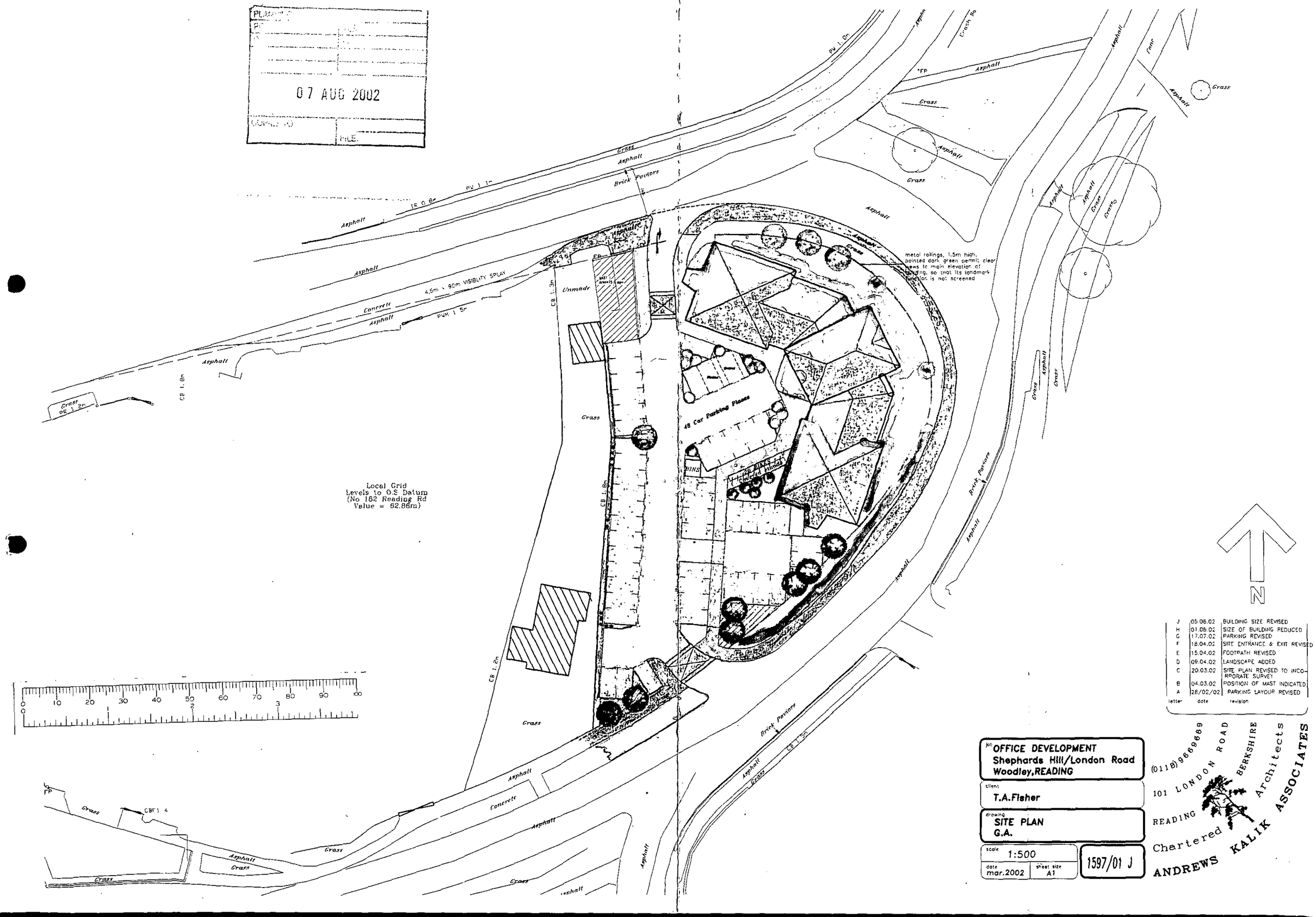
cc Mr J. Fisher (T A Fisher & Sons Ltd)
Mr J Woolf (Chancellors)

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



letter	date	revision
J	05.08.02	BUILDING SIZE REVISED
H	01.08.02	SIZE OF BUILDING REDUCED
G	17.07.02	PARKING REVISED
F	18.04.02	SITE ENTRANCE & EXIT REVISED
E	15.04.02	FOOTPATH REVISED
D	09.04.02	LANDSCAPE ADDED
C	20.03.02	SITE PLAN REVISED TO INCORPORATE SURVEY
B	04.03.02	POSITION OF MAST INDICATED
A	28/02/02	PARKING LAYOUR REVISED

job: OFFICE DEVELOPMENT
Shephards Hill/London Road
Woodley, READING

client: T.A.Fisher

drawing: SITE PLAN
G.A.

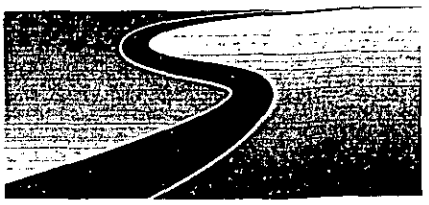
scale: 1:500

date: mar.2002

sheet size: A1

1597/01 J

(0118)9669669
101 LONDON ROAD
READING
BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES



STUART MICHAEL ASSOCIATES
CONSULTING ENGINEERS
29 KINGFISHER COURT, HAMBRIDGE ROAD, NEWBURY
BERKSHIRE, RG14 5SJ
TEL: 01635 551511 FAX: 01635 550405
E-MAIL: mail@stuartmichael.co.uk

Our ref.1328/SWA/ap

Mr. Keith Rogers
Environmental Services Department
Wokingham District Council
P. O. Box 153
Shute End
WOKINGHAM
Berkshire RG40 1WL

COPY

24th July 2002

Dear Mr. Rogers

Proposed Redevelopment of Woodley Police Station
Shepherds Hill Roundabout, Reading
Planning Application O/2002/6574

I write further to our recent telephone conversation regarding the letter from your colleague, Heidi Lynch, dated 27June 2002, and in particular to the comments regarding access, traffic management and parking. I have discussed the comments detailed in the letter with my Client and can report as follows:

The draft Travel Plan previously submitted is currently being revised to incorporate the best practice guidelines contained in the Energy Efficiency Travel Plan Resource Pack.

A revised site layout drawing and floor plans will be submitted by Andrews Kalik Associates that illustrates a car parking ratio of 1:30 as agreed during our telephone conversation.

The revised site layout drawing will also illustrates the provision of disabled parking close to the entrance to the proposed building.

Twenty cycle parking hoops (Sheffield hoop type) are to be provided in a transparent enclosure located close to the entrance to the proposed building. A segregated pedestrian route will be incorporated into the site layout to provide a direct link between the site entrance, the cycle storage area and the entrance to the building. It is understood that the design of the cycle storage area has resulted from a request by planning officers that it should resemble clear enclosures that have been provided for cycle storage at Thames Valley Park.

A number of different access arrangements, including a single point of access that would allow entry and exit were submitted to Mr. Callaghan earlier this year. Mr. Callaghan requested that, to assist driver comprehension, a segregated entry and exit be provided on either side of the site, and suggested that the exit be located on the north side of the site. It is understood that Mr. Callaghan considered that this arrangement would minimise the amount of traffic weaving at the Reading Road and Church Road exits from the gyratory (letter from Mr. Callaghan dated 17 December 2001 refers).

With regard to the internal site layout between the entry and exit, the provision of traffic calming in the form of raised tables was suggested as a way of ensuring the low speeds were maintained through the car park area.

It is noted that you have requested that the accesses be vehicle crossovers rather than kerbed bellmouths. Whilst it is understood that the accesses should not be a prominent feature, it is considered that the channelling effect of the kerbs within the accesses, particularly the exit from the site, help to direct traffic. It is therefore recommended that although vehicle crossovers are to be used, the channelling kerbs should be retained.

Continued ...

TRANSPORTATION
•
INFRASTRUCTURE
•
CIVIL ENGINEERING
•
STRUCTURES
•
WATER AND ENVIRONMENT
•
PROJECT MANAGEMENT

Stuart Michael Associates Ltd. Registered in England & Wales No: 3739154
Registered Office: 29 Kingfisher Court, Hambridge Road, Newbury, Berkshire, RG14 5SJ

The revised site layout will include for the provision of a bin store within the parking layout. The position of the bin store will allow a service vehicle to load while allowing vehicles within the car park to pass the stationary vehicle.

It is understood that you are preparing a scheme to enhance pedestrian and cyclist crossing facilities in the area and my Client has confirmed that it would be willing to make a contribution towards the implementation of the scheme. I would therefore be grateful if you could provide me with details of the scheme together with an estimated breakdown of the cost of its implementation.

I trust that the above addresses the comments expressed in the letter from Ms. Lynch and would be pleased to discuss the proposals for enhancing pedestrian crossing facilities with you at your convenience.

Yours sincerely

Stewart Andrews

Stewart Andrews
STUART MICHAEL ASSOCIATES

Encl. Letter from Mr. Callaghan dated 17 December 2002

cc Ms. H. Lynch - Wokingham District Council
Mr. R. E. Price - T. A. Fisher & Sons
Mr. J. Woolf - Chancellors
Mr. S. Kalik - Andrews Kalik Associates

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 17th December 2001

Your ref. 1328/TT/sb

My ref. TC/P17[20012667]

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 T Toeman
Stuart Michael Associates
29 Kingfisher Court
Hambridge Road
Newbury
Berkshire
RG14 55J

RECEIVED
19 DEC 2001
TT 1328

Dear Mr Toeman,

PROPOSED REDEVELOPMENT OF WOODLEY POLICE STATION SHEPHERDS HILL ROUNDABOUT, READING

I refer to your letter dated 29th October 2001 and apologise for my delay in replying.

I can confirm that I generally agree with the comparative traffic assessment set out within your letter dated 28th September. I do however still have some concerns over the access arrangements to the site. I have noted the slight difference in the position of the access between your earlier drawing (2001.1328.002) and the latest proposal (2001.1328.002 Rev A). I can confirm that the Authority's preferred access arrangement is that shown on your earlier drawing.

With regard to the proposed crossing point, I have forwarded a copy of your plan to our consultants Parkman to consider whether your proposal would be acceptable or whether other options should be considered. This will be dealt with by Steve MacMillan who can be contacted on 0118 9367325.

If you require any further assistance or wish to discuss matters further please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control

cc: Steve MacMillan – Parkman, Wokingham

WOKINGHAM UNITARY
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PLANNING SERVICES

Fax Cover Sheet

DATE: 10 July 2002

TO: Pam Bragg @ Andrews Kalik Associates

FROM: Heidi Lynch **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0118 9568642

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 715-727 London Road Office Development Proposal

NOTES: See attached landscape comments.
Other concerns thus far are: 3 storey element of building; distance of building to roads in terms of landscaping & relocation of mast.
I will get back to you as soon as I have spoken to our Landscape Architect & senior planner regarding height concerns.

HEIDI LYNCH

Tel. 0118 974 6482 (Direct Line)
E-mail:

Date. 27 June, 2002

My ref. O/2002/6574

Your ref.

Mr. S. Kalik
Andrews Kalik Associates
101 London Road
Reading
RG1 5BY

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Kalik,

RE: FURTHER INFORMATION REQUIRED FOR PROPOSED OUTLINE DEVELOPMENT AT 715-727 LONDON RD, WOODLEY. APP NO. O/2002/6574

Highway Development Control have recently been consulted about the above application and have stated that insufficient information has been submitted to enable the access and movement implications of the proposal to be fully assessed. The following issues need to be addressed:

- A Travel Plan together with a statement outlining proposed measures and incentives being introduced to encourage journeys to/from work to be undertaken by alternative travel modes to the private car is required.
- Justification is sought as to the number of car parking spaces proposed. The Council's standard is 1 space per 25sqm and the national standard for B1 is 1 space per 30sqm. Whereas the proposed ratio is 1 space per 32sqm.
- No disabled car parking space is proposed. Such spaces should be located close to the main entrance to the building and be provided with uninterrupted access for wheelchair users and be in addition to the intended maximum car parking space provision.
- Further details are required in respect of the proposed cycle parking/storage facilities. It seems a transparent canopy arrangement is proposed and while this is located close to the main entrance to the building there is a slight concern about security. Also there should be a direct pedestrian link between the cycle storage area to the building' entrance. Are 18 or 20 cycle spaces proposed? Also, the cycle parking facility needs to have Sheffield Hoops rather than plain wheel hoops.
- Clarification is sought as to how the ingress (from London Road) and egress (to Shepherds Hill) arrangements would operate and be maintained. Local concern has been expressed previously about traffic accessing and using the gyratory in the wrong direction.
- The access arrangements should be by way of vehicular crossover as opposed to kerbed bellmouths.
- Pedestrian/cycle links through the site should be enhanced. With the current proposed layout there would be some conflict with motorised traffic.
- Details of servicing access/parking/waiting arrangements will need to be submitted.

If you would like to discuss the above, please either contact myself, or else Keith Rogers (Team Leader for Highway Development Control).

The Council is seeking to improve pedestrian/cycling accessibility in this area including the provision of appropriate crossing facilities. It is advised that financial contribution will probably be requested as part of this.

Finally, could you please clarify in writing the floor space of the existing buildings on site (i.e., the police station as well as the dwelling to be demolished).

I hope this information is clear, however should you wish to discuss any matter arising from this please do not hesitate to contact Heidi Lynch on the above number.

Yours sincerely,

Heidi Lynch
Planning Officer

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/6574

YOUR REF:

TO: Heidi Lynch - Planning **DATE**: 27/06/02

PLANNING APPLICATION NO. O/2002/6574.
PROPOSED ERECTION OF A B1 OFFICE BUILDING (1498sqm) & DEMOLTION OF EXISTING BUILDINGS AT OLD POLICE STATION, 717-727 LONDON ROAD, WOODLEY.

Insufficient information has been submitted with the planning application to enable the access and movement implications of the proposal to be fully assessed. Please ask the applicant to address the following issues:

- A Travel Plan together with a statement outlining proposed measures and incentives being introduced to encourage journeys to/from work to be undertaken by alternative travel modes to the private car is required.
- Justification is sought as to the number of car parking spaces proposed. The Council's standard is 1 space per 25sqm and the national standard for B1 is 1 space per 30sqm. Whereas the proposed ratio is 1 space per 32sqm.
- No disabled car parking space is proposed. Such spaces should be located close to the main entrance to the building and be provided with uninterrupted access for wheelchair users and be in addition to the intended maximum car parking space provision.
- Further details required in respect of the proposed cycle parking/storage facilities. It seems a transparent canopy arrangement is proposed and while this is located close to the main entrance to the building there is a slight concern about security. Also there should be a direct pedestrian link between the cycle storage area to the building' entrance. Are 18 or 20 cycle spaces proposed?
- Clarification is sought as to how the ingress (from London Road) and egress (to Shepherds Hill) arrangements would operate and be maintained. Local concern has been expressed previously about traffic accessing and using the gyratory in the wrong direction.
- The access arrangements should be by way of vehicular crossover as opposed to kerbed bellmouths.
- Pedestrian/cycle links through the site should be enhanced. With the current proposed layout there would be some conflict with motorised traffic.
- Details of servicing access/parking/waiting arrangements will need to be submitted.

The Council is seeking to improve pedestrian/cycling accessibility in this area including the provision of appropriate crossing facilities. An appropriate financial contribution should be secured towards these improvements from the redevelopment of this site.

Keith Rogers
Team Leader – Highway Development Control

TO: **DEVELOPMENT CONTROL** FROM: Environmental Design
Heidi Lynch

DATE: 3 July 2002

Location:	717 – 727 London Road, Woodley
Proposal:	Outline application for the proposed erection of B1 office building, demolition of existing building and relocation of telecommunications mast.
Application Number:	O/2002/6574

In response to your consultation dated 11 June 2002 for the above application, the landscape comments are as follows:

The site is located in a very visually prominent position on London Road which is also designated as a Green Route Enhancement Area.

There are three plane trees along the northern boundary of the site, which are not shown to be retained. It is therefore important that the scheme then allows for sufficient space to the front of the buildings for a substantial and appropriate landscape scheme to be implemented adjacent to London Road that will be in scale with the building. The location of the building as shown on drawing 1597/01F within the site does not allow for sufficient planting in accordance with Local Plan Policy WBE12 Green Routes (see revised wording by the inspector). This policy now states that:

"Development will not be permitted that would detract from the visual quality of the Green Route or result in the loss of protected trees. Where appropriate it will be expected to contribute towards the improvement of Green Route Enhancement Areas through landscape and planting schemes."

The design and layout of the site will need to incorporate a sizeable area to the front of the building to allow for a significant landscape scheme to be in scale with the size and mass of the proposed building. The several small trees and ground cover planting in this area, as suggested on the layout plan will not be an acceptable solution. As this outline application considers siting of the building and which I regard as unacceptable from a landscape perspective I would have to recommend refusal of this application.

Catherine Brimble

Catherine Brimble
Landscape Architect

ENVIRONMENT AGENCY

Our Ref : SP/2002/005917-1/1
Your Ref : O/2002/6574

Date : 02 July 2002

PLANNING SERVICES	HPT 5824-3
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

OUTLINE APPLICATION

PROPOSED ERECTION OF A B1 OFFICE BUILDING AND DEMOLITION OF EXISTING BUILDINGS AND RELOCATION OF TELECOMS MAST 717-727

LONDON ROAD,WOODLEY READING

Thank you for your letter dated 11 June 2002, received on 13 June 2002. Please quote the following reference in any correspondence: SU77SE/16/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

ADVICE

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Environment Protection

Surface water from the car park should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Pollution Prevention Guideline No. 3; is intended to assist on the design, installation, use and

maintenance of oil separators in a site's drainage system. Enclosed is a copy of PPG03 for your information.

Surface water from other hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation

Non-Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Approximately a third of non-household water use come through wash hand basin taps. The installation of low volume taps such as push-top, spray or infra-red taps can result in company cost savings in both water and energy use.
* About 20% of non-household water use is for urinal flushing. As much as half of this can be saved by installing flush controls, such as infra-red sensors or electromagnetic door switches. Water use can be cut out entirely by installing waterless urinals.

Domestic Appliances

If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

Wildlife Protection
The proposal involves the demolition of buildings which might potentially offer bat roosting opportunities. Buildings to be demolished should be inspected for bats prior to work starting, with English Nature being contacted if any bats are found.

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981 which protects nesting wild birds and their nests.

If trees are to be felled they should be inspected for bats prior to felling. All species of bat in Britain and their roosts are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so that trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

Natural Drainage
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in

paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454492
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Andrews Kalik Associates

SEPA scottish environment protection agency

ENVIRONMENT AGENCY

ENVIRONMENT AND HERITAGE SERVICE

ENVIRONMENTAL ALLIANCE - WORKING TOGETHER

USE AND DESIGN OF OIL SEPARATORS IN SURFACE WATER DRAINAGE SYSTEMS: PPG3

POLLUTION PREVENTION GUIDELINES

These guidelines are intended to assist in deciding on the need for an oil separator at a site and the size and type of separator which is appropriate. Certain major sites such as oil refineries and bulk storage depots will require specialised facilities and are outside the scope of this document. The guidelines are produced by the Environment Agency for England and Wales, the Scottish Environment Protection Agency and the Environment and Heritage Service in Northern Ireland, referred to as the Agency or Agencies. Each site will be considered according to the individual circumstances. Early consultation with your local Agency office is therefore advisable. Contact details will be found at the end of these guidelines.

Note that throughout these guidelines the term 'separator' is used instead of the term 'interceptor'. The terms have the same meaning.

1. INTRODUCTION

Surface water drains normally discharge to a watercourse or indirectly into underground waters (groundwater) via a soakaway. Contamination of surface water by oil, chemicals or suspended solids can cause these discharges to have a serious impact on the receiving water.

The Agencies have published guidance on surface water disposal (Reference 1), which offers a range of means of dealing with pollution both at source and at the point of discharge from site (so called "end of pipe" treatment). These techniques are known as "Best Management Practices" (BMP's). Where run-off is draining from relatively low risk areas such as roofs, car-parks and non-operational areas, source control systems such as permeable surfaces or infiltration trenches may offer a suitable means of treatment, removing the need for a separator. Where there are higher risk areas which can not be connected to the foul sewer, end of pipe treatment, such as constructed wetlands or swales, may be required. However, each site needs careful consideration to assess the risks of pollution and there are many situations where a separator will be required, especially where the risk of spillage is high.

Oil separators are installed on surface water drainage systems to protect receiving waters from pollution by oil which may be present due to minor leaks from vehicles and plant, from accidental spillage or due to deliberate and illegal tipping into drains.

Effluent from industrial processes and vehicle washing should normally be discharged to the foul sewer (subject to the approval of the sewerage undertaker) for treatment at a sewage treatment works. Although the use of separators for such effluents is not covered by these guidelines, much of the guidance will be relevant.

2. SEPARATOR STANDARDS AND TYPES

A European standard for the design and use of prefabricated oil separators has been in preparation for some time (Reference 2). When it eventually comes into force, the Agencies will require new separators to comply with the standard. These notes provide interim guidance until such time as the standard comes into effect.

a. Separator classes

The draft European standard refers to two "classes" of separator, based on performance under standard test conditions. See Appendix 1 for information on the test procedure.

Class 1 separators, which are designed to achieve a concentration of less than 5mg/l of oil under standard test conditions, should be used when the separator is required to remove very small oil droplets, such as those arising from car park run-off.

Class 2 separators are designed to achieve a concentration of less than 100mg/l oil under standard test conditions and are suitable for dealing with discharges where a lower quality requirement applies (for example where the effluent passes to foul sewer) and for trapping spillages.

Both classes can be produced as 'full retention' or 'by-pass' separators.

The oil concentration limits of 5 mg/l and 100 mg/l are only applicable under standard test conditions. It should not be expected that separators will comply with these limits when operating under field conditions.

b. Full retention separators

'Full retention' separators treat the full flow that can be delivered by the drainage system, which is normally equivalent to the flow generated by a rainfall intensity of 50mm/hr. On large sites, some short term flooding may be an acceptable means of limiting the flow rate and hence the size of full retention systems.

c. By-pass separators

By-pass separators fully treat all flows generated by rainfall rates of up to 5mm/hr. This covers over 99% of all rainfall events. Flows above this rate are allowed to by-pass the separator. These separators are used when it is considered an acceptable risk not to provide full treatment for high flows, for example where the risk of a large spillage and heavy rainfall occurring at the same time is small. They are especially suitable for situations where the main requirement is to trap spillages.

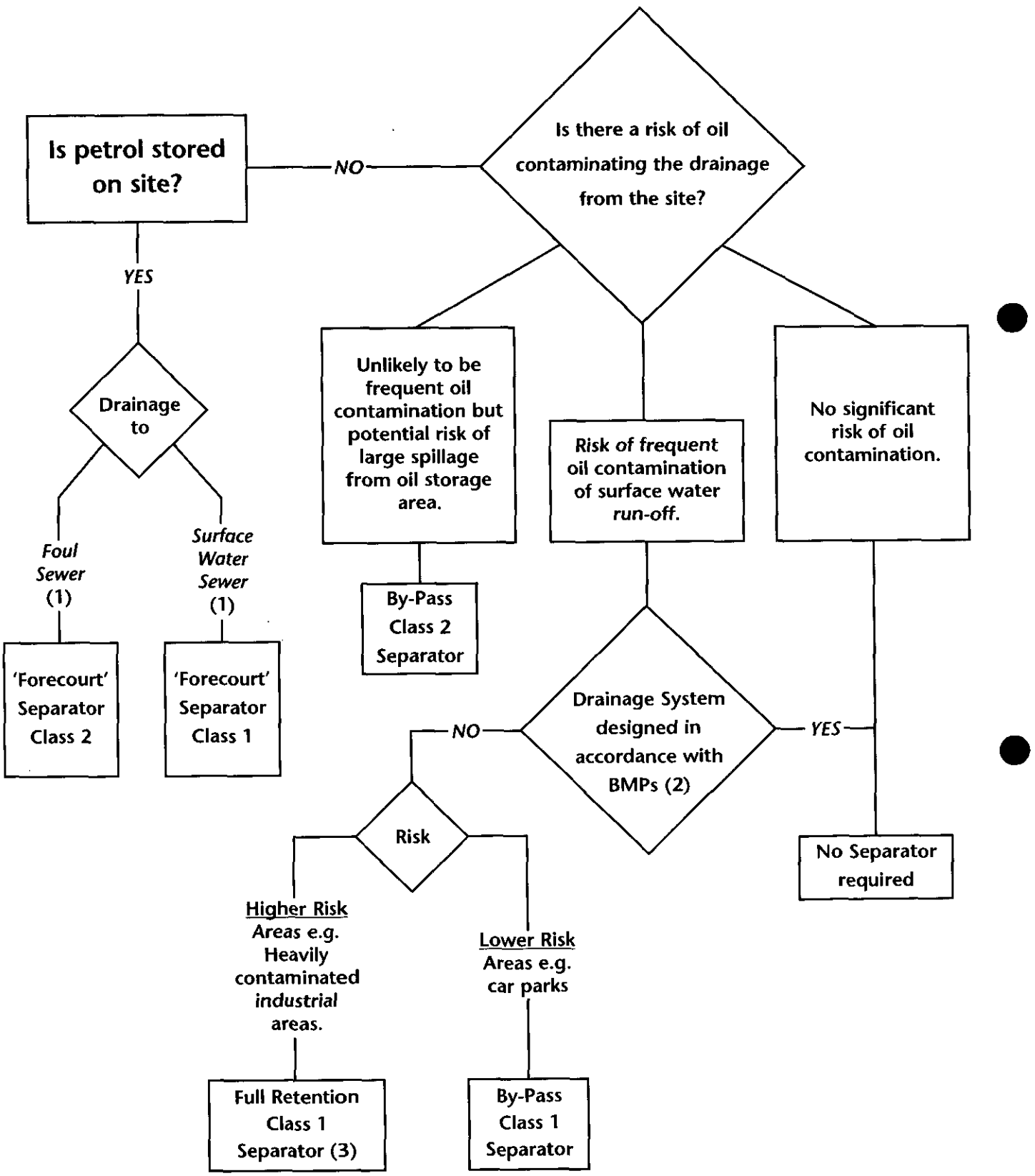
d. Forecourt separators

'Forecourt Separators' are full retention separators specified to retain on site the maximum spillage likely to occur on a petrol filling station. They are required for both safety and environmental reasons and will treat spillages occurring during vehicle refuelling and road tanker delivery. The size of the separator is increased in order to retain the possible loss of the contents of one compartment of a road tanker, which may be up to 7,600 litres.

3. SELECTING THE APPROPRIATE TYPE OF SEPARATOR

A flow chart to aid in separator selection is shown below. This gives guidance on the selection of the appropriate type of oil separator for use in surface water drainage systems that discharge to rivers and soakaways. However, the appropriate provision on any site will require detailed consideration of the local circumstances and risk factors.

It is strongly recommended that, wherever practical, Best Management Practices (BMPs) are incorporated into the surface water drainage. In some cases this may remove the requirement for an oil separator.



(1) Advice on appropriate drainage can be obtained from local Agency office.
(2) In certain high risk areas a class 2 full retention separator may be required to protect the BMP.
(3) Specialised high performance equipment, such as plate type separators, may also be appropriate.

4. SEPARATOR SIZE

a. Nominal Size

A programme of testing of prefabricated separators in accordance with the standard test procedure (which is based on a draft European standard) is due for completion by January 2000. Each separator will be allocated a nominal size (NS) on the basis of the test results. See Appendix 1 for details. Full retention and by-pass separators shall be referred to as NS and NSB respectively.

The nominal size (NS) of a full retention separator that is required for a catchment area (A) is obtained from the following formula:

$NS = 0.018\ A(m^2)$

For a By-pass separator the formula is

$NSB = 0.0018\ A(m^2)$

In addition, capacity for silt storage (C) must be provided either as an integral part of the separator or as a separate upstream unit according to the following formula:

C(litres) = NS x 100

Silt capacity for a By-pass separator must be provided either upstream of the separator or in the By-pass weir chamber and not in the main separating chamber.

For calculations concerning separators which have yet to be allocated a nominal size, see Appendix 2.

b. Minimum size

The minimum working capacity (which excludes any provision for silt deposition) of a separator shall be 1,000 litres, except in the case of 'forecourt' separators, which shall have a minimum capacity of 7,600 litres. For by-pass separators the minimum capacity is defined as the working capacity of the separating chamber only.

5. AUTOMATIC CLOSURE DEVICES AND ALARMS

a. Oil storage and closure devices

The oil storage capacity is defined as the volume of separated oil which can be stored in the separator without any of the stored oil entering the inlet or outlet of the separator. The minimum oil storage volume (V) shall be:

V(litres) = NS x 10 or NSB x 15

Full retention separators shall be fitted with a device which will prevent flow passing through the separator when the quantity of oil in the separator exceeds the oil storage volume (V). Closure devices are not suitable for by-pass separators.

b. Oil level alarm

Separators shall be fitted with a robust device to provide visual and audible warning (if necessary to a remotely located supervisory point) when the level of oil reaches 90% of the oil storage volume (V) under static liquid level conditions. The device should be fitted within the separator to provide protection against damage and should be fitted, tested and commissioned by a competent installer. Any electrical device used in the separator shall be intrinsically safe and certified to an explosion protection standard suitable for Zone 0 and conform to the requirements of BS5345 part 1 and BS EN60079-10 1996.

6. LABELLING AND INSTALLATION

a. Labelling

Separators shall be provided with a durable label, providing the following information, which can be read after installation:

Manufacturer's reference number and year of manufacture

By-pass/full retention	Class of separator	Nominal size
Oil storage capacity	Volume of separator	Silt storage capacity
Oil level warning device details	Depth of oil storage	Closure device details

b. Installation

Clean, uncontaminated water such as roof drainage should be discharged downstream of the separator if possible. Adequate facilities should always be provided for the inspection and maintenance of the separator, and tanker access should be available for cleaning purposes. Flow cut-off valves to isolate the separator should be considered for use in an emergency or during site cleaning operations.

7. MAINTENANCE AND USE

It is important to recognise that oil separators require regular maintenance. Routine inspections shall be undertaken at least every six months and a log maintained of inspection date, depth of oil and any cleaning that is undertaken. If coalescing filters are fitted they shall be maintained and renewed in accordance with the manufacturers instructions. Separators should be provided with sufficient access points to allow for inspection and cleaning of all internal chambers. Access to the separator should be kept clear and not used for storage.

A separator will not work properly for dissolved (soluble or emulsified) oils or if detergents or degreasers are present as in vehicle wash water. Such discharges should be drained to the foul sewer.

8. WASTE MANAGEMENT

The correct handling, storage and disposal of separator waste is vital if pollution is to be avoided. Under the Duty of Care (Reference 3), the waste producer has a duty to ensure that the waste contractor who removes the waste is registered with the Agency. A written description of the waste must be given to the contractor. Oil separator waste is defined as being a "special waste" and a rigorous consignment note system applies. If there is any doubt, contact the Agency for advice.

9. EMERGENCIES

At sites where there is a higher risk of a spillage, spill kits containing drain seals, absorbent materials, disposal containers and other appropriate equipment should be held. In the event of a spillage on site, the material should be contained (if a spill kit is not available, sand or soil may be used) and the Agency notified immediately, using the emergency hotline number listed at the end of this guidance.

10. REFERENCES

1. A guide to sustainable urban drainage. Environment Agency/SEPA
2. Draft European Standard prEN 858: Installations for separation of light liquids (eg oil and petrol) Part 1. BSI, 389 Chiswick High Road, London W4 4AL, Tel. 0181 996 7234
3. Waste Management- The Duty of Care - A code of practice. The Stationery Office ISBN 0-11-753210-X

Appendix 1

European Standards Body (CEN) Testing procedure

The standard test is designed to assess the separating efficiency of the separator by allowing a standard oil/water mixture to flow through the separator at a set rate and measuring the residual oil content in the discharge. Once a test has been carried out on a sample separator, further units of the same size and pattern will not require further testing.

Each separator will be allocated a nominal size (NS) according to the maximum flow that can be treated to give, under the test conditions, an oil concentration of up to 100 mg/l (Class 2) or up to 5 mg/l (Class 1) in the discharge.

For example, a Class 1 NS 20 separator will achieve a concentration of up to 5 mg/l in the discharge at a flow rate of 20 l/s under standard test conditions. A Class 2 NS 20 separator will achieve a concentration of up to 100 mg/l at 20 l/s under the same conditions. As a result, all NS 20 Class 2 units will have a similar separating efficiency and, for the same oil and water mixture, will produce discharges of a similar quality whilst operating at the same flow rate.

Appendix 2

Alternative calculation for separator size when NS not available

NB. Only for use until 1st January 2000.

The capacity required for a separator may be calculated on the basis of six minutes retention of a rainfall intensity of 50mm per hour.

The capacity (Q litres) of a full retention separator required for a catchment area (Am²) is obtained from the following formula:

$Q(\text{litres}) = 5A(m^2)$

For a by-pass separator the formula is:

$Q(\text{litres}) = 0.5A(m^2)$

Silt capacity

The required additional capacity for silt storage (C litres) for a full retention separator can be obtained from the following formula:

$C(\text{litres}) = 1.8A(m^2)$

For a by-pass separator the formula is:

$C(\text{litres}) = 0.18A(m^2)$

All the Agencies' pollution prevention guidance notes are available on the web sites listed below.

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Fax: 0113 246 1889

NORTH WEST
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Fax: 01925 415 961

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Worthing
West Sussex BN11 1LD
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Fax: 01903 821 832

SOUTH WEST
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Tel: 01392 444 000
Fax: 01392 444 238

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St Mellons
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Fax: 0131 449 7277

ENVIRONMENT & HERITAGE SERVICE

Calvert House,
23 Castle Place,
Belfast 1
BT1 1FY
Tel: 01232 254868
Fax: 01232 254777

The 24-hour emergency hotline number for reporting all environmental incidents relating to air, land and water in England, Wales, Scotland and Northern Ireland.

EMERGENCY HOTLINE
0800 80 70 60

SEPA scottish environment protection agency

ENVIRONMENT AGENCY

ENVIRONMENT AND HERITAGE SERVICE

ENVIRONMENTAL ALLIANCE - WORKING TOGETHER

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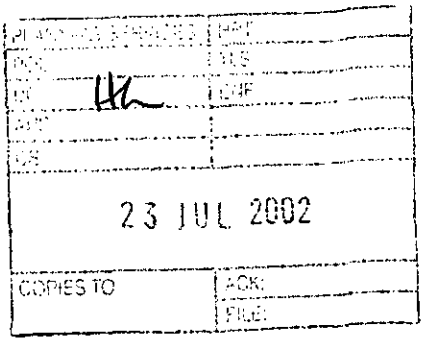

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: O/2002/6574 PLANNING OFFICER:

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Outline application for B1 office building, demolition of existing building and relocation of telecom mast

ADDRESS: former Police Station site, 715 & 717 - 727 London Road, Woodley.

Councillors considered that this proposal represented an overdevelopment on the site and there were particular concerns about access to the site off this extremely busy roundabout.

It is, therefore, requested that this application is refused.

SIGNED: _____ DATE: 19 JUL 2002

CLERK TO EARLEY TOWN COUNCIL

**********ATTENTION**********

THIS APPLICATION MAY BE SUBJECT TO A SERVICES, AMENITIES & INFRASTRUCTURE (SAI) CONTRIBUTION - YOUR COMMENTS ARE REQUIRED AS SOON AS POSSIBLE IN ORDER THAT THEY MAY BE CONSIDERED AT THE NEXT SAI PANEL MEETING.

PLANNING SERVICES
DC | ENF
APP
CS
04 JUL 2002
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FILE

FROM: Heidi Lynch Telephone: (0118) 974 6482

DATE: 11 June 2002

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2002/6574

Proposal: Outline application for the proposed erection of a B1 office building , demolition of existing buildings and relocation of telecommunications mast..

Site Address: 717-727, London Road, Woodley, Reading.

Applicant: T A Fisher & Sons Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 05/07/2002** .

SAI Panel meetings are scheduled for the following dates during 2002; 10th June, 8th July, 5th Aug, 2nd & 30th Sept, 28th Oct and 25th Nov.

Please see comments attached.

SIGNED: _____ DATE: 3.7.02

Clerk To Woodley Parish/Town Council.

Two copy letters of objection had been received and as six residents were present the meeting was adjourned to enable them to express their concerns about this proposal:

- the unacceptable size & height of the building
- loss of privacy in a residential area by the overlooking of gardens by a 3-storey office block
- insufficient parking spaces (46) for proposed 150 staff
- existing highway (fast road) and parking problems (cars from nearby Volvo garage)
- loss of trees – although clarification would be required
- re-positioning of mast which would make it more visible from neighbouring houses – (at present it was shielded)
- trees at present formed a screen for vehicle headlights coming from the direction of the A4 railway bridge – this issue would need to be addressed
- the location of the entrance in the services layby/new fence – traffic movement and sightlines would be obscured
- safety on the roundabout and safe access to and from homes was a big issue
- the former police station was originally 5 residential houses – these were to be replaced by a large commercial development – this would be out of proportion to existing
- the development should be more realistic and more sympathetic

After the meeting was reconvened, Members were reminded that this area had been identified by the District Council for a new safety scheme and they also took into account the impact of the proposed re-development of the adjacent BP garage. It was noted that the application may be subject to a Services, Amenities and Infrastructure Contribution and Members agreed to make a recommendation on this for consideration at the full Council meeting on Tuesday 9 July.

The committee fully supported the residents' concerns and recommended that the application be refused:

- access would be dangerous
- additional traffic would be unacceptable
- insufficient car parking provision
- no pedestrian access shown on the plan
- height and massing of 3-storey building would be unacceptable
- the design of the development would be totally out of keeping in a residential area
- potential loss of trees, which currently provide a sound/light screen

To: Policy And Plans Section — PeP Rec'd 13/6

From: Heidi Lynch

Date: 11 June 2002

JAS DC COPY

57443 27/6

REPLY REQUIRED

Application Number: O/2002/6574

EG.

Proposal: Outline application for the proposed erection of a B1 office building , demolition of existing buildings and relocation of telecommunications mast..

Site Address:
717-727, London Road, Woodley, Reading.

Applicant:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates.

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

See attached sheet

EJG
25/6/02

POLICY CONSULTATION

Date 25/6/02
Application number O/2002/6574 Outline application for the erection of B1 office building, demolition of existing buildings and relocation of telecommunications mast. Matters to be considered under outline are siting, appearance and access
Location 717-727 London road, Woodley
Applicant T A Fisher and Sons Ltd c/o Andrews Kalik Associates

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Background
Island site on roundabout on A4 . Site previously used as a police station. This has been vacated and buildings are currently in use for storage and office use.

Employment Policy
Although PPG6 suggests that office use is most appropriately located in Town centre locations and a sequential approach should be considered, the principle of using this site for B1 use is permitted under Policy WEM4 of the WDLP.

This proposal should be tested against Policy BU1 of the BSP in that it represents a net increase in employment generating floor space of 993m2 (an increase of 1498m2 of office use).

The proposal does not relate well to tests in Policy BU1 in that
1) the site is not identified for regeneration (although it would have the effect of upgrading the appearance of the area)
2) has no especial benefits for the local economy when compared to other potential employment sites

Neither is there any particular encouragement under BSP policy BU2 in terms of adding to variety of employment.

However this is a difficult site and it is hard to envisage what more suitable type of development could be put on such an island site, other than offices or a hotel.

It is unlikely that this amount of floorspace will add significantly to housing pressure, but care should be taken in determining whether it will lead to problems with highway capacity, generation or safety, when compared with the previous use. It is a difficult balance with parking in that under provision cannot be easily or safely accommodated off site.

There is no need for additional office floorspace to meet a local plan need, as sufficient will be provided in the plan period and at the present the market is awash with existing vacant premises due to 11September 01 and a short term down turn in the IT sector. Having said this the Inspector for the Local Plan

Inquiry has seen fit to introduce a little flexibility allowance into employment site provision that will take account of change in take up rates. On balance there is no objection on employment policy grounds.

Other issues
The acceptability of the proposal should be considered in terms of highway issues. These may be determining factors. Key issues will be safety of the access, whether the parking is sufficient, need for a staff travel plan.

The proposal should be considered against policy WOS3. You need to be satisfied that there will be no adverse effects on the amenity of occupiers of neighbouring houses when the application proposal is compared with the previous and current uses.

The site is a prominent gateway location. You may wish to consider:

1) if the design is of sufficient quality given the location
2) is the scale of development, height and massing of the buildings appropriate in its context. I feel the siting in general is appropriate but the proposal gives the appearance of over development. It leaves insufficient room for landscaping. You may wish to persuade the applicant to reduce the floorspace slightly and resubmit.

Check if a dwelling or dwellings will be lost as part of the proposal. If so consider against WH3 and secure replacement accomodation within the office building or contributions to compensate.
Consider the relocation of the mast within the site, and ask for details to see if an increase in height will be required.

Refer to SAI group.

Recommendation

No objection in principle. C/A if D C and highway concerns can be overcome.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Heidi Lynch
Development Control

Your Ref: O/2002/6574

From: Tom Payne
Environmental Health

My Ref: 1634

Date: 28 June 2002

PROPOSED OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF A B1 OFFICE BUILDING, DEMOLITION OF EXISTING BUILDINGS AND RELOCATION OF TELECOMMUNICATIONS MAST.

717-727 LONDON ROAD, WOODLEY.

I recommend that the hours of operation at the site should be restricted to avoid any noise disturbance to neighbouring properties. Therefore, I have no environmental health objections to this proposal with the imposition of the following conditions

1. Condition C070

2. Condition C071 with the following hours of work:
   - Monday – Friday 0730 - 1800
   - Saturday 0800 - 1700

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

NB: Tom considers the 1.8m high fence along the neighbouring bungalows boundary to be sufficient in terms of noise

To: ..
Drainage
Fao Roger Johnson

From: Heidi Lynch

Date: 11 June 2002

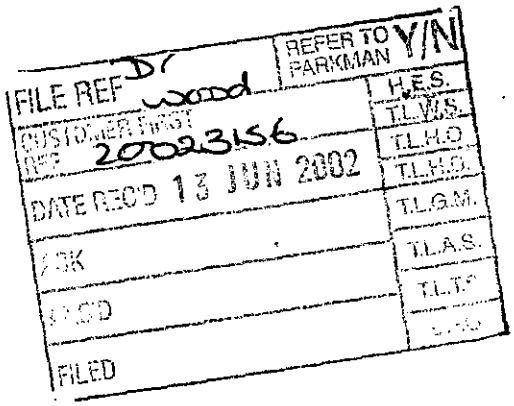
Application Number: O/2002/6574

Proposal: Outline application for the proposed erection of a B1 office building , demolition of existing buildings and relocation of telecommunications mast..

Site Address:
717-727, London Road, Woodley, Reading.

Applicant:
T A Fisher & Sons Ltd C/O Andrews Kalik Associates.

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



Conditions Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement on site RJ 19/6/02

Heidi Lynch

From: Andy Glencross
Sent: 14 June 2002 14:41
To: Heidi Lynch
Subject: PA F/2002/6574 717-727 London Rd Woodley

Hi Heidi

All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **As this application involves the demolition of one or more buildings to allow for the redevelopment of a larger site then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Heidi Lynch

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 13 June 2002 14:02
To: 'heidi.lynch@wokingham.gov.uk'
Subject: Plan App O/2002/6574

With reference to your letter regarding the above planning application I confirm the following

1 There is no additional requirement for hydrant provision.

2 Access requirements are as per Approved Document B to the Building Regulations
1991 Part B5 and the Berkshire Act.

3 The plans provided have not been assessed for any other Building Regulations
matters as this will be undertaken during consultation between your Building
Control Department and the Area Fire Safety Officer in the normal fashion.

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Assistant Divisional Officer (Operations Support)
Royal Berkshire Fire & Rescue Service
01189322927

☎ 0118 974 6379 (Direct Line)

Friday, 21 June 2002

WOKINGHAM UNITARY
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Andrew Kalik Associates
101 London Road
Reading
RG1 5BY

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: 0/2002/6574

Address: 717-727 London Rd, Woodley, Reading

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

1. To ensure that where a pedestrian route to the building is intended for use by disabled people tactile warning is provided where the route crosses a carriageway and dropped kerbs where appropriate.
2. To ensure that any large areas of glazing are suitable identified with appropriate manifestations to reduce hazard to visitors with visual impairments.
3. That a level approach is provided to the principal entrance and where site constraints necessitate an approach steeper than 1:20 a ramped approach is provided.
4. That all doors intended for independent use by a disabled person contain a single leaf with a minimum clear opening width of not less than 800mm (external doors) and 750 (internal doors).
5. That all internal doors meet the requirements of Part M2 (para 2.4) e.g. that the space into which the door opens is unobstructed on the side next to the leading edge for at least 300mm (GF reception).
6. That proposed accessible WC's meet the minimum requirements of Part M3 (para 4.16). WC's should have sufficient space on approach (1200x1200 recommended). Where a door opens inwards the internal dimensions of the WC should be increased to provide sufficient space clear of door swing – BS8300 recommends a clear minimum space (on plan) of 700mm by 1100mm between door swing and any sanitary fittings.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to increase visibility for all building users.
2. To consider the design and position of door furniture in terms of reach and grip.
3. To ensure that the force required to open doors is not excessive (20-30 Newtons recommended).
4. To provide an appropriate number of accessible parking bays close to the principal entrance (1 space or 5% whichever greater).
5. To consider the provision of auditory and tactile lift information both within and without the lift.
6. To consider the needs of disabled visitors and employees in terms of emergency egress and the provision of fire refuges.
7. To provide externally accessible emergency lock and pull cord alarm facility within all accessible WC's. Pull cord alarm reset facility should be within reach of a person seated on the WC (see BS8300).
8. To provide clear and well positioned signage and wayfinding information appropriate to the needs of a range of building users.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

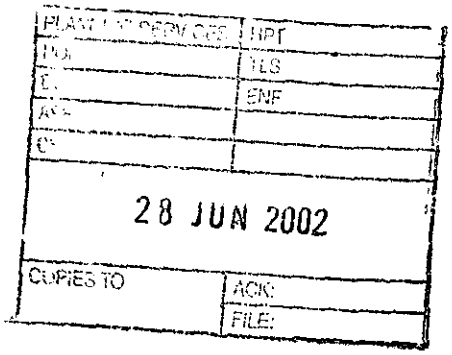
Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: Heidi Lynch - WDC Planning Dept.



SK/SS/1597

27th June 2002

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

FAO Mr Henry Knight – Access Officer

Dear Sir,

717 – 727 LONDON ROAD, WOODLEY (POLICE STATION)
APPLICATION NO: 0/2002/6574

Thank you for your letter of 21st June.

We will take into account all your requirements at the Building Regulations stage and ensure that we are complying with DDA 1995 and BS 8300. We are quite aware of these requirements and the October 2004 regulation.

Once again thank you for your helpful information.

Yours faithfully,

S. Kalik

cc Ms Heidi Lynch, WDC Planning Dept
Mr J Fisher, T A Fisher & Sons Ltd

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/6574. (Case Officer:Heidi Lynch)

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

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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: O/2002/6574

YOUR NAME: SHEPHERDS HOUSE INN (W.R. DAVIES)

YOUR ADDRESS: (if these details are incorrect please amend)
SHEPHERDS HOUSE INN
LONDON ROAD
WOODLEY
READING
RG6 1BD

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

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/6573. (Case Officer:Heidi Lynch)

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: F/2002/6573

YOUR NAME: G. G. NABBS.

YOUR ADDRESS: (if these details are incorrect please amend)
711 LONDON ROAD
WOODLEY
READING
RG6 1BE

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:
(1) I AM CONSERNED THAT THE PROPOSED ACCESS TO THE NEW OFFICE DEVT. THAT WILL SERVE SOME 40 CARS. WILL, BY ENTERING ONTO THE SERVICES LAY BY. INTERFERE WITH THE SIGHT LINE OF PERSONS ENTERING & LEAVING BY CAR THE DRIVE WAY OF MY PROPERTY. INTO THE A4 TRAFFIC FLOW.
(2). WOULD IT BE POSSABLE TO RETAIN THE MATURE TREES FRONTING ONTO THE A4 RAIL BRIDGE AND SO MAINTAIN THE NOISE & LIGHT BARRIER TO THE REAR OF No 711. (MY PROPERTY).

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/6574. **(Case Officer:Heidi Lynch)**

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: O/2002/6574

YOUR NAME: MRS F. M. FENNELL

YOUR ADDRESS: (if these details are incorrect please amend)
40 SHEPHERDS HILL
EARLEY
READING
RG6 1BB

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:

OVERLEAF : PLEASE SEE ATTACHED COMMENTS.

Continue over the page if more room required

You will appreciate that I live sufficiently close to the site subject to the proposed development under Planning Application 0/2002/6574 for it to have a significant environmental impact on my living conditions. I would appreciate, therefore, your consideration of my following comments on the Planning and Design Statement prepared by Chancellors for T.A. Fisher & Sons Ltd.

A. LANDSCAPE WORKS.

Para. 3.5 makes reference to "appropriate landscaping" being provided and Para. 3.6 refers to "attractive and high quality landscape treatment especially on the eastern boundary". **There is a suggestion here that the western boundary of the site closest to my property will be subject to a lesser quality of landscaping than the eastern boundary and I submit that the treatment to both boundaries must be given equally careful and qualitative attention.**

Para. 5.6 makes reference to a requirement for a close boarded fence along the western boundary of the site and Para. 5.12 states that "the amenities of No. 713 London Road and properties further west can be secured with an appropriate fence along the western boundary". The demolition of No. 715 London Road will open up the south easterly visual aspect from the first floor of my property to the heavy traffic travelling east to west along the London Road to the south which, in itself, is undesirable and will result, additionally, in increased noise intrusion into my garden. Furthermore, my property, being situated immediately west of No. 713 London Road and separated from the development site only by a narrow strip of land, will be significantly effected by the concentration of car parking immediately east of the western boundary. **I do not believe that the erection of the proposed close boarded fence will be sufficient to secure the visual and amenity integrity of my property and would insist that the proposal be augmented with a substantial tree screen along the entire length of the western boundary of the development site to be secured by condition.**

B. TRAFFIC MANAGEMENT.

It is acknowledged in the Planning and Design Statement, Para 2.6, that traffic speeds on the busy road network surrounding the site are comparatively high and that pedestrian access to the site is difficult for road safety reasons. The proposal envisages the scheme as providing economic benefits in terms of employment for the population of Woodley and nearby Earley and provides for all access (pedestrian, cycle and car) to the site from London Road to the south. The statement recognises the safety risks to pedestrians, which it is to be assumed will include those who travel to the office by bus and then must achieve final access on foot, but ignores the difficulties of access to the site by cyclists who, if originating from Reading, Woodley or Earley, will have to negotiate the extensive traffic island almost entirely before arriving at the access point which, I submit, also constitutes an high safety risk.

The use of this site for the proposed purposes should be permitted only after the imposition of traffic management measures to significantly reduce the speed of traffic using the major roads that surround this traffic island site e.g. Introduction of a lower speed limit accompanied by the installation of speed cameras on both London Road and Shepherds Hill.

F M Fennell

Mrs. F.M. Fennell.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/6573. (Case Officer:Heidi Lynch)

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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

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24 JUN 2002
CONSTRUCTION
FILE

6574

COMMENTS ON APPLICATION: F/2002/6573

YOUR NAME: MR A.M. SMITH

YOUR ADDRESS: (if these details are incorrect please amend)
6A SHEPHERDS HILL
EARLEY
READING
RG6 1BB

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: THIS NEW BUILDING IS FAR HIGHER & LARGER THAN THE EXISTING ONE AND WOULD DOMINATE THE AREA. THE OLD POLICE STATION IS A TWO STOREY BUILDING AND THE NEW PLANS ARE THREE STOREYS WITH A HIGH ROOF. THIS IS A SEMI RESIDENTIAL AREA THAT IS BECOMING FAR TOO COMMERCIAL.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR O/2002/6574. (Case Officer:Heidi Lynch)

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24 JUN 2002	
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: O/2002/6574

YOUR NAME: ANN DANIELS

YOUR ADDRESS: (if these details are incorrect please amend)
6A SHEPHERDS HILL
EARLEY
READING
RG6 1BB

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:
AFTER HAVING LOOKED AT THE PLANS FOR THE NEW BUILDING IT IS OBVIOUS THAT IT IS MUCH LARGER AND HIGHER THAN THE EXISTING STRUCTURE AND WOULD DOMINATE THE AREA. THIS IS A RESIDENTIAL AREA WHICH IS BECOMING MORE COMMERCIAL AS THE YEARS GO ON TO THE DETRIMENT OF THE RESIDENTS. MANY OF US WILL BE OVERLOOKED WHICH WILL BE AN INVASION OF OUR PRIVACY.

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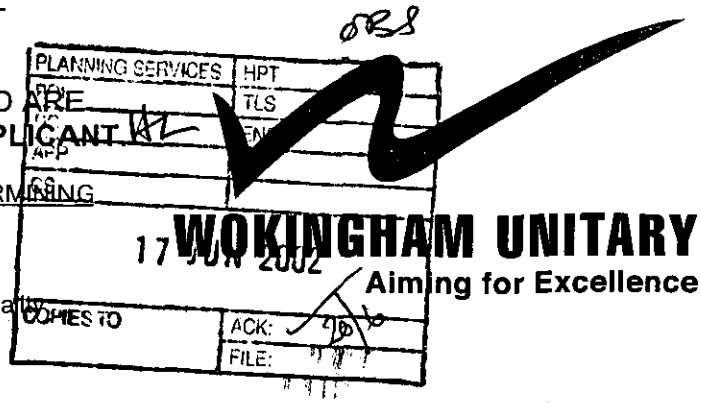
PLANNING APPLICATION COMMENTS SHEET FOR O/2002/6574. (Case Officer:Heidi Lynch)



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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: O/2002/6574

YOUR NAME: MRS I M WITHERS

YOUR ADDRESS: (if these details are incorrect please amend)
18 SHEPHERDS HILL
EARLEY
READING
RG6 1BB

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: I OBJECT TO A TELCOMMUNICATION MAST UNTIL IT IS PROVED TO BE SAFE TO LIVE NEAR THEM.

Continue over the page if more room required

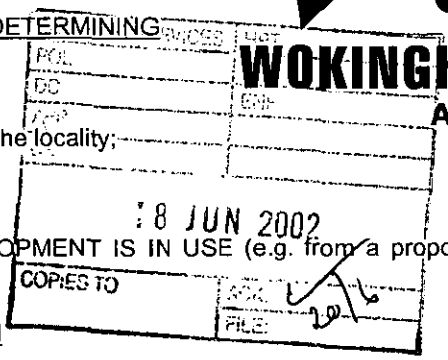
TO

ENVIROMETAL SERVICES
DEPARTMENT
PLANNING SERVICES
PO BOX 157
SHUTE END. WOKINGHAM
BERKS RG40 1WR

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/6574. (Case Officer:Heidi Lynch)

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).

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 ON APPLICATION: O/2002/6574

YOUR NAME: RICHARD TREVOR SEEKINGS

YOUR ADDRESS: (if these details are incorrect please amend)
6 HANWOOD CLOSE
WOODLEY
READING
RG5 3AB

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: NO COMMENT ON NEW BUILDING (OFFICE) BUT. — NEW LOCATION OF TELECOMMUNIC-ATION MAST, PLEASE ADVISE WHERE THIS WILL BE.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR O/2002/6574. (Case Officer:Heidi Lynch)

WOKINGHAM UNITARY
Aiming for Excellence

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

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
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NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING
PU
PP
CC
29 JUN 2002
COP

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).
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: O/2002/6574

YOUR NAME: D TURNER + I SHANKLAND

YOUR ADDRESS: (if these details are incorrect please amend)
8 SHEPHERDS HILL
EARLEY
READING
RG6 1BB

PLEASE RETURN YOUR COMPLETED FORM TO:

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

BOTH
~~I~~ **WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑

SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
See attached letter and attachments.

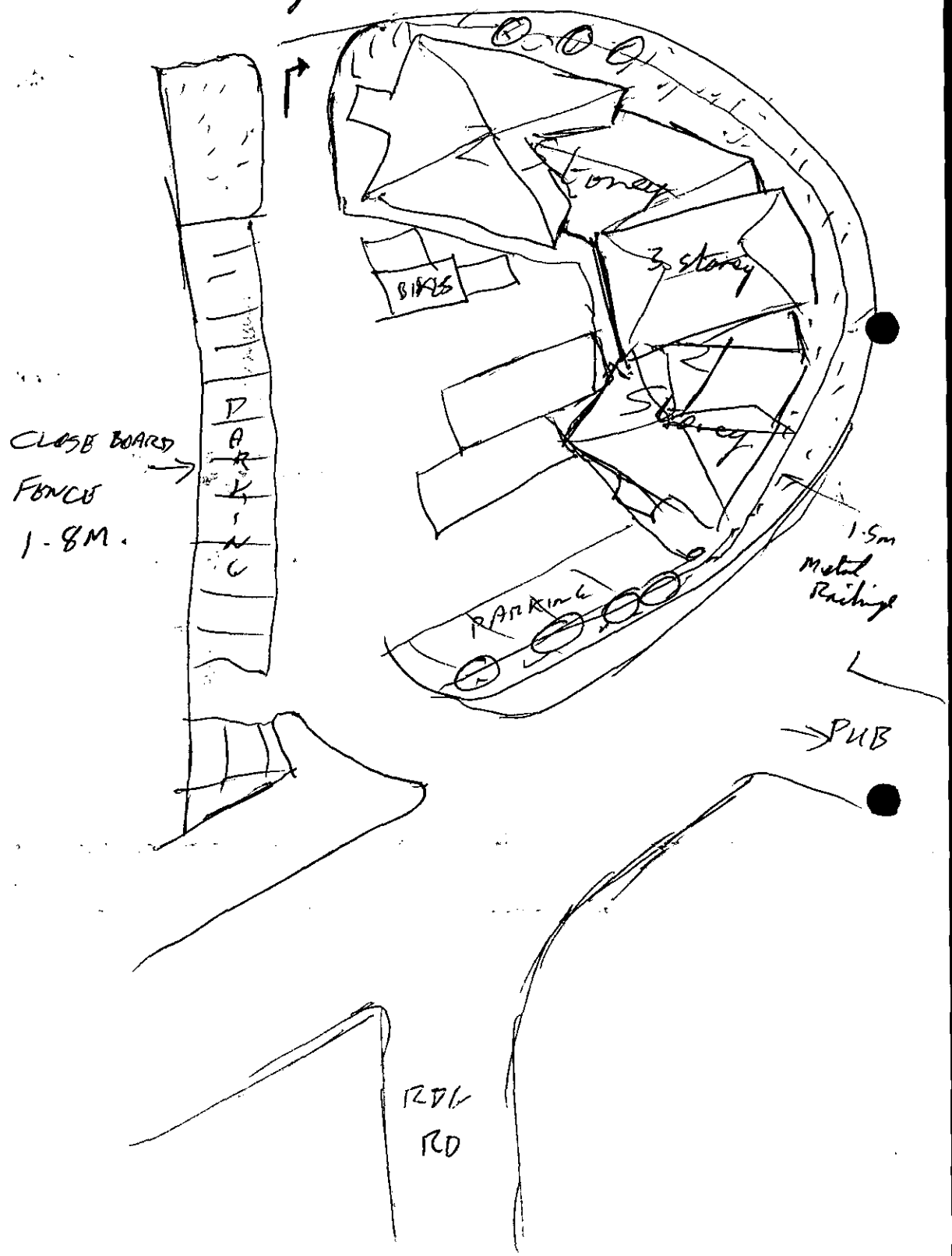
Continue over the page if more room required

46 CAR PARK SPACES

2 + 3 storey offices.

CLIENT TA FISHER
on Behalf of Andrews & Alix
Associates.

Access agreed with Highways



8 Shepherds Hill
Earley Reading
Berkshire
RG6 1BB

24th June 2002

Heidi Lynch,
Development Control Officer
Environmental Services Department,
Planning Services
P.O. Box 157, Shute End,
Wokingham, Berkshire.
RG40 1WR

Dear Heidi,

Application Number: F/2002/6574
Site Address: 717-727 London Road, Woodley Reading
Proposal: Outline application for the proposed erection of a B1 Office Building, demolition of existing buildings and relocation of Telecommunications Mast

Listed below are our objections to the proposed erection of B1 Office Building.

The height of the existing building (ex police station) is the same as neighbouring houses. The proposed office block development is considerably higher than surrounding homes creating a loss of privacy for all the residents living on Shepherds Hill roundabout as the backs of our homes and gardens are going to be directly overlooked by the office development. This is primarily a residential area and the size and height of the proposed office development is unacceptable

The exit from the proposed office is onto the 2-lane Shepherds Hill roundabout, close to the exit off the roundabout to the A4 towards Maidenhead. This is an extremely busy roundabout, especially at rush hour and has already been highlighted as No. 9 "Hotspot" in the Local Safety Schemes 2002/2003 (copy attached). With the increase of vehicles exiting the likelihood for accidents will increase considerably.

The plan shows car parking spaces for 46 cars but has the total number of staff at 130; this provides a shortfall of 84 car parking spaces. Local residents already contend with cars parking outside their homes and in surrounding roads and layby by the local car dealership causing traffic problems with potential for both car and pedestrians having accidents. A further 84 cars are only going to make matters a lot worse.

2/...

Heidi Lynch 24th June 2002

Application Number: F/2002/6574

The proposed construction of the office building along with the fence running along the edge of the Shepherds Hill roundabout reduces the visibility for residents and pedestrians crossing from Shepherds Hill roundabout to Reading Road to access Woodley, or to catch the main local bus into Reading, Hotspot No. 9. Pedestrians already have to contend with crossing 2 lanes with a speed limit of 40mph, with reduced visibility to see oncoming cars continuing round the roundabout or accessing it from the A4, has the potential to lead to increases in accidents with a real concern of there being fatal accidents.

We object to the proposed development because of the loss of privacy to local residents and a deep concern as to safety due to the increase of either 130 vehicles or pedestrians accessing or crossing Shepherds Hill roundabout.

Yours sincerely,

D.A. Turner

D.A. Turner

I.J. Shankland

Attachments: Local Safety Schemes 2002/3

Dear Resident

This leaflet contains information on the Local Safety Scheme programme currently being developed for the 2002/2003 financial year.

What are Local Safety Schemes?

Wokingham District Council continuously monitors the injury accidents that occur within the District. These accidents are analysed and accident hot spots are identified. The purpose of Local Safety Schemes is to use the information gathered on the accidents to design engineering measures to reduce the likelihood of accidents happening in the future. You may be aware of a recent Local Safety Scheme that took place last year at the Lower Earley Way/Mill Lane Roundabout. An illustration of this is shown overleaf.

The initial selection process considers those sites that meet the criteria in the box below and generally, have not been treated in the past three years, or have specific accident problems.

i) Accident cluster sites with 5 or more injury accidents in the latest three-year period.
ii) Sites with 3 or more accidents involving injuries to children.
iii) Sites with 3 or more injury accidents involving fatal or serious injuries.
iv) Sites with 3 or more accidents involving cyclists or pedestrians.

Criteria for Local Safety Schemes as stated in the District's Road Safety Strategy

Where are the identified "Hotspots"?

The list below shows the 13 locations that have been identified as experiencing particular accident problems. These sites will be prioritised to ensure the locations with the biggest problems are addressed first. The locations that are not dealt with in the 2002/2003 financial year will be carried forward to the 2003/2004 programme.

1) Rushey Way junctions with Kilnsea Drive and Sellafield Way
2) A3032 Old Bath Road junction with Chiltern Drive
3) Mill Lane at Sindlesham Mill
4) Peach Street, Market Place and Broad Street
5) A329 Reading Road/Lower Earley Way roundabout (Loddon Bridge Roundabout)
6) A4 Bath Road junction with A3032 London Road
7) A329 London Road junction with Plough Lane
8) A329 Reading Road junction with Mill Lane
9) A4 Shepherds Hill junction with London Road
10) Woodlands Avenue junction with Fairwater Drive
11) Robin Hood Lane junction with Danywern Drive
12) Station Road/Wellington Road roundabout
13) Shute End roundabout

13 locations with injury accident "hotspots"

Why has the Shepherds Hill Roundabout been identified?

Over the past three years there have been sixteen Personal Injury Accidents (PIA), with a total of eighteen casualties at the junctions of Shepherds Hill with London Road.

A high proportion of the PIA accidents involved vehicles turning onto the roundabout. Two of the casualties were seriously injured and eighteen were slightly injured. Four of the casualties were pedal cyclists and three were children.

What sort of improvements should we expect?

Measures for your location have yet to be designed. The final design for the area will be subject to detailed analysis of the accidents and any additional comments supplied from residents. Possible alterations could include junction improvements, measures to increase driver awareness (such as coloured surfacing on approaches and improved signing), visibility improvements, and/or alterations to the carriageway.

The illustration below shows the existing situation the Shepherds Hill Roundabout



Shepherds Hill Roundabout

What can I do?

Before we progress with any detailed design we are seeking residents comments and any relevant information from residents in the local area. For some of the larger schemes or where there is a high public demand, the Council may require a Public Meeting. Where the need for a Public Meeting is identified, you will be informed of its time and location if you wish to attend.
At this stage, by returning the form attached in the pre-paid envelope provided, you can make your views known on the identified site.
If you require, you can also state on the slip how you would like us to keep you informed of the progress of the scheme during its development.



2001/2 Local Safety Scheme at Lower Earley Way/Mill Lane Roundabout

What Happens Next?

Once we have received your details we will collate these with all responses received to identify what action will be suitable for the location.
Following this, a draft design will be prepared for the scheme and presented to the Council and other organisations for comments. A finalised scheme will then be published for public consultation prior to construction. Where changes to speed limits or the need for parking restrictions are considered required, traffic regulation orders will need to be published with a statement of reasons.

Who to contact

If you have any further queries or comments please do not hesitate to contact us. You can write to us at the address attached, contact us via email on localsafetyschemes@parkman.co.uk or you can call us informally on 0118 9367300. We look forward to hearing from you.

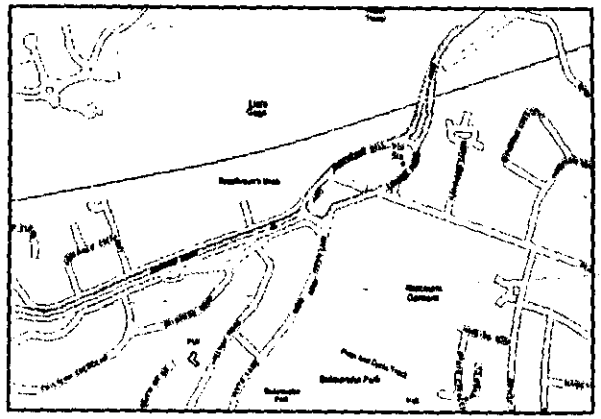
Parkman Contact: Gail Turney

Please respond by: Tue 30 April 2002



LOCAL SAFETY SCHEMES 2002/3

Shepherds Hill Roundabout



PARKMAN working with WOKINGHAM UNITARY

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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: 2002/6574

Proposal:
Outline application for the proposed erection of a B1 office building , demolition of existing buildings and relocation of telecommunications mast.

Location:
715 & 717 - 727 London Road Woodley Reading

This application is being advertised in the Reading Chronicle newspaper on the 28/06/2002 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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 Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **19/07/2002**. Written comments submitted will become available for public inspection.

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

Date: 28/06/2002

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES	H 57812
POL	TLS
DC	ENF
APP	
CS CAH	

24 JUN 2002

COPIES TO	A.K.
	FILE

SK/JDF/1597

21 June 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR
fao Mrs C Hurst

Dear Mrs Hurst

WOODLEY POLICE STATION SHEPHERD'S HILL WOODLEY

When I met you on Wednesday this week, I mentioned to you a slight error on the Notices regarding the address of the site.

The Planning Application site covers property 715 (bungalow) and 717-727 the Police Station – so it should read on the Notice 715-727.

I would appreciate it if you could amend Applications 6573 and 6574 as we agreed.

If you send us a new set of Notices we will replace those already on the site.

Yours sincerely

S Kalik

cc Mr J Fisher

Amended on computer.

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No major development

---

INTERNAL CONSULTATIONS 11-6-02 B

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures AG — demolition major dev.

Drainage Roger Johnson ✓

Disabled Access officer ✓

Transportation ✓

NEIGHBOURS

.....

3 x S/N

.....

+ See map

.....

+ include sites inside red line

2 x pre-apps attached

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish: Sonning ~~Eaton~~ ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency ? Car park ✓

Railtrack

Police Arch Officer ✓

Royal Berkshire Fire & Rescue Services ✓

Thames Water ✓

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

.....

.....

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.....

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Organisation_Name	Building_Name	address1	Postcode
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		170READING ROADREADING	RG5 3AA
		172READING ROADREADING	RG5 3AA
		174READING ROADREADING	RG5 3AA
		176READING ROADREADING	RG5 3AA
		178READING ROADREADING	RG5 3AA
		180READING ROADREADING	RG5 3AA
		182READING ROADREADING	RG5 3AA
		1HANWOOD CLOSEREADING	RG5 3AB
		10HANWOOD CLOSEREADING	RG5 3AB
		11HANWOOD CLOSEREADING	RG5 3AB
		12HANWOOD CLOSEREADING	RG5 3AB
		13HANWOOD CLOSEREADING	RG5 3AB
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		10SHEPHERDS HILLREADING	RG6 1BB
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		18SHEPHERDS HILLREADING	RG6 1BB
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		26SHEPHERDS HILLREADING	RG6 1BB
		32SHEPHERDS HILLREADING	RG6 1BB
		34SHEPHERDS HILLREADING	RG6 1BB
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		38SHEPHERDS HILLREADING	RG6 1BB
		6SHEPHERDS HILLREADING	RG6 1BB
		8SHEPHERDS HILLREADING	RG6 1BB
		711LONDON ROADREADING	RG6 1BE
		713LONDON ROADREADING	RG6 1BE
		715LONDON ROADREADING	RG6 1BE
	717-727	717-727LONDON ROADREADING	RG6 1BE
		404LONDON ROADREADING	RG6 1BH
	6A	6ASHEPHERDS HILLREADING	RG6 1BB
	THE BUNGALOW	THE BUNGALOWSHEPHERDS WALKREADING	RG6 1BS
SONNING CUTTING FILLING STATION		709LONDON ROADREADING	RG6 1BG
SHEPHERDS HOUSE INN			RG6 1BD
		1SOUTH DRIVEREADING	RG4 6GB
		2SOUTH DRIVEREADING	RG4 6GB
		14HANWOOD CLOSEREADING	RG5 3AB
		15HANWOOD CLOSEREADING	RG5 3AB
		16HANWOOD CLOSEREADING	RG5 3AB
		17HANWOOD CLOSEREADING	RG5 3AB
		18HANWOOD CLOSEREADING	RG5 3AB
		19HANWOOD CLOSEREADING	RG5 3AB
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		25HANWOOD CLOSEREADING	RG5 3AB
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Organisation_Name	Building_Name	address1	Postcode
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	3 HANWOOD MEWS	3 HANWOOD MEWSHANWOOD CLOSEREADING	RG5 3AB
		40SHEPHERDS HILLREADING	RG6 1BB
LAND REAR OF			

Received by Wokingham District Council

Application No: O/2002/6574

Proposal:
Outline application for the proposed erection of a B1 office building , demolition of existing buildings and relocation of telecommunications mast.

Location:
717-727, London Road, Woodley, 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 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 O/2002/6574 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heidi Lynch P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/07/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

11 June 2002

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 4BY
T 0118 9669669/9507700 F 0118 9568642

28.MAY2002 6574

PLANNING SERVICES	HPT 56878
POL	TLS
DC CAH	ENF
CS	

27 MAY 2002

COPIES TO	
	FILE

SK/SS/1597

23rd May 2002

Mrs Hurst
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Hurst,

WOODLEY POLICE STATION, SHEPHERD'S HILL, WOODLEY
OUTLINE APPLICATION NO: 0/2002/6574

Further to our meeting yesterday, I am enclosing revised first floor plans and I would appreciate it if you can supersede the originally submitted drawings with these.

Yours sincerely,

S. Kalik

Encls

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

6573, 6574 9/S.

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS

20 MAY 2002 6574

Our ref: JCW/SC/2109

17th May 2002

Wokingham District Council,
Environmental Services Dept,
Planning Services,
P.O Box No.157,
Shute End,
Wokingham,
Berks.
RG40 1WR

Dear Sirs,

WOODLEY POLICE STATION: SHEPHERDS HILL, WOODLEY

Your Authority is in receipt of an application by Messrs. T. A. Fisher & Sons Ltd submitted by Andrews Kalik, Chartered Architects, as Agents on the 8th May 2002. The covering letter to the application refers to a Planning Statement to be submitted under separate cover. 2 x copies of the Statement are attached and I would be grateful if you could add this information to the file.

If there are any queries please contact the writer.

Yours faithfully,

Jeremy Woolf

Jeremy C. Woolf, MA, DipTP, MRTPI

Encs

c.c. John Fisher
Stojan Kalik

✆ 01256 703090

✉ 45 High Street, Odiham,
Hook, Hampshire RG29 1LF

Ⓕ 01256 703142

ⓔ chancellors.planning@dial.pipex.com

J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2114427

6574

28.MAY 2002 6574

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/SS/1597

8th May 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir/Madam,

WOODLEY POLICE STATION, SHEPHERDS HILL, WOODLEY

Our client T A Fisher & Sons Ltd have purchased this property from the Thames Valley Police Authority. It was formerly an area Police Station but this operation has now been transferred to new premises elsewhere.

We are now enclosing an outline application for the erection of 1,498m² of B1 offices.

The following documents are enclosed:-

- 5 copies of completed application forms
- Certificate A
- Cheque in the sum of £660.00 in payment of application fee
- 5 copies of drawing nos.1597/01F, 02, 03, 04, 05A and 06
- Transparencies of drawings above for OHP presentation to Planning Committee.

The Transport Plan and Planning Statement will be submitted under separate cover and we would appreciate it if you could ensure that these are treated as part of this application. If you require any further information please do not hesitate to call this office.

Yours faithfully,

S.Kalik
Encls
cc Mr J Fisher, T A Fisher & Sons Ltd Mr J Woolf, Chancellors

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

5

1789/a

SECTION 66 CERTIFICATE

Application No. 28.MAY2002 0574

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
	N/A	

CERTIFICATE C

I certify that N/A

- 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 N/A

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

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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
	N/A	

Signed [signature] S. KALIK

On behalf of T.A. FISHER & SONS LTD

Date 8th MAY 2002

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

WOODLEY POLICE STATION

ADDRESS 717, 719, 725, 727, LONDON ROAD PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
606/56	Berkshire County Council	Police Inspectors House & Office	31/7/56	Information Only
PD/392/65	"	Garage Woodley Police Station	2/9/65	App. N/A
C/5/69	Thames Valley Police Auth.	100' Radio Aerial tower at rear of 725 P. Station	7.1.70	N/A C/A
1726/73	" No 717	change use from domestic to office	26-9-73	C/A
01114	" " 727	DOUBLE GARAGE & ALTERATIONS TO CAR PARKING AREA	28 11 74	N/A TP 31 12 79
AR 3150	" "	Room Entrance Mod Detention Rm	11 8 75	App N/A
05455	" 725	REPLACEMENT OF 80' RADIO MAST	23 11 76	N/A C/A
14744	" 717 & 719	SYSTOREY LINK BETWEEN GE BLDG TO PROVIDE SURGEONS ROOM & INTERVIEW/CHARGE ROOM; GARAGE BLOCK	15.1.81	N/A C/A
AR 11148	"		19.2.81	Ref. N/A

TP/2001/4315 TA Fisher & Sons

IP/2001/5247

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, RG11 1WR

FOR OFFICE USE ONLY

20 MAY 2002 0574

1. APPLICANT'S NAME: T.A. FISHER AND SONS LTD

ADDRESS: C/O ANDREWS KALIK ASSOCIATES

POST CODE: RG4 5BY PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME: ANDREWS KALIK ASSOCIATES

ADDRESS: 101 LONDON RD, READING

POST CODE: RG1 5BY PHONE: 01189669669

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: EX WOODLEY POLICE STATION

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

DEMOLITION OF EXISTING BUILDINGS, ERECTION OF 1498M² B1 OFFICES TOGETHER WITH RELOCATION OF EXISTING THAMES VALLEY POLICE TELECOMMUNICATION MAST

5. Give the area in hectares or part of a hectare — AREA OF SITE: 2631 M² .26 ha

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee — OWNERSHIP: T.A. FISHER AND SONS LTD.

7. List all the plans and drawings submitted with the application — PLANS/DRAWINGS: 1597/01F, 02, 03, 04, 05A, 06

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.

EX' POLICE STATION CURRENTLY IN TEMPORARY USE FOR STORAGE AND OFFICES (PART VACANT)

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? [redacted]/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/[redacted] — 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.

1.5M HIGH RAILINGS ALONG ROAD FRONTAGE AND 1.8M HIGH CLOSE BOARDING FENCE AT REMAINING TO EXISTING

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.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/[redacted]

If no, please give details

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

ACCESS HAS BEEN REDESIGNED AS AGREED WITH HIGHWAY

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	NONE *	NONE *	1/6 *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/[redacted] — 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? [redacted]/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.

£660

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 ANDREWS KALIK ASSOCIATES DATE 8/5/2002

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)			1498 M²	
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 POLICE		505.05		
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		NONE
Proposed		NONE

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. — OFFICES

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier — NOT KNOWN
b) Will these premises be vacated? — POLICE MOVED TO NEW PREMISES

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

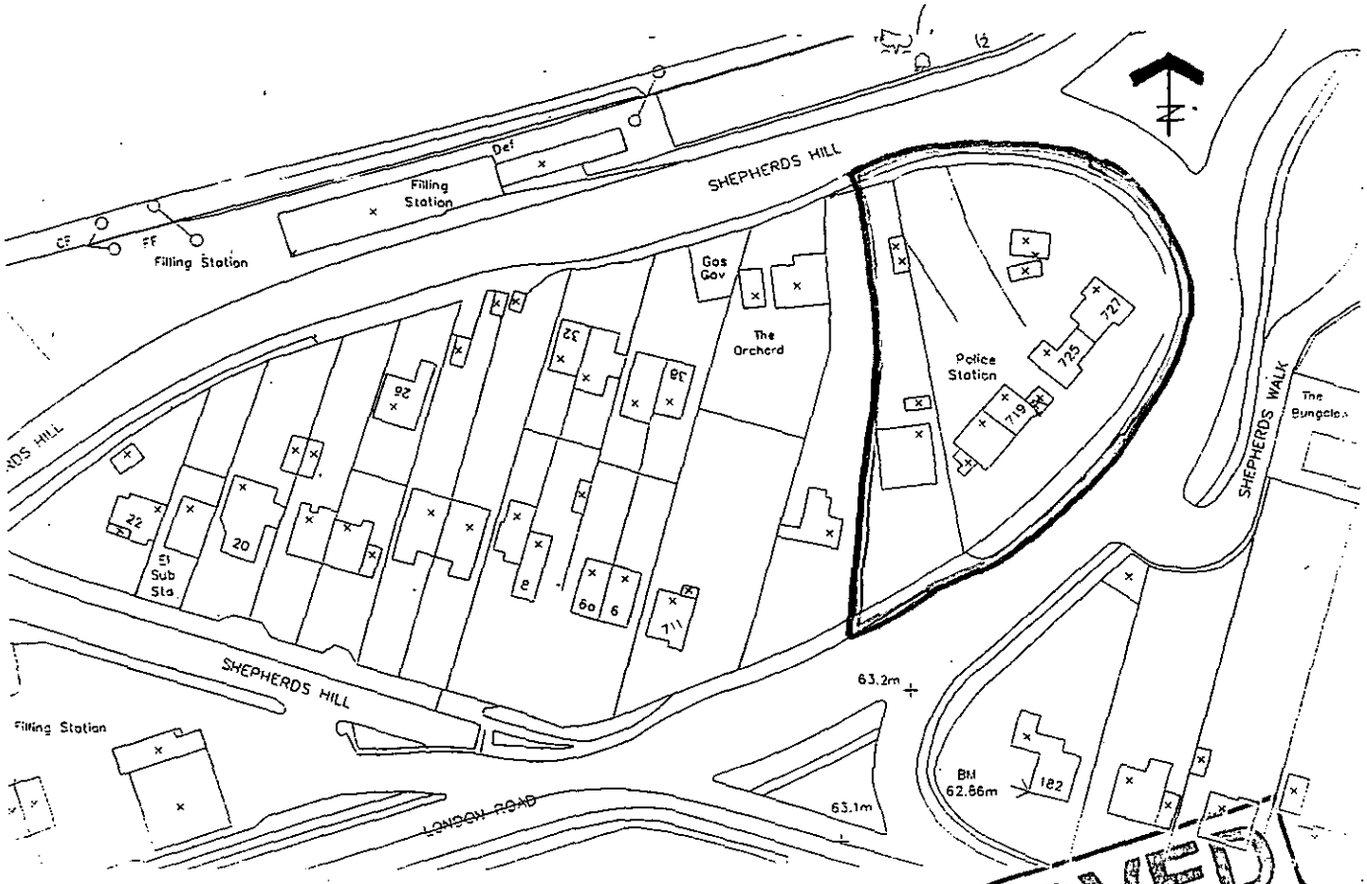
Existing Staff	Transferred Staff	New Staff	Total
UNKNOWN		130	

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES? — NO
If so, state this material, the quantity and method of storage.

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".

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APP	
CS	
03 OCT 2002	
COPIES TO	ACK:
	FILE:

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642



LOCATION PLAN 1:1250

APPROVED

REVISED PLAN

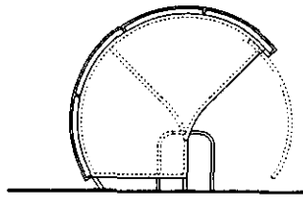
6574

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

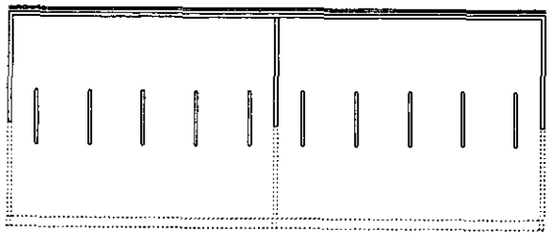
03 OCT 2002
EXPRESS
ACK
FILE



FRONT ELEVATION



END ELEVATION



PLAN

APPROVED

letter	date	revision

ADDITIONAL PLAN

6574

job Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client T A Fisher

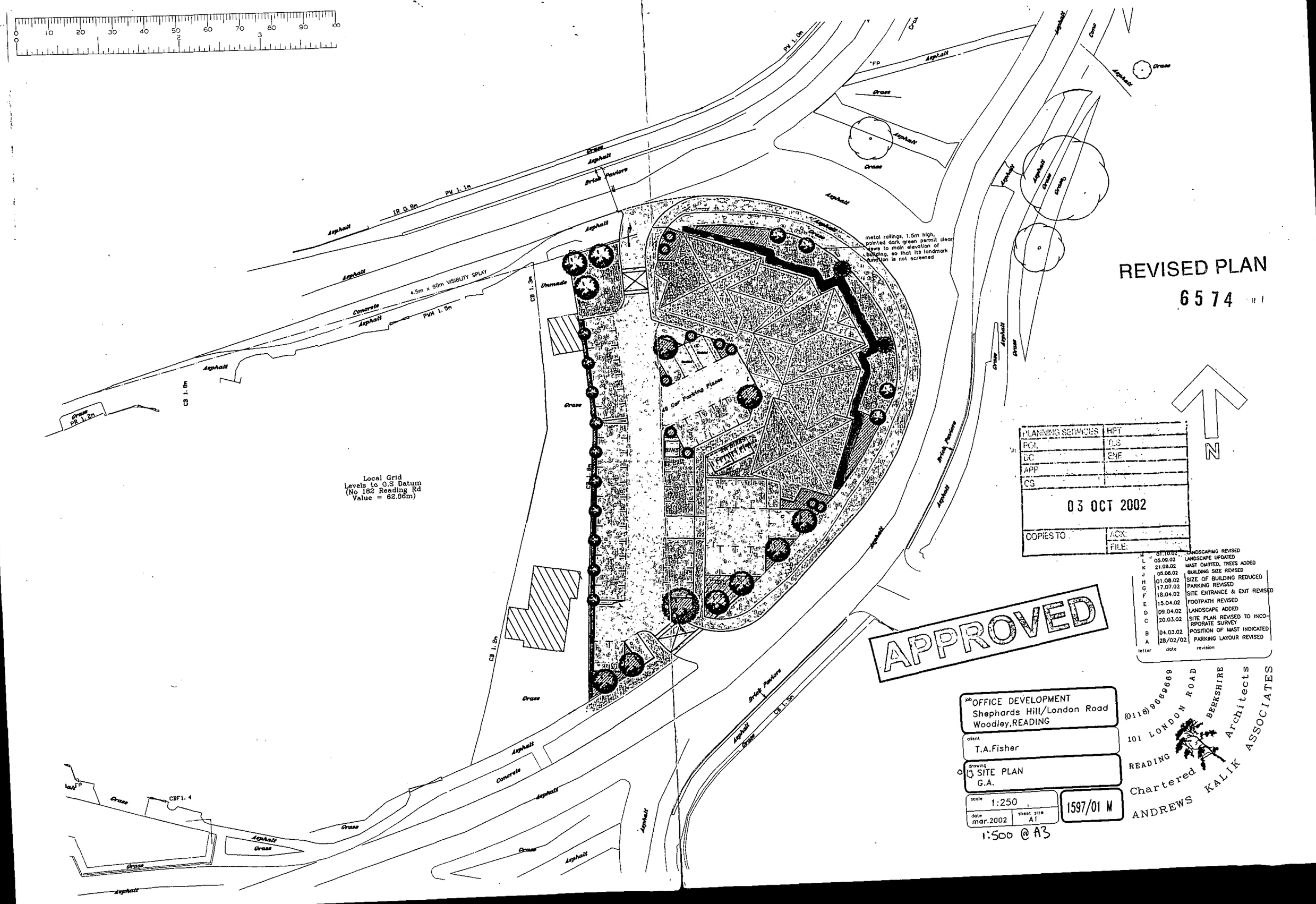
drawing Bicycle Shelter

scale 1:100

date Oct 02 | drawn by pb

1597-7

(0118) 9507700
101 LONDON ROAD READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES



REVISED PLAN

6574

APPROVED

PLANNING SERVICES	HPT
POL	TJS
DC	SNF
APP	
CS	

03 OCT 2002

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	FILE:

letter	date	revision
M	01.10.02	LANDSCAPING REVISED
L	05.09.02	LANDSCAPE UPDATED
K	21.08.02	MAST OMITTED, TREES ADDED
J	05.08.02	BUILDING SIZE REVISED
H	01.08.02	SIZE OF BUILDING REDUCED
G	17.07.02	PARKING REVISED
F	18.04.02	SITE ENTRANCE & EXIT REVISED
E	15.04.02	FOOTPATH REVISED
D	09.04.02	LANDSCAPE ADDED
C	20.03.02	SITE PLAN REVISED TO INCORPORATE SURVEY
B	04.03.02	POSITION OF MAST INDICATED
A	28/02/02	PARKING LAYOUR REVISED

job OFFICE DEVELOPMENT
Shephards Hill/London Road
Woodley,READING

client T.A.Fisher

drawing SITE PLAN
G.A.

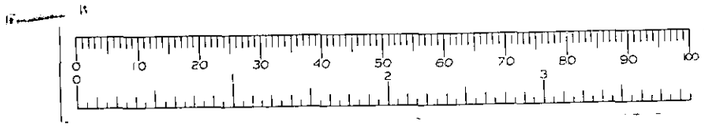
scale 1:250 | sheet size A1

date mar.2002

1597/01 M

1:500 @ A3

ANDREWS KALIK ASSOCIATES
Chartered Architects
READING BERKSHIRE
101 LONDON ROAD
(0118) 9669869



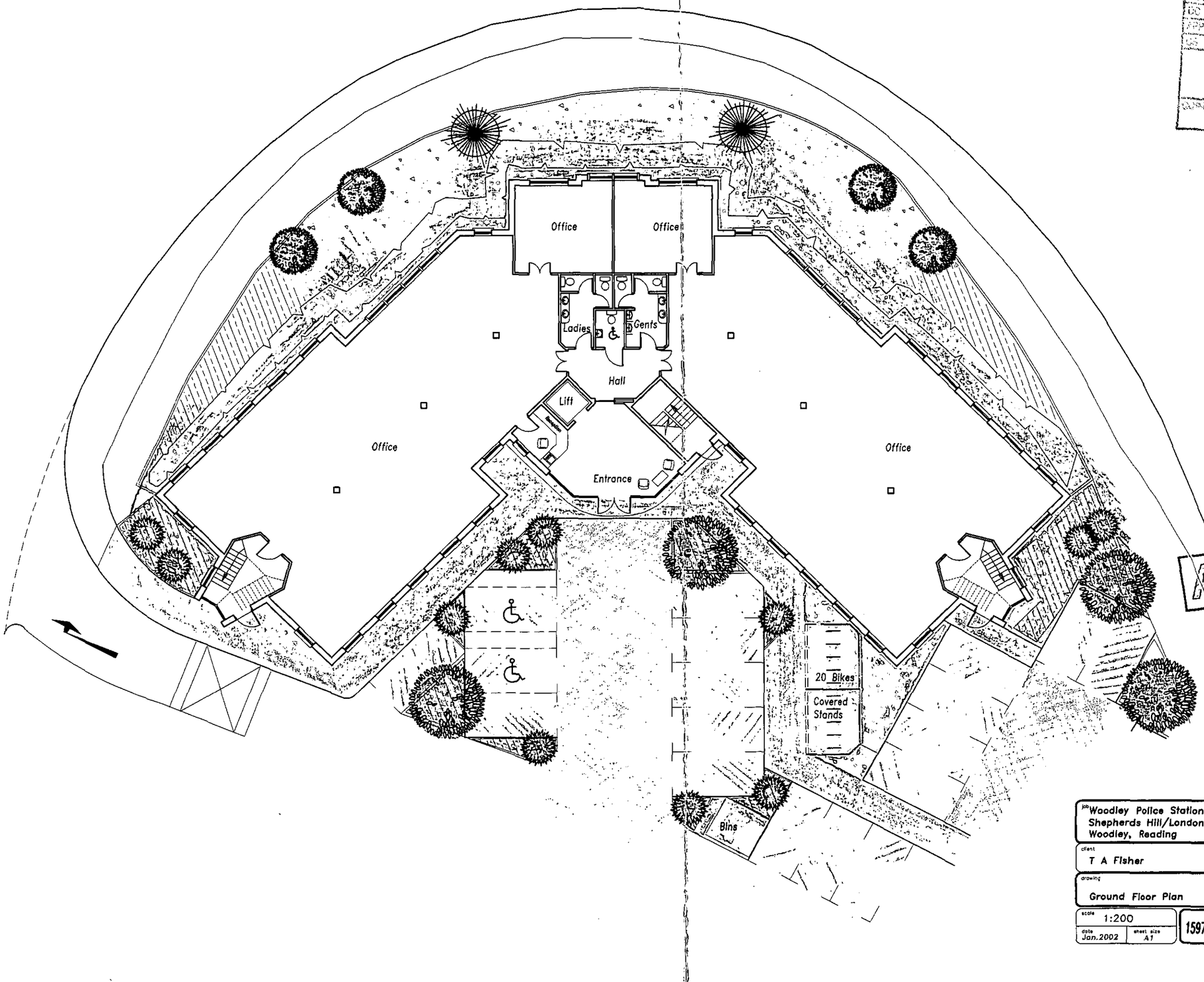
PLANNING SERVICES	HPT
POL	TLS
DC	EAP
APP	
GIS	

13 NOV 2002

SUPPLIED TO

REVISED PLAN

6574



APPROVED

letter	date	revision
A	11.11.02	SIZE OF THE BUILDING REDUCED

job Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client T A Fisher

drawing Ground Floor Plan

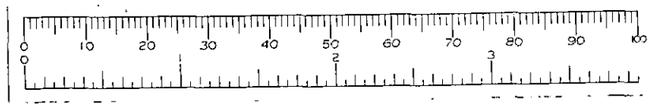
scale 1:200

date Jan.2002

sheet size A1

1597-02 A

ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD READING BERKSHIRE
(0118) 9569969



13 NOV 2002
COPIES TO
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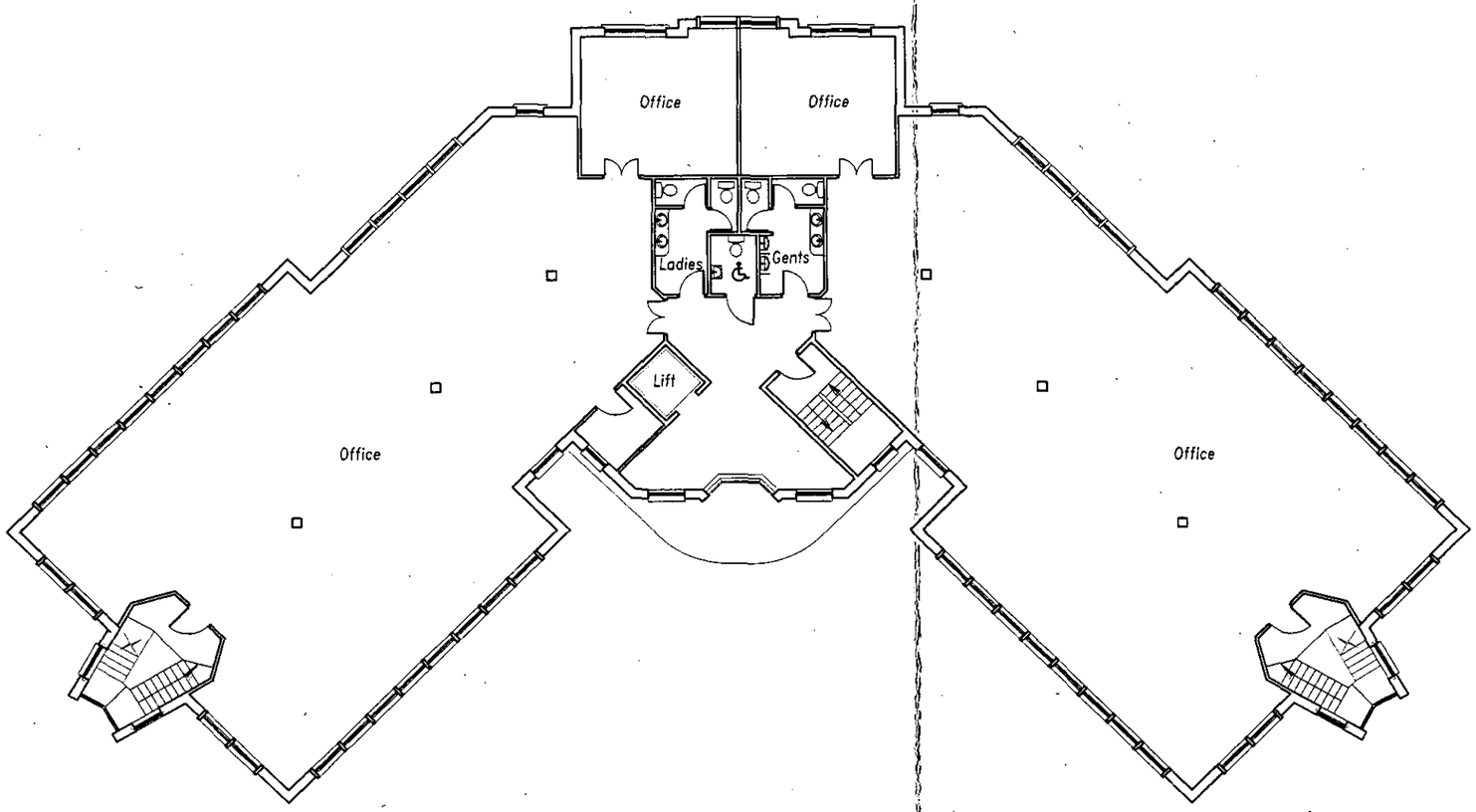
FILE



REVISED PLAN
6574

APPROVED

letter	date	revision
B	11.11.02	Size of the building reduced
A	25.05.02	Hall revised

job Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client T A Fisher

drawing First Floor Plan

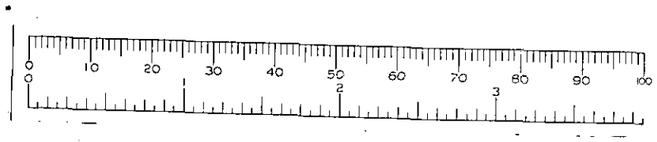
scale 1:200

date Jan.2002

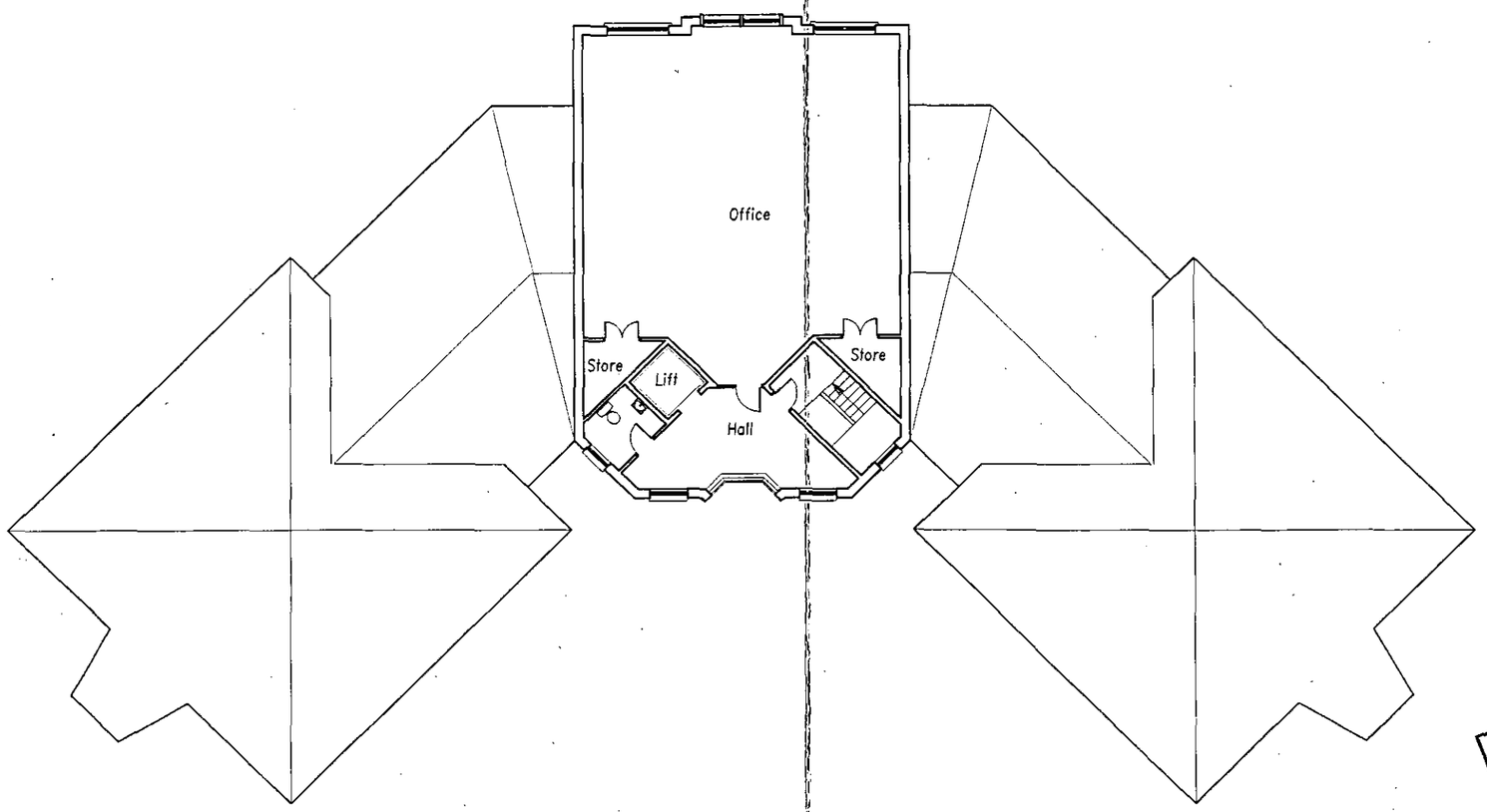
sheet size A1

1597-03 B

Chartered Architects
ANDREWS KALIK ASSOCIATES
101 LONDON ROAD READING BERKSHIRE
(0118) 9669869



13 NOV 2002



REVISED PLAN

6574/1

APPROVED

letter	date	revision
A	11.11.02	Size of the building reduced

job: Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client: T A Fisher

drawing: Second Floor Plan

scale: 1:200

date: Jan.2002

sheet size: A1

1597-04 A

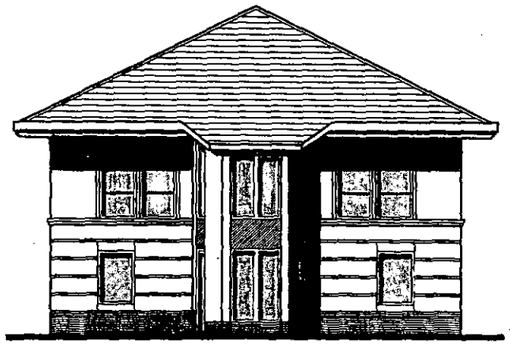
ANDREWS KALIK ASSOCIATES
Chartered Architects
101 LONDON ROAD BERKSHIRE
READING
(0118) 9669669

REVISED PLAN

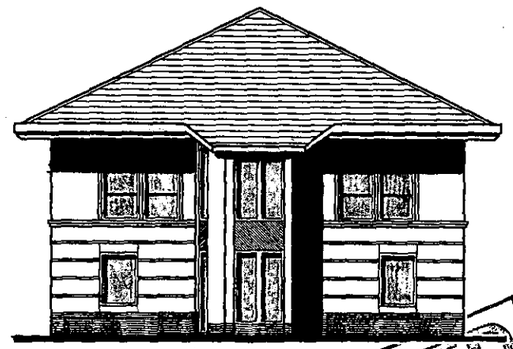
6574



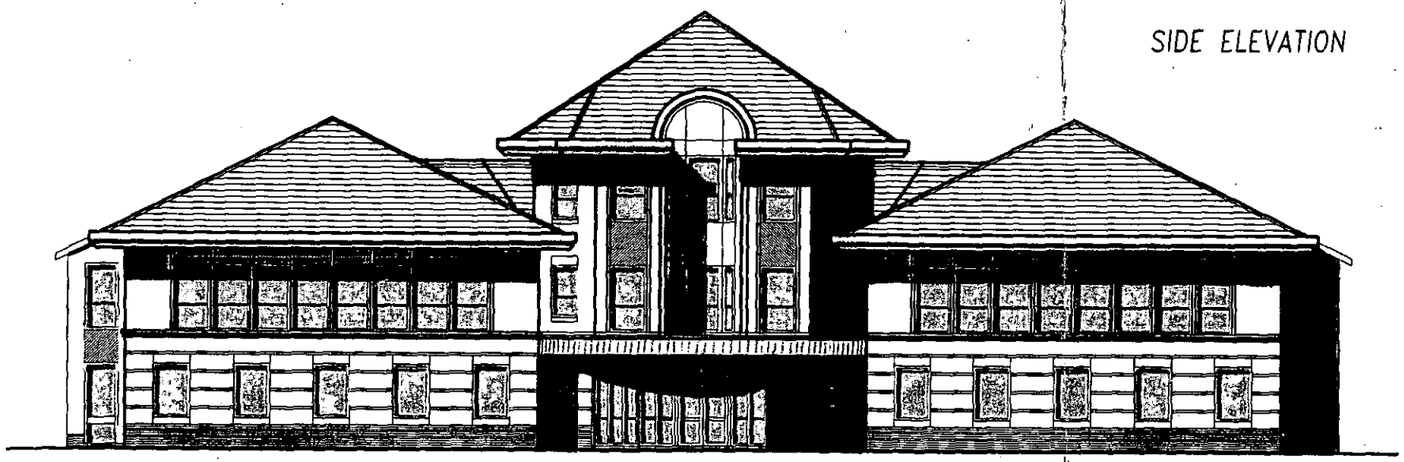
FRONT ELEVATION



SIDE ELEVATION

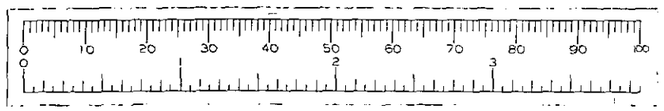


SIDE ELEVATION



FLATTENED ELEVATION | TRUE ELEVATION | FLATTENED ELEVATION

REAR ELEVATION



APPROVED

PLANNING
POL
DC
APP
CS

13 NOV 2002

COPIES TO | ACK: | FILE:

letter	date	revision
B	NOV. 02	SIZE OF BUILDING REDUCED
A	FEB. 02	REAR ELEV. REVISED

job: Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client: T A Fisher

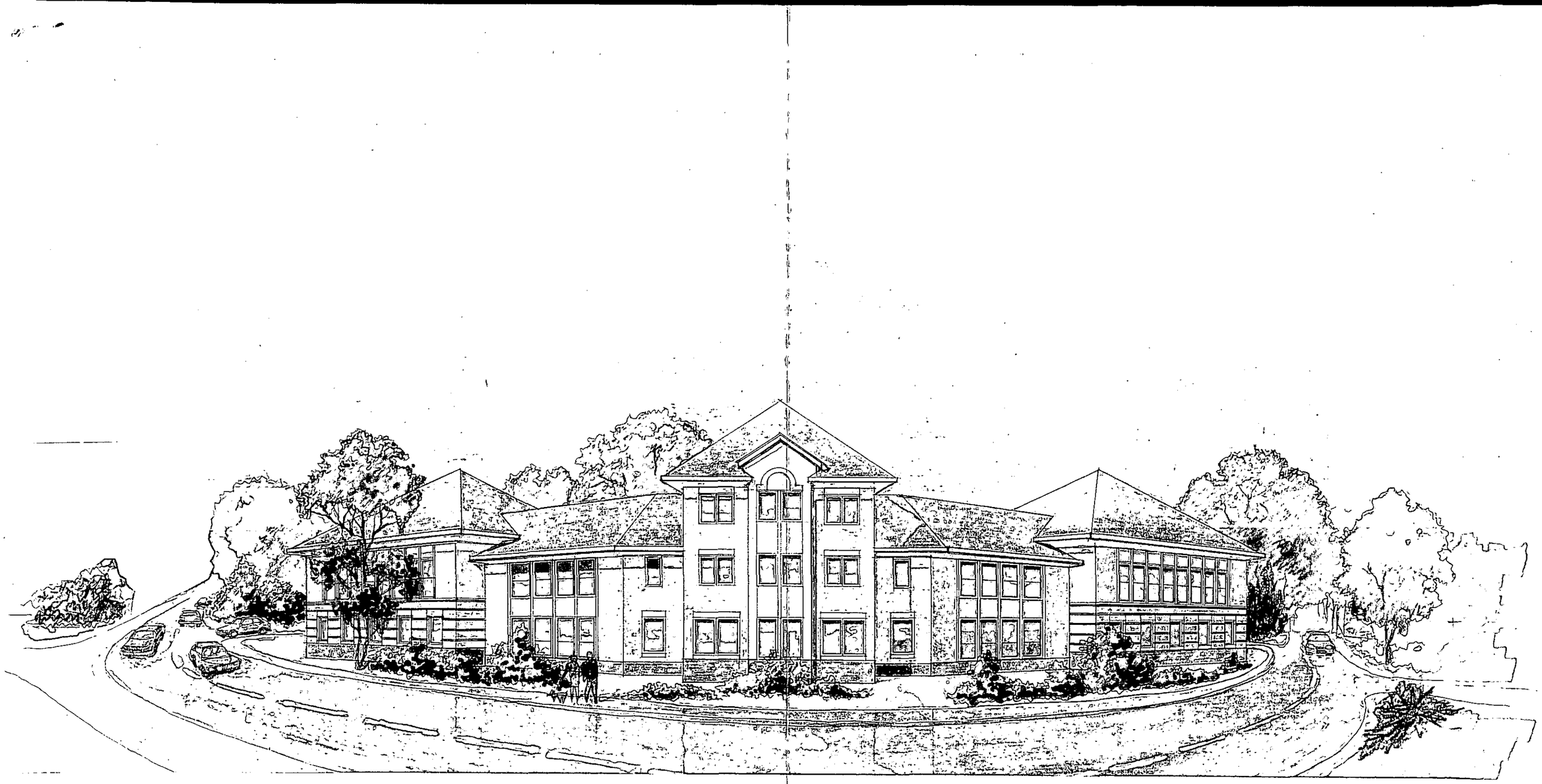
drawing: Elevations

scale: 1:200 | date: Jan. 2002 | sheet size: A1

1597-05 B

1:100 @ A3

(0118) 9869869
101 LONDON ROAD
READING
Chartered Architects
ANDREWS KALIK ASSOCIATES



0 10 20 30 40 50 60 70 80 90 100
0 2 3

letter	date	revision

job: Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client: T A Fisher

drawing: Perspective

scale: 1:200

date: Apr. 2002

sheet size: A1

1597-06

(0118) 9869669
101 LONDON ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

PLANNING AND DESIGN STATEMENT

LAND AT FORMER WOODLEY POLICE STATION, SHEPHERDS HILL, WOODLEY.

PREPARED BY:

CHANCELLORS,
CHARTERED TOWN PLANNING CONSULTANTS

FOR

T.A. FISHER & SONS LTD

CHANCELLORS REF: C/2109

MAY 2002

CHANCELLORS
CHARTERED TOWN PLANNING CONSULTANTS

28 MAY 2002 6574

1. INTRODUCTION

1.1. This statement is submitted on behalf of T.A.Fisher & Sons in support of the planning application proposing demolition of the former Woodley Police Station and associated accommodation together with a single dwelling No.715, London Road and the erection of 1,498 sq. metres of B1 offices with ancillary facilities including car parking. As part of the scheme it is necessary to relocate the existing Thames Valley Police Telecommunication Mast which is still used by the Police Service in the locality.

1.2. The statement addresses planning policy and design issues. It has been laid out as follows:

1. Site and surroundings.
2. Proposal.
3. Planning policy.
4. Material considerations.
5. Conclusions.

APPROVED

2. SITE AND SURROUNDINGS

2.1. The application site extends to 0.26 hectares. The bulk of the site comprises the former Woodley Police Station based in four properties Nos. 717 – 727 London Road, which front the southern boundary. There is a car park and yard area in the central part of the site together with a number of ancillary buildings including the site for the existing Thames Valley Police Communication Mast.

2.2. There are a number of access points to the former Police Station both from the London Road to the south and Shepherds Hill to the north.

2.3. On the western side of the site is No. 715 London Road which again faces southwards. Vehicular access is provided to this property off Shepherds Hill to the north where a single garage is located.

2.4. The site comprises comprises the eastern portion of a block of land which is surrounded by major roads configurated into a one way system. To the north east of the site is the A4 London Road from which traffic exits to the south and west along the southern part of the application site, one way westbound. Shepherds Hill to the north is one way eastbound.

2.5. To the west of the site are a group of residential properties and beyond that a petrol filling station and car sales operation.

2.6. Pedestrian access to the application site is difficult on account of the, relatively high traffic speeds of traffic using the busy local road network in which regard it has been agreed with the Planning Authority that the redevelopment of the site for residential purposes would not be appropriate on traffic and road safety grounds.

2.7. The Police Station is a *sui generis* use so that any future scheme would involve a change of use. However it is agreed with the Planning Authority that a commercial office scheme is the optimum use for the land in all of the circumstances.

APPROVED

3. PROPOSAL

3.1. The application proposes the demolition of all existing buildings on the land and the erection of a B1 office scheme extending to some 1,498 sq. metres located on the eastern part of the site. The prominent position of the land fronting traffic heading into Woodley/Reading off the A4 provides an opportunity to create a visually attractively landmark building which will contribute to the appearance and character of the local area.

3.2. In particular the north eastern to south eastern boundary of the site curls around from Shepherds Hill in the north to London Road in the south and the design of the office is L-shaped to reflect this opportunity. The proposed building is principally two-storey on the northern and southern wings, with a three-storey element in the central gable which provides a focal point. Materials would comprise brick and stone with a tiled roof over.

3.3. No development or access is proposed between the scheme and the north eastern/south eastern boundary; car parking areas and pedestrian/cycle access is located to the west.

3.4. Access to the site would be from London Road to the south, "in" only, with the exit located to the north.

3.5. Some 48 car parking spaces are provided off the internal road layout together with appropriate landscaping. An attractive and covered cycle rail is provided near the main entrance to the building which is located to the rear of the central gable.

3.6. With respect to landscape works it is proposed to provide metal railings around the whole of the site frontage together with attractive and high quality landscape treatment especially on the eastern boundary.

3.7. The Police communications mast is to be located marginally to the west, on a site fronting Shepherds Hill and adjoining the exit road from the site. The relocation is not considered to have any material impact on the amenities of the local area.

4. PLANNING POLICY

4.1. The Wokingham District Local Deposit Draft 1997 and modifications have has been considered at a Local Plan Inquiry and Proposed Modifications are to be considered later in 2002. Policies WOS3, WEM4 and WIC1 have been identified in discussion with Authority as relevant to the proposal together with Policy BU1 of the Berkshire Structure Plan 1995. However at the outset it should be noted that the application site lies within the defined settlement area of Woodley wherein Policy W0S2 of the Local Plan indicates that development will be allowed subject to the detailed provisions of other policies in the Plan.

4.2. Policy BU1 of the Structure Plan sets out a number of tests in relation to employment development. This includes the requirement to aid urban regeneration, contribute towards meeting the employment needs of the local population, meeting the needs of existing firms in Berkshire and providing for the type of businesses which would serve the local economy.

4.3. In response to these requirements the proposed scheme provides for the replacement of a redundant *sui generis* use (the former Police Station) on a site within the urban area which is unsuited for residential development on account of its location on a main traffic island. In this regard the scheme would aid urban regeneration with an appropriate scheme which maximises the use of available land and provide for a medium sized office scheme which can, as appropriate, be sub-divided into smaller units. There is no equivalent floorspace available in the Woodley area and the proposal would provide an opportunity to meet the employment needs of the local population in Woodley whilst local firms can relocate to the site and meet the needs of the local economy.

4.4. As to the second part of the policy concerning pressures for housing development and transport problems, it is not considered that the scheme is of sufficient scale to make any material difference to housing pressures in the local area. With respect to transport the site is located on the A4 London Road/Bath Road which provides the optimum means of access through Woodley/Earley and into Reading. The A4 has a bus route with regular services whilst in addition there are bus links into nearby Woodley and Earley.

4.5. As to the availability of other land and premises, there are few if any opportunities for new office development in the Woodley area and the proposal will provide for the needs of the local market by virtue of its location in the urban area.

4.6. As to Local Plan policies, Policy WOS3 of the emerging Local Plan sets out a range of development control principles for new development. The first test relates to the scale of the development in relation to the activity and character of the local area together with integration to the local context. In this regard the scheme would allow for the replacement of an existing employment use in the form of the Police Station, to an alternative employment use in the form of B1 offices. Due to the nature of the location on a traffic island the site is effectively separated from residential development in nearby Woodley by the one way traffic system. The scheme would relate appropriately to residential development to the west at the same time as providing a landmark building on an important approach into the urban area of Woodley/Earley/Reading.

4.7. The second test in the policy relates to man made features, landscape and Nature Conservation interests. It is not considered that the scheme would have any adverse impact on these matters.

4.8. As to the third test concerning the need to travel and encouraging walking, cycling and public transport, the site is ideally located. It is close to the built up area of Woodley which area is within easy walking distance whilst the site lies on an important public transport network comprising the A4 and local roads leading into Woodley and Earley. With respect to cycling there are proposals in the emerging Plan to create cycle routes along the A4 which would provide for direct access to the site.

4.9. As to road safety and highway traffic issues, the scheme has been discussed with the Highway Authorities by Stuart Michael Associates, Transportation Consultants to T.A. Fisher. The siting for the means of access and exit from the site have been agreed as has the number of parking spaces proposed with the scheme. It is considered that the scheme would provide a net benefit by comparison with the former use as a Police Station with the multi-access points associated with that use.

4.10. As to the fifth test concerning access for persons who have mobility or sensory impairment, the scheme has been designed to modern standards which meet these requirements.

4.11. The final test concerns quality and design issues such as siting, layout, massing, materials, colour and texture. The scheme has been designed by a reputable firm of local architects and, it is considered, will provide a major benefit to the character of the local area. The precise choice of materials to be utilised with the scheme can be agreed with the Planning Authority by means of an appropriate condition.

4.12. Policy WEM4 concerns the criteria for employment generating development within settlements on unidentified sites. This indicates the requirement that the scheme accords with Structure Plan Policy BU1 and that matter has been analysed above.

4.13. As to the possibility of a net loss of floorspace catering for a local need, that proposal does not arise with the application proposal. Similarly there would be no loss of a site with permission for retail development whilst the proposal has been analysed in relation to Policy WOS3.

4.14. Finally Policy WIC1 indicates that permission would not be granted for proposals that involve the loss of community facilities including, inter alia, Police Stations. The policy is subject to the proviso that alternative provision is available nearby in which respect the Police Authority have sold the site on the basis that the site is no longer necessary for operational reasons whilst they have relocated to other premises in the area. Accordingly no material objection to the scheme arises with respect to Policy WIC1.

4.15. Otherwise the proposal is considered to meet all relevant advice in National Policy Guidance particularly with respect to PPG1, PPG4 and PPG13.

5. MATERIAL CONSIDERATIONS

5.1. In principal the redevelopment of this site with the proposed office development scheme is acceptable in terms of both Structure and Local Plan policies together with relevant PPG advice.

5.2. The former Police Station site is redundant and comprises brown field land for which an alternative use needs to be found. It has no beneficial authorised use at present. An appropriate attractively designed development scheme is required which will contribute to the character of the local area.

5.3. In this regard the scheme provides the opportunity to replace a mundane group of buildings, which now have no commercial or community purpose, with a replacement scheme which will add to the character of the local area, at the same time as providing an employment opportunity for the existing population, new premises for local firms and new services to meet needs in the locality.

Local Authority Requirements

5.4. The proposals for the site have been discussed with the Officers at Wokingham District Council in advance of submission of the application. These have indicated that there would be no policy objection to the scheme, which point is confirmed by the above analysis whilst the prominent position of the proposal requires careful design treatment and appropriate use of materials. The advice is that these should principally comprise brick and tile which requirement, as noted above, be achieved by condition.

5.5. The design of the building has been amended in light of the Authority's advice to ensure that the extremities of each wing are not too close to the carriageway in Shepherds Hill and London Road whilst landscaping both on the site frontage and in and around the car park is to be secured by condition. This includes, as illustrated on the submitted drawings, the careful location of trees in relation to the car park.

5.6. A close boarded fence is required along the western boundary of the site and this can be secured by condition.

5.7. As to the noise environment in the offices the scheme is to include double glazing with a noise free ventilation system.

5.8. In view of the former use as a Police Station with petrol tanks on the site it would be appropriate to apply a condition to the planning permission requiring the treatment and removal of any contaminated material prior to the commencement of development.

5.9. As to security and the prominent position of the building, railings are to be provided around the north eastern and south eastern parts of the site within the landscape area albeit set back from the road. This will preclude vehicular access from the adjoining highway network.

5.10. With respect to parking, transport and cycling proposals these issues are dealt with in the separate Transport Statement. However as noted previously and as evident from the submitted drawings, specific provision has been made for cyclists with the proposal including an attractive shelter located near the entrance door. Otherwise the site is easily accessible for pedestrians whilst there is a regular bus service serving the site and local area.

5.11. Other requirements include a permeable surface for the car park which again can be secured by condition with the scheme.

Visual and Amenity Considerations

5.12. Great care has been taken in the design of the scheme to have regard to the character of the local area and amenities of adjacent properties. To the north and east of the site there is no built development apart from the local highway network. Residential development is situated to the south east and west of the site within the traffic roundabout area. The scheme would have no adverse impact on properties to the south east on account of the intervening highway network, whilst to the west the amenities of No.713 London Road and properties further west can be secured with an appropriate fence along the western boundary. It is considered that, on balance, the scheme would provide for an improvement to the amenities of local residents by comparison with the past use as a Police Station with cars and activity on the site both day and night. The retention of the police radio mast as part of the scheme would again not be materially different to that which has existed to date.

5.13. Otherwise the attractive design of the scheme will make a positive contribution to the character of the locality, to which will be added the benefit of the rationalisation of the existing access and exit arrangements for the site.

6. CONCLUSIONS

6.1. To summarise this scheme provides an opportunity to redevelop, with an attractive purpose designed building, the redundant former Police Station site on land fronting London Road and Shepherds Hill at Woodley. The scheme provides for the re-use of brown field land located within the urban area for employment purposes which will provide work and services to the population in Woodley and nearby Earley.

6.2. The opportunity has been taken with the scheme to provide a modern and attractively designed building which will provide a landmark for travellers on the A4 entering Woodley/Reading when approaching from the east. The scheme will replace the existing mundane group of buildings which presently occupy the site.

6.3. The proposal has the advantage of rationalising the existing access and exit arrangements from the land providing an enclosed car parking area together with cycle provision to meet needs of the future occupants of the offices.

6.4. Finally the proposal respects the amenities of existing properties in the area. Residential properties located to the south east are separated from the site by the existing roundabout whilst those to the west would be protected with a substantial close boarded fence.

6.5. It is considered that the scheme would accord with established policies for the area in the Structure Plan and emerging Local Plan and would provide a benefit to the area in both visual and amenity terms.

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Development Control Section, Environmental Services, Wokingham District Council.
15 May 2002 Scale: 1 : 2500

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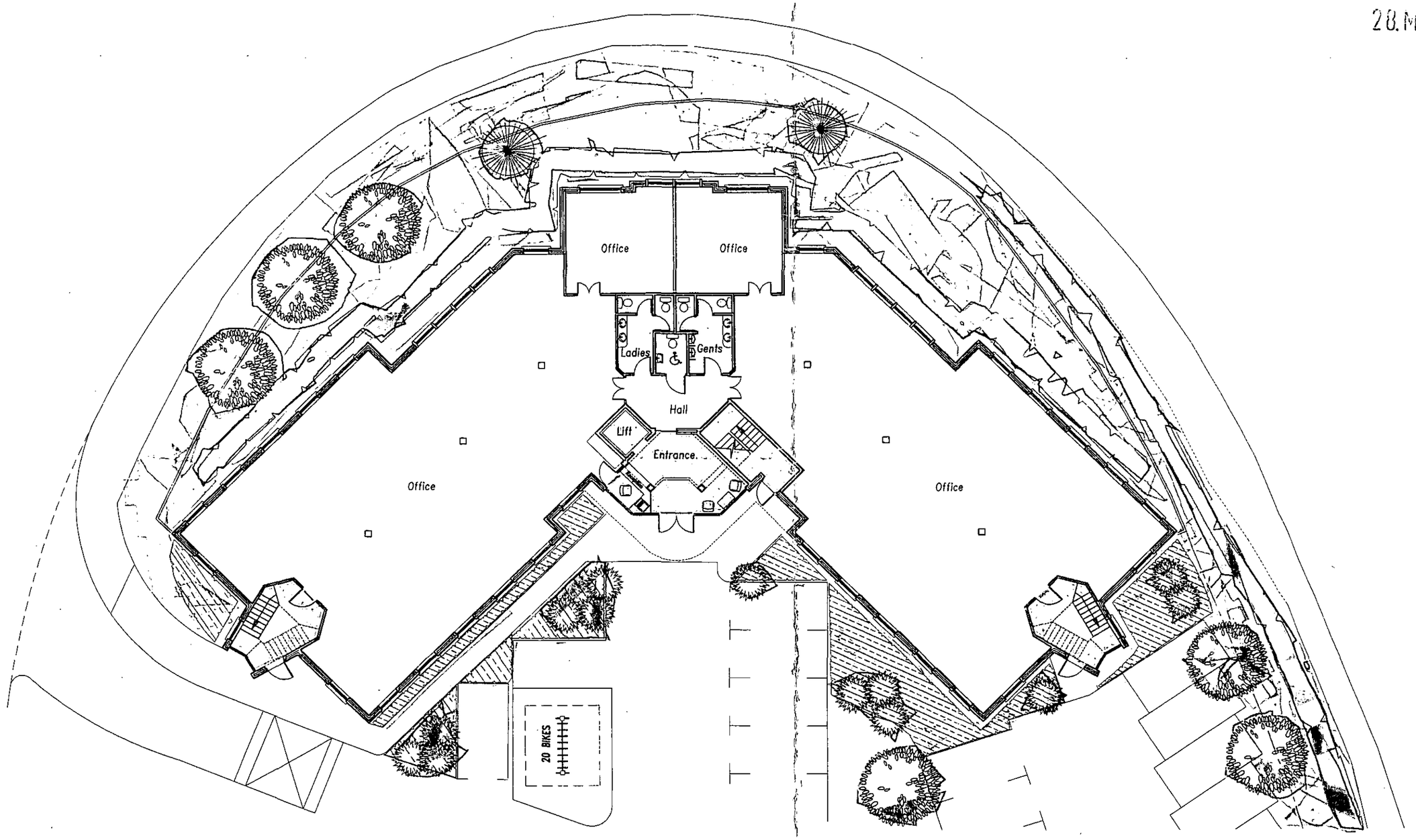

GROUND FLOOR PLAN

Superceded

letter	date	revision

job: Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client: T A Fisher

drawing: Ground Floor Plan

scale: 1:200

date: Jan.2002 | sheet size: A1

1597-02

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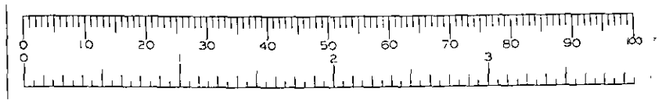
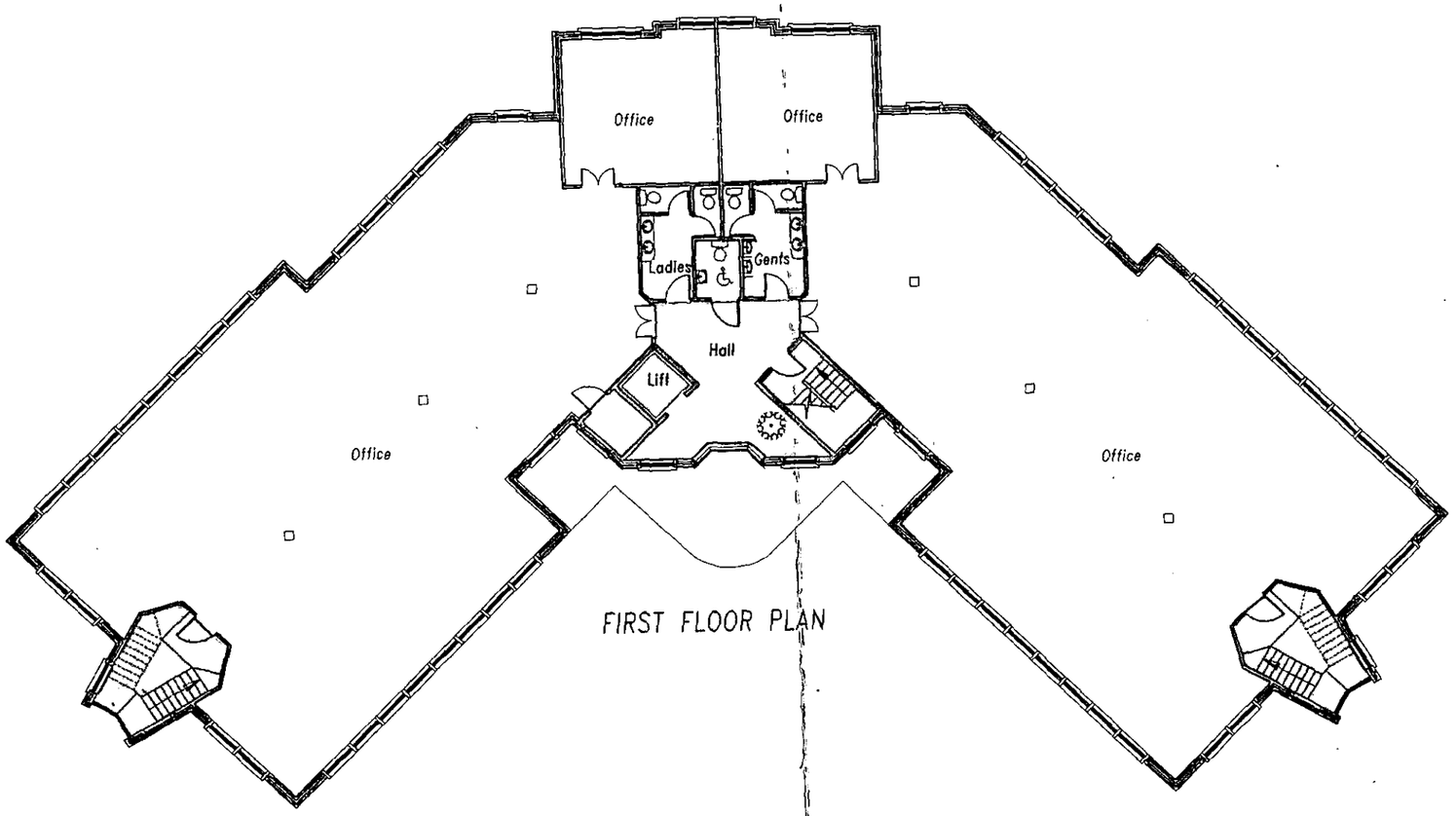
28.MAY 2002 6574





FIRST FLOOR PLAN

Supereded

letter	date	revision
A	25.05.02	Hall revised

job: Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client: T A Fisher

drawing: First Floor Plan

scale: 1:200

date: Jan.2002 | sheet size: A1

1597-03 A

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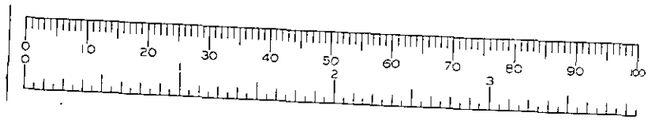

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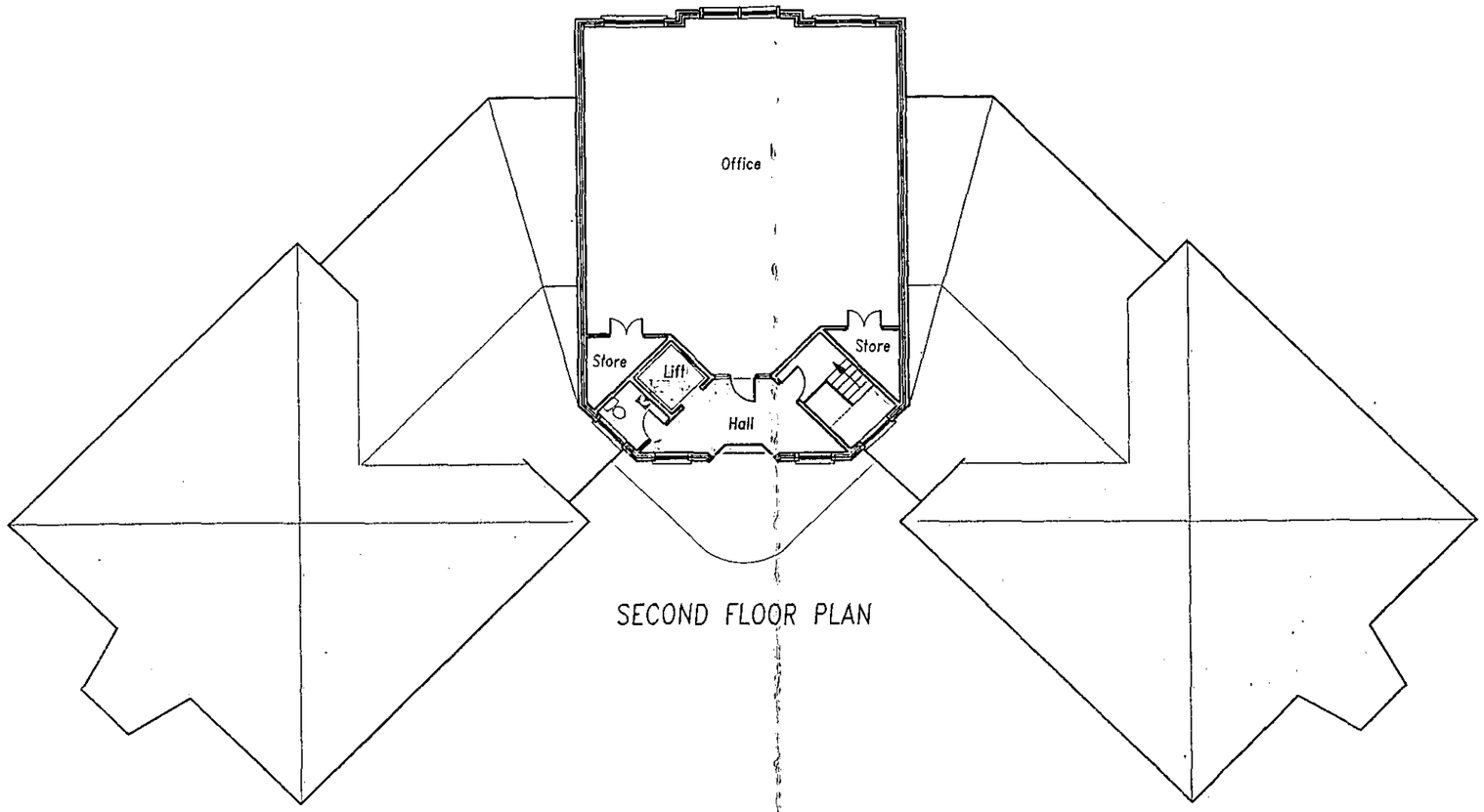

SECOND FLOOR PLAN

Superceded

letter	date	revision

job: Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client: T A Fisher

drawing: Second Floor Plan

scale: 1:200

date: Jan.2002

sheet size: A1

1597-04

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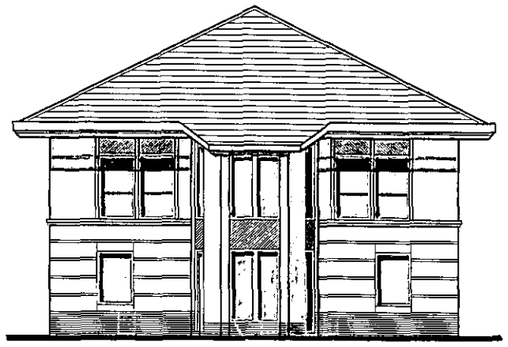
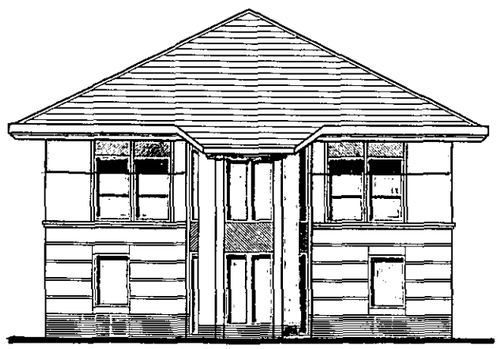
FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



FLATTENED ELEVATION | TRUE ELEVATION | FLATTENED ELEVATION

REAR ELEVATION

Superseded

letter	date	revision
A	FEB. 02	REAR ELEV. REVISED

100 Woodley Police Station
Shepherds Hill/London Road
Woodley, Reading

client: T A Fisher

drawing: Elevations

scale: 1:200

date: Jan.2002 | sheet size: A1

1597-05 A

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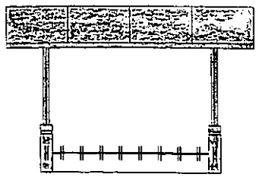

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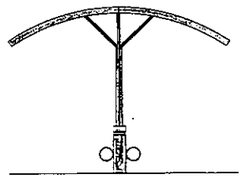

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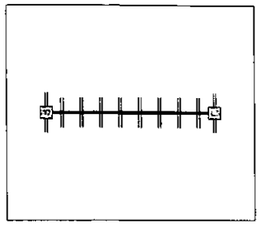
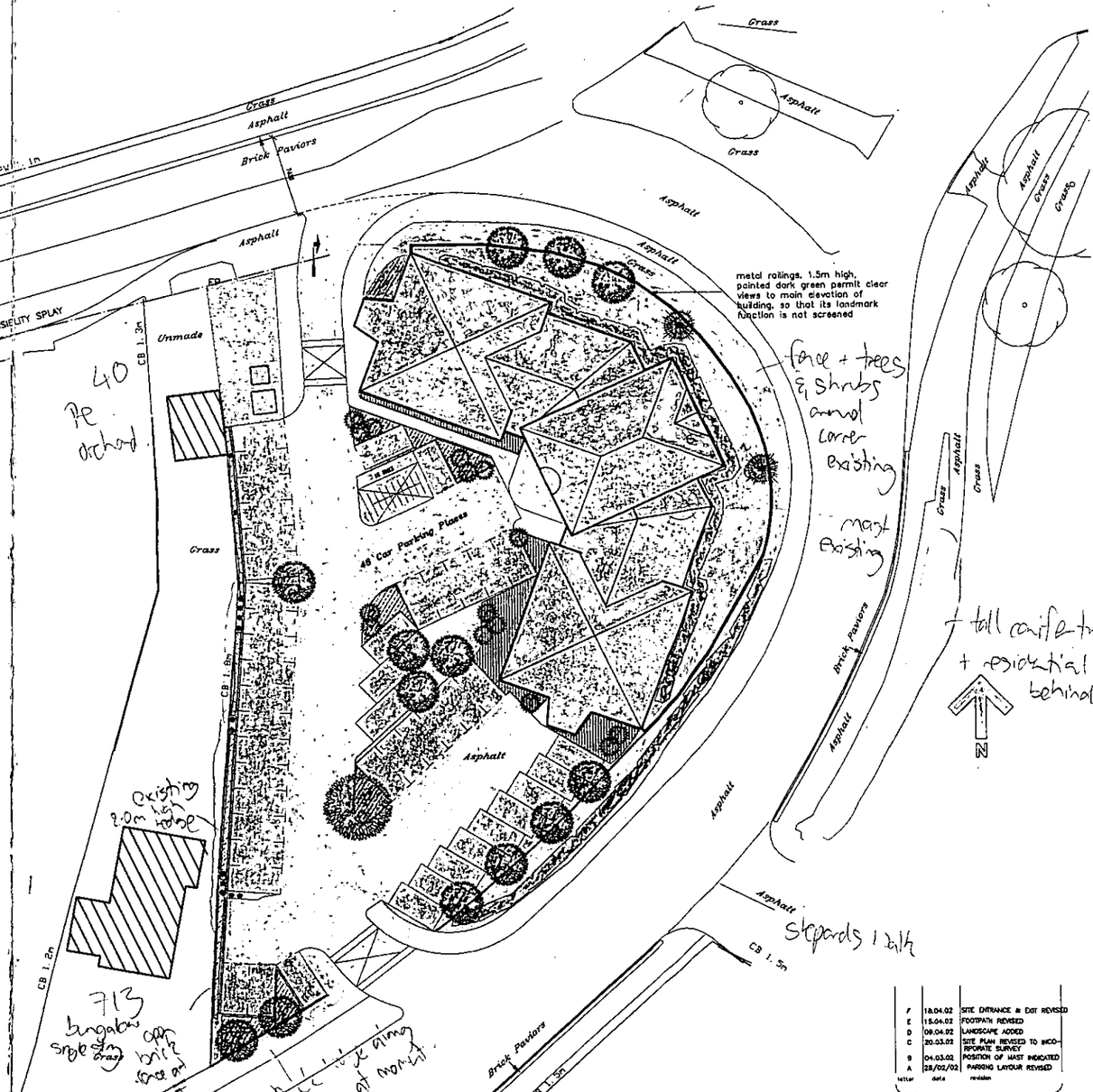


PLAN

Cycle Rail with Transparent Canopy

LOCATION PLAN 1:1250


Asphalt
IR 0.8m
PVM 1m
Grass
Asphalt
Brick Paviors
FP
Asphalt
Concrete
4.5m x 90m VISIBILITY SPLAY
Asphalt
PVM 1.5m
Unmade
CB 1.2m
40
Pe orchard
Asphalt
Grass
Asphalt
metal railings, 1.5m high, painted dark green permit clear views to main elevation of building, so that its landmark function is not screened
fence + trees & shrubs around corner existing
mast existing
Grass
Asphalt
45° Car Parking Places
Grass
CB 1.8m
Asphalt
Brick Paviors
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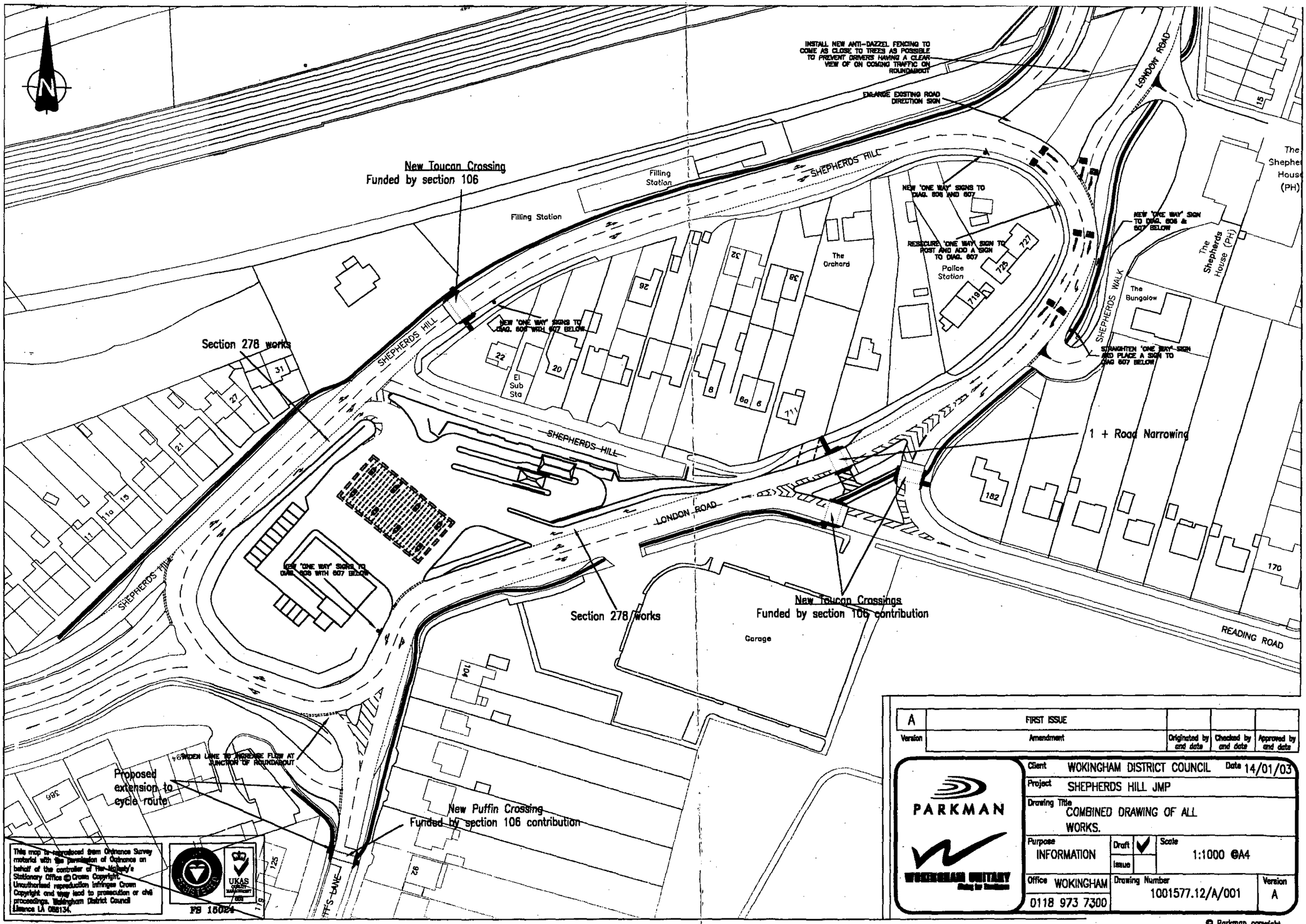

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FS 15024

Version	Amendment	Originated by and date	Checked by and date	Approved by and date
A	FIRST ISSUE			

PARKMAN

WOKINGHAM UNITARY

Client	WOKINGHAM DISTRICT COUNCIL
Date	14/01/03
Project	SHEPHERDS HILL JMP
Drawing Title	COMBINED DRAWING OF ALL WORKS.
Purpose	INFORMATION
Draft	✓
Issue	
Scale	1:1000 @A4
Office	WOKINGHAM 0118 973 7300
Drawing Number	1001577.12/A/001
Version	A

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