APPLICATION NO:
CON/2000/1820

LOCATION:
Plot 6 Reading Business Park Basingstoke Road, Reading.

APPLICANT:
Prudential Assurance Co Ltd C/O Drivas Jonas

PROPOSAL:
Consultation from Reading Borough Council on application for Reserved Matters on approval for 3 B1 office buildings.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
18/07/2000

CASE OFFICER: ~~Simon Lewis~~ Emy Circuit

RAILEX
Marbleboard

EASIFILE EP7

Reading
BOROUGH COUNCIL

Richard Tyndall
Director of Environment

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

Wokingham District Council
Council Offices
Shute End
Wokingham
RG11 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 JUN 2000	
COPIES TO:	
	FILE:

Our Ref: 00/00656/REM/PL
Your Ref:

Direct: ☎ 0118 939 0458

19th June 2000

Your contact is: Patricia Logie, Planning

Dear Sir/Madam,

CONSULTATION ON A PLANNING APPLICATION REF: 00/00656/REM/PL

The Council has received an application for Approval of Reserved Matters on property at: Plot 6 Brook Drive Green Park

O.S Grid Ref: Easting: Northing:

Applicant: Prudential Assurance Company Ltd

Proposal: Application for reserved matters of planning consent TP/85/690, to erect 3 three storey offices buildings (Use Class B1)

Application Number: 00/00656/REM/PL

I enclose a copy of the application form and a site plan. Further details can be viewed at the Information Centre on level 4 of the Civic Offices between 9.00am and 5.00pm, Monday to Friday. If this is not convenient, or you need to discuss this in more detail please contact me on the above number as soon as possible.

Any comments should be in writing and reach me by 8th July 2000. If I have not heard from you by this date, I will assume that you have no objections or comments to make and I will determine the application accordingly, If you think you will be unable to respond fully by this date, please let me know as soon as possible.

All comments received will be taken into consideration when a decision is made, and will be available for public inspection.

Yours faithfully

Patricia Logie
for Planning Manager

Reading BOROUGH COUNCIL

Planning Section
PO Box 17, Civic Centre, Reading RG1 7TD
Telephone 0118 939 0450 Fax 0118 958 9770
between 9am and 5pm Monday to Friday

FOR OFFICE USE ONLY

Application No. 00

Date received

Date acknowledged:

Copy No. 1/2/3/4/5

APPLICATION FOR PLANNING PERMISSION

PART 1

Please read the accompanying **NOTES**. Answer all questions in BLACK INK AND BLOCK LETTERS and send FIVE copies of the application to the above address.

1. APPLICANT

Name PRUDENTIAL ASSURANCE COMPANY LTD

Address

Postcode Tel. No.

2. AGENT (if form is completed by agent)

Name DRIVERS JONAS

Address 6 GROSVENOR STREET LONDON

Postcode W1X 0DJ Tel. No. 0207 896 8226

3. ADDRESS OR LOCATION OF APPLICATION SITE

PLOT 6, BROOKDRIVE, GREENPARK, SHINFIELD, READING

4. AREA OF APPLICATION SITE Hectares 3.91 OR Acres: 9.66

5. PLANS AND DRAWINGS ACCOMPANYING APPLICATION (Please tick)

Location plan (1:1250 scale — edged red)	☑
Site plan (1:500 scale)	☑
Detailed plans (floor plans, sections, elevations, please supply illustrative material)	☑

6. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT

APPLICATION FOR RESERVED MATTERS PERMISSION FOR ERECTION OF 3NO. THREE STOREY OFFICE BUILDINGS (USE CLASS B1)

7. TYPE OF PERMISSION REQUIRED (Please tick ONE box only)

A Outline (building works only)	A	(Answer Question 8)
B Change of use only	B	
C Change of use with building or other work	C	
D Building, engineering or other operations	D	
E Reserved matters	E ✓	(Answer Question 9)
F Temporary (specify condition if for a 'renewal')	F	
G Non-compliance with a condition (specify reference no.)	G	

8. OUTLINE APPLICATIONS N/A

The following matters are reserved for future consideration (please tick).

Siting ☐ Design ☐ External appearance ☐ Access ☐ Landscaping ☐

9. RESERVED MATTERS APPLICATIONS Please state

A Reference no. and date of outline permission TP/85/690 1985

B Which reserved matters are applied for ALL MATTERS

10. PRESENT OR LAST USE OF ALL LAND/BUILDINGS
VACANT - BUSINESS PARK UNDER CONSTRUCTION

11. TREES

A Are there any existing trees on site? *~~YES~~/NO

B Are any trees affected by the proposals? If YES, please indicate on plans. *~~YES~~/NO

12. BUILDING MATERIALS ETC. Please state type and colour of materials for:

A External walls GLAZED CURTAIN WALL, ALUMINIUM SPANDRELS, PATINATED COPPER RAINSCREEN

B Roofs ALUMINIUM STANDING SEAM

C Walls, fences etc. NONE

13. DRAINAGE Please state the method of disposal for:

A Surface/storm water DISCHARGE VIA A PETROL INTERCEPTOR INTO EXISTING LAKE

B Foul sewage VIA ADOPTABLE SEWER THAT DISCHARGES TO BENNETT RD. PUBLIC PUMPING STATION

14. ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) (Please tick ONE box)

A There will be NO new access to a public road and NO alteration to any existing access to a public road. ☑

B There will be a new or altered access to a public road (specify) NO ☐

15. ACCESS FOR THE DISABLED

Will the proposed development be fully accessible to disabled persons including wheelchair access? *~~NO~~/YES

If NO, where is access provision deficient?

16. PROPOSED DEVELOPMENT — RESIDENTIAL N/A The development involves (specify)

Dwelling Type	No. of New Units	No. of Bed Spaces	No. of Habitable Rooms	No. of Units Lost
Houses				
Bungalows				
Flats/Maisonettes				
Bedsits				
Other				

Please complete PART 2 of this form if the proposed development is non-residential.

17. MINERALS

Is the proposal for the extraction of minerals? *~~YES~~/NO

If YES, please complete PART 3 of the application form.

18. DECLARATION — ACCOMPANYING DOCUMENTS ETC. (Tick ALL boxes)

I attach the plans specified in question 5 above ☑

AND I attach a completed Ownership Certificate (Article 7) ☑

AND I enclose a fee of £ 9,500 by cash/cheque/P.O. No. ☑

Signed DRIVERS JONAS ~~Applicant~~/Agent) Date 31 MAY 2000

Drivers Jonas

*Please delete as applicable

APPLICATION FOR PLANNING PERMISSION

PART 2

NON-RESIDENTIAL DEVELOPMENT: ADDITIONAL INFORMATION

PLEASE READ THE NOTES ON THE REVERSE SIDE OF THIS FORM

1. GROSS FLOORSPACE
State the GROSS floorspace (by external measurement) in sq. m. and sq. ft. of ALL buildings to which this application refers.

	Existing floorspace retained in existing use.	Proposed additional or new floorspace created by		Existing floorspace to be lost by change of use or demolition.
		New building	Change of use	
Office		16520 m² (177 822 sqft)		
Industrial				
Retail				
Storage				
Residential				
Other - give use				
Total		16520 m² (177 822 sqft)		

2. ACTIVITIES EXISTING & PROPOSED
Describe the activities or processes as existing and as proposed and describe any plant or machinery to be installed.
ACTIVITIES EXISTING : NONE
ACTIVITIES PROPOSED : OFFICE DEVELOPMENT (USE CLASS B1)

3. ACCESS FOR THE DISABLED
Does the development you propose include a building or premises to which the public are to be admitted on payment or otherwise?
If YES, ensure you have complied with Note 15 on the guide notes. YES

4. PROSPECTIVE OCCUPIER AND EXISTING PREMISES
A. State the name of the prospective occupier and the address of their current premises.
NOT KNOWN AT THIS STAGE
B. What is to happen to their current premises?
NOT KNOWN AT THIS STAGE

5. EMPLOYEES The development involves *(please specify)* NOT KNOWN AT THIS STAGE

	Office Staff	Industrial Staff	Retail Staff	Other Staff
New				
Transferred				
Existing				

6. VEHICULAR TRAFFIC
A. What is the estimated number of vehicles (excluding staff journeys to work), visiting the site during a normal working day?
100 - 200 A DAY
B. Summarise the provisions made for parking, manoeuvring, loading and unloading of vehicles on the site.
36 SPACES (INC. 25 DISABLED) - FOR MANOEUVRING, LOADING AND UNLOADING REFER TO DRAWING 2942/928/01

7. HAZARDOUS SUBSTANCES
Does the proposal involve the use or storage of any materials listed in the notes? NO If YES specify quantities and method of storage
.....
.....

QUESTION 1: GROSS FLOORSPACE

Gross floorspace is the total floor area measured externally and includes toilets, kitchens, corridors etc. The total gross floorspace figure should be divided into the categories specified. All floorspace, existing or proposed, must be accounted for. Ancillary office or storage use should be counted as part of the main use.

QUESTION 6B: PARKING ETC.

This information should be provided in full on the forms and drawn on the plans. It is not sufficient to describe provision 'as existing'.

QUESTION 7: HAZARDOUS SUBSTANCES

If you are proposing to use or store any of the following substances, you should specify their precise character, composition (i.e. mixtures) if appropriate, quantity in tonnes and method of control, containment and/or storage.

- Liquified petroleum gas such as commercial butane or propane
- Phosgene
- Chlorine
- Hydrogen fluoride
- Sulphur trioxide
- Acrylonitrile
- Hydrogen Cyanide
- Carbon disulphide
- Sulphur dioxide
- Bromine
- Ammonia (anhydrous or as solution)
- Hydrogen
- Ethylene oxide
- Propyiene oxide
- tert-Butyl peroxyacetate
- tert-Butyl peroxyisobutyrate
- tert-Butyl peroxymaleate
- tert-Butyl peroxy isoprophyl carbonate
- Dibenzyl peroxydicarbonate
- 2, 2-Bis (tert-butylperoxy) butane
- 1, 1-Bis (tert-butylperoxy) cyclohexane
- Di-sec-butyl peroxydicarbonate
- 2, 2-Dihydroperoxypropane
- Di-n-prophyl peroxydicarbonate
- Methyl ethyl ketone peroxide
- Sodium chlorate
- Cellulose nitrate
- Ammonium nitrate and mixtures
- Liquid oxygen

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ENVIRONMENT DIVISION
06 JUN 2000
RECEIVED IN PLANNING

00 0656

- Gas or any mixture of gases which are flammable in air and is held in the installation as a gas*
- A substance or any mixture of substances which is flammable in air and is normally held in the installation above its boiling point (measured at 1 bar absolute) as a liquid or as a mixture liquid and gas at a pressure of more than 1.4 bar absolute*
- A liquified gas or any mixture of liquified gases, which is flammable in air, has a boiling point of less than 0°C (measured at 1 bar absolute) and is normally held in the installation under refrigeration or cooling at a pressure of 1.4 bar absolute or less*
- A liquid of any mixture of liquids, not included in the items marked * above which has a flash point of less than 21°C.
- Pipelines: Pipelines containing any of the above substances in the quantities specified.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 20 | 6 | 00	
Officer: SL	Application No. CON | 2000 | 1820

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(CON) Consultation from Reading BC on application for Reserved Matters on approval for 3 B1 office buildings

Location: Plot 6 Brook Drive, Green Park

Parish: Shinfield Ward: .....

Applicant: Prudential Assurance Co Ltd

Fee Received ..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	No plans	phoned 27/6	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Shurfield - : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

.....
.....
.....
.....
.....
.....
.....
.....
.....

WORK SHEET FOR : Simon Lewis

Application Number : CON/2000/1820

Applicant : Prudentia Assurance Co Ltd C/O Drivas Jonas.

Location : Plot 6 Reading Business Park, Basingstoke Road, , Reading.

Proposal : Consultation from Reading Borough Council on application for Reserved Matters on approval for 3 B1 office buildings.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/06/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 18/07/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

2/2/01

Out of time - decision made by Reading

∴ No comment.

Application Number: CON/2000/1820

Appraisal :

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

Application Number CON/2000/1820
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Plot 6 Reading Business Park Basingstoke Road Reading.

APPLICATION NUMBER: CON/2000/1820

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

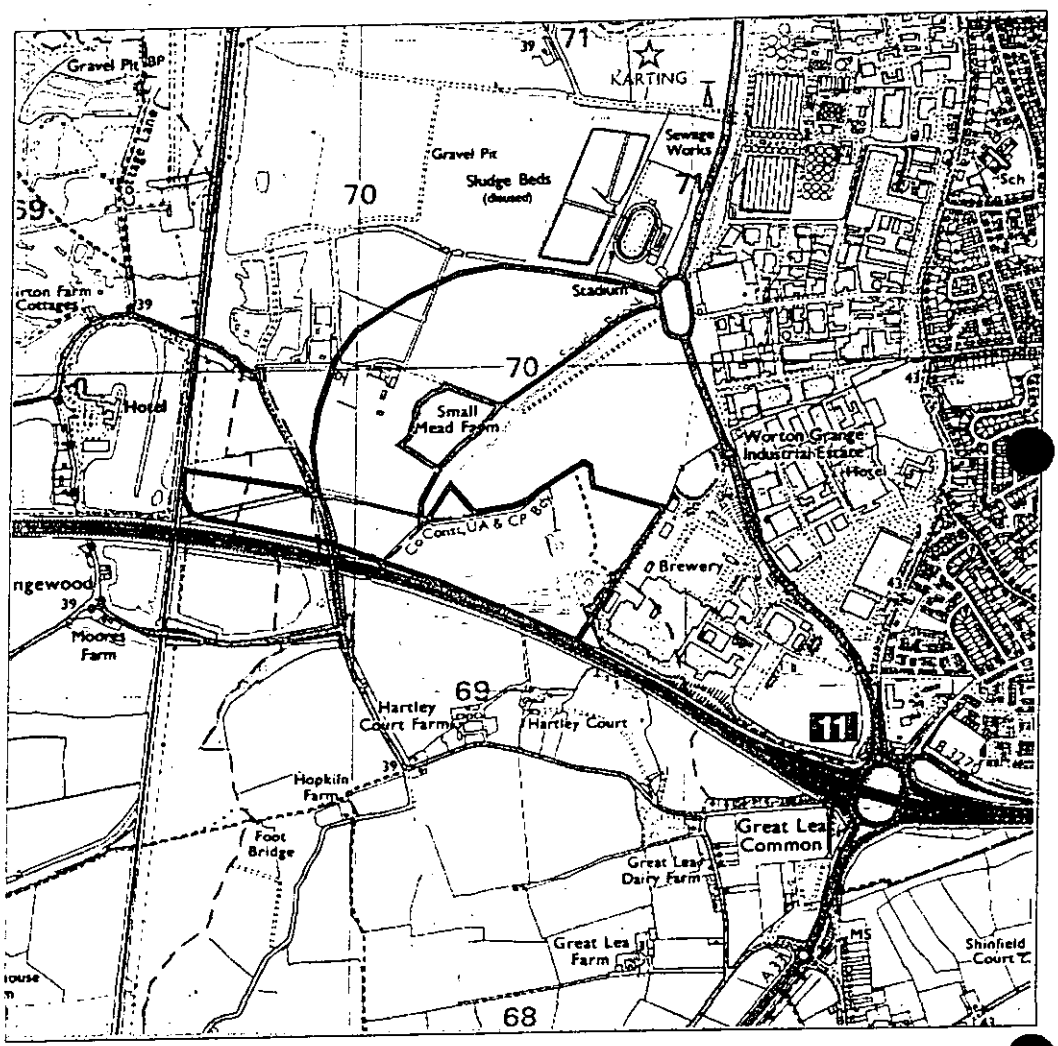
BOUNDARY TREATMENT

OTHERS

© Scott Brownrigg & Turner Ltd

Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.





02

A(PL)00 01

SITE CONTEXT

SITE BOUNDARY

SITE OWNERSHIP