APPLICATION NO:
C/2000/1076

LOCATION:
Waitrose Ltd London Road, Twyford Reading.

APPLICANT:
Waitrose Ltd C/O John Lewis Partnership

PROPOSAL:
Details to comply with condition 15 of consent 99/68900/F for the approval of bus provisions.

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **16/05/2000**

CASE OFFICER: **Heather Morgan**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Waitrose Ltd
C/O John Lewis Partnership
171 Victoria Street
London
SW1E 5NN

Application Number: C/2000/1076

Parish:	**TWYFORD**
Location:	**Waitrose Ltd , London Road, Twyford, Reading.**
Proposal:	**Details to comply with condition 15 of consent 99/68900/F for the approval of bus provisions.**

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.

Informative

1. The bus services shall be as set out in the agreement between Goldline and Waitrose dated 15/2/00 and subsequent correspondence from Goldline dated 8/3/00 (two faxes).

Head of Planning and Transportation
Date: 27 April 2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

FROM: Heather Morgan

Please file

DATE: 05 April 2000

PLANNING SERVICES REF 28536
POL
DC
APP
CS
COPIES TO:

TWYFORD PARISH CONSULTATION SHEET

Application Number: C/2000/1076

Proposal: Details to comply with condition 15 of consent 99/68900/F for the approval of bus provisions..

Site Address: Waitrose Ltd , London Road, Twyford, Reading.

Applicant: Waitrose Ltd C/O John Lewis Partnership.

Your observations are required in respect of this application **by 29/04/2000** .

Firstly the Council is disappointed that this has taken so long to reach the stage of consultation. It had been hoped to have the service in place by the time the store opened. It has now been open two weeks and it looks as if the service will not be available for several more weeks. Have the other parishes - Charvil, Wargrave and Ruscombe - been consulted as well ?

It is not clear if the routes are meant to be circular and therefore running continuously. It is to be hoped that this is the case. The route from Wargrave is incorrect as it refers to High Street, Twyford which will not form part f the route. The route through Charvil appears to use part of an unmade private road - is this right and is it legal ?

Twyford Parish Council welcomes the proposal and is keen to see it well-used. To this end, what publicity will be given to it ? It should be put in the local press and the Parish Council is willing to display posters on the Parish noticeboards. It is a pity that it was not planned sooner as we have a Twyford News, the Parish Council's own magazine which is delivered to every household, coming out at Easter and we could have put a leaflet in that for the relevant streets.

SIGNED: _____ DATE: 13-4-00.

Clerk To Twyford Parish/Town Council.

WORK SHEET FOR : Heather Morgan

Application Number : C/2000/1076

Applicant : Waitrose Ltd C/O John Lewis Partnership.

Location : Waitrose Ltd , London Road, Twyford, Reading.
Proposal : Details to comply with condition 15 of consent 99/68900/F for the approval of bus provisions.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [N/A]

Date of Neighbour Notifications : N/A

Date of Site Visit : N/A

Date Registered : 21/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 16/05/2000

Consultation Responses :

✓ Transportation – Arrangements for additional bus services have been made and been deemed sufficient by the Transportation Team.
See notes below

Planning Issues :
Condition 15

" Details of the provision of a frequent bus service on Fridays and Saturdays to serve the local community shall be submitted to and approved by the LPA prior to the occupation of the Home Store. The approved bus service shall run for a period of not less than one year upon the opening of the Home Store."

Application Number: C/2000/1076

Appraisal :

The aim was to provide additional bus services on Fridays and Saturdays for the local community.
Waitrose have contracted with Goldline to provide an hourly service on 2 new routes to and from the store from 9.55am to 2.55pm.
1 – Charvil via estate to north side of Twyford
2 – Upper Wargrave.
This will provide a new service to Park View Drive north of Charvil, a closer service to Malvern way and New Road, (Nth Twyford) and more buses than existing to Upper Wargrave and Earls Park Farm (Charvil).
The bus services will be free and have now commenced, as the store is now trading.

It is considered that the provision of an hourly service on this basis, will enable the local population to access Waitrose, and the village centre with much greater ease

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

Application Number C/2000/1076
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			APPROVAL
			The bus services shall be as set out in the agreement between Goldline and Wardrope dated 15/2/00 and subsequent correspondence from Goldline dated 8/3/00 (two faxes).

John Mitchell
20/4/00

RECORD OF SITE VISIT

SITE ADDRESS: Waitrose Ltd London Road Twyford Reading.

APPLICATION NUMBER: C/2000/1076

OFFICER: Heather Morgan

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

Memorandum

To: Heather Morgan, Senior Planning Officer

From: Roland Clausen-Thue, Senior Public Transport Planner

Date: 21 March 2000

Re: Waitrose store, Twyford - Planning Condition 15 - Public Transport

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I am able to advise you that arrangements for additional bus services to the store have now been made and that the Council's Transportation Team regard them as sufficient to meet Planning Condition No.15.

Bob Coe and I met Keith Harrison of John Lewis's property services division and Paul Harrison, Waitrose's Senior Development Manager on 31 January 2000 to discuss possible ways of fulfilling the Planning Condition. We suggested some areas to look at and the bus services they have drawn up are basically in line with our thinking. There were some problems with their contractor's original submission as shown in my letter of 28 February, but these have since been satisfactorily resolved.

Waitrose have contracted with Goldline, a subdivision of Reading Transport Ltd specialising in contract and coaching services, to provide an hourly service on Fridays and Saturdays on two new routes to and from the store, operating between 9.55 a.m. and 2.55 p.m. One route is to run to and from Charvil via the estate on the north side of Twyford, and the other is to Upper Wargrave. They will provide improved public transport access to a number of areas, notably the Park View Drive area north of the A4 in Charvil which currently has no service, Malvern Way and New Road in north Twyford where the bus will be closer than existing services, and Upper Wargrave and East Park Farm (Charvil) which currently only have 3-4 buses a day.

The service is intended to commence with the opening of the store. No fares will be charged.

I enclose copies of correspondence. Please advise whether you are now able to discharge the Planning Condition.

Thanks, Regards

Roland Clausen-Thue

GOLDLINE

A Division of Reading Transport Limited

FAX COVER SHEET

Attention:	Roland Clausen-Thue Senior Public Transport Planner
Company	Wokingham District Council
Fax No:	0118-974-6484
Copy to:	Paul Robinson Senior Development Manager
From:	Norman Fryer-Saxby. Commercial Manager Reading Transport Limited
Date:	8 March 2000

Fax No. 01344 825258
Waitrose. Bracknell

Ref: nfs/wdc

Subject: **WAITROSE STORE. TWYFORD**
PLANNING APPLICATION NO. 99/68900/F

Total number of pages (including cover sheet): two

Message

Dear Rola[illegible]

I refer to your letter dated 28 February 2000, addressed to Mr. K Harrison of Waitrose. In response to the two matters you raise, I am replying on their behalf with the information you requested.

1 The roads to be used are as follows. Roads underlined are those sections where it is proposed to operate on a 'Hail and Ride' basis. The driver will stop on request where it is safe to do so. All existing bus stops will be served.

Route A - from Charvil
Park View Drive North; St. Patricks Avenue; Charvil House Road; Milestone Avenue; A3032 Old Bath Road, Park Lane, roads in East Park farm Estate; The Hawthorns; Park Lane; A3032 Old Bath Road, High Street; A3032 London Road; Pennfields; Hilltop; Malvern Way; New Road; A4 New Bath Road, Park View Drive North.

Route B - from Upper Wargrave
Highfield Park; Victoria Road;B447 School Lane; High Street; A321 Wargrave Road; High Street; A3032 London Road; B477 Mumbery Hill; School Hill; Victoria Road; Highfield Park.

2. **Timetable amendment**
Departures from the bus stop in London Road adjacent to the Store have been amended as follows.
Route A - journeys will now depart hourly from 10.40hrs to 14.40 hrs. From Charvil at 09.55hrs to 13.55hrs
Route B - journeys will now depart hourly from 11.10hrs to 15.10hrs. From Upper Wargrave at 10.25hrs to 14.25hrs

Great Knollys Street, Reading, Berkshire RG1 7HH Tel. 0118 959 4000 Fax. 0118 957 5379
E-mail goldline@reading-buses.co.uk www.reading-buses.co.uk Minicom: 0118 902 7830
Reading Transport Limited Registered in England No. 2001963 Registered Office as above

A minibus of approx 33 seats plus standing will be used. It will be identified as a free service for Waitrose, using their logo.

I believe this answers the questions you have raised. Please do contact me if you should have any comments to make.

Yours sincerely

Norman Fryer-Saxby
Commercial Manager

Cc: Paul **Robinson** - I will send our proposal for a screen sign in the post. I have received your Order and will sign and return it. Perhaps you could send me a revised specification document, and I will then process them together.

GOLDLINE

A Division of Reading Transport Limited

FAX COVER SHEET

COPIES TO:

Attention: Roland Clausen-Thue
Senior Public Transport Planner

Company: Wokingham District Council

Fax No: 0118-974-6484

Copy to: Paul Robinson — Fax No: 01344-825258
Senior Development Manager — Waitrose. Bracknell

From: Norman Fryer-Saxby. Commercial Manager
Reading Transport Limited

Date: 8 March 2000 **Ref:** nfs/wdc

Subject: **WAITROSE STORE. TWYFORD**
PLANNING APPLICATION NO. 99/68900/F

Total number of pages (including cover sheet): two

Message

Dear Roland

Amendment to my fax of earlier today.

I have just been advised by our Engineering Director, that the midibus proposed for use on this service is 25 seats plus 10 standing. The reduction in seats allows for a wider 'free-flow' passenger door and increased luggage accommodation.

Yours sincerely

Norman Fryer-Saxby
Commercial Manager

Copy: Paul Robinson – I trust this is acceptable to you, and request that the revised specification is amended

Great Knollys Street, Reading, Berkshire RG1 7HH Tel: 0118 959 4000 Fax: 0118 957 5379
E-mail goldline@reading-buses.co.uk www.reading-buses.co.uk Minicom: 0118 902 7630
Reading Transport Limited Registered in England No. 2064963 Registered Office as above

Site JFT
COPY SF31

Tel. 0118 974 6468 (Direct Line)
Fax. 0118 974 6484
Email. Roland.Clausen-Thue@wokingham.gov.uk
Date. February 28, 2000
My ref. 102/6/SF17/dev
Your ref. KSH/JOK/0537

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

Mr K S Harrison
Property Manager
John Lewis Partnership
171 Victoria Street
London SW1E 5NN

Dear Mr Harrison

TWYFORD – WAITROSE, LONDON ROAD
PLANNING APPLICATION No. 99/68900/F – CONDITION 15 – BUS SERVICES

Thank you for your letter of 17 February 2000 enclosing details of Goldline's proposals for a bus service to fulfil the above condition.

Goldline's proposals shown in their letter of 15 February accord satisfactorily with the principle of hourly services to the Charvil area and Upper Wargrave which we discussed at our meeting here on 31 January. However, there are some matters of detail which need to be resolved before we can make full agreement:

1. Goldline give basic descriptions for Routes A and B indicating only the areas served. We need to see the full list of roads served in order so that we can fully understand how the routes will serve the community, and be aware of any traffic management implications, for example where there are roads or turning movements not covered by existing bus services. I have contacted Norman Fryer Saxby of Goldline and asked him to provide this information.

2. The timetable for Route B shows buses departing London Road on the hour for Upper Wargrave. This is the precise minute when Reading Transport's own 328 route buses are due at the stop to go to Wargrave and beyond. This duplication will look somewhat silly in the eyes of people travelling to Wargrave, and is likely to cause abstraction from the existing commercial service. Also, if both are running to time, they will be trying to use the lay-by – which is only big enough for one bus - at the same time.

   I suggest it would be advantageous for the entire timetable to be retimed so that all departures are made ten minutes later, which will avoid the clash described above and give better spacing with parallel services to and from Charvil and from Wargrave. The only difficulty I can envisage is if Goldline have a tight connection onto other work immediately after the bus finishes Waitrose work for the day.

We look forward to being able to agree final proposals with you once the above points have been resolved to our mutual satisfaction.

Yours sincerely,

Roland Clausen-Thue
Senior Public Transport Planner

cc Norman Fryer-Saxby, Commercial Manager, Goldline, Reading Transport

JOHN LEWIS PARTNERSHIP

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS 26105	
21 FEB 2000	
COPIES TO:	ACK:

171 Victoria Street
London SW1E 5NN
Telephone (0171) 828 1000
Telex 8954150 Jonel G

Direct Line 0171 592 6449
Facsimile 0171 592 6479

17 February 2000
KSH/JOK/0537

R Coe Esq
Principle Transport Planner
Wokingham District Council
Environmental Services Department
PO Box 157
Shute End
Wokingham RG40 1WR

REPLY REQUIRED

Dear Mr Coe

Twyford - Waitrose, London Road
Planning Application Number: 99/68900/F - Condition 15

I refer to our telephone conversation of 16 February 2000 and enclose herewith a copy of the basis of agreement between Goldline and Waitrose regarding the provision of a bus service in connection with the above.

I would be grateful if you could consider the enclosed details and confirm that you are happy that the proposals satisfy the planning condition. I look forward to hearing from you concerning this matter, as soon as you are able.

Yours sincerely

K S Harrison
Property Manager

Enc

copy: Ms H Morgan, Environmental Services Department, Planning Services, Wokingham District Council, PO Box 157, Shute End, Wokingham RG40 1WR

P Robinson Esq, Senior Development Manager (New Branches)

John Lewis plc
Registered in England 233462
Registered Office
171 Victoria Street London SW1E 5NN

07
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; the 'Readibus' drop off/layby design to take account of disabled movements and safety; ramps at five exits to facilitate disabled egress; hard surfacing materials; minor artefacts; recycling facility location and design; and other structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc) retained historic landscape features and proposals for restoration, where relevant.

08
Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

09
All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

10
The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority.

11
No development shall take place until a schedule of landscaping maintenance for a minimum period of five years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation and shall be carried out in accordance with the approved schedule.

12
All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1st November - 31st March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

13
Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

14
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.

15
Details of the provision of a frequent bus service on Fridays and Saturdays to serve the local community shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the main store. The approved bus service shall run for a period of at least one year upon the open of the main store.

DRAFT

4

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 21/3/00	
Officer: HM	Application No. C/2000/1076

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(P) Details to comply with condition 15 of consent 99/68900/F for the approval of bus provisions

Location: London Rd.

Parish: Twyford Ward: .....

Applicant: Waitrose 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			
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	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:

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NEIGHBOURS:

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