APPLICATION NO:
F/2000/0568

LOCATION:
Land At Fishponds Close, Wokingham.

APPLICANT:
Slough Estates Plc C/O Barton Wilmore Planning Partnership (Mark Sitch)

PROPOSAL:
Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping.

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

APPLICATION EXPIRY DATE: **06/04/2000**

CASE OFFICER: **Simon Lewis**

AA Com 18/5/00 subj to LA
LA completed + Notice issued 29/6/00

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Slough Estates Plc
C/O Barton Wilmore Planning Partnership (Mark Sitch)
Beansheaf Farmhouse
Bourne Close
Calcot Reading
Berkshire
RG31 7BW

Application Number: F/2000/0568

Parish: **WOKINGHAM**

Location: **Land At, Fishponds Close, Wokingham.**

Proposal: **Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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

Condition
2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc.

Condition
3. 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
11. Prior to the development being occupied, details of a Green Travel Plan shall be submitted to and approved by the Local Planning Authority and shall include a programme of implementation and measures to encourage employees to travel to and from the site by alternative forms of transport other than the private car.

Condition
12. No work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

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

Reason
2. In the interests of visual amenity.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. In the interests of visual amenity.

Reason
5. For the avoidance of doubt.

Reason
6. To safeguard the amenities of neighbouring residents and the locality.

Reason
7. In the interests of highway safety.

Reason
8. In the interests of highway safety.

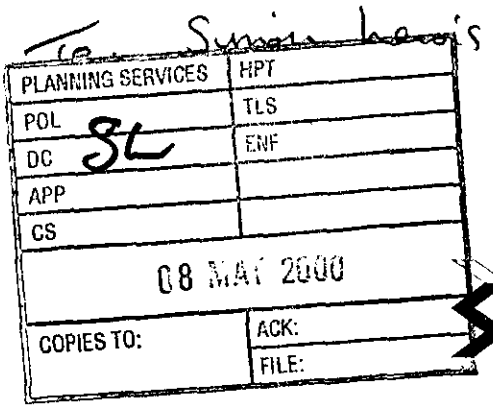
Reason
9. Development without adequate provision for the accommodation for the parking of vehicles and for loading and off-loading would lead to those activities being inconvenient to other road users and detrimental to highway safety.

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

Reason
11. In order to encourage the use of alternative forms of transport.

Copy from

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

C. Lawley, Esq.,
Legal Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

9508/A3/MXS/DW

5th May, 2000

Dear Mr. Lawley,

FISHPONDS CLOSE, WOKINGHAM
SECTION 106 AGREEMENT PURSUANT TO APPLICATION F/2000/0568

I refer to my telephone conversation with Mary Severin of your office today and the Council's Development Control Sub-Committee resolution to grant planning permission F/2000/0568 on 26th April, subject to a Section 106 Agreement to be provide a financial contribution of £12,500 (index-linked for 5 years) towards highway infrastructure. I attach a copy of my letter to Tom Callaghan of 11th April for information. At that time, we agreed that Slough Estates' Solicitors, Nabarro Nathanson, would draft the Agreement and this is currently underway.

By copy of this letter could Simon Lewis please provide us with a copy of the draft planning permission as soon as is practicable.

Slough Estates instructed Solicitors details are set out below:

Contact: Kate Creer,
Nabarro Nathanson,
Lacon House,
Theobald's Road,
London WC1W 8RW

Tel: 0207 524 6000 (Switchboard)
Fax: 0207 524 6524

Cont/d.....

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: *Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch*

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

If you require any further information, please contact either Kate Creer at Nabarro Nathanson or myself at this office.

Yours sincerely,

MARK SITCH
Associate

Encs.

cc. S. Lewis, Esq. - Wokingham District Council
T. Callagham, Esq. - Wokingham District Council
Ms. D. Dennis - Slough Estates Plc
Ms. K. Creer - Nabarro Nathanson

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot
Reading, RG31 7BW
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

S. Lewis, Esq.,
Environmental Services Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

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	FILE:

13th June, 2000

Dear Mr. Lewis,

FISHPONDS CLOSE, WOKINGHAM
DRAFT PLANNING PERMISSION F/2000/0568

I refer to our telephone conversation of 12th June, 2000, in respect of the draft planning permission re-issued on 7th June and comment as follows.

Condition 10

Slough Estates plc have met with Tom Callaghan of your office in relation to the requirements of draft Condition 10 (visibility splays). The outcome of these discussions are expected shortly.

Condition 12 (new)

You have confirmed that this condition relates to hours of construction only and that the draft condition will be amended accordingly.

Slough Estates object to the hours of construction proposed on the grounds that the condition is unnecessary and overly restrictive. The application site is surrounded on all sides by industrial or retail premises and as such there are no residential properties adjoining the site. The nearest residential property measuring from the back edge of the application site is over 50m to the north and is itself screened by Computer Recognition Systems Ltd. and Bedding 2000 Superstore. In addition, to the west lies CTL Cole Tubes' premises. PPG24's daytime hours are 07.00 - 23.00.

Slough Estates plc are willing to accept the following amended condition and reason:
"12. No **construction** work of any sort shall take place other than between the hours of **07.00** and **19.00** Mondays to Fridays and **07.30** to **13.30** Saturdays and no work shall take place on Sundays or Bank Holidays."

Reason 12

"To safeguard the amenities of the general locality."

You have confirmed you propose to discuss this matter with your Development Control Manager. If you require any further information please contact me.

Yours sincerely,

J. Nicholls

MARK SITCH
Associate

cc: Ms. D. Dennis - Slough Estates plc

Colin Lawley

From: Colin Lawley
Sent: 29 June 2000 12:32
To: Simon Lewis
Subject: FW: SEC 106 Fishponds Close F/2000/0586

Simon

I have now received the sec 106 sealed by the developer. (attached)

Please could you issue the planning consent asap. Could you possibly fax a copy to the agent. I will let you have a copy of the agreement.

Thanks G.J.C.

Colin

-----Original Message-----
From: Colin Lawley
Sent: 28 June 2000 13:09
To: Simon Lewis
Subject: SEC 106 Fishponds Close F/2000/0586

Simon

The completed sec 106 is due to be delivered to me today or tomorrow.

I should be grateful if you could please prepare the planning consent ready to be issued.

Thanks
Colin

DATED 29TH JUNE 2000

WOKINGHAM DISTRICT COUNCIL (1)

- and -

REAL ESTATE AND COMMERCIAL TRUST LIMITED (2)

AGREEMENT
Relating to Land at
Fishponds Close, Molly Millars Lane, Wokingham

NabarroNathanson
Lacon House
Theobald's Road
London
WC1X 8RW

JL/KAC/R1584-38

THIS AGREEMENT is made the 29th day of JUNE 2000

BETWEEN:

(1) **WOKINGHAM DISTRICT COUNCIL** of Civic Offices Shute End Wokingham Berkshire RG4 1BN ("the Council") and

(2) **REAL ESTATE AND COMMERCIAL TRUST LIMITED** of 234 Bath Road Slough SL1 4EE ("the Owner")

WHEREAS:

(A) The Council is the local planning authority and the highway authority for the area within which the Site is situated

(B) The Owner is the owner of an estate in fee simple of the Site

(C) The Application has been submitted to the Council

(D) On 26th April 2000 the Council resolved to grant the Planning Permission subject to the prior completion of a legal agreement to secure a financial contribution from the Owner towards highway infrastructure improvements in the area within which the Site is situated.

(E) The obligations in this deed are planning obligations pursuant to section 106 of the Act and the Council is the local planning authority by whom the obligations are enforceable

NOW THIS DEED WITNESSES AS FOLLOWS:

1. INTERPRETATION

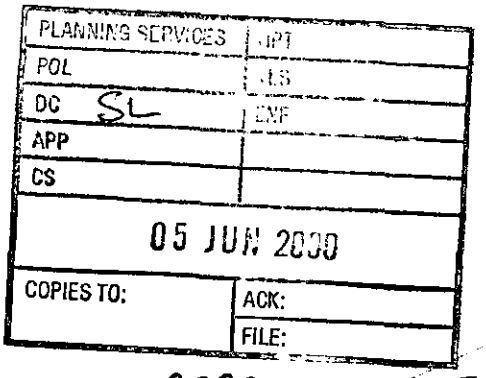
1.1 In this Agreement the following words and expressions shall have the following meanings:

"the Act"	the Town and Country Planning Act 1990;
"the Application"	the application for planning permission for the

	Development submitted to the Council and given reference number F/2000/0568;
"the Development"	the erection of three units for class B1, B2 and B8 use together with associated car parking and landscaping;
"Implementation"	the carrying out of a material operation as defined in section 56(4) of the Act (other than works of demolition, site investigation or site clearance) and "Implemented" shall be construed accordingly;
"the Infrastructure Improvements"	local sustainable transport initiatives and/or local traffic management/safety schemes within the Molly Millars Lane/Fishponds Road corridor as shown for indicative purposes only by the green line on the Plan;
"the Plan"	drawing number 9508/P1 annexed to this Agreement;
"the Planning Permission"	the planning permission to be granted by the Council pursuant to the Application in the form or substantially in the form annexed hereto;
"the Site"	land at Fishponds Close, Molly Millars Lane, Wokingham as shown edged red for indicative purposes only on the Plan
"the Sum"	a financial contribution of £12,500 (twelve thousand five hundred pounds);

1.2 The clause headings in this Agreement do not affect its construction and interpretation.

SLOUGH ESTATES



Slough Estates plc
Development Division
234 Bath Road
Slough SL1 4EE
Telephone 01753 537171
Facsimile 01753 672663

2 June 2000

DD/02/06/2000/DH

APPROVAL OF CONDITIONS APPLICATION

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

Dear Mr Lewis

Wokingham: Fishponds Close – Planning Application No: F/2000/0568

I refer to the draft decision notice dated the 18th May 2000 and associated planning conditions in respect of the above development. Please find attached 2 copies of the external works plan drawing no *99M05/101* dated May *2000* which identifies details of the existing and proposed slab levels. I trust that this plan provides sufficient detail to enable condition no 6 to be discharged once the formal decision notice has been issued. I look forward to receiving your written confirmation in due course

Yours sincerely

DAVENA DENNIS
Senior Development Surveyor

cc. Mark Sich, Barton Willmore
Jo Hebden, Slough Estates (Archives)

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WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Colin Lawley, Legal Services

MY REF: CJL/SR
Ext: 6524

TO: Simon Lewis, Senior Planner
Tom Callaghan, Environmental Services

YOUR REF:

DATE: 3 July 2000

Fishponds Close, Wokingham - Section 106 Agreement
Planning Application No. F/2000/0568

Attached is a copy of the completed S106 Agreement.

As you will see, payment is due immediately prior to the first occupation of the development.

Simon, I should be grateful if Development Control section could notify Tom and myself when the development is nearing completion in order to request payment.

Please let me know if you have any questions.

Colin Lawley

DATED 29th JUNE 2000

WOKINGHAM DISTRICT COUNCIL (1)

- and -

REAL ESTATE AND COMMERCIAL TRUST LIMITED (2)

AGREEMENT
Relating to Land at
Fishponds Close, Molly Millars Lane, Wokingham

NabarroNathanson
Lacon House
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JL/KAC/R1584-38

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"the Sum"	a financial contribution of £12,500 (twelve thousand five hundred pounds);

1.2 The clause headings in this Agreement do not affect its construction and interpretation.

Copy from

Copy

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
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T. Callaghan, Esq.,
Highways,
Wokingham District Council,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

9508/A3/SB/MR

3rd March 2000

Dear Mr. Callaghan,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

In relation to Mark Sitch's letter of 2nd March please find enclosed the drawing referred to at the top of page 2. For clarity the illustrated drawing is drawing no. 1465-03 revision B. The full revision title was omitted unintentionally from the original letter.

Having received a complete set of the relevant information we look forward to your response in the near future.

Yours sincerely,

S. Bedford

SUSANNA BEDFORD
Planner

cc: S. Lewis, Esq., Wokingham District Council
Ms. D. Dennis, Slough Estates Plc

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/0568

Applicant : Slough Estates Plc C/O Barton Wilmore Planning Partnership (Mark Sitch).

Location : Land At , Fishponds Close, , Wokingham.
Proposal : Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/02/2000

Earliest Date for Decision : 13/03/2000

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

Application Expiry Date: 06/04/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0568

Appraisal :

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

Application Number F/2000/0568
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Fishponds Close Wokingham.

APPLICATION NUMBER: F/2000/0568

OFFICER: Simon Lewis

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/0568

Proposal:
Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping.

Location:
Land At, Fishponds Close, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

FISHPONDS CLOSE, WOKINGHAM

Proposed Development Comprising 3 no. Terraced Industrial Units

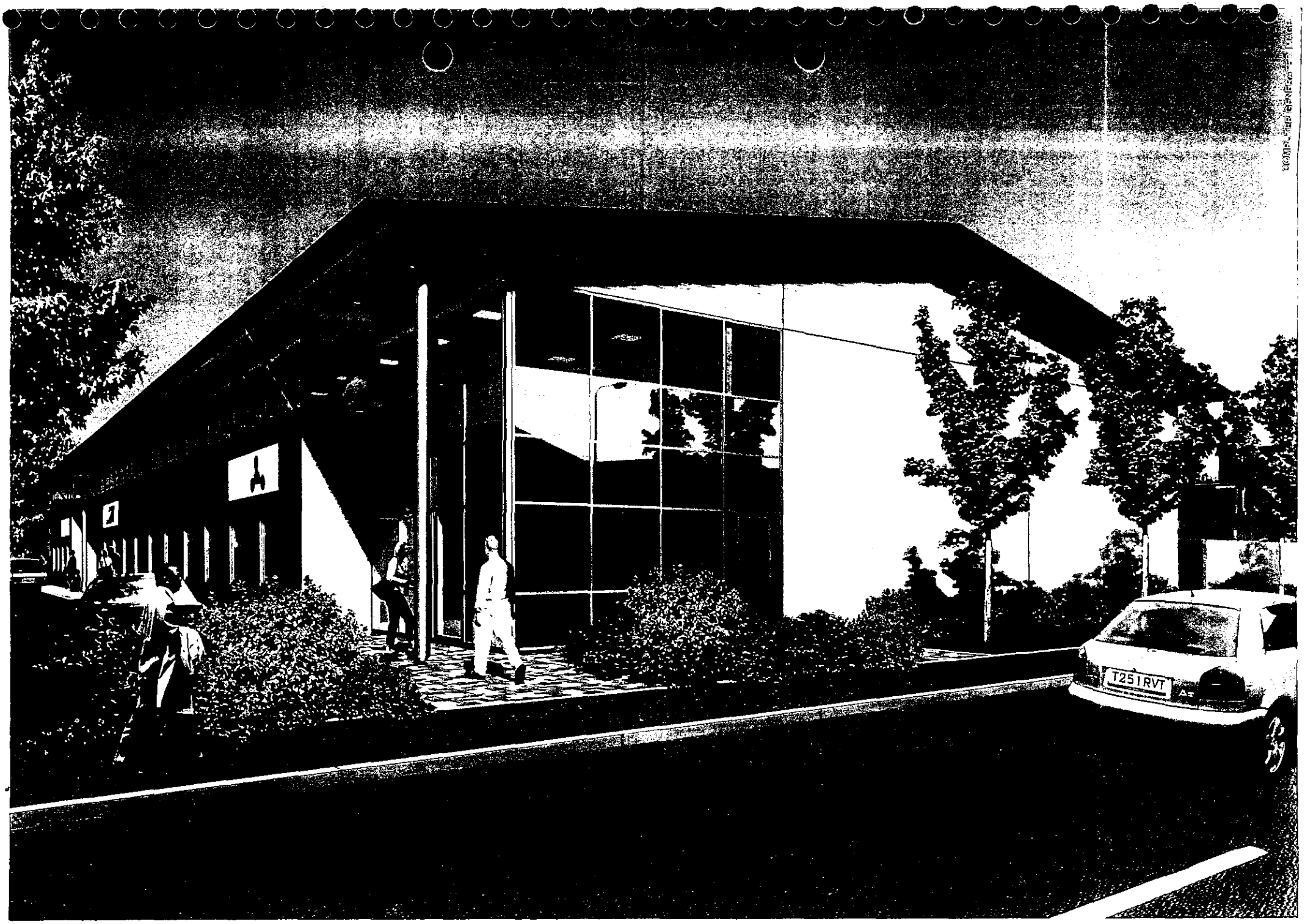
---

LANDLORD'S SPECIFICATION
Dated : 26th January 2000

SLOUGH ESTATES

Slough Estates plc
234 Bath Road
Slough
Berkshire
SL1 4EE

REF :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LANDLORD'S SPECIFICATION

CONTENTS

1. GENERAL DESCRIPTION 1
2. SUBSTRUCTURE 2
3. SUPERSTRUCTURE 2
4. FINISHES 5
5. FITTINGS 6
6. SERVICES 7
7. EXTERNAL WORKS 10
8. INCOMING SERVICES 11

LANDLORD'S SPECIFICATION

1. GENERAL DESCRIPTION

1.1. The Works

The works comprise of the design and construction of 3 no. rear loaded terraced industrial units with ancillary office accommodation complete with all associated drainage and external works.

The units are located on the development site at Fishponds Close, Wokingham.

1.2. The Drawings

The specification refers to and must be read in conjunction with the details shown on drawing numbers :- 1465-01, 02 and 04.

1.3. Indicative Floor Areas
(Gross External Areas excluding Plantroom)

Unit 1	-	789.40m²	(8,500 sqft)
Unit 2	-	572.90m²	(6,165 sqft)
Unit 3	-	582.40m²	(6,270 sqft)
Total	**-**	**1,944.70m²**	**(20,935 sqft)**

1.4. Eaves Height - Production Area

Floor level to underside of portal haunch - 6m min clear.

1.5. Car Parking Provision

Unit 1	-	16 spaces
Unit 2	-	11 spaces
Unit 3	-	11 spaces
Total	**-**	**38 spaces**

1.6. General

Design, materials and workmanship will generally take account of the recommendations of any relevant British Standards, Codes of Practice and Building Regulations, the mandatory requirements of other Local and Statutory Authorities, the published recommendations of the CIBSE and the IEE Regulations current at the time of construction.

The use of a name of a firm or proprietary article in this Specification is to be read only as an indication of the class or quality of material or workmanship.

Fire protection, Fire Officer and Building Regulation requirements are based upon open plan areas to all office areas and similarly open plan areas to warehouse/production areas all as shown on the accompanying scheme drawings.

The development site has been subjected to an environmental survey for potential contamination and any remedial treatment to the requirements of the statutory authorities will be carried out.

2. SUBSTRUCTURE

2.1. General

Substructure work is designed in accordance with the relevant British Standards.

2.2. Ground Floor Slab - Warehouse/Production Area

The reinforced concrete floor slab to the warehouse/production area is designed to a medium load class as defined in Building Research Establishment Information Paper IP 19/87.

2.3. First Floor Suspended Slab - Offices

The precast pre-stressed concrete planks are designed for a superimposed load excluding self weight of 4.0KN/m² (80lbs/sqft). The planks are to be grouted to a raised access floor.

3. SUPERSTRUCTURE

3.1. Frame

3.1.1. Office

The structural steelwork columns and beams are designed by a Structural Engineer in accordance with the relevant British Standards to support the loadings defined in this document.

Corrosion protection treatment will be applied in accordance with the appropriate British Standards, and decorative finishes applied as appropriate.

3.1.2. Warehouse/Production Area

The structural steel frame is designed by a Structural Engineer in accordance with the relevant British Standards to support the following loadings:-

Superimposed	0.6 KN/m²
Service load to rafters and purlins	0.15 KN/m²

3.2. Roof

3.2.1. General

5° pitched twin skin insulated roofing consisting of plastisol-coated profiled steel external sheet (single length) with over-purlin profiled steel liner sheet with off-white polyester finish to lower side. All laps are to be sealed and insulation will comprise Rockwool quilt to achieve the appropriate 'U' value.

External hung double coated 0.9 mm scintilla gutters are site-assembled using 2.5 mm thick sheet steel galvanised after manufacture, with stainless steel joint fixings, coated throughout the exposed surfaces after installation with Plasguard material or similar, and with the joint zones further protected using a Liquid Plastics material. Insulation comprises 60 mm thick mineral fibre quilt and lining comprises 0.7 mm thick galvanised steel sheet with white polyester coated exposed face, with fully sealed joints..

Reinforced double-skin site-assembled roof lights comprising Grade SAB 6oz outer sheet and Class 1 8oz inner sheet, each of matching profile to steel outer and liner sheets, will be provided equal to approximately 10% of the floor over the warehouse/production area.

3.2.2. Rainwater Installation

External rain water pipes are ppc galvanised circular.

3.3. External Walls

3.3.1. General

Production/warehouse area elevations to be full height cavity brickwork construction consisting of Hansen Melford Yellow Facing Bricks with Tilcon Y111 mortar, partial filled cavity and 100mm thick internal 7N dense concrete blockwork wall.

3.3.2. Windows/Curtain Walling

Windows will be Kawneer 501 series casement system with aluminium frames, thermally broken. The curtain walling will be Kawneer System 1200 with aluminium frames which are self draining, thermally broken and pressure equalised. The external coating will be polyester powder coated, including cappings. The internal coating will be matt white polyester powder. The double glazing within the windows and curtain walling consists of 6mm minimum anti-sun grey outer pane, 12mm cavity and 6mm minimum clear inner pane (laminated to ground floor vision areas). All glazing will incorporate toughened glass where necessary.

3.3.3. Metal Cladding

Metal cladding to gable end walls to be 0.65 mm thick profiled PVF2 coated galvanised steel sheets in silver metallic finish with inner lining sheet of galvanised steel with off-white polyester finish to the inner side. Cladding will be insulated with Rockwool quilt to achieve minimum 0.45w/m²k 'U' value.

A blockwork inner wall, finished fair-faced to the inner side will be provided full height in the production/warehouse area, with such restraints as may be necessary to conform to statutory requirements. Plasterboard faced metal stud partition walls will be provided within the office areas.

3.4. External Doors

3.4.1. Office

Glazed main entrance doors and glazed escape doors are double glazed Kawneer 190 Series with aluminium framework The external and internal coatings will be polyester powder coated to match windows and curtain walling. All entrance doors will have polished stainless steel handles.

3.4.2. Production/Warehouse Area

Unglazed personnel and escape doors are standard external quality steel flush doors with gloss paint finish in steel frames. Ironmongery is suitable for the type of door and includes butt hinges and panic operation to Fire Escape doors.

1 no. goods loading/unloading door will be provided to each unit comprising electrically operated insulated sectional overhead door with a clear opening of approximately 5.0m high by 4.0m wide.

3.4.3. Internal Cills, Heads and Reveals

Office - an internal batten will be provided for fixing of internal blinds.

Production/Warehouse Area - no internal cills are provided, head and reveals are in fair faced blockwork or as appropriate.

3.5. Internal Walls and Partitions

3.5.1. General

Internal partition walls to staircases, toilets, plant and duct areas are of plasterboard faced metal stud positions.

WC partitions and doors will be a proprietary laminate faced system.

3.6. Internal Doors and Screens

Internal doors are standard internal quality solid core with maple veneered finish.

Doors are fire resisting where necessary to comply with the Building Regulations and the Fire Officer's requirements.

Doors to circulation areas incorporate glazed vision panels. Fire doors are glazed with clear Pyram fire glass.

Doors are complete with polished stainless steel ironmongery. Fire escape doors are provided with appropriate signage.

Frames, linings and architraves to office areas are in maple hardwood stained.

Screens to the staircase areas are in painted hardwood with Pyrostop/Pyram fire resisting glass to comply with the Building Regulation and the Fire Officers requirements.

3.7. Stairs and Balustrading

All stairs will be precast concrete construction with carpet finish

Polished stainless steel handrails fixed to walls or onto ppc balustrading.

4. FINISHES

4.1. Wall Finishes

4.1.1. General

General office areas and staircases: metal stud partitions are dry lined with plasterboard, taped and jointed and finished with one mist coat and two coats of emulsion paint.

Toilets have dry-lined metal stud partitions finished in full height with ceramic wall tiles.

Blockwork and dry lined metal stud partitions to production/warehouse area are finished with one mist coat and two coats emulsion paint.

4.2. Floor Finishes

4.2.1. Office

Structural floors in office areas are finished with Esco Flavia 500mm sq. carpet tiles or similar approved. (PC £20/m²).

Toilet areas to have vinyl floor tiles.

Staircases and associated lobbies, and corridors to toilet cores are finished with carpet tiles to match the general office areas. Staircases are provided with non slip safety nosings.

Skirtings to general office areas and staircases are maple hardwood with lacquer finish.

Metal faced PSA Medium Grade raised access floor (600mm sq.) to be provided to the ground floor office area of Unit 3 and first floor office areas to Units 1, 2 and 3.

4.2.2. Production/Warehouse Area

The reinforced concrete slab has a power floated finish with an applied proprietary dust proof agent.

4.3. Ceiling Finishes

4.3.1. Office

General office areas, toilets and ceilings to staircases are provided with a proprietary suspended ceiling system supported in an exposed microlook grid with 600mm sq. tegular ceiling tiles, Cape Solitex (or similar).

4.3.2. Production/Warehouse Area

Internal lining sheet of roof covering is self finished.

4.4. Fire Protection

Structural columns requiring fire protection under Building Regulations will be coated with intumescent paint providing ½ and 2 hour protection as necessary.

5. FITTINGS

5.1. General

WC cubicles, vanity units with post formed edges, ductwork panelling and mirrors, will be provided in the toilets as appropriate.

6. SERVICES

6.1. Mechanical Services

6.1.1. General

Sanitary fittings comprising WC suites, wash hand basins and urinals are white glazed vitreous china of a commercial standard as manufactured by Twyfords Ltd or similar. Fittings are complete with waste systems and include hot and cold water supplies, as appropriate, to monoblock taps.

Facilities for disabled persons are provided in accordance with Building Regulation Requirements.

A mains water supply will be brought into the building and run internally to serve drinking water points at each tea point and sanitary appliances.

6.2. Heating System

6.2.1. Design Criteria

Temperatures

Winter Ambient	-3°C saturated
Offices	20°C
Toilets	18°C
Circulation Areas	18°C

6.2.2. Offices

Space heating by means of gas fired LPHW boiler feeding perimeter radiators with thermostatic controls to be provided to ground and first floor office areas. Radiators are to be positioned to allow reasonable office sub-division.

6.2.3. Production/Warehouse

Heating and ventilation are not provided to the production/warehouse areas.

6.2.4. Toilet Ventilation

Ventilation is to be designed to provide six air changes per hour extract with natural air input from adjacent areas through air transfer grilles. Air is extracted from the toilets by local fan units incorporating timed overrun and anti-backdraft shutters.

6.3. Electrical Services

6.3.1. General

The main switch panel is to be located in the production/warehouse areas. Panels are to be compatible with the incoming mains and allow for expansion by the tenant for his own fit-out.

6.3.2. Small Power

Double sockets are to be provided in the stairwells at ground, half landing and first floor levels.

A fused spur is to be provided in each toilet for the installation of hand dryers by the tenant.

No small power distribution is to be provided in the production/warehouse areas.

One double socket outlet is to be provided adjacent to the sink unit at work surface level and one single socket outlet is to be provided at low level (400mm above floor).

6.3.3. Lighting

Design Criteria

Lighting Levels

The following are the average lighting levels used :-

Office	500 lux at 0.75 above FFL
Stairs	150 lux at Tread
Toilets	150 lux at FFL
Production/Warehouse area	300 lux at 0.75 above FFL
External car parks	10 lux average at ground level
External yard areas	10 lux average at ground level

Office Areas

General office areas are provided with recessed fluorescent luminaires with low brightness louvres to comply with LG3 Category 2 lighting distribution to a regular grid pattern. Luminaires to be 500 x 500 module exposed tee ceiling. The installation will utilise block switching suitable for an open plan office, but wired so as to facilitate adaptation to suit particular requirements of the tenant.

Staircases and Toilets

Staircases will be lit with ceiling mounted compact fluorescent source and wall mounted compact fluorescent luminaires.

Toilet areas will be lit with recessed compact fluorescent downlighters.

Production/Warehouse Area

Production area lighting will be 1.8m twin fluorescent battens with open ended metal reflectors.

Emergency Lighting

Self contained and/or integral emergency lighting units are installed to meet the Fire Officers requirements for an open plan office and production/warehouse area.

External Lighting

External lighting is provided to allow an average lighting level over the car park and yard areas of 10 lux. Control is by photo-electric cell with over-riding time clock. Wall mounted luminaires to be provided to the main entrance door of all units.

6.4. Fire Alarm Installation

A multi zone electronic fire alarm system incorporating smoke detectors, break glass points at all exit doors and electronic sounders is installed to meet the Fire Officers requirements for office area to BS 5839, Part 2. Spare capacity is built in for additional tenants requirements.

6.5. Security Installation

Builders work will be carried out for a future security and access control installation consisting of drawer strings to curtain walling for access control, conduit for intruder alarm panel in reception area and underground ducts for possible CCTV installation to corners of site.

7. EXTERNAL WORKS

7.1. General Areas

Footpaths to roads surrounding the development and front parking areas are to be finished with bitmac. Bitmac to highway cross-over to be to Local Authority specification.

The footpath in front of all units will be finished in concrete block paving, laid 90° bond pattern.

The rear yard areas and associated car parking will be finished in brush finished reinforced concrete designed by the Structural Engineer with regard to the prevailing ground conditions and the anticipated usage by heavy goods vehicles..

7.2. Drainage

The drainage systems will be designed by the structural engineer in accordance with relevant British Standards and Codes of Practice, to meet statutory requirements. Underground drainage will utilise glazed vitrified clayware pipes, bedded and surrounded as necessary to suit relevant loading conditions. A petrol interceptor will be provided to service areas to the Local Authority requirements as necessary. The foul drainage to be connected into the existing foul sewer and the surface water drainage connected to soakaway pits (through petrol interceptors where required).

7.3. Fencing / Screen Wall

The site to be enclosed with proposed 2.1m high galvanised metal palisade fencing and 2.1m high screen wall complete with 2.1m high palisade gates.

7.4. Bollard/Barriers

2.4m high x 200mm diameter painted mild steel tubular bollards with cranked tops are provided to each up and over loading door jambs.

Loading doors are also protected by 2 no. external retractable intermediate anti ram-raid bollards. Front entrance doors to be provided by 3 no. fixed low level bollards per door.

7.5. Landscaping

Landscaping is provided to compliment the development in accordance with the Local Authority's approval.

8. INCOMING SERVICES

The following incoming services are provided to each unit :-

Gas :	A suitably sized gas supply to meet the requirements of the heating system.
Water :	A 25mm supply.
Electricity :	A three phase electricity supply will be provided. Size of supplies to be advised.
Telephone:	Three 100mm UPVC ducts terminated within the ground floor warehouse area.

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date July 12, 2001
My ref. BP/F/2000/0568

Mr T Davis
Slough Estates plc
234 Bath Road
Slough
Berkshire
SL1 4EE

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

Dear Mr Davis

RE: PHASE 1, MOLLY MILLARS BUSINESS CENTRE, FISHPONDS ROAD, WOKINGHAM

I refer to your facsimile dated 4th April 2001 and apologise for the delay in replying.

Your letter has been passed on to Ms K Wells in our legal section who will reply direct.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

F/2000/0568

SLOUGH ESTATES

Slough Estates plc
234 Bath Road
Slough
Berkshire SL1 4EE

Tel: 01753-537171

FAX MESSAGE

Date: 18th May 2001

Originator: Tim Davis, Slough Estates **Our fax:** 01753 672663

Attention: **Simon Lewis – Planning Services**
Wokingham District Council **Your fax:** 0118 974 6484

No. of pages to follow: 1

Please deliver this document immediately to the addressee. If any part of the document is illegible, or an incorrect number of pages is received, please telephone the originator.

Dear Mr Lewis

Please deliver this document immediately to the addressee. If any part of the document is illegible, or an incorrect number of pages is received, please telephone the originator.

Dear Mr Lewis

s.106 Infrastructure Payment
Phase I, Molly Millars Business Centre, Fishponds Road, Wokingham

We do not appear to have received a reply to our fax of 4th April 2001 and attach a copy. We would just like to pay what is properly due and would be grateful if you could confirm the sum and where it should be sent.

Yours sincerely

Tim Davis

PLANNING SERVICES	HPT 433474
POL	TLS
DC RP	ENF
APP	
CS	
21 MAY 2001	
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SLOUGH ESTATES

Slough Estates plc
234 Bath Road
Slough
Berkshire SL1 4EE

Tel: 01753-537171

FAX MESSAGE

Date: 4th April 2001

Originator: Tim Davis, Slough Estates **Our fax:** 01753 672663

Attention: **Simon Lewis – Planning Services**
Wokingham District Council **Your fax:** 0118 974 6484

No. of pages to follow: 1

Please deliver this document immediately to the addressee. If any part of the document is illegible, or an incorrect number of pages is received, please telephone the originator.

Dear Mr Lewis

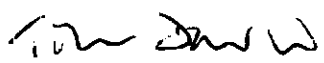
s.106 Infrastructure Payment
Phase 1, Molly Millars Business Centre, Fishponds Road, Wokingham

The good news is that we have secured the first letting of this development, the bad news is that we now need to make the £12,500 payment due under the s.106 agreement.

To that end, please could you let me know the exact sum required and to whom the monies should be sent.

Many thanks in anticipation.

Yours sincerely



SLOUGH ESTATES

PLANNING SERVICES	42115
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09 APR 2001	
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Slough Estates plc
234 Bath Road
Slough
Berkshire SL1 4EE

Tel: 01753-537171

FAX MESSAGE

Date: 4th April 2001

Originator: Tim Davis, Slough Estates

Our fax: 01753 672663

Attention: **Simon Lewis – Planning Services**
Wokingham District Council

Your fax: 0118 974 6484

No. of pages to follow: 1

Please deliver this document immediately to the addressee. If any part of the document is illegible, or an incorrect number of pages is received, please telephone the originator.

Dear Mr Lewis

s.106 Infrastructure Payment
Phase 1, Molly Millars Business Centre, Fishponds Road, Wokingham

The good news is that we have secured the first letting of this development, the bad news is that we now need to make the £12,500 payment due under the s.106 agreement.

To that end, please could you let me know the exact sum required and to whom the monies should be sent.

Many thanks in anticipation.

Yours sincerely

Tim Davis

SLOUGH ESTATES

PLANNING SERVICES	HPT 30130
POL	TLS
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02 JUN 2000	
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Slough Estates plc
Development Division
234 Bath Road
Slough SL1 4EE
Telephone 01753 537171
Facsimile 01753 672663

1 June 2000

DD/01/06/2000/DH

Tom Callaghan
Highways Development Control
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham RG40 1WR

Dear Mr Callaghan

Fishponds Close, Molly Millars Lane, Wokingham
Planning Application F/2000/0568

I refer to our recent meeting on the 18th May 2000 regarding visibility splays to Fishponds Road and Fishponds Close (draft condition no 10). As you will be aware the draft condition states that visibility splays of 2.4 m x 90 m and 2.4 x 60 m shall be formed to Fishponds Road and Fishponds Close respectively and the land within the splays shall be cleared of any obstruction exceeding 0.6 m in height.

The existing condition does not easily enable us to landscape the front area of the site. At the meeting you agreed to consider a 2 m x 60 m splay which has been superimposed on to site layout plan drawing no 1465 – 01 Revision E. You also agreed to consider revising the restriction on height within the splay in order to accommodate new planting to a height of 1 m.

Our landscape architect, Simon Brokenbrow will forward an annotating landscaping plan showing the proposed scheme and revised vision splays for your consideration. I should be grateful if you could confirm your agreement to our proposals once you have had the opportunity to revisit the site.

Kind regards,

Yours sincerely

DAVENA DENNIS
Senior Development Surveyor

cc. Simon Lewis, Wokingham District Council – with enclosure
Simon Brokenbrow, Viewpoint
Mark Sich, Barton Wilmore

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date June 14, 2001
My ref. JRM/BP/TAB/F/2000/0568
Your ref. 9508/A3/SB/DW

Miss S Bedford
The Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berkshire RG31 7BW

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

Dear Miss Bedford

PROPOSED ERECTION OF 3 UNITS ON LAND AT FISHPONDS ROAD, WOKINGHAM

Further to your letter dated 22nd May 2001 regarding the above-mentioned proposal, I confirm that the details shown on Plan No. 1465/1026/02D, pursuant to Condition 10 on Planning Permission F/2000/0568, are acceptable.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Date: 12 June 2001

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/0568

Location: Land At Fishponds Close, Wokingham.

Proposal: Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping.

Applicant: Slough Estates Plc C/O Barton Wilmore Planning Partnership (Mark Sitch).

Case Officer: Basia Polnik

The new plans show the following: Details of visibility splays pursuant to condition 10 on planning consent 1465/1026/020.

Comments are required by 21/06/2001.

Should you have any queries regarding this application please contact the case officer Basia Polnik on (0118) 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ~~ADDITIONAL~~ / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/0568 (Planaps) / (Ludhouse) Date Rec. 23.5.01

Location: FISHPONDS CLOSE

Parish WOK.

Applicant: SLOUGH ESTATES

Description of attached plans Details of visibility splays pursuant to condition 10.

Drawing No's: 1465/1026/020

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

_____ Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 11.06.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. 1/2001/0568 (Planaps) / (Ludhouse) Date Rec. 22.5.01

Location: Fishponds Close

Parish WOK.

Applicant: Sloden Estates

Description of attached plans Details of visibility splays pursuant to condition 10.

Drawing No's: 1465/102A/020

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: _____

Date for Responses _____

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 11.06.01

Yellow - Part One Copy
Green - Officer's Copy

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

0568/7

DETAILS TO COMPLY WITH CONDITIONS

Barton Willmore
Planning

Mrs. B. Polnik,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

PLANNING SERVICES	HPT 43604.
POL	TLS
DC BP	ENF
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23 MAY 2001	
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10227/A3/SB/JEN

22nd May, 2001

Dear Mrs. Polnik,

FISHPONDS CLOSE, WOKINGHAM
PLANNING PERMISSION f/2000/0568 - CONDITION 10 DATED 18TH MAY 2000

In reference to your letter dated 4th May please find enclosed drawing no. 1465/1026/02D detailing the visibility splay for the above document which had previously been agreed with Tom Callaghan and Simon Lewis.

I would be grateful on receipt of this drawing that Condition 10 is formally discharged. I can confirm the visibility splays from Fishponds Road and Fishponds Close have been provided in accordance with Condition 10.

Your early response would be appreciated.

Yours sincerely,

SUSANNA BEDFORD
Planner

Enclosure.

cc: A. Holland - Slough Estates plc

Certificate No. FS 29697

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date May 2, 2001
My ref. BP/TAB/F/2000/0568
Your ref. 9508/A3/SB/DW

Miss S Bedford
Planner
The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berkshire RG31 7BW

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

Dear Miss Bedford

PROPOSED ERECTION OF 3 UNITS ON LAND AT FISHPONDS ROAD, WOKINGHAM

I refer to your letters dated 30th April and 26th April 2001 regarding the above-mentioned proposal and apologise for the delay in replying.

I have searched through the case file and it would appear that plan 1465/1026/02D showing visibility splays has not been received, hence Condition 10 has not yet been discharged.

I look forward to receiving this in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

Mrs. B. Polnik,
Environmental Services Department,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

Reply Reg 42648

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27 APR 2001	
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9508/A3/SB/DW

26th April, 2001

Dear Mrs. Polnik,

FISHPONDS CLOSE, WOKINGHAM
PLANNING PERMISSION F/2000/0568 – CONDITION 10 DATED 18TH MAY, 2000

Following our recent meeting on site I write to request your early written confirmation that Condition 10 attached to the above planning permission is discharged. Whilst Slough Estates had reached agreement with Tom Callaghan and Simon Lewis on the form of visibility splays to be provided and these are specially shown on plan 1465/1026/02D, this condition does not appear to have been formally discharged.

I confirm the visibility splays from Fishponds Road and Fishponds Close have been provided in accordance with Condition 10.

Your early response would be appreciated. If, however, you require any further information, please contact either Susanna Bedford or myself at this office.

Yours sincerely,

SUSANNA BEDFORD
Planner

cc. T. Callaghan, Esq. - Wokingham District Council
A. Holland, Esq. - Slough Estates Plc

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

COPY FROM

Barton Willmore
Planning

Mrs. B. Polnik,
Environmental Services Department,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

9508/A3/SB/DW

26th April, 2001

Dear Mrs. Polnik,

FISHPONDS CLOSE, WOKINGHAM
PLANNING PERMISSION F/2000/0568 – CONDITION 10 DATED 18TH MAY, 2000

Following our recent meeting on site I write to request your early written confirmation that Condition 10 attached to the above planning permission is discharged. Whilst Slough Estates had reached agreement with Tom Callaghan and Simon Lewis on the form of visibility splays to be provided and these are specially shown on plan 1465/1026/02D, this condition does not [illegible] formally discharged

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

With our compliments

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

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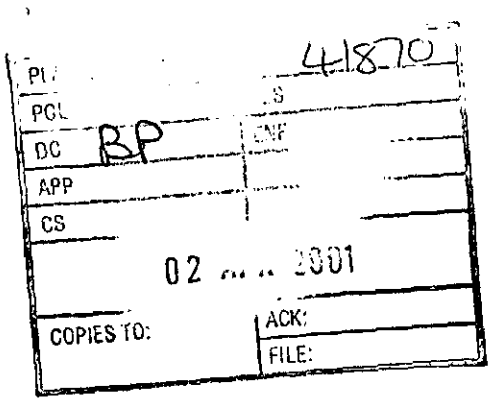
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

Mrs. B. Polnik,
Environmental Services Department,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

9508/A3/MXS/DW

30th March, 2001

Dear Mrs. Polnik,

FISHPONDS CLOSE, WOKINGHAM
PLANNING PERMISSION F/2000/0568 – CONDITION 10 DATED 18TH MAY, 2000

I write to request your early written confirmation that Condition 10 attached to the above planning permission is discharged. Whilst Slough Estates had reached agreement with Tom Callaghan and Simon Lewis on the form of visibility splays to be provided and these are shown on plan 1465/1026/01C (submitted 7th June, 2000), this condition does not appear to have been formally discharged.

I confirm the visibility splays from Fishponds Road and Fishponds Close have been provided in accordance with Condition 10.

Your early response would be appreciated. If, however, you require any further information, please contact either Susanna Bedford or myself at this office.

Yours sincerely,

MARK SITCH
Associate

cc. T. Callaghan, Esq. - Wokingham District Council
A. Holland, Esq. - Slough Estates Plc

Date: 12 June 2001

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2000/0568

Location: Land At Fishponds Close, Wokingham.

Proposal: Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping.

Applicant: Slough Estates Plc C/O Barton Wilmore Planning Partnership (Mark Sitch).

Case Officer: Basia Polnik

The new plans show the following: Details of visibility splays pursuant to condition 10 on planning consent 1465/1026/020.

Comments are required by 21/06/2001.

Should you have any queries regarding this application please contact the case officer Basia Polnik on (0118) 974 6450.

The details on Dwg No. 1465/1026/02 Rev.D. satisfy the Highway authority and therefore condition 10 can be discharged.

Adam Coggins. 12/06/01

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

0568

DETAILS TO COMPLY WITH CONDITIONS

Barton Willmore
Planning

Mrs. B. Polnik,
Planning Services,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

PLANNING SERVICES	APT 43604.
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23 MAY 2001	
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10227/A3/SB/JEN

22nd May, 2001

Dear Mrs. Polnik,

FISHPONDS CLOSE, WOKINGHAM
PLANNING PERMISSION f/2000/0568 - CONDITION 10 DATED 18TH MAY 2000

In reference to your letter dated 4th May please find enclosed drawing no. 1465/1026/02D detailing the visibility splay for the above document which had previously been agreed with Tom Callaghan and Simon Lewis.

I would be grateful on receipt of this drawing that Condition 10 is formally discharged. I can confirm the visibility splays from Fishponds Road and Fishponds Close have been provided in accordance with Condition 10.

Your early response would be appreciated.

Yours sincerely,

SUSANNA BEDFORD
Planner

Enclosure.

cc: A. Holland - Slough Estates plc

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 07 November 2000
My ref: BP/F/2000/0568
Your ref: 9508/A3/MXS/DW

Barton Willmore
Beansheaf Farmhouse
Bourne Close4
Calcot
Reading RG31 7BW

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

Dear Mr Sitch

RE: PROPOSED ERECTION OF 3 UNITS ON LAND AT FISHPONDS ROAD, WOKINGHAM

I refer to your letters dated 3rd August and 21st September 2000 regarding the above-mentioned proposal and apologise for the delay in replying.

I confirm that the green travel plan submitted pursuant to condition 11 of planning permission F/2000/0568 is acceptable and therefore this condition can be discharged.

I hope this is of assistance.

Yours sincerely

J.MITCHELL
Development Control Manager

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Basia Polnik, Senior Planning Officer

My Ref: F/2000/0568

Your Ref: F/2000/0568

Date: 1st November 2000

PLANNING APPLICATION F/2000/0568
PLANNING APPLICATION FOR THE ERECTION OF 3 UNITS FOR B1 (a-c), B2 AND B8 USE WITH ASSOCIATED CAR PARKING AND LANDSCAPING.

I can confirm that the Green Travel Plan enclosed with the agents' letter dated 3rd August 2000 is acceptable to the Highway Authority and therefore I recommend the condition be discharged.

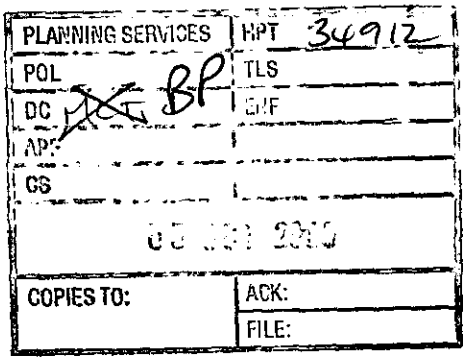
Many thanks

Tom Callaghan

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

THIS NEEDS TO BE FORWARDED TO PLANNING.

Barton Willmore
Planning



Environmental Services Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1BN

I DON'T KNOW WHO'S DEALING WITH THIS?

9508/A3/MXS/DW

21st September, 2000

Dear Sir/Madam,

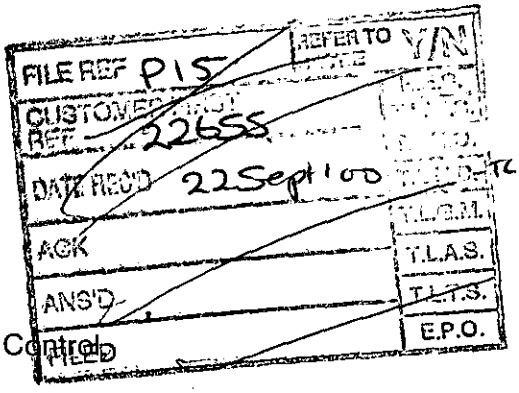
FISHPONDS CLOSE, WOKINGHAM
PLANNING PERMISSION F/2000/0568 - CONDITION 11

I wrote on 3rd August, 2000 enclosing a revised Travel Plan pursuant to Condition 11 attached to planning permission F/2000/0568, which incorporated Tom Callaghan's comments of 17th July and still await a response. In the absence of Simon Lewis (the previous Case Officer) I have spoken with Tom Callaghan who has again confirmed his agreement to the revised Travel Plan. Could you please confirm in writing that this condition has been discharged.

Yours sincerely,

D Williams

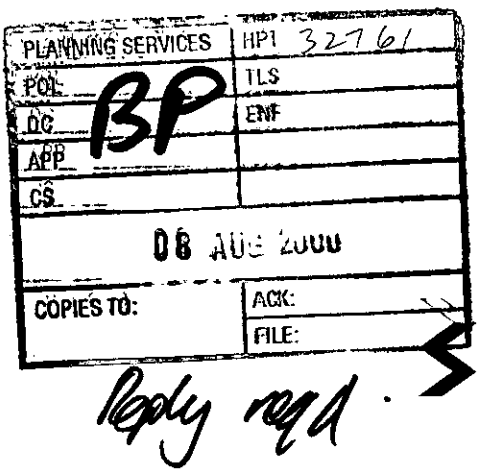
MARK SITCH
Associate



cc. T. Callaghan, Esq. - Team Leader, Highways Development Control
C. Billington, Esq. - Slough Estates Plc

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

rec'd by BP
23.10.00



Barton Willmore
Planning

S Lewis Esq
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire

9508/A3/MXS/GJC
3 August 2000

Dear Simon

FISHPONDS CLOSE, WOKINGHAM
PLANNING PERMISSION F/2000/0568 - CONDITION 11

Please find attached a revised Travel Plan pursuant to Condition 11 attached to Planning Permission F/2000/0568, which incorporates Tom Callaghan's comments of 17 July. Could you please confirm in writing that this condition has now been discharged.

If, however, you require any further information please do not hesitate to contact me.

Yours sincerely

Mark Sitch.

MARK SITCH
Associate

cc T Callaghan Esq Team Leader Highways Development Control

FISHPONDS CLOSE, WOKINGHAM - TRAVEL PLAN

This Green Travel Plan has been prepared pursuant to Condition 11 of Planning Permission F/2000/0568 dated 18 May 2000. Regard has been given to the scale and nature of the permitted floorspace, including the existing public transport infrastructure in the area, in the production of this Plan.

To ensure a consistent approach is in place at the time of occupation, Slough Estates Plc will ensure future tenants are encouraged to promote the use of alternative modes of transport other than the private car by agreeing to adopt the following code of practice which will be included within the Health and Safety file prepared for each building within the development. This arrangement will ensure that the Plan will be passed on to subsequent occupiers thereby ensuring the Plan is carried forward by initial and subsequent occupiers.

Slough Estates Plc as landlord, and each of the occupiers of the buildings permitted under Planning Permission F/2000/0568, will promote a code of practice to encourage employees to reduce their dependence on the private car and utilise other modes of transport, such as public transport, cycling, walking and car sharing.

Aim to reduce staff car journeys by 15% (from base surveys) over the first five years from the date the permitted floorspace is first occupied, together with a further 10% reduction over the subsequent 3 years.

These measures relate to:

- A commitment (through a Section 106 Agreement) by Slough Estates Plc to contribute the sum of £12,500 to the highway authority or other third party, to be spent on infrastructure improvements near to the site. This area is defined as the Molly Millars Lane corridor, and includes Fishponds Road (as shown on attached plan).

- Each occupier will be required within six months of occupation of the building(s) to appoint a travel co-ordinator whose responsibility it will be to carry out and regularly update a staff travel survey to manage and implement the tenants individual Plan.

- The provision of 8 secure cycle parking spaces on the site as a whole, which are to be kept free of obstruction and available at all times. The co-ordinator will be responsible for encouraging greater cycle use amongst its employees.

- The co-ordinator will identify opportunities for increased car sharing from the staff travel survey and seek to encourage an increase in shared use through company (i.e. the tenants) incentives, where available.

- Each tenant will be encouraged to assist staff in the purchase of cycles and related equipment in lieu of their use of private cars for journeys to work.

- The co-ordinator will monitor the provision of public transport, including rail, near to the site and will ensure that staff are kept informed of the availability of public transport, its routeing, links and timing and, where applicable, make available loans for public

transport season tickets. Tenants will be encouraged to provide public transport information in staff induction packs and to inform visitors to the site, where applicable.

- To encourage staggered working hours, if found practicable.

End

31-07-00

(RING ONE)

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

App No. F/2000/0568 (Planaps) / (Ludhouse) Date Rec. 3.8.00

Location: FISHPONDS CLOSE, WOKINGHAM

Parish WOKINGHAM

Applicant:

Description of attached plans Details of Travel Plan pursuant to condition 11 on p.p. F/2000/0568

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ✓
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2000/0568 (Planaps) / (Ludhouse) Date Rec. 3.8.00

Location: FISHPONDS Close, WOKINGHAM.

Parish WOKINGHAM

Applicant:

Description of attached plans Details of Travel Plan pursuant to condition 11 on p.p. F/2000/0568

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.gov.uk
Date. 21 August, 2000
My ref. SL/F/2000/0568
Your ref.

Ms.S.Bedford
Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
RG31 7BW

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 Ms Bedford

PLANNING PERMISSION REF. F/2000/0568
LAND AT FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM

I am writing to confirm that the details submitted showing the proposed slab levels of the building, accommodation of site operative construction vehicles, and the protection measures preventing the deposit of mud and other debris on the public highway are considered to be acceptable and comply with the requirements of conditions nos.6, 7 and 8 respectively of permission ref. F/2000/0568. Therefore these conditions can be discharged.

Yours sincerely

SIMON LEWIS
Senior Planning Officer

Tel. 0118 974 6454 (Direct Line)
E-mail: Simon.Lewis@wokingham.gov.uk
Date. 18 July, 2000
My ref. BC/DC/2000/0568

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

Slough Estates Plc
c/o Langley Hall Associates
Royal Station Road
Twyford
Berkshire

Dear Sirs

PLANNING PERMISSION 2000/0568
SITE: LAND AT FISHPONDS CLOSE, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/0568 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

S. Lewis

Simon Lewis
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0568	SL
BUILDING CONTROL NUMBER.	BP 2000/0833 Part	
~~APPLICANT~~/AGENT	Langley Hall Associates	
ADDRESS OF SITE	Units 1-3 Fishponds Close WOKINGHAM.	
DESCRIPTION OF PROPOSED WORK	3 industrial warehouses with ancillary first floor offices	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1465-01 E	1465-01 E
ELEVATIONS	1465-04 B	1465-04
FLOOR PLANS	1465-01 E 1465-03 E.	1465-01 E

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	18/5/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	18/5/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

PLANNING SERVICES	[illegible]
POL	[illegible]
DC	[illegible]
APP	
CS	
05 JUL 2000	
COPIES TO:	ACK:
	FILE:

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 4th July 2000

Your ref. DD/01/06/2000/DH

My ref. TC/P15[20451]

Ms D Dennis
Slough Estates plc
Development Division
234 Bath Road
Slough
SL1 4EE

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

Dear Ms, Dennis,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

I refer to your letter dated 1st June 2000, and apologise for my delay in replying.

As you are aware, the visibility splays as set out on your plan 1465-01 Rev E have now been superseded. I understand from the Planning Officer, Simon Lewis, that further plans will be submitted showing amended visibility splays which can be easily achieved on land within your control, without adversely affecting your landscaping proposals.

If you require any further assistance, please contact me on the above telephone number

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

cc. Simon Lewis – Senior Planning Officer

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

PLANNING SE... ...T
POL
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COPIES TO: ACK:
FILE:

Barton Willmore
Planning

S. Lewis, Esq.,
Environmental Services Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

BY FAX AND POST
0118 974 6484

9508/A3/MXS/JEN

13th June, 2000

Dear Mr. Lewis,

FISHPONDS CLOSE, WOKINGHAM
DRAFT PLANNING PERMISSION F/2000/0568

I refer to our telephone conversation of 12th June, 2000, in respect of the draft planning permission re-issued on 7th June and comment as follows.

Condition 10

Slough Estates plc have met with Tom Callaghan of your office in relation to the requirements of draft Condition 10 (visibility splays). The outcome of these discussions are expected shortly.

Condition 12 (new)

You have confirmed that this condition relates to hours of construction only and that the draft condition will be amended accordingly.

Slough Estates object to the hours of construction proposed on the grounds that the condition is unnecessary and overly restrictive. The application site is surrounded on all sides by industrial or retail premises and as such there are no residential properties adjoining the site. The nearest residential property measuring from the back edge of the application site is over 50m to the north and is itself screened by Computer Recognition Systems Ltd. and Bedding 2000 Superstore. In addition, to the west lies CTL Cole Tubes' premises. PPG24's daytime hours are 07.00 - 23.00.

Certificate No. FS 25657

Slough Estates plc are willing to accept the following amended condition and reason:
"12. No **construction** work of any sort shall take place other than between the hours of **07.00** and **19.00** Mondays to Fridays and **07.30** to **13.30** Saturdays and no work shall take place on Sundays or Bank Holidays."

Reason 12

"To safeguard the amenities of the general locality."

You have confirmed you propose to discuss this matter with your Development Control Manager. If you require any further information please contact me.

Yours sincerely,

J. Nicholls

MARK SITCH
Associate

cc: Ms. D. Dennis - Slough Estates plc

Application No. **Received** **Wokingham**
F/2000/0568 **10.02.2000**

Applicant : **Slough Estates PLC**
Location : **Land at Fishponds Close, Molly Millars Lane, Wokingham**
Proposal : **Proposed erection of 3 units for B1 (a-c), B2 and B8 use with Associated car parking and landscaping**

1. **Planning History** – The existing building has been vacant since 1991 but was formerly used for B1, B2 and B8 purposes. A temporary planning permission was granted in July 1992 for an indoor karting facility, which was never implemented.

2. **Proposal** – The existing building would be replaced by a new building which would provide 1,945 sq.metres of B1 (a-c), B2 and B8 floorspace. This is a reduction of 278 sq.metres in comparison to the existing building. The new building would provide 3 units with a small section of first floor office accommodation in each one, but would still maintain a relatively low height of 7.6 metres. The layout plan shows parking provision for 38 cars and 3 lorries. Vehicular access to the site would be to the front of the site via the existing, and through a new access created to the rear.

   The existing premises provide 424.06 sq.m of Class B1(a) and 1798.94 sq.m of Class B1(c), B2 and B8 floorspace. The proposed development would provide 395 sq.m Class B1(a) and 1550 sq.m of Class B1(c), B2 and B8 floorspace.

3. **Consultations** -
   - ***Environmental Design*** – no objection to the proposal subject to condition
   - ***Policy and Plans*** – no objection
   - ***Highway Authority*** – no objection subject to condition
   - ***Wokingham Town Council*** – no objections
   - ***One local resident*** – concerned with the fire risk due to the close proximity of the petroleum depot.

4. **Appraisal** – Main issues are:

   A. Principle of Development (Berkshire Structure Plan Policies OS1, BU1 and BU2; South East Area Local Plan Policy SE1 and SPS1; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS1 and WEM2)

   B. Highway Issues (Berkshire Structure Plan LD5; South East Area Local Plan Policies ST5 and ST6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3, WT1, WT2 and WT7)

   C. Impact on Surrounding Area (South East Area Local Plan Policy SBE2; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS3 and WOS7)

D. Service, Amenity and Infrastructure Requirements (Berkshire Structure Plan Policy LD6; Wokingham District Local Plan (Deposit Draft) Proposed Amendments to 1999 Policies WOS4, WH7 and WR7)

E. Concerns of the Parish Council and local residents

A. Principle of Development

As the proposal is for redevelopment it needs to be considered against policies BU1 and BU2 of the Berkshire Structure Plan 1991-2006. The plan makes no provision for additional employment development as employment commitments are expected to last at least to 2008 and takes a cautious approach to development. However, it allows for local considerations to be taken into account and proposals should be considered on a case by case basis to see how far they are meeting these local needs. The Structure Plan seeks to maintain diversity in the local economy.

The proposed uses for the new building would provide a variety of employment opportunities and could be said to meet local needs, particularly providing for those who are less skilled and most likely to be unemployed. The Third Structure Plan Monitoring Report (March 1999) indicates that there is a growing mismatch between the number of people available for work and the number of jobs (more jobs than people), currently there is less than 1.2% unemployment in the District. In addition to this 90% of all employment planning permissions are for B1 office use.

There is concern that the availability of manufacturing and warehouse/distribution floorspace is becoming less and less, yet there still appears to be local demand for this. Policy BU1 sets out four criteria, one of which the development proposal needs to fulfil. In this instance the proposal is considered to be acceptable because it complies with at least two of the criteria listed in the policy, (iii) and (iv). This is because the proposed redevelopment will provide B2 and B8 floorspace, which would help meet "the needs of existing firms in Berkshire" or "meet the need for a particular type of business, which would serve the local economy".

The proposal is also considered to comply with Policy BU2 of the Structure Plan, as it would provide industrial, distribution and storage (B8) units.

The application site is located within the Molly Millars Industrial Estate in an area designated for B2-B8 uses within the Recognised Employment Area as stated in Policy SE1 of the South East Area Local Plan. This policy seeks to limit employment development to a maximum of 300 m2 of new floorspace under criterion D due to an over commitment to such uses. However, this element of the policy has been superseded by policies BU1 and BU2 of the Structure Plan. The proposal is considered to comply with the other requirements of this policy.

The site lies within a Core Employment Area and therefore needs to comply with the requirements of Policy WEM2 of the Wokingham District Local Plan

(Deposit Draft). This policy refers back to Policy BU1 of the Structure and it is considered on this basis that the proposal would comply with the requirements of Policy WEM2.

The applicant wishes to maintain maximum flexibility in the range of permitted uses and floorspace associated with this proposal which can be passed on to prospective occupiers. For example, the opportunity would exist if required, to create additional Class B1(a) floorspace, up to a maximum of threshold of 635 sq.m of the total floorspace, without the need for a separate planning permission. If this maximum level of Class B1(a) were to used it would still only represent an ancillary use to the main use of each unit, which would be for Class B1(b-c), B2 and B8. The figure of 635 sq.m comes from the proposed first floor created in each unit by mezzanine floor plus the area directly beneath. This could be controlled by condition.

B. Highway Issues

The Highways Authority does not consider that the traffic generation resulting from the redevelopment will amount to a significant level in comparison to the potential of the buildings existing use. However, the additional vehicular movements to and from the site are considered by the Highway Authority to require a financial contribution from the applicants towards the planned highway improvements to the whole estate.

C. Impact on Surrounding Area

The proposed new building is contained well within the site and surrounded by the other. In addition the site is located well away from any neighbouring residential properties and would not therefore cause any harm to the amenities of the residents. The additional pressure on the existing highway infrastructure as mentioned previously is not considered to be significant and would not cause any additional detriment to traffic congestion, subject to the applicant making a financial contribution towards the planned highway improvements to the whole estate.

D. Service, Amenity and Infrastructure Requirements

If the proposed development was considered acceptable in principle, Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) states that proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in planning guideline A9 which has been adopted as Supplementary Planning Guidance. Circular 1/97 requires that planning obligations meet a number of criteria, including being directly related to the development. A financial contribution of £12,500 has been offered by the applicants towards highway infrastructure improvements proposed on the whole estate, which the Highway Authority considers, is acceptable.

E. The Concerns of the Parish Council and Local Residents

The concerns of the local resident have been noted, however it is anticipated that these will be considered as part of any building regulation application.

5. **Conclusion** - The proposed redevelopment of the site would provide additional employment opportunities to the local area through a mix of uses on the site. It would not give rise to a high level of traffic generation and would not therefore be harmful to the existing highway infrastructure. In addition adequate financial contributions towards improving the local infrastructure has been offered by the applicant.

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

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

2. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc.

3. 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.

4. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

5. Notwithstanding the provisions of Schedule 2, Part 3, Class B of the Town and Country Planning (General Permitted Development) Order 1995, there shall be no change of use from the following amounts 395 sq.m of B1(a) and B1(b-c), B2 and B8 1550 sq.m, which would lead to the provision of more than the amounts (either individually or cumulatively) as set out below for purposes in Class B1(a) of the Town and Country Planning (Use Classes) Order 1987, unless agreed in writing by the Local Planning Authority to vary the amount. Unit 1 – 261 sq.m; Unit 2 186 sq.m; and, Unit 3 – 188 sq.m (total 635 sq.m)

6. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.

7. 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.

8. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris 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.

REASONS

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

2. In the interests of visual amenity.

3. To ensure a satisfactory external appearance.

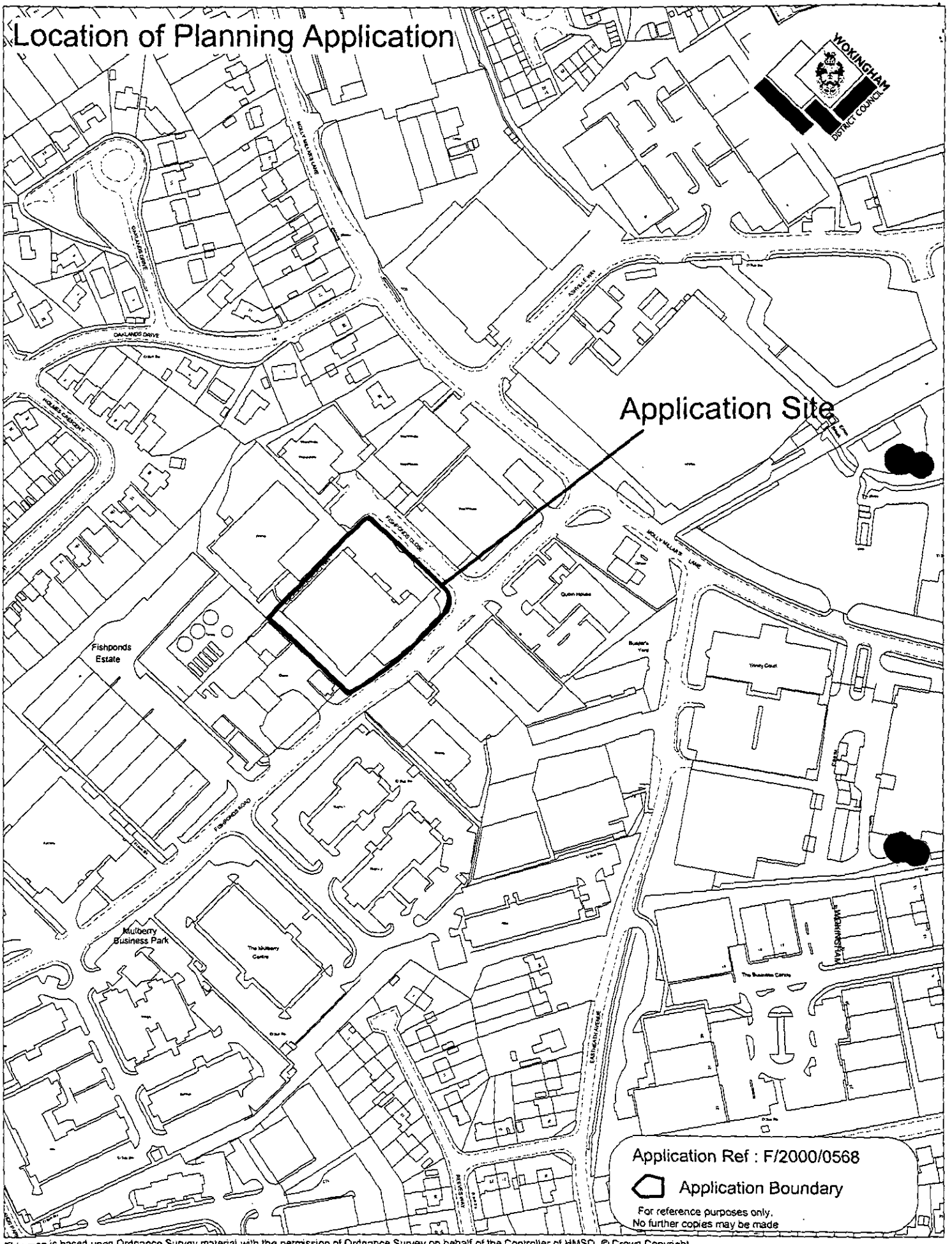
4. In the interests of visual amenity.

5. For the avoidance of doubt.

6. To safeguard the amenities of neighbouring residents and the locality.

7 & 8. In the interests of highway safety.

Simon Lewis



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

Scale: 1 : 2500

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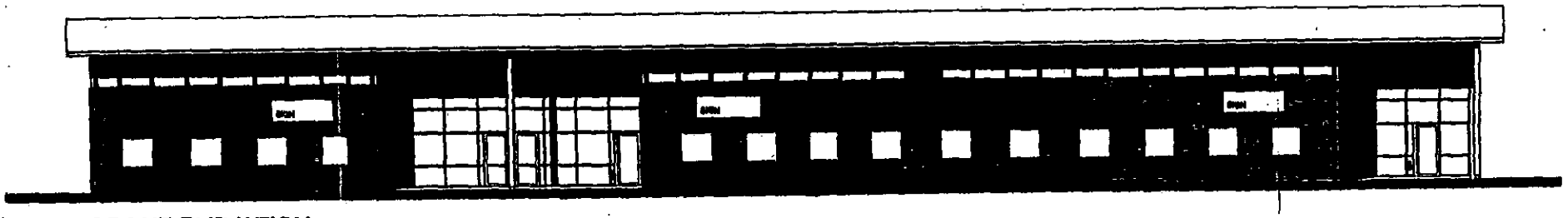
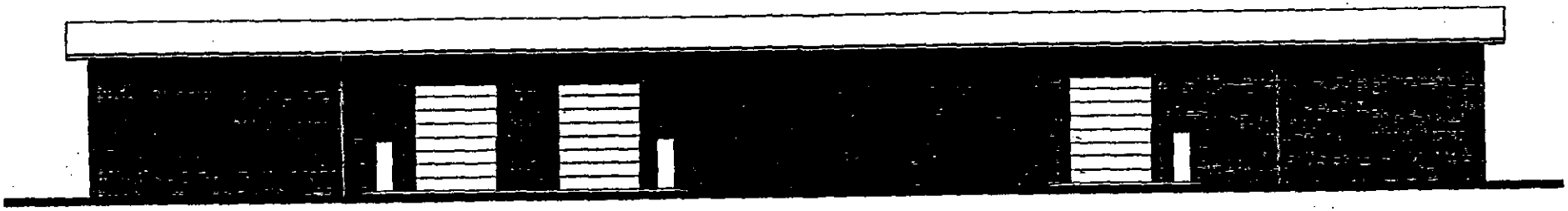
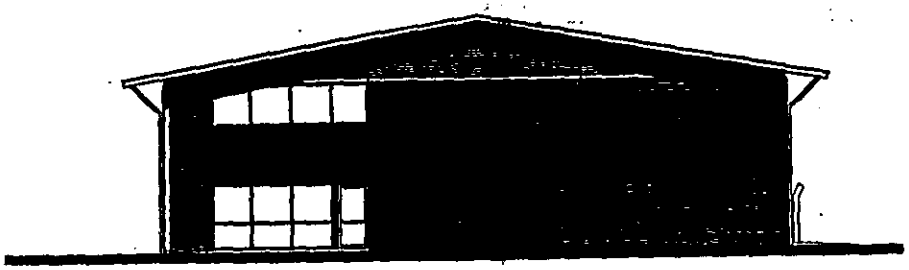


FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION - FACING FISHPONDS CLOSE



SIDE ELEVATION

10 FEB 2000 0568

MATERIALS:

PROPOSED REDEVELOPMENT

FISHPONDS CLOSE

ELEVATIONS

Date 28/11/99 Drawn GHL

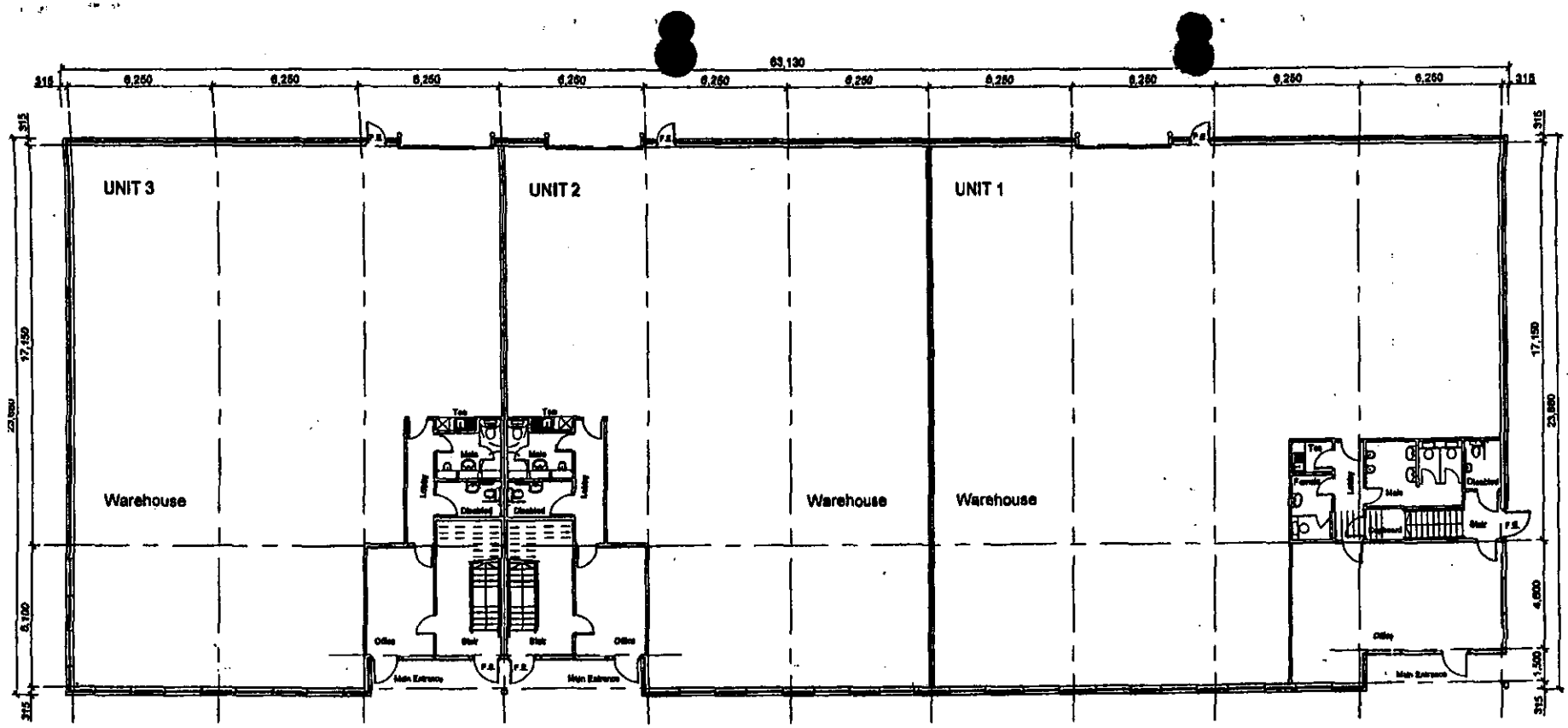
Scale 1:100 Checked

Royal Station Court
Twyford Reading
Berkshire RG10 9NF

LANGLEY HALL ASSOCIATES LTD

Tel: 0118 932 0960
Fax: 0118 932 0961

Dwg no. 1485-04



GROUND FLOOR

FIRST FLOOR

Key:

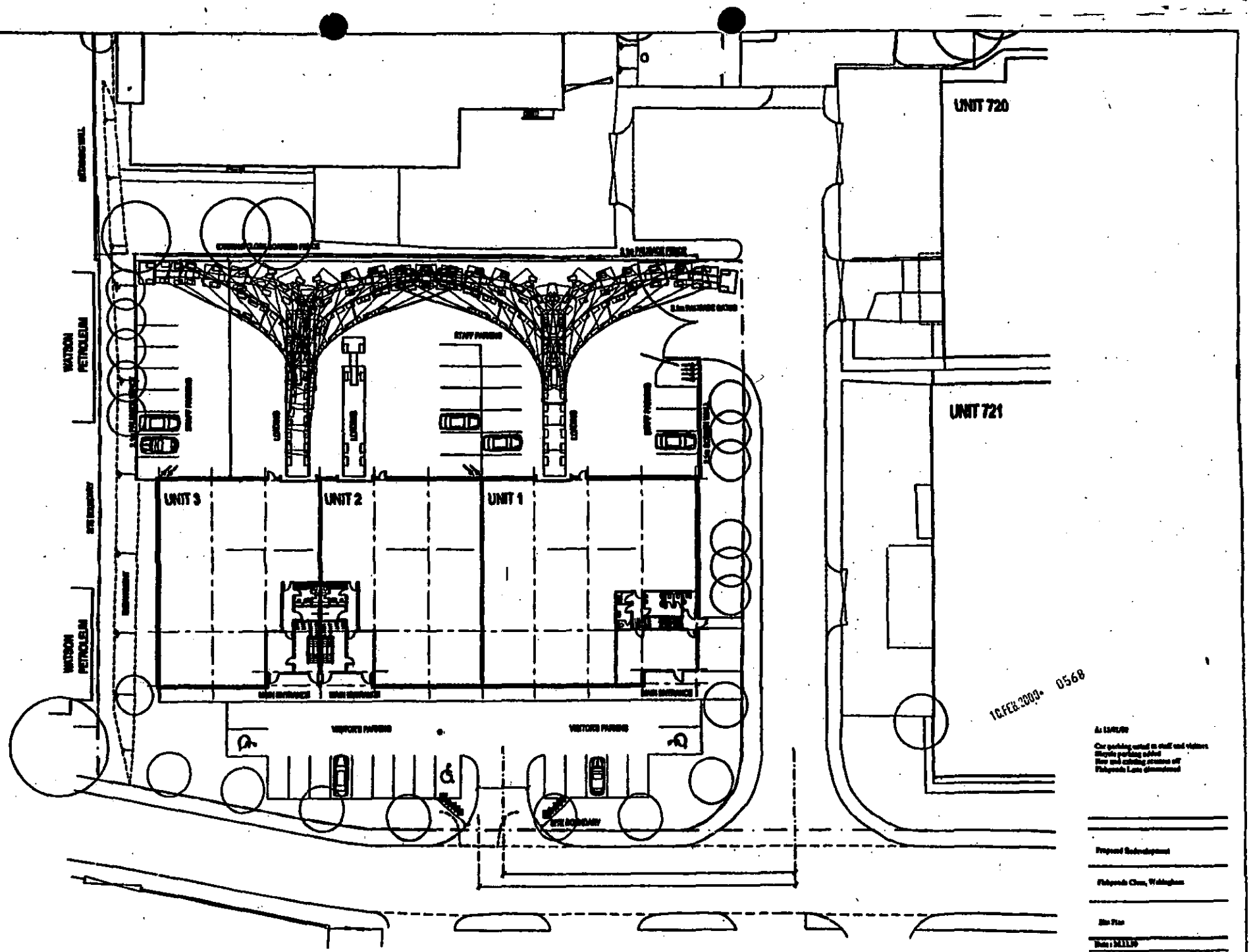
32% Office Content

PROPOSED REDEVELOPMENT

FISHPONDS CLOSE

FLOOR PLANS

LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0660
Fax: 0118 932 0661


UNIT 720
UNIT 721
UNIT 3
UNIT 2
UNIT 1
WATSON PETROLEUM
WATSON PETROLEUM
VISITORS PARKING
VISITORS PARKING
16 FEB 2009
0568

Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.gov.uk
Date. 3 July, 2000
My ref. SL/F/2000/0568
Your ref.

Mr M.Sitch
Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
RG31 7BW

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 Sitch

PLANNING PERMISSION REF. F/2000/0568
LAND AT FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM

I am writing to confirm that the proposed materials for the building and the details of the hard and soft landscaping shown on drawing no.1465/1026/01/B are considered to be acceptable and comply with the requirements of conditions nos. 2 and 3 of permission ref. F/2000/0568. Therefore, both of these conditions can be discharged.

Yours sincerely

SIMON LEWIS
Senior Planning Officer

cc. Davena Dennis, Slough Estates

3/890

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 July 2000
My ref. JM/SB/F/2000/0568
Your ref. 9508/A3/SB/MR

Ms Susanna Bedford
Planner
The Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berkshire RG31 7BW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Ms Bedford

FISHPONDS CLOSE, WOKINGHAM
DRAFT PLANNING PERMISSION F/2000/0568

Thank you for your letter of 17 July regarding the above.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SBayden

pp JOHN MITCHELL
Development Control Manager

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	31890
18 JUL 2000	
COPIES TO:	ACK: 18.7.00
	FILE:

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

REPLY REQUIRED 1/8

Barton Willmore
Planning

J. Mitchell, Esq
Development Control Manager,
Environmental Services Department,
Wokingham District Council,
Civic Offices, Shute End,
Wokingham, Berkshire
RG40 1BN

9508/A3/SB/MR

17th July 2000

Dear Mr. Mitchell,

FISHPONDS CLOSE, WOKINGHAM
DRAFT PLANNING PERMISSION F12000/0568

Further to our telephone conversation on Friday I would like to request that you confirm, in writing, your acceptance of our proposed amendment to draft condition 12.

The amendment (as of Mark Sitch's letter to J. Lewis of 13th June 2000) states:

> Slough Estates plc are willing to accept the following amended condition and reason:
> "12. No ***construction*** work of any sort shall take place other than between the hours of **07.00** and **19.00** Mondays to Fridays and **07.30** to **13.30** Saturdays and no work shall take place on Sundays or Bank Holidays."
>
> **Reason 12**
>
> "To safeguard the amenities of the general locality".

I look forward to hearing from you.

Yours faithfully,

SUSANNA BEDFORD
Planner

cc: Ms. D. Dennis - Slough Estates

Certificate No. FS 29697

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 29 June 2000
My ref. JM/SB/F/2000/0568
Your ref. 9508/A3/MXS/JEN

3/158

Mr M Sitch
The Barton Willmore Planning Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berkshire RG31 7BW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Sitch

FISHPONDS CLOSE, WOKINGHAM
DRAFT PLANNING PERMISSION F/2000/0568

Thank you for your letter of 28 June regarding the above.

I am looking into this matter and will come back to you with a full reply as soon as possible.

Yours sincerely

SB

pp JOHN MITCHELL
Development Control Manager

PLANNING SERVICES DEPT
POL
DC
PP
CS
B/1158
29 JUN 2000
COPIES TO:
ACK: 29/6/00 SB
FILE:

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

REPLY REQUIRED
13/7

J. Mitchell, Esq.,
Development Control Manager,
Environmental Services Department,
Wokingham District Council,
Civic Offices, Shute End,
Wokingham,
Berkshire. RG40 1BN

BY FAX AND POST
0118 974 6484

9508/A3/MXS/JEN

28th June, 2000

Dear Mr. Mitchell,

FISHPONDS CLOSE, WOKINGHAM
DRAFT PLANNING PERMISSION F/2000/0568

I write on behalf of my clients, Slough Estates plc, to confirm their concern at the proposed imposition of draft Condition 12, which deals with hours of construction. I attach my letter to Simon Lewis of your office for your information.

My clients are willing in principle to accept a condition restricting the hours of construction (as proposed in my letter of 13th June), although consider the imposition of a 'standard' condition cannot be reasonably applied in this instance. The application site is within the Molly Millars Lane industrial area and surrounded on all four sides by employment premises. The nearest residential property from the back edge of the application site is over 50m to the north and is itself screened by Computer Recognition Systems Ltd. The site can be distinguished from both the Countryside Properties/District Estates Ltd. and Salmon Development Plc application sites, which were also presented to the Development Control Sub-Committee on 26th April, 2000. In respect of the Slough Estates' application, Members ask for the imposition of a condition in construction hours, although did not specify the specific hours to be imposed.

Draft Condition 12 imposes a burden on my clients which is both unreasonable and unwarranted.

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Roger Turnbull, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

I will contact you to discuss this matter further.

Yours sincerely,

MARK SITCH
Associate

Enclosure.

cc: Ms. D. Dennis - Slough Estates plc

S. Lewis, Esq.,
Environmental Services Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berkshire. RG40 1BN

BY FAX AND POST
0118 974 6484

9508/A3/MXS/JEN

13th June, 2000

Dear Mr. Lewis,

FISHPONDS CLOSE, WOKINGHAM
DRAFT PLANNING PERMISSION F/2000/0568

I refer to our telephone conversation of 12th June, 2000, in respect of the draft planning permission re-issued on 7th June and comment as follows.

Condition 10

Slough Estates plc have met with Tom Callaghan of your office in relation to the requirements of draft Condition 10 (visibility splays). The outcome of these discussions are expected shortly.

Condition 12 (new)

You have confirmed that this condition relates to hours of construction only and that the draft condition will be amended accordingly.

Slough Estates object to the hours of construction proposed on the grounds that the condition is unnecessary and overly restrictive. The application site is surrounded on all sides by industrial or retail premises and as such there are no residential properties adjoining the site. The nearest residential property measuring from the back edge of the application site is over 50m to the north and is itself screened by Computer Recognition Systems Ltd. and Bedding 2000 Superstore. In addition, to the west lies CTL Cole Tubes' premises. PPG24's daytime hours are 07.00 - 23.00.

Slough Estates plc are willing to accept the following amended condition and reason:
"12. No **construction** work of any sort shall take place other than between the hours of **07.00** and **19.00** Mondays to Fridays and **07.30** to **13.30** Saturdays and no work shall take place on Sundays or Bank Holidays."

Reason 12

"To safeguard the amenities of the general locality."

You have confirmed you propose to discuss this matter with your Development Control Manager. If you require any further information please contact me.

Yours sincerely,

MARK SITCH
Associate

cc: Ms. D. Dennis - Slough Estates plc

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 29 June 2000

Location:	Fishpond Close, Wokingham
Proposal:	BUSINESS UNITS
Application Number:	F/2000/0568

In response to your informal consultation dated 27 June 2000 for the above application, the landscape comments are as follows:

The outline landscape proposals as shown on drawing no. 1465/1026/01/B are acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

SLOUGH ESTATES

PLANNING SERVICES	30409
POL	
DC	
APP	
CS	
08 JUN 2000	
COPIES TO:	ACK:
	FILE:

Slough Estates plc
Development Division
234 Bath Road
Slough SL1 4EE
Telephone 01753 537171
Facsimile 01753 672663

7 June 2000

DD/07/06/2000/DH

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

Dear Simon

Wokingham: Fishponds Close – Planning Application No: F/2000/0568

I refer to the draft decision notice dated the 18th May 2000 and associated planning conditions in respect of the above development. Please find attached 2 copies of the following drawings which identify details of both hard and soft landscape works as well as existing and proposed services information:

1. Soft landscape plan drawing no 1465/1026/01 revision B.

2. Proposed finished levels drawing no 99M05/102.

3. Means of enclosure, car parking layout, access and circulation areas drawing no 1465-02 revision B.

4. Hard surfacing materials drawing no 1465-02 revision B.

5. Proposed and existing functional services above and below ground drawing no W0029/E/01 revision A.

SLOUGH ESTATES

I trust that these plans provide sufficient detail to enable condition no 2 to be discharged once the formal decision notice has been issued. I look forward to receiving your written confirmation in due course.

Yours sincerely

DAVENA DENNIS
Senior Development Surveyor
e-mail: davenad@sloughestates.co.uk

cc. Mark Sich, Barton Willmore – letter only
Jo Hepden (Archives, Slough Estates) – with plans

ADDITIONAL INFORMATION

① Amendment to the recommendation on page 1731 to reflect the financial contributions agreed in Section D on the previous page of the report.

" Revised recommendation to read :—
To GRANT planning permission subject to the signing of a S106 agreement to provide contributions of £12,500 towards highway ~~improvements~~ infrastructure improvements and the following conditions :—

② 3 additional conditions 9 - 11 re highways which has been circulated to Members.

ADDITIONAL HIGHWAY CONDITIONS FOR F/2000/0568
LAND AT FISHPONDS CLOSE, WOKINGHAM

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

10. Before the development hereby permitted is commenced, the vehicular access proposed from Fishponds Road shall be formed and provided with visibility splays of 2.4m x 90m and the vehicular access proposed from Fishponds Close shall be formed and provided with visibility splays of 2.4m x 60m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

11. Prior to the development being occupied, details of a Green Travel Plan shall be submitted to and approved by the Local Planning Authority and shall include a programme of implementation and measures to encourage employees to travel to and from the site by alternative forms of transport other than the private car.

Reasons

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

10. In the interests of highway safety and convenience

11. In order to encourage the use of alternative forms of transport.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/0568

To: Simon Lewis, Senior Planning Officer

Your Ref: F/2000/0568

Date: 12th April 2000

PLANNING APPLICATION F/2000/0568
PLANNING APPLICATION FOR THE ERECTION OF 3 UNITS FOR B1 (a-c), B2 AND B8 USE WITH ASSOCIATED CAR PARKING AND LANDSCAPING.

I have no objection to the proposed redevelopment subject to conditions restricting the amount of ancillary office floor space to that being applied for and the applicant entering into a legal agreement to secure a financial contribution of £12,500 (as agreed with Mark Sitch) towards local sustainable transport initiatives and/or local traffic management/safety schemes.

Recommended conditions

1. SC 24 : Parking/turning – amended to included cycle parking

2. SC 29 (access onto Fishponds Road) : Insert 2.4 x 90 metres

   (access onto Fishponds Close) : Insert 2.4 x 60 metres

3. Prior to the development being occupied, details of a Green Travel Plan shall be submitted to and approved by the LPA and shall include a programme of implementation and measures to encourage employees to travel to and from the site by alternative forms of transport other than the private car.

4. SC 33 : Construction Vehicles

5. SC 34 Precaution against mud on road

Many thanks

Tom Callaghan

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot
Reading, RG31 7BW
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

PLANNING SERVICES	HPT
POL SL	TLS
DC	ENF
APP	
CS	
13 APR 2000	
COPIES TO:	ACK:
	FILE:

T Callaghan, Esq.,
Highways Development Control,
Wokingham District Council,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks RG40 1WR

WITHOUT PREJUDICE

BY FAX AND POST
0118 974 6484

9508/A3/MXS/SLH

11th April 2000

Dear Mr. Callaghan,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

I refer to my letter of 21st March 2000 and our recent telephone conversation and confirm Slough Estate's without prejudice offer to contribute the sum of £12,500 (index linked for 5 years) to be spent on the installation of new bus shelters and/or improved signage/customer information in the area or towards identified improvements to bus provision near to the site. The offer is made on the basis of the planning application being determined by Committee on 26th April 2000 and the early completion of the Section 106 Agreement. We have agreed that Slough Estates Plc's solicitors will prepare the draft Agreement for your Council's legal officer's consideration

If you require any further information please contact me.

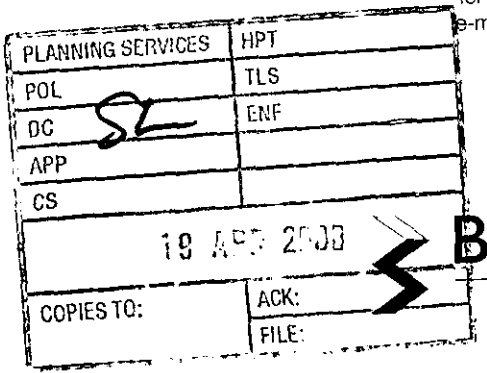
Yours sincerely,

MARK SITCH
Associate

cc S Lewis, Esq., Senior Planning Officer, Wokingham District Council

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services
Contact: [illegible]
[illegible]

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

With our compliments

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

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The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

T. Callaghan, Esq.,
Highways Development Control,
Wokingham District Council,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

WITHOUT PREJUDICE

BY FAX AND POST
0118 974 6484

9508/A3/MXS/SLH

11th April 2000

Dear Mr. Callaghan,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

I refer to my letter of 21st March 2000 and our recent telephone conversation and confirm Slough Estate's without prejudice offer to contribute the sum of £12,500 (index linked for 5 years) to be spent on the installation of new bus shelters and/or improved signage/customer information in the area or towards identified improvements to bus provision near to the site. The offer is made on the basis of the planning application being determined by Committee on 26th April 2000 and the early completion of the Section 106 Agreement. We have agreed that Slough Estates Plc's solicitors will prepare the draft Agreement for your Council's legal officer's consideration.

If you require any further information please contact me.

Yours sincerely,

J. Nicholls

pp **MARK SITCH**
Associate

cc: S. Lewis, Esq., Senior Planning Officer, Wokingham District Council

Certificate No. FS 29607

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

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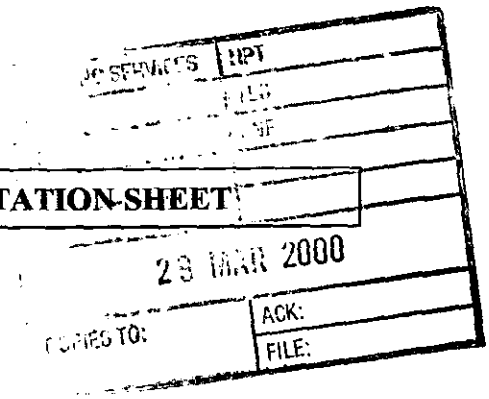
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Simon Lewis

Application Number: F/2000/0568

Proposal: Proposed erection of three units for B1 (a-c) B2 and B8 use with associated car parking and landscaping

Site Address: Land at Fishponds Close, Wokingham

Applicant: Slough Estates plc c/o Barton Wilmore Planning Partnership (Mark Sitch)

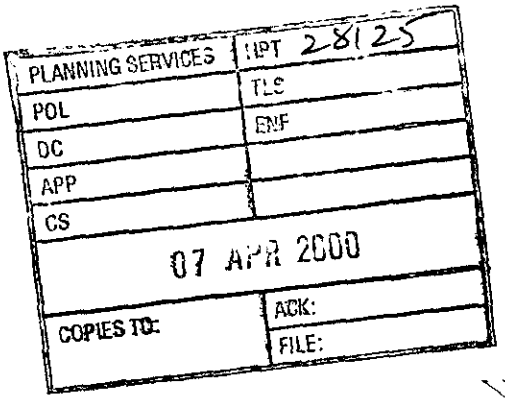
Your observations are required in respect of this application by **13/03/2000**

Observations:

No objections

SIGNED: _____ **DATE: 20 March 2000**

CLERK TO WOKINGHAM TOWN COUNCIL



The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

S. Lewis, Esq
Environmental Services Department,
Wokingham District Council
Civic Offices,
Shute End,
Wokingham, Berkshire
RG40 1BN

BY FAX AND POST
FAX NO: 0118 978 9078

9508/A3/MXS/MR
6th April 2000

Dear Mr. Lewis,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

I refer to our meeting on 3rd April 2000 and set out below a draft condition which would limit the amount of Class B1(a) floorspace permitted on site for your consideration.

> **"Notwithstanding the provisions of Schedule 2 Part 3 Class B of the Town and Country Planning (General Permitted Development) Order 1995, there shall be no change of use from the amounts specified by letter dated ?? which would lead to the provision of more than the amounts (either individually or cumulatively) in the table below for purposes in Class B1(a) of the Town and Country Planning (Use Classes) Order 1987, unless the District Planning Authority gives written consent to any variation: Unit 1 - 261m²; Unit 2 - 186m²; and, Unit 3 -188m² (total 635m²)".**

I would welcome the opportunity to discuss this with you and would ask you to contact me at this office.

Yours sincerely,

MARK SITCH
Associate

cc: Ms. D. Dennis — Slough Estates Plc
M. Sheehan, Esq — WSP

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

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: F/2000/0568

Proposal:
Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping.

Location:
Land At, , Fishponds Close, , Wokingham

This application is being advertised in the WOKINGHAM TIMES newspaper on the 16/03/2000 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)

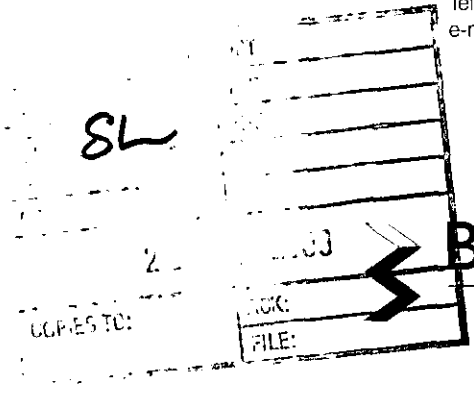
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **30/03/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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: 16/03/2000

COPY

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk



Barton Willmore
Planning

With our compliments

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

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Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

T. Callaghan, Esq.,
Highways Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1BN

BY FAX AND POST
0118 974 6484

9508/A3/MXS/JEN

21st March, 2000

Dear Mr. Callaghan,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

We refer to your faxed letter dated 16th March and in particular your request for a financial contribution to be made by Slough Estates plc. (We have also discussed this matter on the telephone.) Taking into account the like for like floorspace of the existing compared with the proposed (i.e. for a range of Class B uses, predominantly B2 and B8), the opportunity that exists to refurbish the existing building for unrestricted Class B1(a) purposes, without the need for separate planning permission and, the actual reduction in floorspace (by 278m²/2,991ft²), there can be no reasonable basis on which to require a contribution to be made. Slough Estates are concerned that the contribution now being sought by the Council was established at the last SAI Group meeting in advance of any discussion with the applicant (with a view to reaching an agreed position) on the trip rates associated with the proposal and how these would be applied.

The existence of a green travel plan can further reduce vehicle movements associated with the site. Slough Estates recognise that enhanced public transport facilities could assist in the operation of a green travel plan and (whilst not considered to be directly attributed to the proposal) in accordance with the guidance set out in Circular 1/97, confirm that willingness to contribute the sum of £6,000 (index-linked, over five years). (This could be spent on the installation of new bus shelters and/or improved signage/customer information in the area or towards identified improvements to bus provision near to the site).

Certificate No. FS 29637

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

As requested at our last meeting, we have now tracked a large fixed axle vehicle and confirm that this type of service vehicle can be accommodated within the service yard.

Please call me to discuss the above and/or, if you consider a further meeting would be helpful please advise. Your early response would be appreciated.

Yours sincerely,

MARK SITCH
Associate

cc: S. Lewis - Wokingham District Council
Ms. D. Denis - Slough Estates plc

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot
Reading, RG31 7BW
Tel 0118 943 0000 Fax 0118 943 0001
e-mail planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

T. Callaghan, Esq.,
Highways Department,
Wokingham District Council,
Civic Offices,
Shute End,
Wokingham,
Berks RG40 1BN

BY FAX AND POST
0118 974 6484

9508/A3/MXS/JEN

21st March, 2000

Dear Mr Callaghan,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

We refer to your faxed letter dated 16th March and in particular your request for a financial contribution to be made by Slough Estates plc. (We have also discussed this matter on the telephone). Taking into account the like for like floorspace of the existing compared with the proposed (i.e. for a range of Class B uses, predominantly B2 and B8), the opportunity that exists to refurbish the existing building for unrestricted Class B1(a) purposes, without the need for separate planning permission and, the actual reduction in floorspace (by 278m²/2,991ft²), there can be no reasonable basis on which to require a contribution to be made. Slough Estates are concerned that the contribution now being sought by the Council was established at the last SAI Group meeting in advance of any discussion with the applicant (with a view to reaching an agreed position) on the trip rates associated with the proposal and how these would be applied.

The existence of a green travel plan can further reduce vehicle movements associated with the site. Slough Estates recognise that enhanced public transport facilities could assist in the operation of a green travel plan and (whilst not considered to be directly attributed to the proposal) in accordance with the guidance set out in Circular 1/97, confirm that willingness to contribute the sum of £6,000 (index-linked, over five years). (This could be spent on the installation of new bus shelters and/or improved signage/customer information in the area or towards identified improvements to bus provision near to the site).

As requested at our last meeting, we have now tracked a large fixed axle vehicle and confirm that this type of service vehicle can be accommodated within the service yard.

Please call me to discuss the above and/or, if you consider a further meeting would be helpful please advise. Your early response would be appreciated.

Yours sincerely.

MARK SITCH
Associate

cc · Lewis - Wokingham District Council
Ms D Denis - Slough Estates plc

REC'D P+P 21/2

26217

REPLY REQUIRED 6.3.00

To:
Policy And Plans Section

From: Simon Lewis EG

Date: 18 February 2000

Application Number: F/2000/0568

Proposal: Proposed erection of 3 units for B1 (a-c) B2 and B8 use with associated car parking and landscaping..

Site Address:
Land At, Fishponds Close, , Wokingham.

Applicant:
Slough Estates Plc C/O Barton Wilmore Planning Partnership (Mark Sitch).

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

Falls for consideration under BSP policies BU1, BU2 + BU3 but is protected from changes of use away from B1-B8 under Policy WEM18 of WDLP.

Proposal for mixed use B1-B8 scheme falls for consideration under Policy WEM12 of WDLP. As a reduction in floorspace is proposed it is unlikely that will conflict with criterion c) pressure for housing. It will not conflict with criteria a) as it is a large unit, b) because it is outside the area of Molly Millars covered by policy WEM12 d) no loss of community or training facilities or services to support the estate as a whole.

If the site continues to be used for B2/B8 use this would be seen as a benefit.

No objection to proposal on employment policy grounds

However the ~~site~~ description of the planning application, the form and what the application is for according to the applicants letter do not tie up. It will be necessary to condition the consent to achieve the 3 units for B2/B8 use with ancillary B1/B1c. At present the ~~proposal~~ could allow all B1a ~~and~~

E J Gibbons 22/2/00 seen PP.

Simon

There is a real issue here about the way the p a form has been filled in.

I feel it should be B2 to B8 + in the other category ancillary office use.

or else all B2/B8 in no reference to office at all.

Lil

SL EDS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 MAR 2000	
COPIES TO:	ACK: ✓
	FILE:

10 b HOLMES CRESCENT.

WOKINGHAM.

BERKSHIRE.

RG41 2SD.

Your ref F/2000/0568

REF Proposed erection of 3 units at Fishponds close

Dear Chris Wood

As you no I have in the past been concerned about the fire risk around the Watson petroleum depot, please see copy of letter enclosed .
The new proposal still changes the use from C8 to B 1(a-c) B2 . However as this is a new development can they not incorporate a fire gap between the units and the protoleum depot in the form of the car park or similar.
Will you please keep me informed regarding this matter.

Yours Faithfully

Keith Button

K.C.BUTTON.
Date 09-Mar-00

10 B HOLMES CRESCENT.

WOKINGHAM.

BERKSHIRE.

RG41 2SD

Copies to Mrs B.Polnik. (Senior Planning Officer)
File 2 off

Dear Mr Humphries.(A.D.O Fire Service)

Reference PROPOSED CHANGE OF USE FROM B8 TO B1(C)
DYSONA BUILDING. FISHPONDS CLOSE.WOKINGHAM.

Our property at 10 B HOLMES CRESCENT backs on to the WATSON Petroleum depot .I am concerned regarding possible change of use from Warehouse to Light Industrial on this site next to the WATSON Petroleum depot .

Over the last few years we have had a small fire at Wokingham Plastics which is two premises away, and a large fire at Andys removals which is next door.

I would appreciate your professional advice regarding the safety aspect of this proposal to Mrs B.Polnik Wokingham planning office Shute End.

Will you please keep us informed regarding this matter.

Regards K.C.BUTTON.

Date

TO: DEVELOPMENT CONTROL
Simon Lewis

FROM: Environmental Design

DATE: 14th March 2000

Location:	Land at Fishponds Close, Wokingham
Proposal:	PROPOSED ERECTION OF 3 UNITS FOR B1 (a-c) B2 AND B8 USE WITH ASSOCIAED CAR PARKING AND LANDSCAPING
Application Number:	F/2000/05568

In response to your consultation dated 18th February 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle.

The proposed redevelopment site plan (drawing 1465-01 Rev. A) indicates a number of existing trees. The applicant should submit a detailed tree survey to BS 5837 accurately showing trees to be removed, retained, protective fence details and any proposed tree surgery works.

A detailed landscape scheme should also be submitted. All new planting should be identified separately on the plan giving full details of species name, location of each species, size of plants at time of planting and planting densities.

ROBERT PETROW
Consultant Landscape Architect

FAX MESSAGE COVERSHEET

STATUS: (Urgent, Very Urgent)

Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: 0118 974 6000
Fax: **0118 9746313**
DX 33506 WOKINGHAM

DATE: :16th March 2000
TO: :Barton Willmore Planning
ATTENTION OF: :Mark Stitch/Susanna Bedford
FROM: :Tom Callaghan
TELEPHONE NO: :0118 974 6323
FAX NO: :
NO. OF PAGES: :0
COMMENTS: : PLANNING APPLICATION F/2000/0568 LAND AT FISHPONDS CLOSE, WOKINGHAM –PROPOSED ERECTION OF 3 UNITS FOR B1 (a-c) B2 AND B8 USE WITH ASSOCIATED CAR PARKING.

I refer to our recent telephone conversation regarding the likely traffic generation of the above proposed redevelopment.

As you are aware, I have been involved in a number of similar development proposals within the Molly Millars Lane industrial area for the redevelopment of existing industrial units where the proportion of office/light industrial/warehouse is the same as existing . As you are aware, the trip rates applied to existing floor areas is significantly different to that when considering new purpose built office/light industrial accommodation. Therefore, in order to remain consistent, I have applied these trip rates to your proposal. These are as follows:-

Existing

Morning peak hour (0800-0900) - 1.45 trips /100m^2
2223m^2 (existing) x 1.45 = 32 trips
100

Proposed

Morning peak hour (0800-0900) - 2.41 trips /100m^2
1945m^2 (proposed) x 2.41 = 47 trips
100

Therefore, it can be demonstrated that the proposed redevelopment would result in a 47% increase in vehicle movements to and from the site during the am peak. I appreciate that in absolute terms this equates to 15 additional movements, however as the existing highway network leading to the site is currently over capacity, I consider that contributions towards planned highway improvements/enhanced public transport in the vicinity of the site are justified.

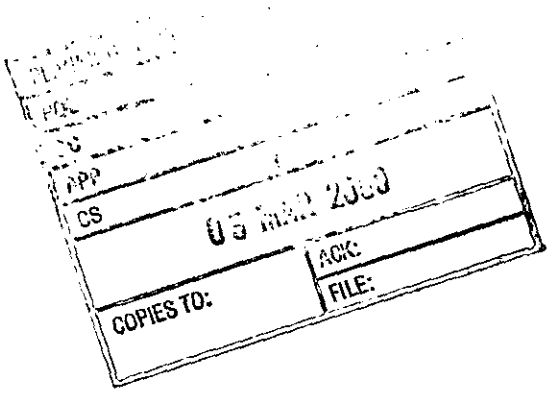
I hope this is helpful, and as discussed I consider that a formal highway recommendation could be made to the Planning Officer in time for the application to be considered at the next Development Control Sub Committee meeting on the 5th April 2000.

I look forward to hearing from you.

Tom Callaghan
Team Leader Highways Development Control.

cc Simon Lewis - Senior Planning Officer

Copy from



The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

T. Callaghan, Esq.,
Highways,
Wokingham District Council,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
Berks. RG40 1WR

BY FAX AND POST
0118 974 6484

9508/A3/MXS/SLH

2nd March 2000

Dear Mr. Callaghan,

FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
PLANNING APPLICATION F/2000/0568

I refer to our meeting this morning and set out the additional information you requested. You have indicated that you do not require the preparation of a Traffic Impact Assessment in this instance (due to the extent and distribution of the existing floorspace against that now proposed). I attach a copy of our fax of 10th February which provides a breakdown of the floorspace proposed. For the avoidance of doubt, this supersedes our letter of 9th February. The existing premises provides a total of 424.06 m² of Class B1(a) (unrestricted) and 1798.94m² of Class B1(c), B2 and B8 floorspace. This compares with the current planning application which is for:

Class B1(a) - 395 m²
Class B1(b-c), B2 and B8 - 1,550 m²
Total floorspace - 1,945 m²

As explained in the covering letter (copy attached) accompanying the planning application, Slough Estates Plc wish to maintain flexibility in the range of permitted uses and floorspace associated with this proposal. This is based on experience elsewhere and in particular is reflected in the recent lettings at Winnersh Triangle. This flexibility can then be passed on to the prospective occupiers. For instance, if required the opportunity would exist to create additional Class B1(a) floorspace, up to a maximum threshold of 635m² of the total floorspace, without the need for a separate planning permission. The level of Class B1(a) floorspace, were to be built out in full, would remain incidental to the primary use of the building, i.e. predominantly (B1(b-

c)), B2 and B8. The extent of Class B1(a) floorspace reflects the logical sub-division of the ground floor space (below the mezzanine level) as illustrated on drawing 1465-03 revision ? attached.

You propose to provide by the end of this week details of the trip rates for the mix of uses proposed and a view in highways terms of the effect of the potential uplift of Class B1(a) floorspace at the site. You have also offered to provide details of possible measures to be included in any Green Transport Plan. I will contact you to discuss these matters in greater detail on receipt of this information.

I intend to write separately to Simon Lewis setting out suggested wording for a condition which limits the extent of Class B1(a) floorspace permitted for his consideration.

Both Simon Lewis and yourself believe that the application can be considered by the SAI Group meeting on 13th March and that the 5th April Development Control Sub-Committee is realistic at this stage. In the interim, if you require any further information please contact me at this office (direct dial 0118 943 0092).

Yours sincerely,

MARK SITCH
Associate

cc: S. Lewis, Esq., Wokingham District Council
Ms. D. Dennis, Slough Estates Plc

WOKINGHAM D.C. DEVELOPMENT CONTROL

(P) PRE-APP ATTACHED (P)

VALID.

Start date: ~~27 JAN 2000~~ 10 FEB 2000

Officer: SL | Application No. F/2000/0568

Map No. 83 .. Site ... 0.47...
802.60
Easting: ..... Flood Pln .....
679 30
Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

10.FEB.2000* 0568

Description:
(F) PROPOSED ERECTION OF 3 UNITS FOR B1 (a-c), B2 & B8 USE WITH ASSOCIATED CAR PARKING AND LANDSCAPING

Location: FISHPONDS CLOSE, MOLLY MILLARS LANE

Parish: WOKINGHAM Ward: Evendons
18-2-2000

Applicant: SLOUGH ESTATES

Fee Received 4940-00 Required ..... Additional ..... Refund .....

Enforcement Section (6) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties		10 FEB 2000	
3	Forms unsigned	Cl 24 – with previous app we asked for a breakdown between B1/B2/B8	requested by phone 2/2	
4	Correct S 66 certificate			
5	Elevation plans		10 FEB 2000	
6	Floor plans	– Windows not shown on floor plans. – Need complete 1st floor plan.	2/2	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..... XX .....

Date Site Notice Sent : 18-2-2009 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: ✓ .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... Pre-app attached ✓ .....

NEIGHBOURS:

..... 10B Holmes Crescent, Wokingham .....

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

Barton Willmore
Planning

10.FEB.2000* 0568

The District Planning Officer,
Wokingham District Council,
Civic Offices,
Shute End
Wokingham
Berkshire
RG40 1BN

9508/A3/MXS/MR

25th January 2000

Dear Sir,

LAND AT FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM

We are instructed by Slough Estates Plc to submit the enclosed detailed planning application for the erection of 3 no. units for Class B1 (a-c), B2 and B8 purposes with associated car parking and landscaping at land at the junction of Fishponds Close and Fishponds Road, Molly Millars Lane, Wokingham.

Accordingly the following documentation is enclosed:

(i) six copies of planning application forms;
(ii) Ownership Certificate A and Agricultural Holdings Certificate;
(iii) six copies of site location plan at scale 1:1250;
(iv) six copies of Langley Hall Associates Limited's site plan no. 1465-01 Revision A; floor plans no. 1465-03 Revision A; and elevations no. 1465-04;
(v) a schedule of proposed floorspace;
(vi) a cheque made payable to Wokingham District Council to the sum of £4,940.

Background

The application site comprises a vacant building within the defined Molly Millars Lane core employment area. The existing building became vacant in 1991 and has been marketed for employment purposes since that time. Temporary planning permission 39545 was granted in July 1992 for an indoor karting facility but was never implemented. The site is still being marketed. There has, however, been no positive interest in the existing building, due to its age, general condition and more recently the availability of more modern floorspace in the area.

Certificate No. FS 29637

Policy Considerations

Regard has been given to the Development Plan for the area, and in particular Policy BU1 of the Berkshire Structure Plan 1991-2006 and the Council's draft Plan, which is used for development control purposes. The application proposal fully accords with the provisions of the Development Plan and the draft Plan, comprising the reuse of a longstanding vacant employment building in an identified employment area for an appropriate range of Class B uses (including Class B2 and B8) (Policies WEM2 and WEM12). The development control principles at Policy WOS3 have also been complied with.

The Application Proposal

The application proposal provides 1,945m² Class B1 (a-c), B2 and B8 floorspace, a reduction of some 278m² (2991 sq. ft). The building is envisaged at this stage to comprise three units, although Slough Estates would wish to maintain the opportunity to create two units subject to obtaining the necessary approvals for any external alterations. Each unit will be self contained.

Slough Estates confirm their willingness to accept a suitably worded condition attached to the grant of planning permission which limits the extent of Class B1(a) floorspace permitted at any one time and would welcome the opportunity to discuss this matter with you at an early stage.

The three units are considered appropriate in design and scale and with the use of materials (as shown on drawing no. 1465-04) will contribute to the streetscene. Samples of the proposed materials will be provided to the Council shortly.

Based on Slough Estates view of the present market it is desirable to maintain flexibility in the range of permitted uses and floorspace associated with this proposal. The level of car parking proposed is considered appropriate having regard to your Council's standards, the large resident population nearby and access to public transport in the area. Car parking will be complimented by the provision of secure cycle racks conveniently located for use by employees in each of the units.

The rear access gates will be kept open during the day to ensure the free flow of traffic in and out of the site, and closed at night for security.

The site enjoys vehicular access from both Fishponds Road and Fishponds Close and the principle of these access points is retained as part of the current proposals, enabling the general separation of visitor and staff parking areas. The application is for the same range of uses as existing (there is no restrictions on the amount of B1a floorspace) and with the reduction in the net floorspace, it is our view that there will be no material increase in traffic movements or implications for road safety.

Conclusion

A pre-application meeting has been held with Bhavash Vashi and Tom Callaghan of your Council and the enclosed application responds to this meeting.

The application proposal is considered to accord with both strategic and local planning policies and will not result in a material impact in highway terms. The design and scale (including building height) of the three units will compliment the general area.

We look forward to receiving your Council's approval of this application. If you require any further information please contact this office.

Yours faithfully,

MARK SITCH
Associate

9508/A3/MXS/SLH

FLOORSPACE SCHEDULE
FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM

PLANNING APPLICATION BY SLOUGH ESTATES PLC

UNIT 1*

Warehouse	500.7 sq.m.	5,390 sq.ft.
Plant Deck	27.7 sq.m.	300 sq.ft.
GF Core	93.2 sq.m.	1,005 sq.ft.
FF Office	167.8 sq.m.	1,805 sq.ft.
	789.4 sq.m.	8,500 sq.ft.

UNIT 2*

Warehouse	384.5 sq.m.	4,140 sq.ft.
Plant Deck	21.8 sq.m.	235 sq.ft.
GF Core	53.9 sq.m.	580 sq.ft.
FF Office	112.7 sq.m.	1,210 sq.ft.
	572.9 sq.m.	6,164 sq.ft.

UNIT 3*

Warehouse	392.0 sq.m.	4,220 sq.ft.
Plant Deck	21.8 sq.m.	235 sq.ft.
GF Core	53.9 sq.m.	580 sq.ft.
FF Office	114.7 sq.m.	1,235 sq.ft.
	582.4 sq.m.	6,270 sq.ft.

* Based on Site Plan 1465-01 Revision A.

The Barton Willmore Planning Partnership - Reading
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading.bartonwillmore.co.uk

10.FEB.2000* 0568

Barton Willmore
Planning

Wokingham District Council,
PO Box 157,
Council Offices,
Shute End,
Wokingham,
BERKSHIRE. RG40 1WR

10 FEB 2000

9508/A3/SB/DW

F.A.O. MRS. HURST

9th February, 2000

Dear Sirs,

ADDITIONAL INFORMATION TO ACCOMPANY SLOUGH ESTATES APPLICATION FOR LAND AT FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM

The above application was originally submitted on the 25th January and relates to the erection of 3 units for Class B1(a-c), B2 and B8 use.

Having spoken to your office 3 additional pieces of information were requested to enable this application to progress. This information is enclosed as follows:

1. In relation to question 24 on the planning application form the use class floorspace can be divided to give individual figures for B1 (a-c) and B2/B8 use. Separating B2 and B8 use is unfeasible as the units are to be marketed for "business use" which can constitute either classification.

   Therefore:

   Total B1 (a-c) floorspace = 395 sq.m.
   Total B2 and B8 floorspace = 1,550 sq.m.

   Combined total (as shown on form) 1,945 sq.m.

By Unit	B1 Floorspace sq.m.	B2 and B8 Floorspace sq.m.
Unit 1	167.8	621.6
Unit 2	112.7	460.2
Unit 3	114.7	467.7
Total	395.2	1,549.5

Certificate No. FS 29697

Town Planners • Environmental Consultants
Architects • Master Planners • Project Services

Contact: Gareth Capner, Ian Tant, Mark Sitch

A list of partners can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)

2. To meet your queries concerning information shown on the floor plan 6 copies of drawing 1465-03 Rev. B are enclosed, to be substituted for drawing 1465-03 Rev. A. This plan shows more clearly the position of the windows. The actual framing system for the ribbon windows is quite small and does not stand out against the glazing as much as the curtain wall framing to the entrance areas.

3. This plan also shows the extent of the first floor which is effectively a mezzanine level. For clarity the floor area is highlighted in yellow on the first of the 6 plans submitted with this correspondence.

If further clarification is required please do not hesitate to contact me at your earliest opportunity.

Yours sincerely,

S. Bedford

SUSANNA BEDFORD
Planner

Encs.

cc. Ms. D. Dennis - Slough Estates

10.FEB.2000* 0568

The Barton Willmore Planning Partnership-Reading
Beanshoaf Farmhouse, Bourne Close, Calcot,
Reading. RG31 7BW
Tel 0118 943 0000 Fax 0118 943 0002
e-mail: planning@reading bartonwillmore.co.uk

FACSIMILE

Barton Willmore
Planning

To	**Mrs. Hurst**	From:	**Susanna Bedford**
Company:	**Wokingham District Council**	Date:	**10/02/00**
Fax No:	**0118 9746484**	Job No:	**9508/A3**

Number of pages (including this page): **1**

Message

SLOUGH ESTATES APPLICATION FOR LAND AT FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM.

In respect of my letter of the 9th February 2000 I would like to amend the division of use class categories in relation to the floorspace given.

The division of use class should have shown a category for B1 (a) use and a second category for B1 (b & c), B2 and B8 use.

The use class floor space should have read:

Total B1 (a) floorspace = 395 sq. m
Total b1 (b &c), B2 and B8 flooorspace = 1,550 sq. m.

Combined total - 1,945 sq. m

By Unit	B1 (a) Floorspace sq. m.	B1 (b &c), B2 and B8 Floorspace sq. m.
Unit 1	167.8	621.6
Unit 2	112.7	460.2
Unit 3	114.7	467.7
Total	395.2	1,549.5

I would be grateful if you could forward this information to the relevant planning officer.

Regards

Cc. D. Dennis Slough Estates

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

10.FEB.2000* 0568

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

(a) *"Owner" means a person* having a freehold interest or leasehold interest the unexpired term of which is *not less than 7 years.*

OR

+ *See Note (a) to Certificate A*

OR

(b) *Insert description of steps* taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the *accompanying application, nobody, except the applicant, was the owner of* (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . BARTON WILLMORE PLANNING PARTNERSHIP . .

On behalf of . . SLOUGH ESTATES PLC . . . . . .

Date . . . . 25TH JANUARY 2000 . . . . . .

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

(2) ADDRESS Agil Holdings PARISH Wokingham

PLOT No. Fishponds Rd/Close ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18325	Agil	Absorption Tower	21.10.82	PD
35936	"	H. Offices - Non-Ancillary	4.7.90	3yr
39545	GO Karting Ltd	c/o/use to indoor	8.7.92	31.7.9
98/67085/F		Karting		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1) ADDRESS Agil Holdings PARISH Wokingham

PLOT No. Fishponds Rd/Close ORD. SHEET No.

BUILDER X Dysona X Sainsbury

Plan No.	Applicant	Description of Development	Date of Decision	Decision
B/F/2/67	~~Wore Plastics~~ F/14/64	O/L		C/A
B/F/8/67	/ Superseded by			
B/F/10/67		O/L Warehouse / Offices	30.8.67	C/A
B/F/5/68		" "	25.4.68	C/A
B/F/8/68 7317 x 2	For Dysona	" "	6.6.68	App C/A
B/F/9/70		Ext. of office area etc	4.6.20	~~App~~ C/A
B/F/5/71	Sainsbury	Veh. Access	8.4.71	C/A
~~[illegible]~~	~~Agil~~			C/A
B/F/22/73	Agil	C/o/use warehouse to	13.9.73	C/A
		mixing powder chemicals /		
		Boiler House / Storage Tanks		
01473	"	Storage Tanks	28.11.74	C/A
BR 7954	"	Interceptor	27.2.78	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

BR 10903 / 10795	"	New Windows	8.6.79	App C/A

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

10.FEB.2000* 0568

1.	APPLICANT'S NAME	SLOUGH ESTATES PLC
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BARTON WILLMORE PLANNING PARTNERSHIP,
	ADDRESS	(CONTACT: MARK SITCH), BEANSHEAF FARMHOUSE, BOURNE CLOSE, CALCOT, READING, BERKS.
	POST CODE	RG31 7BW PHONE 0118 943 0000
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	LAND AT FISHPONDS CLOSE, MOLLY MILLARS LANE, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 3 NO. UNITS FOR CLASS B1 (a-c), B2 AND B8 USE TOGETHER WITH ASSOCIATED CAR PARKING AND LANDSCAPING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.47
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	FREEHOLD OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	REFER TO COVERING LETTER

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.

VACANT (CEASED 1991)

12. **DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?** YES/~~NO~~ — If yes, show existing route(s) and any proposed alternatives on the plans

13. **ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?** YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. **STATE EXTERNAL MATERIALS TO BE USED.**

REFER TO ELEVATIONS PLAN NO. 1465-04

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.

REFER TO SITE PLAN NO. 1465-01
REVISION A.

16. **HOW WILL SURFACE WATER BE DISPOSED OF?**

AS EXISTING

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF?**

To existing system YES/~~NO~~

If no, please give details

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

EXISTING VEHICULAR AND PEDESTRIAN ACCESS IS TAKEN FROM BOTH FISHPONDS ROAD AND FISHPONDS CLOSE. FOR PROPOSED ARRANGEMENT REFER TO SITE PLAN NO. 1465-01 REVISION A.

19. **HAS PROVISION BEEN MADE FOR THE DISABLED?** See notes for applicants

YES - DISABLED PARKING, LEVEL ACCESS TO UNITS AND DISABLED TOILET FACILITIES.

20. **IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE**

N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. **DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?** YES/~~NO~~ — If YES, complete Part 2 of the form

22. **DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?** ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. **STATE THE FEE ENCLOSED WITH THIS APPLICATION** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£4940.00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED BARTON WILLMORE PLANNING PARTNERSHIP (M. SITCH) ON BEHALF OF SLOUGH ESTATES PLC DATE 25TH JANUARY 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL		2223	1945	
B2	GENERAL INDUSTRIAL				
~~B3-7~~	~~SPECIAL INDUSTRIAL~~				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		2223	1945	

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	28	
Proposed	38	3

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.

REFER TO COVERING LETTER

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 AT THIS STAGE - SPECULATIVE DEVELOPMENT.

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
NOT KNOWN AT THIS	STAGE		

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".

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.'

2. CONDITIONALITY OF AGREEMENT

2.1 Save for clause 3.1.2 which shall take effect upon the issue of the Planning Permission this Agreement shall not take effect unless and until the Planning Permission shall have been Implemented.

2.2 Neither the Owner nor its successors in title nor any person deriving title under it shall be bound by the obligations herein in respect of any period during which that party no longer has an interest in the Site **PROVIDED THAT** for the purposes of this sub-clause a reference to an interest in the Site shall not include any form of interest arising from the grant or reservation of any easement or similar right or the benefit of any restrictive covenant.

3. COVENANTS BY THE OWNER

3.1 The Owner covenants as follows:

3.1.1 to pay the Sum to the Council immediately prior to first occupation of the Development to be used by the Council for the Infrastructure Improvements;

3.1.2 to pay on the execution hereof a contribution of £200.00 (two hundred pounds) towards the Council's reasonable legal costs incurred in connection with this Agreement

4. THE SUM

4.1 It is hereby agreed and declared that:

4.1.1 any portion of the Sum not used for the Infrastructure Improvements within seven years from the date of payment shall be paid back to the Owner; and

4.1.2 the Sum shall be increased by the addition of further amounts representing the effect of inflation as measured by the Index of Retail Prices published in the month immediately preceding that in which the Sum or any part thereof is paid to the Council when compared with that published in April 2000

IN WITNESS whereof the Council and the Owner have sealed this Agreement as a deed the day and year first before written.

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

[Authorised Signatory]

[Authorised Signatory]

(EXECUTED as a DEED by the affixing
(of the Common Seal of REAL ESTATE AND
(COMMERCIAL TRUST LIMITED
(in the presence of:

~~[Authorised Signatory]~~
DIRECTOR

~~[Authorised Signatory]~~
DIRECTOR

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[Authorised Signatory]

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(COMMERCIAL TRUST LIMITED
(in the presence of:

[~~Authorised~~ ~~Signatory~~]
DIRECTOR

[~~Authorised~~ ~~Signatory~~]
DIRECTOR

FAX COVER SHEET

TO: MARK SITCH

FROM: SIMON LEWIS

DESTINATION FAX No: 0118 943 0002

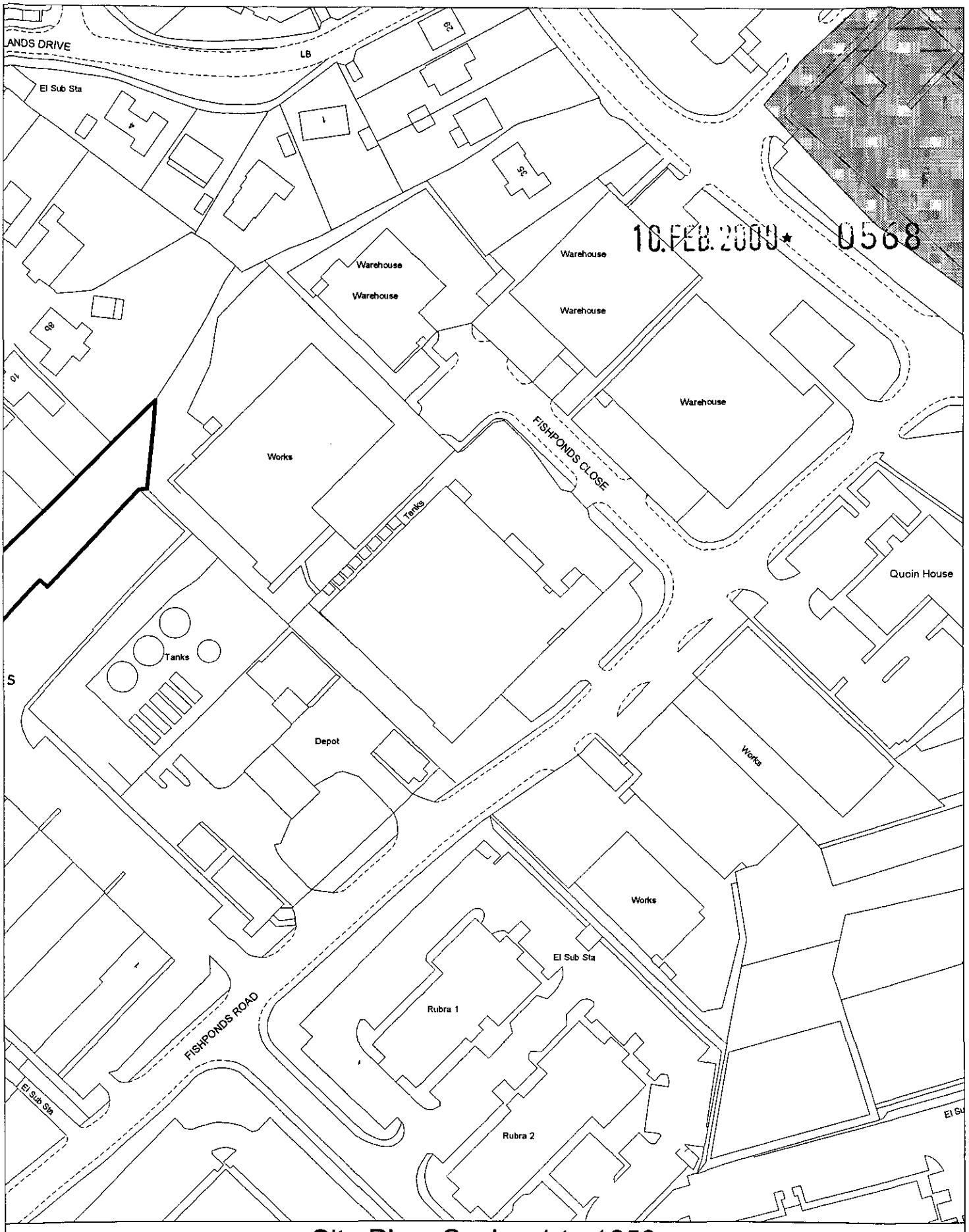
DATE: 7/6/2000

TIME: 2.15

SUBJECT: FISHPONDS CLOSE | DRAFT P.P.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 5.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.



18.FEB.2000★ 0568

Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 2 February 2000

N
W E
S

0118 943 0002

ADDITIONAL HIGHWAY CONDITIONS FOR F/2000/0568 LAND AT FISHPONDS CLOSE, WOKINGHAM

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

10. Before the development hereby permitted is commenced, the vehicular access proposed from Fishponds Road shall be formed and provided with visibility splays of 2.4m x 90m and the vehicular access proposed from Fishponds Close shall be formed and provided with visibility splays of 2.4m x 60m in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

11. Prior to the development being occupied, details of a Green Travel Plan shall be submitted to and approved by the Local Planning Authority and shall include a programme of implementation and measures to encourage employees to travel to and from the site by alternative forms of transport other than the private car.

Reasons

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

10. In the interests of highway safety and convenience

11. In order to encourage the use of alternative forms of transport.

FAX COVER SHEET

TO: Mark Stein.

FROM: Heather Morgan

DESTINATION FAX No: 0118 943 0002

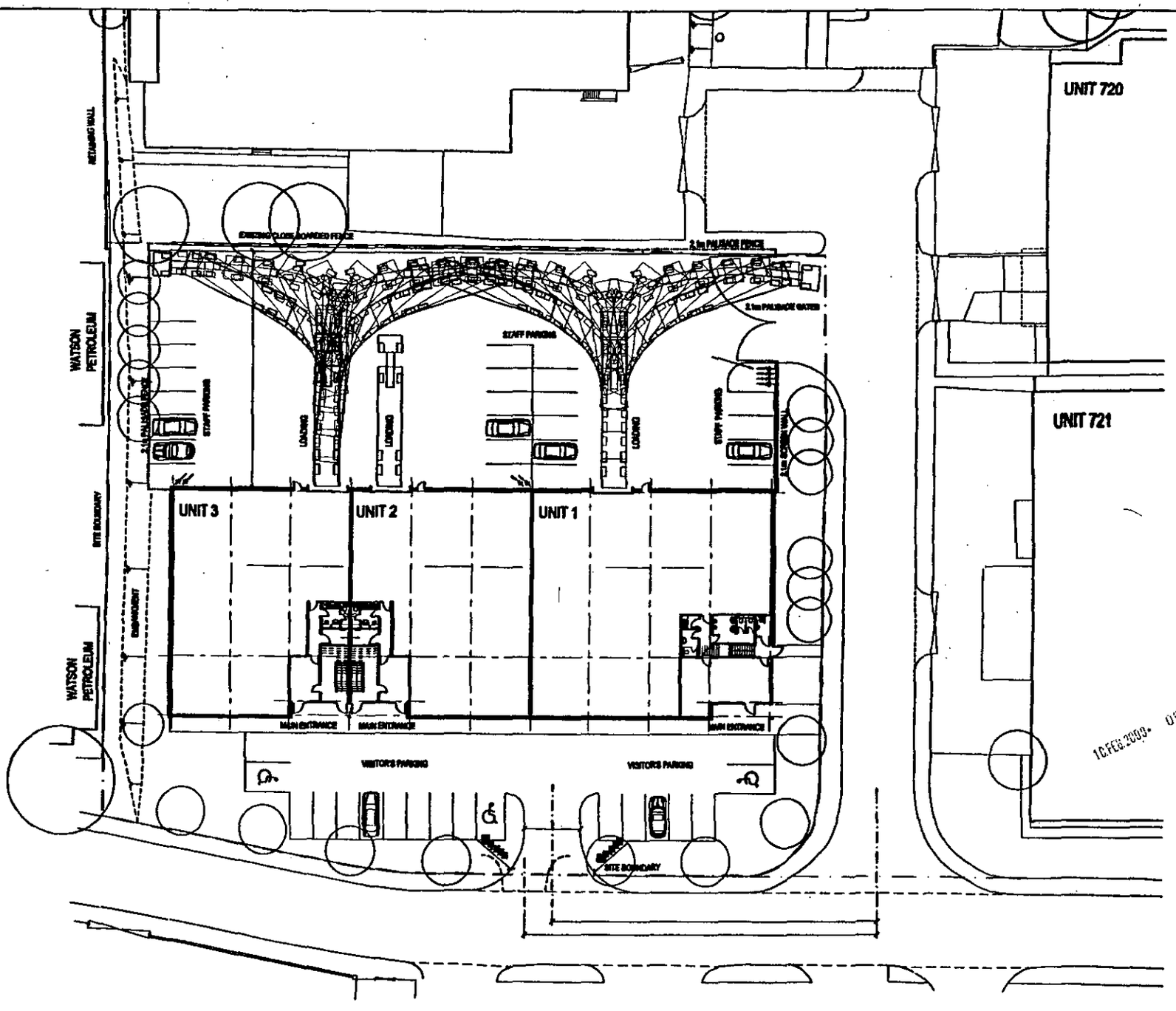
DATE: 28/4/00

TIME: 4.10

SUBJECT: Highways conditions for Finchampstead Wood

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.



10 FEB 2000 0568

A: 13/01/00

Car parking noted as staff and visitors
Bicycle parking added
New and existing accesses off
Fishponds Lane dimensioned

Proposed Redevelopment

Fishponds Close, Wokingham

Site Plan

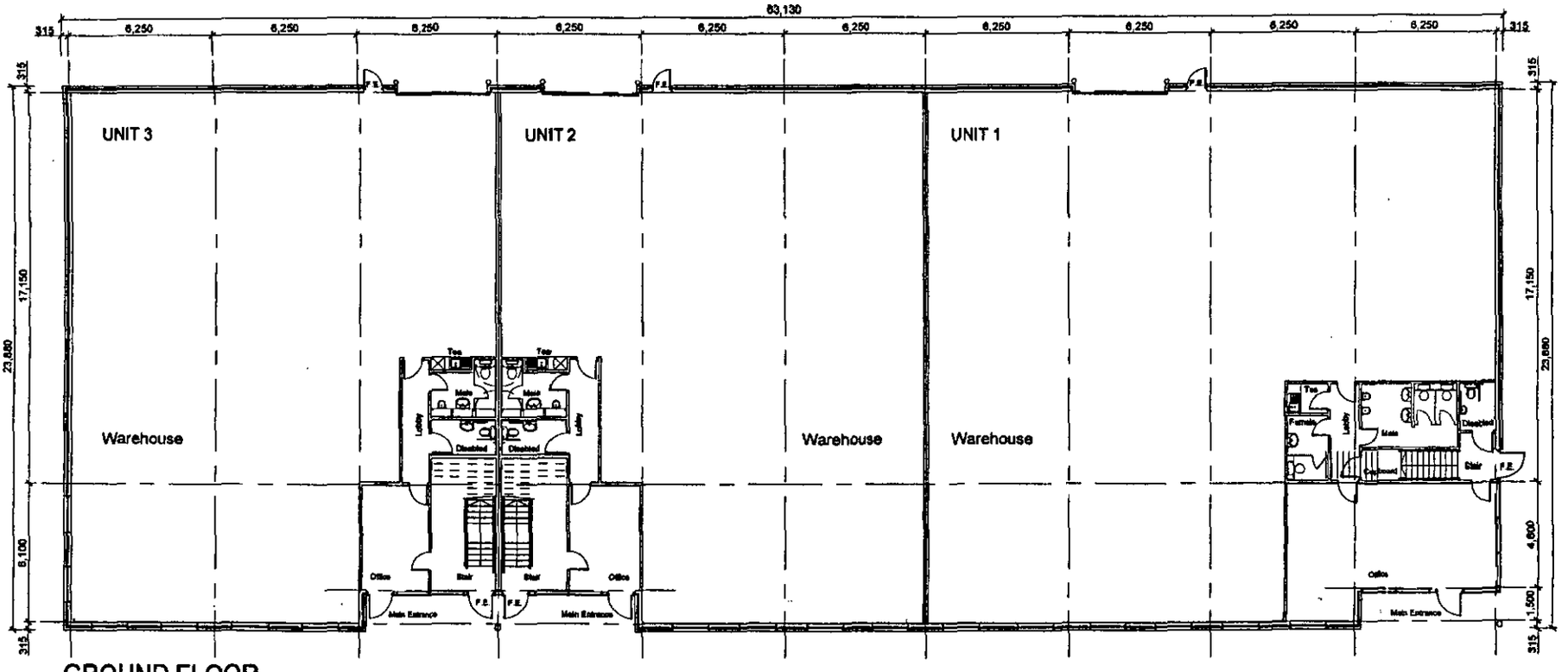
Date : 24.11.99

Scale 1: 200

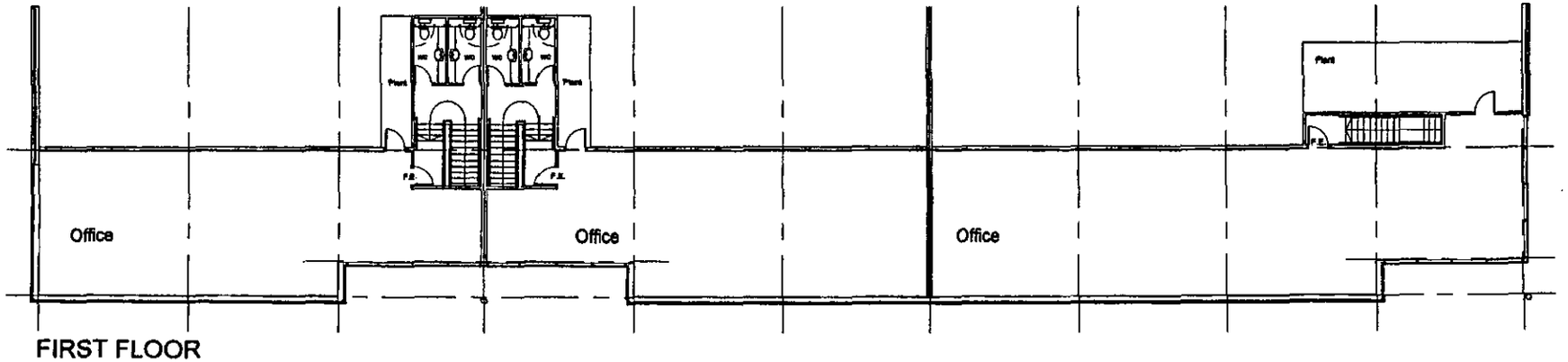
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 982 0880
Fax: 0118 982 0881

1403-01 REVISION A



GROUND FLOOR



FIRST FLOOR

KEY:

32% OFFICE CONTENT

B: 03/02/00
Drawing re-printed only, no revision to the plans
A: 21/01/00
Core plans for units 2 and 3 amended

Job Title
PROPOSED REDEVELOPMENT

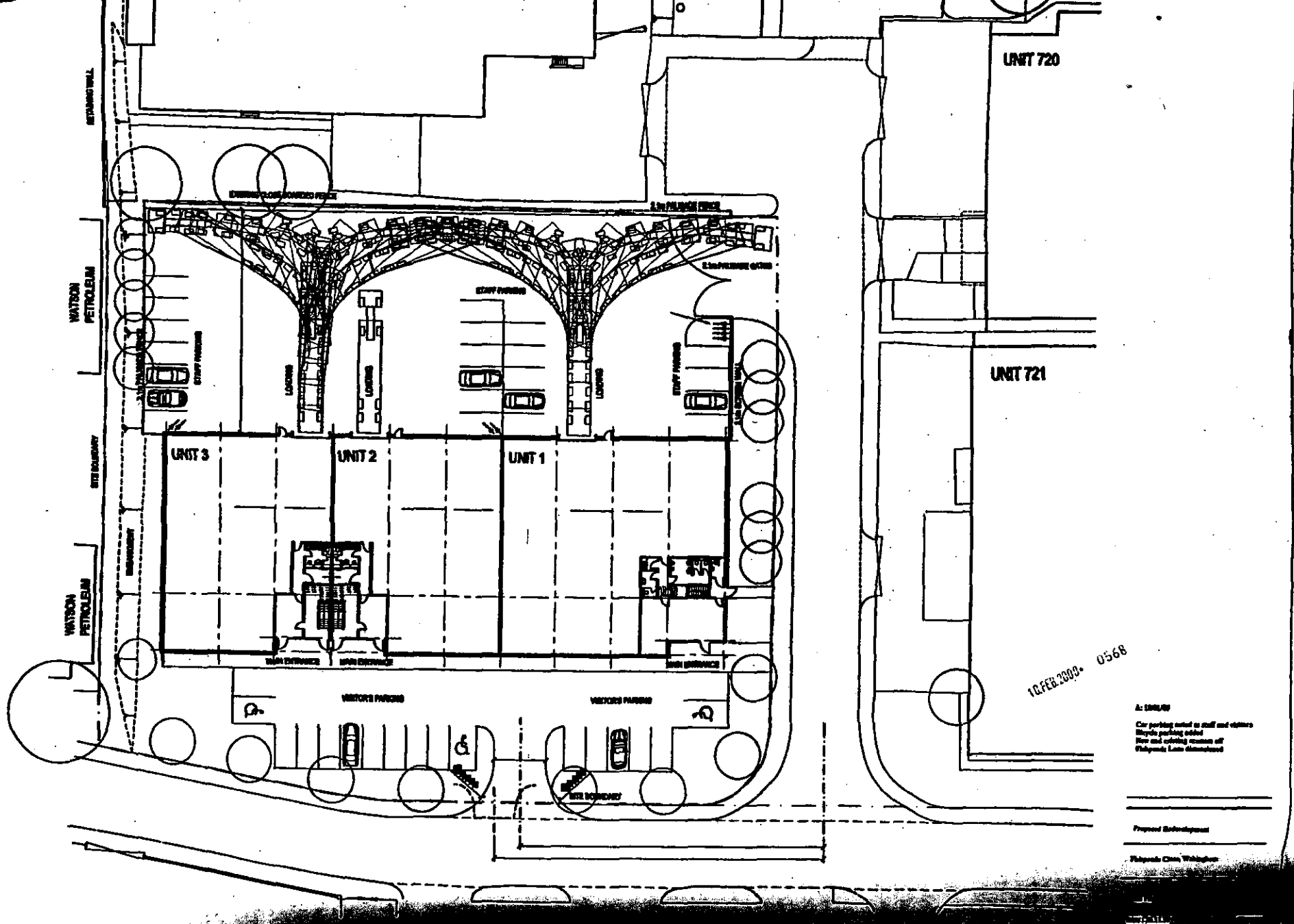
Location
FISHPONDS CLOSE

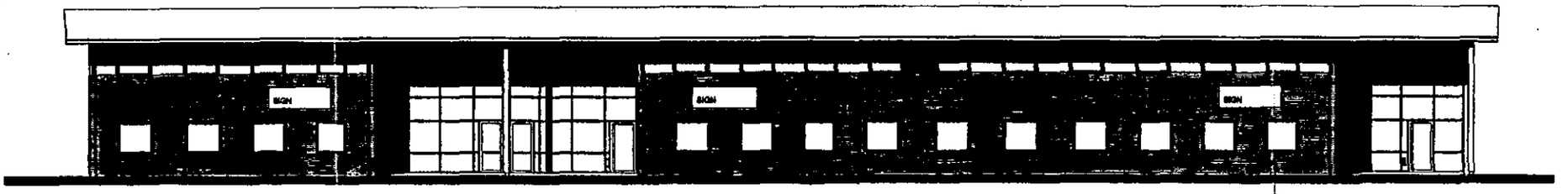
Drawing Title
FLOOR PLANS

Date 28/11/99 Drawn CWL
Scale 1:100 Checked
ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
COPYRIGHT REMAINS WITH LANGLEY HALL ASSOCIATES LTD

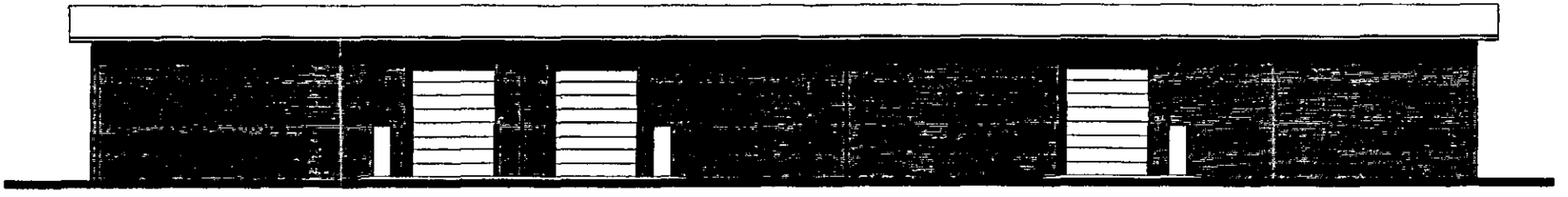
LHA
LANGLEY HALL ASSOCIATES LTD
Royal Station Court
Twyford Reading
Berkshire RG10 9NF
Tel: 0118 932 0980
Fax: 0118 932 0981

Drg no. 1465-03 Revision B

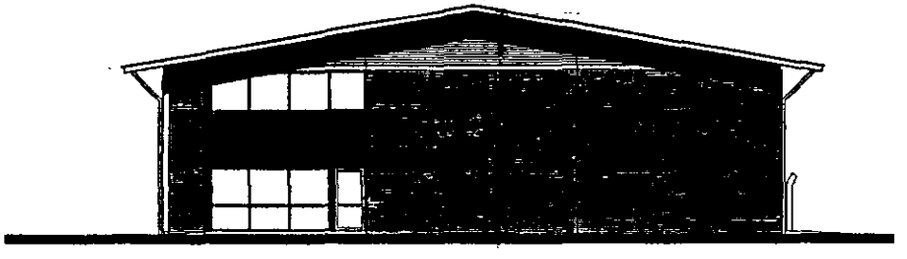

UNIT 720
UNIT 721
UNIT 3
UNIT 2
UNIT 1
WATSON PETROLEUM
WATSON PETROLEUM
STAFF PARKING
LOADING
VISITORS PARKING
VISITORS PARKING
MAIN ENTRANCE
MAIN ENTRANCE
MAIN ENTRANCE
SITE BOUNDARY
10 FEB 2000
0568



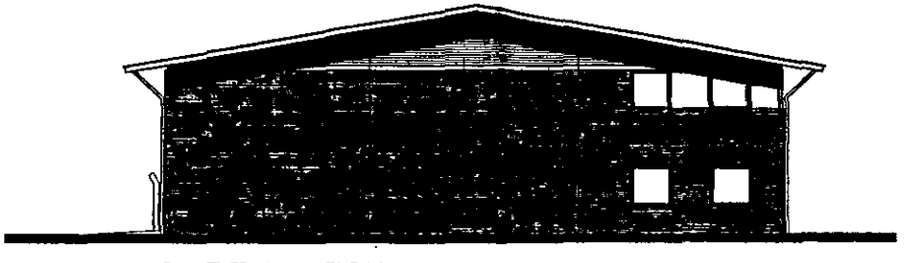
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION - FACING FISHPONDS CLOSE



SIDE ELEVATION

10 FEB 2009 0566

MATERIALS:

R.of:
PVF2 coated profiled metal cladding
Colour: Slate Grey

R.rain:
PVF2 coated metal flashing/fillet
Colour: Silver

S.fr:
PVF2 coated GA20/38 profiled metal cladding
Colour: Silver

W.lls:
Facing brickwork in grey coloured mortar
Bricks: Ibstock Hardwell Yellow
Mortar: Tilcon Y111

External columns:
Dry dry painted tubular steel
Colour: Silver

Curtain walling/windows:
Polyester powder coated aluminium framed
double glazed curtain walling with matching doors
and opening lights
Polyester powder coated aluminium framed
double glazed windows with matching opening
lights
Cropping and window colour: Silver anodised
Doors and opening lights: RAL 7021 Pewter Grey
Inner curtain wall frames: Red R010 Matte
Glass: Anti-sun grey double glazed
Standards: Double glazed clear solarcool and
14/28 Argoucoted infilled

Loading doors:
Profiled coated sectional up-and-over insulated
doors
Colour: Merlin Grey

Pers cell doors:
Pre-finished steel flush doors and frames
Colour: 10B25

Gables:
White panels in Panelite frames

Roofs:
Painted capped tubular steel crochet ballards
Colour: 10B25 with white caps

PROPOSED REDEVELOPMENT

FISHPONDS CLOSE

ELEVATIONS

Date 28/11/08 Drawn GHL

Scale 1:100 Checked

ALL DIMENSIONS TO BE CHECKED ON SITE. DO NOT SCALE
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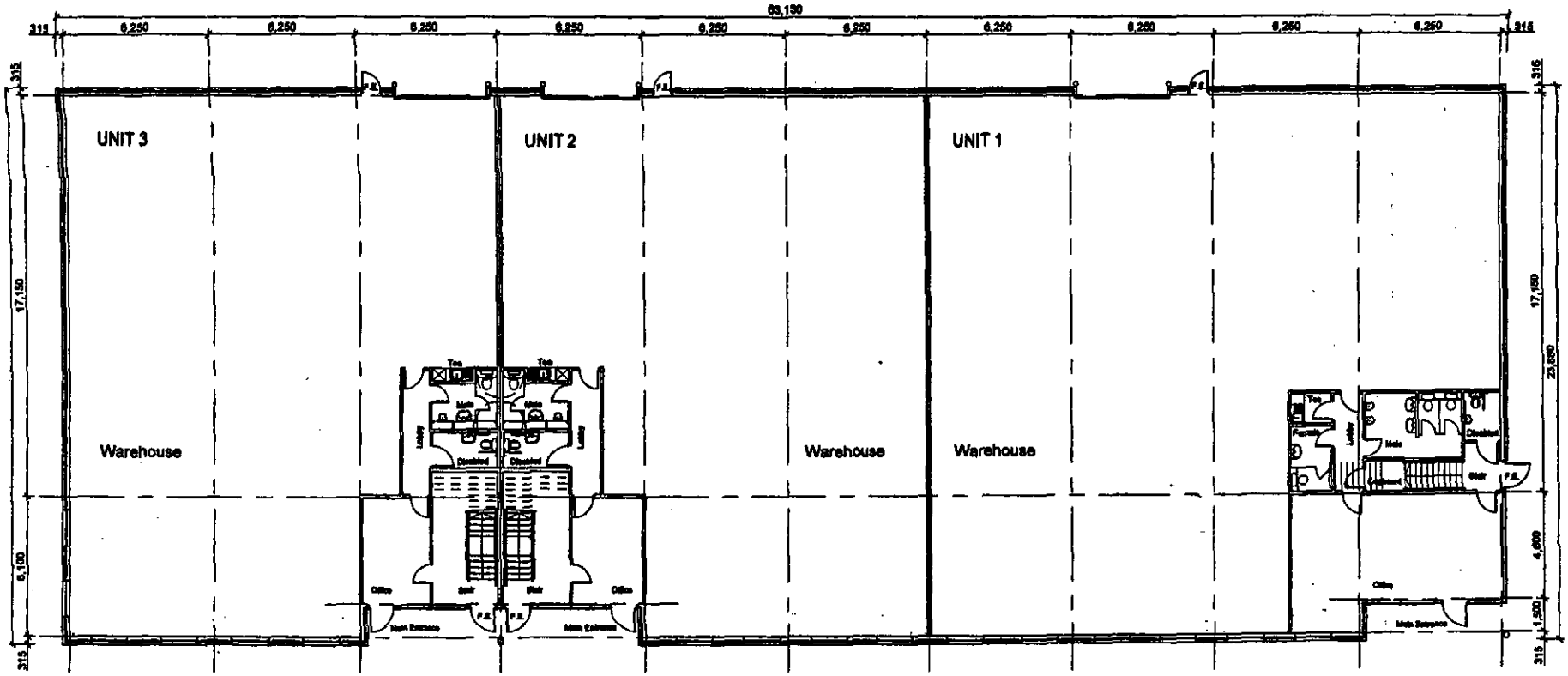
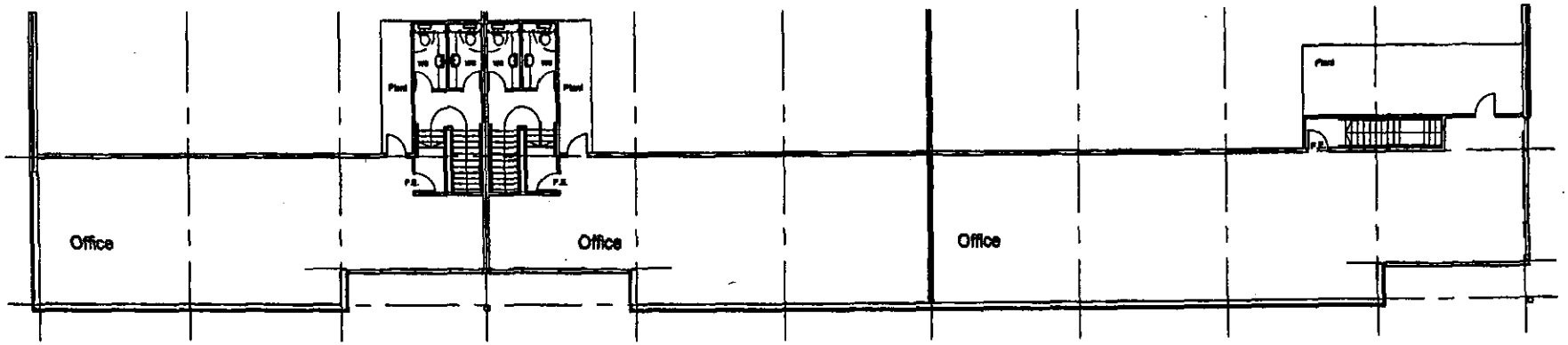
Dwg no. 1485-04 Revision



GROUND FLOOR



FIRST FLOOR

KEY:

32 % OFFICE CONTENT

E: 03/08/00
Drawing re-printed only, no revision to the plans
A: 21/01/00
Core plans for units 2 and 3 amended

Scheme

Job Title
PROPOSED REDEVELOPMENT

Location
FISHPONDS CLOSE

Drawing Title
FLOOR PLANS

Date 28/11/00 Drawn GML
Scale 1:100 Checked

LHA
Royal Station Court
Twyford Reading
Berkshire RG10 9RF
LANGLEY HALL ASSOCIATES LTD
Tel: 0118 [illegible]
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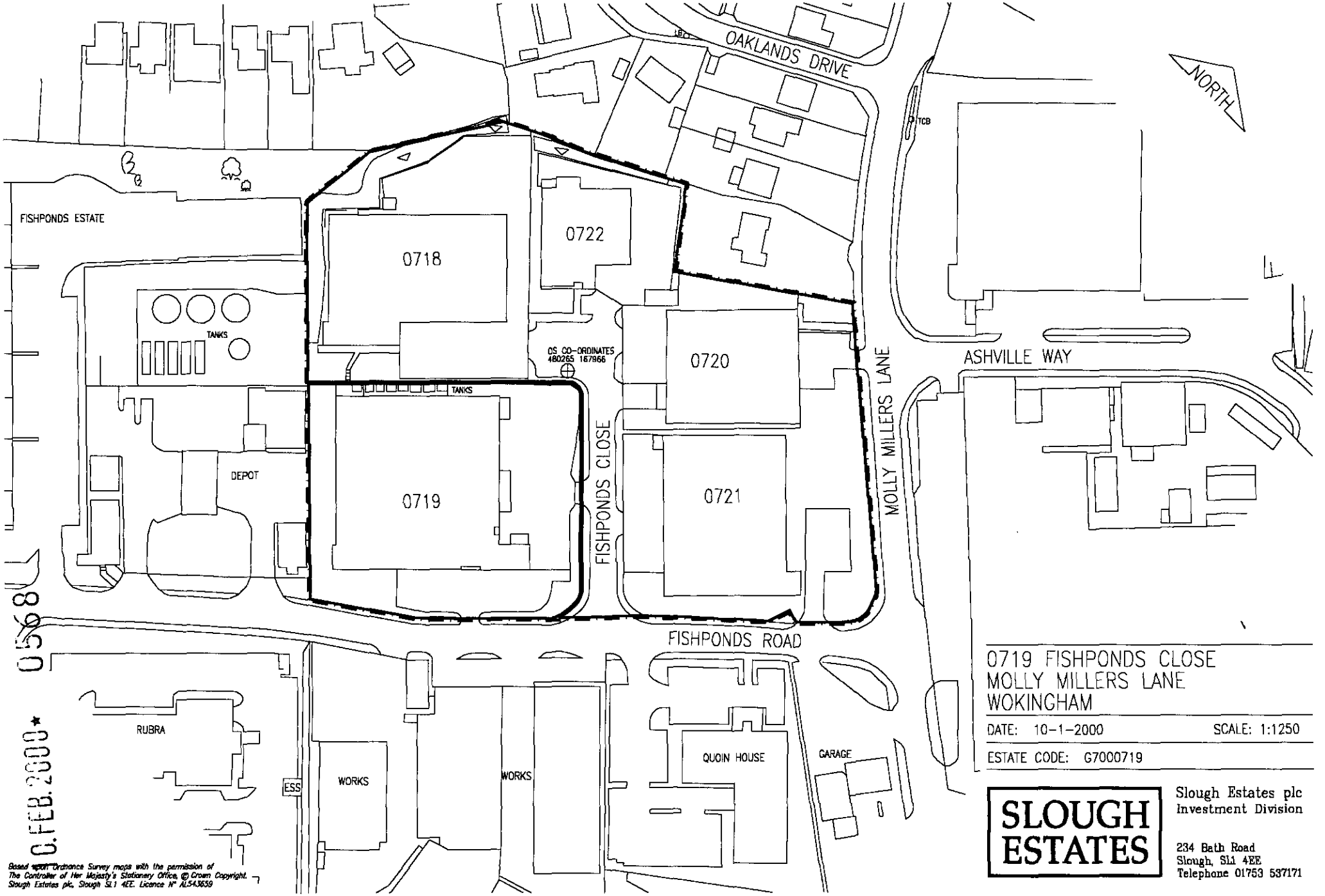
Job No. 1485-03 Revision B



0719 FISHPONDS CLOSE
MOLLY MILLERS LANE
WOKINGHAM

DATE: 10-1-2000 SCALE: 1:1250

ESTATE CODE: G7000719

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SLOUGH ESTATES

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10.MAY2000 1513



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Development Control Section, Environmental Services, Wokingham District Council.

18 May 2000 Scale: 1 : 2500

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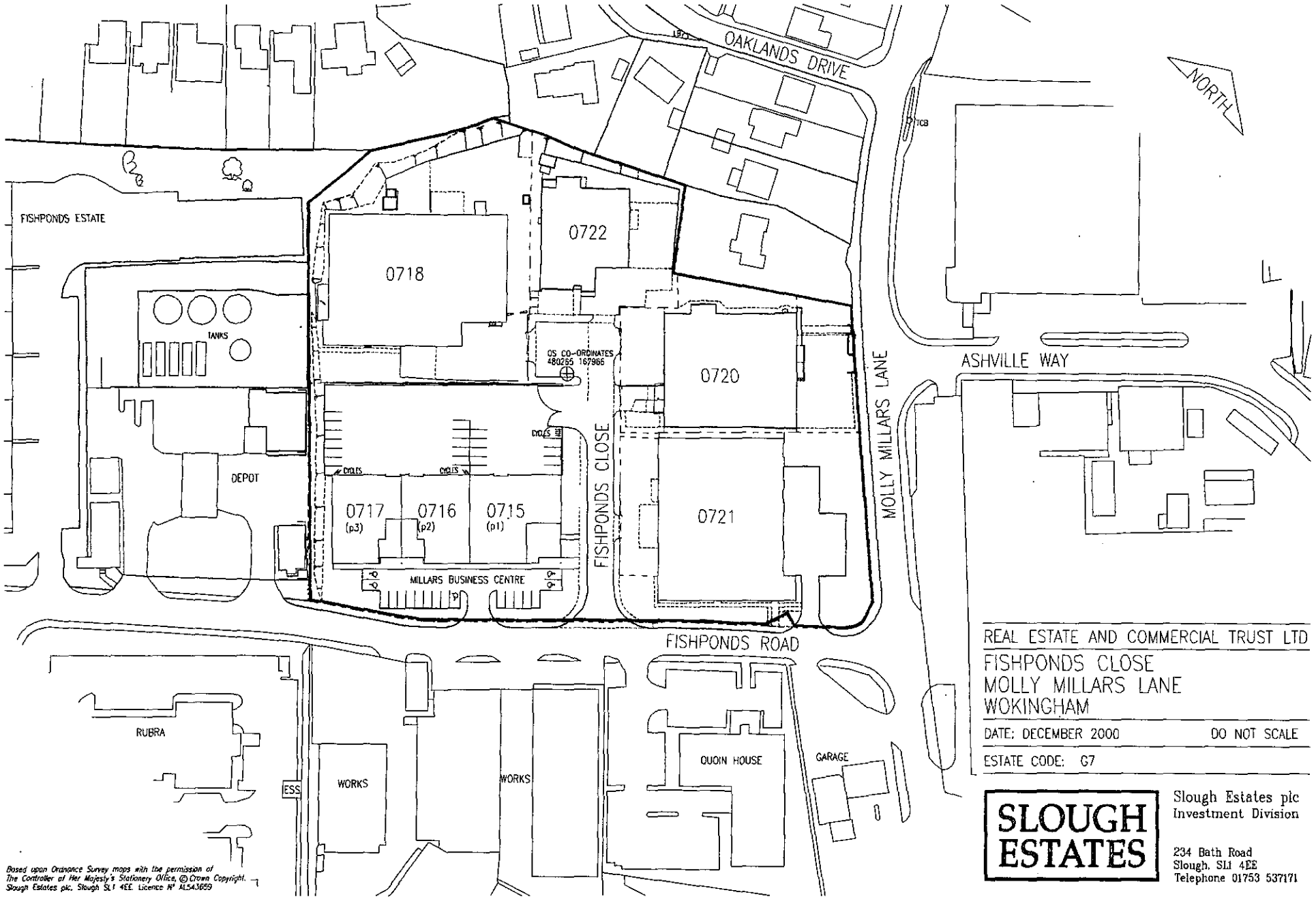
S



REAL ESTATE AND COMMERCIAL TRUST LTD

FISHPONDS CLOSE
MOLLY MILLARS LANE
WOKINGHAM

DATE: DECEMBER 2000 DO NOT SCALE

ESTATE CODE: G7

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