EX SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO.
O/2001/3322

LOCATION:
Western Site Headley Park Industrial Estate Headley Road East, Woodley Reading.

APPLICANT:
London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare

PROPOSAL:
Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units.

EARLIEST DATE FOR DECISION: **10/03/2001**

APPLICATION WILL HAVE EXPIRED ON: 30/03/2001

CASE OFFICER: **Nicola Lake**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

London & Cambridge Properties Ltd
C/O Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hook
RG27 8QA

Application Number: O/2001/3322

Parish:	**WOODLEY**
Location:	**Western Site, Headley Park Industrial Estate, Headley Road East, Woodley, Reading.**
Proposal:	**Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units.**

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

Conditions

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the Local Planning Authority showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. No development shall commence until a scheme to prevent short cuts to/from Viscount Way and Headley Road East has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use and shall thereafter be maintained.

Reasons

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

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

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

4. In the interests of visual amenity.

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

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

7. In the interests of visual amenity.

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

9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

11. In the interests of visual amenity.

12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

13. To safeguard the residential amenity of the adjacent dwellings.

14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

15. To protect the adjacent occupiers from noise and disturbance.

16. To prevent pollution of groundwater.

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

18. To safeguard highway safety.

19. To safeguard highway safety.

20. In the interests of road safety.

Informatives

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 meters in depth below the existing ground level.

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

Berkshire Structure Plan Policies OS1, BU1, BU2, LD3 and EN1.

Loddon Area Local Plan Policies LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5 and LT6.

Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 and WT7.

3. In the interests of the preservation of local history, the applicants are advised that the doorway to Hawkhurst Club House shall be retained in the care of the Local Aviation Museum.

T. G Watson

Trevor Watson
Development Control Manager
Date: 13/11/2003

Notice checked by: _____

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

3311

Planning Services
Development Control

Memo

To: Colin Lawley, Principal Solicitor

From: Jeni Jackson, Principal Planning Officer – North Area

CC: Keith Rogers – Highways

Date: 05/03/03

Re: Development at Headley Road East, Woodley – Section 106 Agreements

---

Thank you for your memorandum dated 14 February and received on 17 February 2003 in respect of the above agreements under Section 106 of the Planning Act in relation to application Nos. F/2001/3311 & F/2001/3322.

I have looked through the relevant files and it would appear that there is one matter outstanding. The agent stated in early correspondence on the applications that there are existing leases allowing tenants to occupy buildings until 2007. The Committee resolution required that the section 106 agreements include that the existing B1 uses cease upon the implementation of the permission. The agent objected to this due to the terms of the existing leases on the premises.

This has been discussed previously and at that time Tom Callaghan was of the opinion that the highway impact of the building would be different with both uses still in place until 2007. In the event that Keith is satisfied that there are no highway implications arising from the office use continuing until 2007 then Trevor Watson has asked me to advise that he would be happy for the terms of the Section 106 agreement to be amended to make provision for use until 2007.

I trust this is of assistance but if you have any further questions please contact me on extension 6444.

Kind regards

Jeni Jackson

Principal Planning Officer – North Area

letter from Glen Darby of 23 April 2002 suggests that highways contribution of £20,000 at implementation of either development is OK

no mention of cessation of B1 use although earlier correspondence pre-Committee advises that lease to run until 2007 ∴ applicants cannot commit to not using the space for offices until that date.

This matter would appear to be outstanding.

KR responded cc. to TW – need copy please.

ESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME
GE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAG
D - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD
SSAGE PAD - MESSAGE PAD - MESSAGE PAD - MESSAGE PAD - ME

To: _____

Mr / Mrs / Miss _____

Of: _____ Tel No: _____

☐ Telephoned ☐ Visited ☐ Wants to see you

☐ Please Phone ☐ Will call again ☐ URGENT

Message:

Message taken by: _____ Time: _____

Date: _____

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

discuss with Keith Rogers → TW.

66209
17 FEB 2003

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

M E M O R A N D U M

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/cma 6524
TO:	Trevor Watson Development Control Mgr.	**DATE:**	14th February, 2003

Development at Headley Road East, Woodley
Section 106 Agreements – Application Nos. F/2001/3311 & F/2001/3322

I am being chased by the solicitors acting for the Developers in these applications. Attached is a copy of my memo dated 11th December, outlining the situation.

Also attached is a copy of a letter from Lawrence Graham dated 8th October referring to a cycle way. I am forwarding this to Keith Rogers.

I should be grateful if you could please arrange for someone to let me know the planning situation, as a matter of urgency.

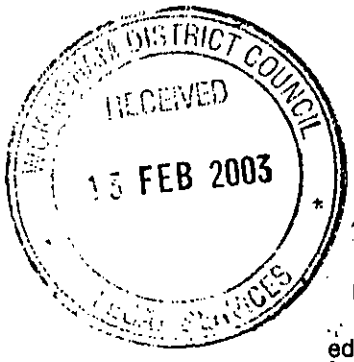
Please let me know if you wish to discuss further.

CJL

Colin Lawley

JCS rang CL to advise that dealing with this now. 4/03/03.

Lawrence Graham



12 February 2003

Mr C Lawley
Acting Head of Legal Services
Wokingham Unitary
DX 33506
WOKING

Your ref: CJL/cma
Our ref: ETL/L2683/175
Direct dial: 020-7759 6581
Direct fax: 020-7173 8581
edward.lewis@lawgram.com
doc number: 4091446.1

Dear Mr Lawley

Development at Headley Road East, Woodley - Section 106 Agreements

Further to your letter of 6 December, can you please let me know who is dealing with this matter. I returned the draft Section 106 Agreement to Mrs Farrell on 25 June and subsequently dealt with hear queries in respect of tenancies on 19 August. I also wrote a further letter on 9 October in respect of details of the cycle way, including its width and materials for its construction.

I should be grateful if you would kindly ask the person dealing with this matter to write to me as a matter of urgency.

Yours sincerely

Edward Lewis

EDWARD LEWIS

190 Strand London WC2R 1JN Tel: +44(0)20 7379 0000
Fax: +44(0)20 7379 6854 DX: 39 London Chancery Lane WC2 info@lawgram.com www.lawgram.com

MEMBER OF ABLE (ASSOCIATED BUSINESS LAWYERS IN EUROPE)
REGULATED BY THE LAW SOCIETY. A LIST OF PARTNERS IS AVAILABLE FOR INSPECTION AT OUR OFFICE

Copy

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

M E M O R A N D U M

FROM:	Colin Lawley Acting Head of Legal Services	**MY REF:** **EXT.**	CJL/cma 6524
TO:	**Trevor Watson** **Development Control Manager**	**DATE:**	11th December, '02

Development at Hedley Road East, Woodley
Section 106 Agreements - Application Nos. F/2001/3311 & F/2001/3322

Attached is a copy of a letter from the solicitors acting for the Developer in this matter.

Edwina was dealing with the case but I recall her discussing this with me. I think one of the issues was when the B1 use on the site would cease and interpretation of the minutes. I also believe Tom (Callaghan) was involved in the matter.

I should be grateful if you would please arrange for somebody to let me know the situation from Planning point of view. I know the matter was being dealt with by Nicky.

Please let me know if we need to discuss further.

Colin Lawley

Briefing note For Anna Cronin.

F/2001/3311 - Building 66, Headley Road East, Woodley.
O/2001/3322 – Western Site, Headley Road, Woodley.

Notes from the meeting of Tom Callaghan, Colin Lawley, Mike Thorp and Nicola Lake.

There are now three problems with this application.

Problem 1.

The committee minutes for the Western site includes the requirement for the cessation of the office use on the Western site, but the Building 66 minutes don't. This would mean that the office use would only have to be stop on the implementation of the Western Site and not the Building 66 site, which is what would be required.

Solution 1 – If the developers do not agree to the cessation of the office use prior to the start of the proposed development on the building 66, the application will need to go back to committee for clarification.

Solution 2. – If the developers do agree to the cessation of the office use prior to the start of the development of the Building 66 site, Colin is satisfied that the legal agreement can go ahead.

Problem 2.

The agent wants the legal agreement to stop them from re-leasing the building for office use as and when their tenants move out. This is because one of their tenants has a lease that does not end until after June 2007. John Mitchell was of the opinion that this was o.k. However, the committee agenda makes no reference to the use not stopping in 2007. Therefore it is implied that the use would stop straight away. (I just forgot to make mention of it). Tom was not aware of this clause and is of the opinion that the highway impact of the building would be different with both uses still in place until 2007.

Mike and Colin are also concerned about the developer's right to apply for the legal agreement to be altered of removed after 5 years.

Mike is also concerned about the tenant's rights to extend the lease or to refuse to leave after June 2007.

Solution 1 – We continue with the legal agreement on the basis of the committee report. i.e the existing office use is stopped prior to the start of the development.

Solution 2 – If the developer will not agree to this. They would have to resubmit their traffic reports and prove that they would be able to get the current tenants out after June 2007. This solution could end up with a revised recommendation, even a refusal or extra highway works or financial contribution requirements.

Problem 3.

The agents are saying that they are not willing to pay £70,000 at the start of the either the Building 66 site or the Western site. They want to split the money £35,000 on the start of each of the developments. This was not want was agreed or what is in the committee agenda.

Solution - Tom is not willing to accept this situation and is insisting on the £70,000 on the start of either of the developments in line with the agenda. Any change to this would have to return to committee.

Briefing note For Anna Cronin.

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O/2001/3322 – Western Site, Headley Road, Woodley.

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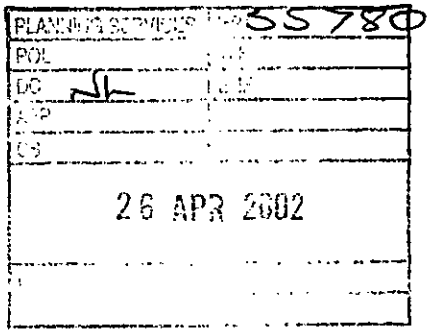
LYONS+SLEEMAN+HOARE

Architects



Our ref: 00/011/3.01/CPD/sg/a

23rd April 2002

Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Nicola Lake

Dear Sirs

PROPOSED REDEVELOPMENT – HEADLEY ROAD EAST, WOODLEY
APP. REF. 2001/3311 AND 3322

Further to my letter of 23rd April 2002 regarding the above I can now confirm in relation to the S.106 Agreement that London and Cambridge will be represented by Stephen Stephens of Lawrence Graham, Solicitors.

Their address is 190 Strand, London WC2R 1JN and Mr Stephen's direct line phone number is 0207 759 6710.

Could I ask for you to advise your solicitor accordingly.

Yours faithfully

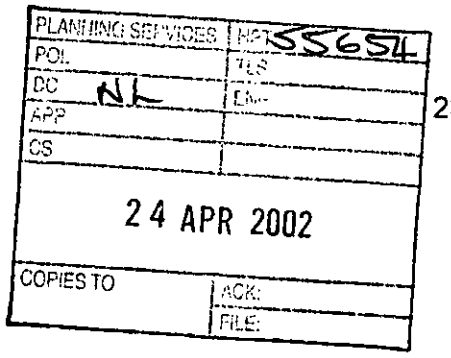
Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

e-mail : colindarby@lsharch.co.uk

cc J Fife — London & Cambridge
S Stephens — Lawrence Graham

LYONS+SLEEMAN+HOARE

Architects



Our ref: 00/011/3.01/CPD/sg/a

23rd April 2002

Environmental Services Dept.
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Nicola Lake

Dear Sirs

PROPOSED REDEVELOPMENT – HEADLEY ROAD EAST, WOODLEY
APP. REF. 2001/3311 AND 3322

Thank you for your letter of 19th received yesterday regarding the above proposals, written in response to my earlier letter of 19th February 2002.

I was encouraged to see written confirmation of agreement by your highways colleagues in response to our traffic flow thesis as outlined in part 2 of my February letter. I was also pleased to see that the proposed restriction on HGV traffic using Viscount Way was recognised to be unreasonable/unnecessary.

However, on the basis that there is currently no consent and thus no condition 20 for us to apply to delete... would it not be far simpler and expeditious for the condition not to be included in the consent when it is issued? Should you need Member ratification, then there would be time to do so while solicitors are preparing the S. 106.

Reverting to the sole remaining outstanding issue, now that you have confirmed the Council's agreement to the highway issues, on behalf of London and Cambridge Properties I can advise that they would be willing to make the financial contribution of £70,000 towards transportation infrastructure improvements at implementation of either of the developments.

On this basis I trust that you are now in a position to instruct your solicitor to prepare a draft Section 106 Agreement. Bearing in mind the time it has taken us to get this far, we very much hope that the draft can be prepared and agreed quickly to enable issue of the consent...

Should there be anything else you need from us or the applicant in the meanwhile, please phone me. I look forward to hearing from you regarding the most efficient and pragmatic way of removing Condition 20.

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

PARTNERS
Maximilian Lyons Dip Arch, RIBA, FRSA
Andrew Aldridge BA, Dip Arch, RIBA
Philip Piper BA, Dip Arch, RIBA
Steve Whitlock MBIAT, MAPM
Michael Pawley LLB, ACA, MIMgt

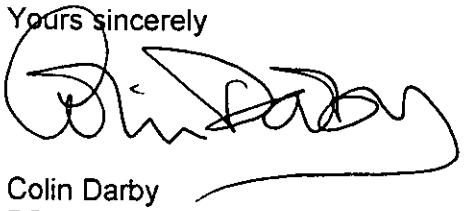
SENIOR ASSOCIATES
Mario Avendano UCH, RIBA
Nigel Butcher BA, BArch, RIBA
Colin Darby BSc, DipTP, Dip UD, MRTPI
Jan Legg MBIAT

ASSOCIATES
Richard Atwell BSc, Dip Arch
Paul Burston Dip Arch
Justin Donnan BSc, BArch, RIBA
Paul Glinn BA, Dip Arch, RIBA, MAPM
David Hicks
Charlie Minty BSc, Dip Arch
Kevin Murphy BA, Dip Arch, RIBA
David Parker MCSD
Peter Stackhouse BA, Dip Arch, RIBA
David Wilson MBIAT

ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

Our ref: 00/011/3.01/CPD/sg/a
23rd April 2002
Wokingham District Council

Yours sincerely



Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

e-mail : colindarby@lsharch.co.uk

cc J Fife L&C

Notes on legal agreement

I spoke to Chris Lowbury 24.04.01 regarding the legal agreement on the QTR site and Western Site. He said that what they are proposing wouldn't achieve what we want. That I should talk to John. Agree what we want and just tell them, that's it.

Without a legal agreement to tie the two sites. Both the existing and the proposed development would occur and might result in a increase in demand for housing

- Their letter of the 21st March 2001.

Talk to John.

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Field
Solicitor

MY REF: ECMF/MM/106/WOO/6
EXT: 6526

TO: Nicola Lake
Senior Planning Officer

YOUR REF: F/2001/3322

DATE: 10th July 2001

REDEVELOPMENT OF WESTERN SITE, HEADLEY ROAD EAST, WOODLEY

Further to your instructions to Colin Lawley which have been passed to me, there are one or two matters that I will need clarification on.

Please can you confirm to me which the QTR site is. I am not clear as, to my mind, one is referred to as Building 66 and the other as the Western Site. Can you please let me know where the reference QTR applies.

Secondly, I note on the Western Site development that a cycleway provision was referred to in the Committee Report. I cannot see this in your instruction memo but understand that it may still be in the Minutes. Can you confirm that it is a requirement and needs to be placed in the Section 106 Agreement.

With regard to the payment of £70,000, I have had some conflicting information. The suggestion within the Council is that full payment will be received in respect of whichever development takes place first. Having spoken to Colin Darby this morning, he advises me that it is split equally between the two sides. Please can you provide me with urgent clarification on this matter.

Finally, can you please confirm the position regarding the ceasing of office use. I understand that this is ceasing office use on the Western Site. Can you confirm when this will take place.

I look forward to hearing from you as soon as possible.

Edwina Field.

Edwina Field

NL

COPIES TO:

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM:	Edwina Farrell Solicitor	MY REF: EXT:	ECMF/MM/106/WOO/6 6526 & 7
TO:	Nicola Lake, Planning	YOUR REF:	
CC:	Tom Callaghan, Engineering Services Lisa Jarvis, Leisure & Cult. Services		
		DATE:	10th December 2001

WESTERN SITE AND BUILDING 66, WOODLEY - S.106 AGREEMENTS

Further to our correspondence, please find attached the draft S.106 Agreements relating to the above. I would be grateful if you could let me have any comments as soon as you are able.

Edwina Farrell

Enc.

DATED 2001

WOKINGHAM DISTRICT COUNCIL

and

LONDON & CAMBRIDGE PROPERTIES LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number 0/2001/3322

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

THIS AGREEMENT is made the day of Two thousand and BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and LONDON & CAMBRIDGE PROPERTIES LIMITED of 20th Floor Millbank Tower Millbank London SW1P 4QP ("the Applicant")

WHEREAS:

A. The Applicant is [the estate owner/owner in fee simple] of the land shown edged red on the plan annexed hereto and known as The Western Site Headley Road East Woodley Berkshire ("the Site")

B. On the 20th day of June 2001 the Applicant made an application for planning permission number 0/2001/3322 ("the Application") for the redevelopment of the Site to create 3,600 square metres of the Site for B1(c) use as defined by the Town and Country Planning (Use Classes) Order 1987 ("the Order") and 8,700 square metres of the Site for B8 use as defined by the Order ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission ("the Permission") should be granted in respect of the Application and the Applicant has agreed to enter into this Agreement conditionally upon the Permission being granted in respect of the Application

E. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenants with the Council:

4.1 on implementation of the Development to pay to the Council the sum of SEVENTY THOUSAND POUNDS (£70,000) as a contribution towards highway improvements in the vicinity of the Site ("the Highway Contribution") together with an additional sum (hereinafter called "the Additional Highway Contribution") which shall be a sum equivalent to the Highway Contribution increased by such proportion as the figures show in the Index of Retail Prices (All items) published by or on behalf of HM Government in respect of the month and year when the Agreement is executed has increased by comparison to the figure shown in the said Index last published on the date on which the Highway Contribution and the Additional Highway Contribution shall actually have been received by the Council PROVIDED THAT in the event of the reference bases figure having been changed since the month and the year when the Agreement is executed the figure to be used shall be that which would have

been applicable on the month and year when the Agreement is executed if the said reference base figure had not been changed

4.2 on implementation of the Development to pay to the Council the sum of TEN THOUSAND POUNDS (£10,000) as a contribution towards the enhancement of leisure facilities at Vauxhall Park and the Bulmershe leisure facilities ("the Leisure Facility Contribution") together with an additional sum (hereinafter called "the Additional Leisure Facility Contribution") which shall be a sum equivalent to the Leisure Facility Contribution increased by such proportion as the figures show in the index of Retail Prices (All Items) published by or on behalf of HM Government in respect of the month and year when the Agreement is executed has increased by comparison to the figure shown in the said Index last published on the date on which the Leisure Facility Contribution and the Additional Leisure Facility Contribution shall actually have been received by the Council PROVIDED THAT in the event of the reference base figure having been changed since the month and the year when the Agreement is executed the figure to be used shall be that which would have been applicable on the month and the year when the Agreement is executed if the said reference base figure had not been changed

4.3 in the event that payments of £70,000 and £10,000 in respect of Application F/2001/3311 submitted by the Developer to the Council has already been received when the Development is implemented then clauses 4.1 and 4.2 shall not apply to this Agreement

4.4 to implement the green travel plan a copy of which is annexed to the Second Schedule and to carry out its requirements at all times

4.5 on implementation of the Permission or in the event that application 2001/3311 is implemented to cease using any part of the Site or Development for B1(a) use as defined in the Order

4.6 to pay the Council's reasonable legal fees for the preparation of this Agreement

IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

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

Solicitor

THE COMMON SEAL of
LONDON & CAMBRIDGE
PROPERTIES LIMITED was
hereunto affixed in the presence of:

Director

Secretary

DATED 2001

WOKINGHAM DISTRICT COUNCIL

and

LONDON & CAMBRIDGE PROPERTIES LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2001/3311

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

ECMF/106/WOO/6
mm/S106 London & Cambridge - Building 66

THIS AGREEMENT is made the day of Two thousand and BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and LONDON & CAMBRIDGE PROPERTIES LIMITED of 20th Floor Millbank Tower Millbank London SW1P 4QP ("the Applicant")

WHEREAS:

A. The Applicant is [the estate owner/owner in fee simple] of the land shown edged red on the plan annexed hereto and known as Building 66 Headley Road East Woodley Berkshire ("the Site")

B. On the 20th day of June 2001 the Applicant made an application for planning permission number F/2001/3311 ("the Application") for the construction of a development for use as B1 accommodation as defined in the Town and Country Planning (Use Classes) Order 1987 ("the Order") together with associated access parking and servicing provisions ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission ("the Permission") should be granted in respect of the Application and the Applicant has agreed to enter into this Agreement conditionally upon the Permission being granted in respect of the Application

E. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

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IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

THE COMMON SEAL of
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Solicitor

THE COMMON SEAL of
LONDON & CAMBRIDGE
PROPERTIES LIMITED was
hereunto affixed in the presence of:

Director

Secretary

Nicola Lake

From: Edwina Field
Sent: 25 September 2001 16:33
To: Nicola Lake
Subject: Western site and Building 66

Colin Darby is also trying to speak to me on the above, but I have no further information than from our last meeting. I know Tom and yourself were at odds and my understanding was that Colin really did believe that the matter had to go back to committee.
This is why to date I have not actioned the matter further. What I think would be the best way forward is if I were to have another chat with Colin (Lawley) but unfortunately he is out of the office until Thursday.

Have you had any further discussions with Tom on the matter?

Edwina
Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

Nicola Lake

From: Edwina Field
Sent: 27 July 2001 12:36
To: Nicola Lake
Subject: western site

Colin Derby may try to contact you. I have explained to him that there is some discrepancy and I note that Tom had further comments following John's e mail the other day, so am still no wiser as to how to proceed at this stage. The cttee minute isnt helpful either way.

Please let me know if there is any progress following any discussions you may have with Mr Derby.

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

Nicola Lake

From: Edwina Field
Sent: 25 July 2001 12:38
To: John R Mitchell; Nicola Lake
Cc: Colin Lawley; Tom Callaghan
Subject: RE: Western site/ Building 66

Thanks for this. I would just draw your attention to the minute produced in respect of this matter which simply states that
'the cessation of the current office use of B1(a) on the application'
I will need to be advised of a date when this will take effect to put in the agreement and welcome your comments.

Thanks
Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

-----Original Message-----
From: John R Mitchell
Sent: 25 July 2001 11:58
To: Nicola Lake
Cc: Colin Lawley; Edwina Field; Tom Callaghan
Subject: RE: Western site/ Building 66

Dear Nicola

having looked at this I don't think it would be necessary to go back to Committee. It would only be necessary to do so if it were reasonable to ask for further contributions. I do not think this is so for these reasons:

1) There will inevitably be an overlap of occupation while the new building is under construction - it is not possible to put a time limit on this thus reasonably seeking contributions would be hard to justify.

2) This position, while it persists, represents the status quo and should not trigger contributions

3) The tenant is seeking alternative locations and this could happen at any time - again it would be difficult to justify or time-limit contributions.

4) The current occupation of office floorspace is only part of what could be occupied.

Provided the legal agreements prevent the take up of any existing or future vacancies I do not think there will be a problem.

best wishes
John

-----Original Message-----
From: Nicola Lake
Sent: 25 July 2001 11:19
To: John R Mitchell
Subject: FW: Western site/ Building 66

Thanks for the help.

Nicky

-----Original Message-----
From: Edwina Field
Sent: 25 July 2001 09:44
To: Nicola Lake
Cc: Tom Callaghan
Subject: Western site/ Building 66

Just to let you both know I have had a chat with Colin following our meeting yesterday. He is minded that this matter may well have to go back to committee as he feels that the implication in the relevant minute does suggest to members that the cessation of office use on the Western site was immediate. Has it ever been

suggested to the developer that they 'buy out' the tenants on the site as he seemed to think that that had been discussed with reference to the site.

This probably doesnt help progress the matter any more but I look forward to hearing from you when you have had the opportunity to consider teh matter further and discuss with John as agreed.

Thanks
Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

Nicola Lake

From: Edwina Field
Sent: 18 July 2001 12:42
To: Nicola Lake
Subject: Western Site and Building 66

Importance: High

Please can you let me know when you have a minute to discuss the above. Colin Derby has been on the phont to me several times now and feels it would be beneficial for his clients to come in and talk to us ..presumably with their lawyers regarding the possible ways forward but I am not entirely sure what it is they actually want to talk about, and whether you think its a good idea. This is all fairly new to me so I would be grateful if we could go through some of the issues.

Many thanks

Edwina

Edwina Field
Solicitor
Legal Services
0118 974 6526 (direct dial)

LYONS+SLEEMAN+HOARE

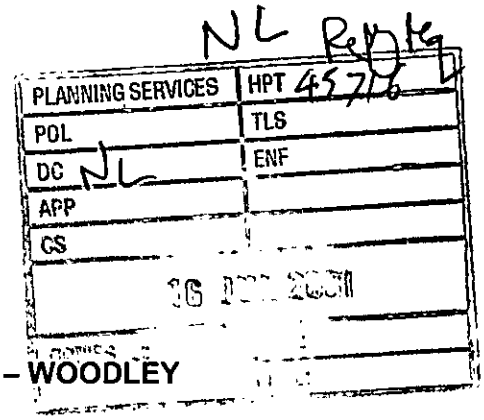
Architects

Our ref: 00/011/a/CPD/ib

13th July 2001

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WN

For the attention of Ms Nicola Lake



Dear Sirs,

PROPOSED DEVELOPMENT – HEADLEY ROAD EAST – WOODLEY
APP REF 00/2001/3322 AND 3311

I refer to the above applications, as resolved to be approved by the Council's Development Control Committee at its meeting on 20th June 2001.

Subsequent to the meeting we have made contact with Edwina Field who is apparently responsible for drafting of the legal agreement. While she has had initial instructions from you we understand that she needs to meet and clarify issues before being in a position to meet us.

In the meanwhile I have confirmed details of the applicants' solicitors. After a positive resolution by Committee we very much hope that we can progress quickly towards completion of the legal agreement to enable release of the consents.

On seeing your report to Committee prior to 20th June, we were concerned to see the wording of a particular condition – no. 20 – in respect of the Western Site (3322). This restricts use of the Viscount Way access to private cars only, the reason being 'to safeguard highway safety'. We sought to contact you on a number of occasions pre Committee, but without success.

Since our brief 'phone conversation before your holiday, I have spoken with your highways colleagues. It appears that their view is that the condition is reasonable, although it was recognised that it was not agreed with our team's consultants as being required.

However, as the issue of highway safety was also referred to at Committee by Members and by the Town Council representative, the advice to us is that the condition cannot be changed pre issue of consent without referral back to Committee.

cont/....

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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ARCHITECTURE
GRAPHIC DESIGN
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PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

Our ref: 00/011/a/CPD/ib
Environmental Services Department
Wokingham District Council

13th July 2001

Nevertheless we would wish to record concern regarding the requirement. Perhaps this is a matter we can discuss when we meet to run through the heads of terms of the legal agreement.

We look forward to hearing from you.

Yours faithfully,

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

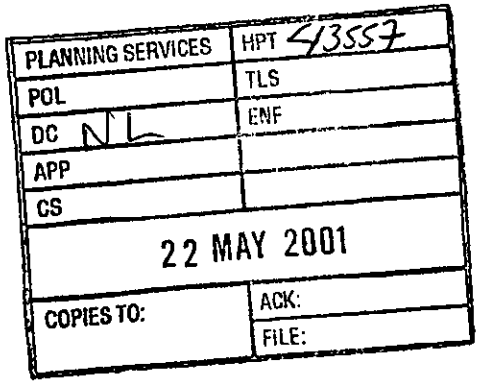
e-mail : colindarby@lsharch.co.uk

cc: J Fife — London & Cambridge
A Jenkinson — Denis Wilson Partnership

LYONS+SLEEMAN+HOARE
Architects

Our ref: 00/011/a/CPD/ib

18th May 2001



Environmental Services Dept
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WN

F.A.O Nicola Lake

Dear Sirs,

PROPOSED REDEVELOPMENT – QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APP. REF. F/2001/3311 AND 3322

I refer to the above applications, to our meeting at your offices last Friday and to subsequent 'phone conversations with Tom Callaghan and Nicola Lake.

Bearing in mind the extent of pre and post application discussions with officers of the Council, we were concerned to be faced with the need for an '11th hour' decision following our meeting. Our clients were subsequently extremely disappointed to be advised that the applications are not now included on the agenda for next week's Committee Meeting.

However, we must now work to ensure that there is agreement on outstanding issues to enable presentation to the next meeting on 20th June with a positive recommendation for approval.

Firstly I confirm that your advice to the effect that our proposals for a 'linking' of the sites have been approved of in principle by your legal services colleagues. I understand that your usual practice is for the Council to prepare a draft agreement, in this case based upon our proposed 'heads of terms' Post Committee resolution. At the appropriate time the Council's solicitor will need to liaise with our clients' solicitors who are the Simkins Partnership.

In relation to the drainage issue, we have seen a copy of the Environment Agency's response to your reconsultation. While proof will need to be provided in due course, it appears that the area in question is not, nor has it been, a watercourse. As advised previously, we are willing to ensure that any requisite details can be provided pursuant to condition in due course.

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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David Wilson MBIAT

ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

POL
DC
APP
CS
22 MAY 2001

Our ref: 00/011/a/CPD/ib
Wokingham District Council

18th May 2001

Moving on to the more complicated and 'sensitive' issue of the Council's requests for financial contributions, as agreed I am writing on behalf of the applicants to confirm their amended and more generous response that I conveyed to you on the 'phone earlier in the week.

Before doing so I would reiterate the benefits that would accrue from implementation of the subject applications – substantial investment in new buildings which would represent a vast improvement to the local built environment. Continued provision would be made for employment as per your policies. A 'non conforming' B2 and a B8 use, operating up to 24 hours a day and a cause for very real objection by immediate residential neighbours will be replaced by a friendlier use, enhancing significantly residential amenity.

Nevertheless our clients have been asked to consider making a financial contribution towards improvements to the local transportation infrastructure together with contributions towards the enhancement of various recreational facilities and to the built environment in Woodley town centre. The former request was made in the context of an analysis of traffic generation associated with the overall redevelopment, the latter in the context of Local Plan policy which enables the Council to seek such contributions.

In association with this consideration we were also asked to reduce the level of parking and to commit to preparation of a Green Travel Plan.

On behalf of the applicant, London and Cambridge Properties, we would confirm that:

- The level of parking provision within the QTR site will be reduced to one space per 30 sq.m.
- Land at the front of the site will be dedicated for use as a cycleway
- The applicants will continue to make provision for showers and for cycle parking within the development.
- The applicants will make provision for works such as information boards for bus timetables etc. within the sites.
- A condition will be accepted requiring that a Green Travel Plan should be prepared.
- Through tenancy agreements, the applicants will seek to ensure occupiers awareness of the Green Travel Plan and the Council's wish to reduce use of the private car.
- The applicants are willing to make as financial contribution of £80,000 (eighty thousand pounds), for the Council to spend on:
  - transportation works such as improvements to the cycleway network, a bus route through Woodley Centre and provision of bus gates
  - Leisure Services' projects such as open space and town centre environmental improvements and improvements to recreational facilities

- It is understood that the works that the Council are seeking funding for/contributions towards are in the vicinity of the application sites and are related to it in terms of quantum and justification.

- The payment would be made contingent on implementation of the development subject of the two applications – half of the sum payable for each.

These offers are being made on the basis of a recommendation for approval to Committee at its meeting on 20thJune 2001. We trust that payments will be required pursuant to a section 106 Agreement which will also include reference to the works, trigger dates and other issues.

We look forward to being advised of your department's considered response to the applicants' offer of further planning and transportation benefits.

Should there be any queries, please call me.

Yours faithfully,

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE **e-mail** :
colindarby@lsharch.co.uk

cc: J Fife - London & Cambridge Properties
P Piper - LSH
C Minty - LSH

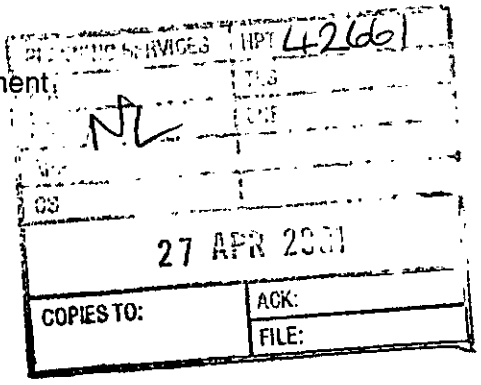
LYONS+SLEEMAN+HOARE

Architects

Our ref: 00/011/CPDcm/a

25th April 2001

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WN



For the attention of Nicola Lake

Dear Sirs

PROPOSED REDEVELOPMENT – QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APPLICATION REF 2001/3311 AND 3322

I refer to the above applications, to my letters of 21st March and 11th April and to my subsequent telephone conversation yesterday with the case officer, Nicola Lake.

We, together with the applicants, London and Cambridge are disappointed that it has not been possible to complete your reports in time for the applications to be considered by Committee at its meeting on 2nd May. However, we were encouraged to hear that they are to be included in the schedule of applications to be considered at the subsequent meeting on 23rd May.

Following on from our letter and plans of 11th April, we believe that you are re-consulting with the Environment Agency in relation to the proposed works to the ditch at the rear of the site. As per our letter and as confirmed in our conversation earlier, I would reiterate that the filling in or otherwise of the ditch is not critical to nor a pre-requisite to implementation of the scheme.

Consultants have liaised with the Agency and it is not currently clear as to whether the ditch is 'dead' . . . and quite a lot more work is needed to enable this to be confirmed. Thus, we would urge consideration of a condition which would require your approval of details of the area in question – in terms of any infilling and re-landscaping. This is a matter of detail that can follow on from determination of the substantive application, recognising that a drainage licence would be pursued under separate powers if needed.

It is understood that the other outstanding matter, the 'tying' of the two sites, is to be discussed with your solicitor today or tomorrow. We look forward to hearing of the outcome and would reiterate our keenness and willingness to meet with your solicitor to agree the principles of any agreement in advance of completion of your report and consideration by Committee.

Cont...

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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David Wilson MBIAT

ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

Our ref: 00/011/CPDcm/a
Date 25th April 2001

PROPOSED REDEVELOPMENT – QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APPLICATION REF 2001/3311 AND 3322

We look forward to hearing from you.

Yours faithfully

pp

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

Direct Fax : 01252 846119
e-mail : colindarby@lsharch.co.uk

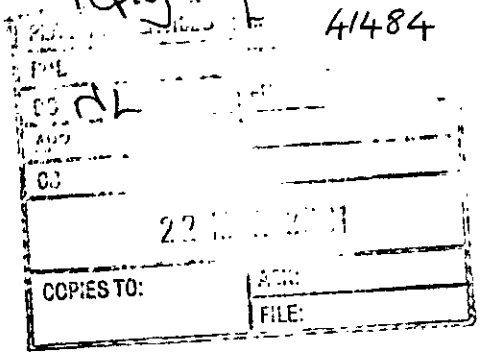
cc: James Fife London and Cambridge
L Edmunds/C Minty Lyons+Sleeman+Hoare

LYONS+SLEEMAN+HOARE
Architects

Our ref: 00/011/CPDcm/a

21st March 2001

Reply Req'd 41484



Environmental Services Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

For the attention of Nicola Lake

Dear Sirs

REDEVELOPMENT PROPOSALS FOR QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APPLICATION REFERENCES F/2001/3311 AND 3322

I refer to our meeting with the case officer Nicola Lake at your offices on Monday 12th March regarding the above two applications.

As has been mentioned in earlier pre-application discussions with officers of the Council, concern has been expressed in policy terms that the existing office accommodation within the Western Site in Hawkhurst House and the adjoining complex should not remain in office use following implementation of redevelopment of the QTR site for offices.

We understand that the fundamental concern relates to provision for employment space adding to the pressures for housing in the District which we recognise.

As James Fife of London and Cambridge explained at our meeting current occupants of the first floor of the Hawkhurst House property have a lease which does not expire until June 2007, their occupancy thus being protected under landlord and tenant legislation. Thus the applicants cannot commit to not using the space for offices until that date.

However, in recognition of the policy context and the Council's concerns the applicants are willing to enter into an obligation to cease use of the Hawkhurst House complex for office use as of that date or beforehand should the tenants relocate and vacant possession achieved.

Subject to positive resolution regarding the QTR application it will be some time before detailed design could be concluded to enable a start on site and the subsequent development process, to be followed by an on-going letting and marketing campaign. Thus the overlap between completion and occupation of the redeveloped QTR office accommodation and occupation of Hawkhurst House will be limited. We trust this issue will not be an obstacle to granting of consents to enable the much needed redevelopment of the QTR site to be followed in due course by redevelopment of the Western Site.

Cont...

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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Keith Sleeman RIBA, (Consultant)

ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

Our ref: 00/011/CPDcm/a
Date 21st March 2001

REDEVELOPMENT PROPOSALS FOR QTR AND WESTERN SITES, HEADLEY ROAD EAST, WOODLEY – APPLICATION REFERENCES F/2001/3311 AND 3322

As discussed with Nicola Lake, we would request that this statement of intent should be considered by your legal colleagues. We would reiterate our wish and willingness to meet to discuss how the statement might be best put in binding legal terms so that the wording of any obligation could be agreed prior to Committee.

We look forward to hearing from you.

Yours faithfully

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

Direct Fax : 01252 846119
e-mail : colindarby@lsharch.co.uk

cc: J Fife London and Cambridge
S Fryer Fryer Gilbert and Jepps
L Edmunds Lyons+Sleeman+Hoare

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Farrell
Solicitor

MY REF: ECMF/MM/106/WOO/6 & 7
EXT: 6526 D3438 & 3439

TO: Tom Callaghan, Highways

YOUR REF:

cc: Nicola Lake, Planning

DATE: 2nd November 2001

WESTERN SITE AND BUILDING 66 - S.106 AGREEMENTS

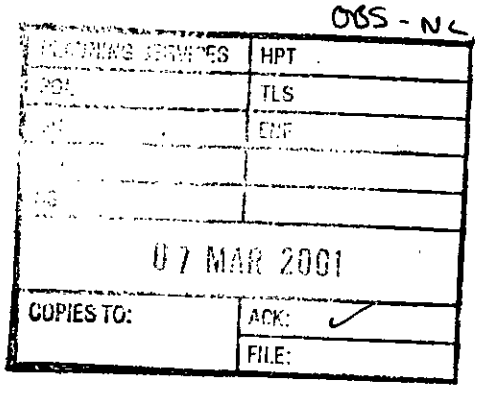
Can you please let me know if the issues surrounding these S.106 Agreements have been resolved. If this is so, please provide me with any further necessary instructions I may need to enable me to draft the Agreements and send them out. Thank you.

Edwina

3311

5 Reading Road
Woodley
Reading
RG5 3DA

5th March 2001



Case Officer
Nicola Lake
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

Dear Ms Lake

Planning Applications Nos O/2001/3322 & F/2001/3311

I wish to object to the above planning applications on the following grounds:
1. Warehousing capacity will be almost double that presently available on the QTR site. This will result in almost twice as many heavy goods vehicles travelling in and out of Woodley.
2. The warehouse units obviously have loading bays, but there is not a single off dock waiting area on site for heavy vehicles.
3. There is a total of 383 car parking spaces on the two sites.

The increase in traffic and congestion on Woodley's already overstretched roads will be horrendous. In previous correspondence, on traffic problems in Woodley, Wokingham District Council have advised me that they are unable to persuade companies to use the most suitable access to the Headley Road estate:
L. Clapton for Director of Environmental Services 23 December 1997
and Cllr F. Browne Chairman, Highways Sub Committee, 28th April 1999.

If approved these two developments will have a detrimental effect in the area on cyclists, pedestrians, Safe Routes to Schools and I believe are contrary to the aims of Wokingham's Provisional Local Transport Plan 2000-2005.

Yours sincerely

Bernard S Williamson

Bernard S Williamson

Cc Cllr Sam Samuels
Cllr T Dredge
Cllr C E Lawley

Development Control Ref No:	Received	Parish
O/2001/3322	02.02.01	Woodley

Applicant: London and Cambridge Properties Ltd.
Location: Western Site, Headley Road East, Woodley.
Proposal: Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and Distribution.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

1. **Planning History** -
The Development Control Committee of the 20 June 2001, resolved to grant planning permission for the redevelopment of the site, subject to the signing of a legal agreement and 20 conditions. The decision notice for this application has yet to be issued, due to negotiations on the legal agreement.

2. **Proposal** -
The proposed development was for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) light industrial floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only the means of access and siting are under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

The acceptability of the second of the two applications which attended committee on the 20 June 2001; the Building 66 site, was dependant upon the decision on this application. If the Western Site development was refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan.

The committee resolved to grant planning permission on both applications subject to the signing of a legal agreement and the imposition of a number of conditions. Proposed condition 20 of this application read as follows:

20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

The Highways Officer recommended the above condition be imposed. The applicants are requesting that this condition be removed from the proposed decision notice.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions, but with the removal of condition 20.

Background Papers

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

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

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

BACKGROUND

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

A. Highway Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan and policies WT6 and WT7 of the Wokingham District Local Plan.)
B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.)
C. Inspector's Report on Part two of the Wokingham District Local Plan.

A. Highway Safety.
The Highway Officer has considered the potential impact upon highway safety of the removal of condition 20. The removal of this condition would then allow HGV traffic, as well as private vehicles to use the Viscount Way access to the development site. The access is currently in existence but is not used at present. The Highway Officer is satisfied that the removal of their suggested condition would have no significant detrimental impact upon the highway safety of the surrounding road network.

B. Impact upon the residential amenity of the neighbouring dwellings.
The imposition of condition 20 was recommended by the Highway Officer due to potential concerns over Highway Safety. The above section A addresses this issue. As the site access is currently in existence and Allied Bakery currently uses Viscount Way for both HGV and private vehicle access to their site, it would be difficult to sustain this condition at appeal on only residential amenity grounds.

C. Inspector's report on part two of the Wokingham District Local Plan.
The inspector's recommendations are a material consideration in the determination of applications.

WOS3: The inspector recommends that the policy be amended in accordance with PA 1/6. This is in line with the Council's proposed amendments.
WBE1: The inspector recommends that the policy be deleted and replaced with an alternative wording. However the policy would impact in a similar way on the proposed development.
WT6: The inspector recommends that the Council carry out a review of parking standards. The highway officer is satisfied that the parking provision would be acceptable for the proposed development.

Conclusion – In the light of the highways section revised recommendation it is considered that the condition could not be supported on highway safety grounds. Similarly the likely noise and disturbance caused by the increase in HGV movements along Viscount Way would not be significant enough to warrant the imposition of the condition on residential amenity grounds. Therefore it is recommended that the condition be removed.

Recommendation – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the provision of £70,000 towards sustainable transport initiatives and local highway improvements, which is payable at the start of either this or the Building 66 development scheme and the securing of a £10,000 financial

contribution towards enhancing Vauxhall Park and improvements to Bulmershe Leisure facilities as outline in detail within section E of the attached original report, (*Officer's Note: The cessation of the current office use B1(a) on the application site (on or before the ????) will be covered within the legal agreement of the Building 66,)* together with the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

8. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to

be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

Reasons.

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

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

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

4. In the interests of visual amenity.

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

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

7. In the interests of visual amenity.

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

9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

11. In the interests of visual amenity.

12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

13. To safeguard the residential amenity of the adjacent dwellings.

14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

15. To protect the adjacent occupiers from noise and disturbance.

16. To prevent pollution of groundwater

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

18. To safeguard highway safety.

19. To safeguard highway safety.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

3322

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR3322

YOUR REF:

TO: Nicola Lake - Planning **DATE**: 29/05/02

PLANNING APPLICATION NO. O/2001/3322.
REMOVAL OF CONDITION 20 IN RESPECT PROPOSAL TO REDEVELOP SITE FOR B1 (C) & B8 UNITS AT WESTERN SITE HEADLEY PARK INDUSTRIAL ESTATE, HEADLEY ROAD EAST, WOODLEY.

The applicant's agent in a letter dated 19 February 2002, requests the removal of Condition 20 of the draft decision notice for O/2001/3322 restricting the Viscount Way access to private cars only.

Comments

- HGV's already use this route. Accordingly such a condition is likely to fail the tests of Circular 11/95, as it would be unreasonable and possibly difficult to enforce.
- In addition only the first section of Viscount Road to the residential development is public highway. The remaining section including access to the site is privately owned.
- The applicant accepts the need to seek to prevent rat running through the site and accordingly if Condition 20 is removed there may be scope to impose a condition to prevent rat running instead. This on the basis that a condition to this effect was not imposed on the original consent.

Conclusion

A new condition could read: 'No development shall commence until a scheme to prevent short-cuts to/from Viscount Way and Headley Road East has been submitted to and approved in writing by the local planning authority. The approved scheme shall be introduced and before the development is first brought into use and shall be maintained thereafter.'
Reason: In the interests of road safety.

Keith Rogers
Team Leader (Highway Development Control)

Date: 24 May 2002

To: Highways

We have received notification of a request for removal of condition 20 for the following planning application:

Application Number: O/2001/3322

Location: Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Proposal: Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Case Officer: Nicola Lake

The new plans show the following: Notification of applicant's request to remove condition 20 from the Draft Decision Notice. Condition 20 restricts the Viscount Way access to private cars only, with measures to physically restrict use by HGV traffic. Letter: Section 3 of letter dated 19.02.2002.

Comments are required by 03/06/2002.

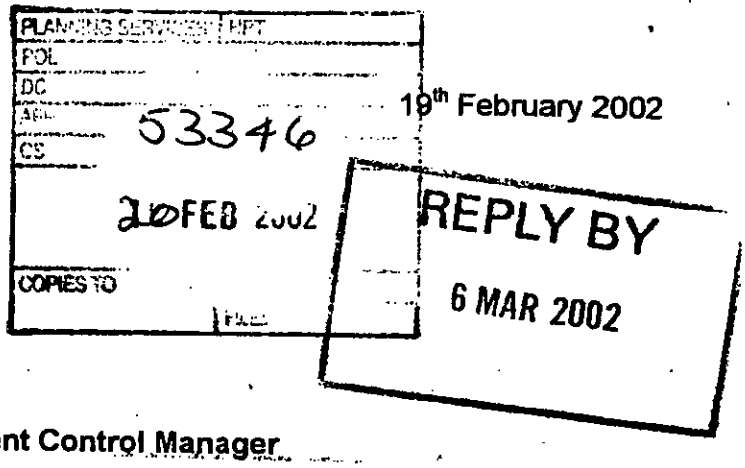
Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

See attached response

29/5/02

LYONS+SLEEMAN+HOARE

Architects



Our ref: 00/011/3.01/CPD/sg/a

19th February 2002

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

For the attention of Trevor Watson, Development Control Manager

Dear Sirs

PROPOSED DEVELOPMENTS – HEADLEY ROAD EAST, WOODLEY – 2001/3311 AND 3322

Firstly, on behalf of James Fife of London and Cambridge Properties and I, thank you for your and your colleagues' time last Friday when we discussed the above applications.

While you reiterated your apologies for the delays experienced in the progression of the application, the meeting focussed on discussing a strategy for a way forward to achieve positive determination as soon as possible.

1. Contribution

Of the two main areas of discussion, it was recognised that we would have to accept your requirement that the full £70,000 contribution towards transportation infrastructure improvements should be payable on implementation of either scheme... unless we wished for the applications to be referred back to Committee for reconsideration of this particular matter. A decision has yet to be made as, as specifically defined in my letter of 18th May last year, our clients' offer was that 'half of the sum (was to be) payable for each'

2. Overlap

Moving on to the second issue relating to leasing of office use on the Western site, we discussed at length the possible 'overlap'. It was agreed that we would seek to summarise our views to you, in 'simple terms', to enable you to liaise with your consultants, hopefully with the conclusion that there is no material harm in traffic terms during the overlap period and that the consents can be issued.

In the following commentary, a number of assumptions have to be made, but on the basis that these will balance out, I trust that the end conclusion will still be relevant.

- The lease of office space on the Western Site has up to a maximum of 5 years to run.

cont..

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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David Parker MCSD
Peter Stackhouse BA, Dip Arch, RIBA
David Wilson MBIAT

ARCHITECTURE
GRAPHIC DESIGN
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TOWN PLANNING
URBAN DESIGN

- If the tenant terminates that lease sooner, which is quite possible as they are considering relocation, London and Cambridge will not let to another office user.
- Following completion of s.106 negotiations, instructions have to be given to professional teams to prepare detailed design for the new QTR proposals and a process of tender, site investigation etc etc has to be carried out – hence it could be a year before works start on site. (Year 1).
- Phased implementation could take up to a further year. (Year 2).
- Marketing, legals, fitting out and occupation could take up to a further year (or more) before all of the development is occupied. (Year 3).
- By this time there would duly be 1-2 years to run of the Western Site office lease...if still in full occupation.

This is the overlap period during which in theory, there could be traffic generated from offices on the Western site and new offices on the QTR site – assuming both sites are fully occupied.

Our clients' highways and transportation consultants the Denis Wilson Partnership, prepared a detailed analysis in support of the applications. The assessment demonstrated that there would not be a material impact with both schemes developed.. as recognised in the officer report to Committee last June. However, if all proposed offices were fully occupied on the Western Site and if all proposed offices on the QTR site are all built and all fully let, and assuming traffic generation as per TRICS assumptions, DWP advise that traffic flows during morning and evening peak periods could theoretically increase by just over 6%, two-way, to the east of the site during the 1-2 year 'overlap' period.

Referring back to the original transportation report, the two-way movement referred to is over 1200...thus the increase could be c.75 movements...i.e. just over one per minute.

I recognise that this figure is preceded by various assumptions, but even if it is doubled to two movements per minute in peak periods on a stretch of road with over 1000 movements per hour in peak, we would suggest that the increases are not 'significant'...especially as it could at worst be only for a limited period, and with no allowance for mitigation by travel plans, improved cycle access, improved public transport accessibility etc...

I am not seeking to base this argument on a finite technical, objective case, but through the above illustration, and emphasising the associated caveats and assumptions, I would suggest that there would be no demonstrable harm arising out of issuing both planning consents in the near future. In practice, the QTR redevelopment may not be implemented as quickly as assumed, particularly bearing in mind the current office market in the Thames Valley, and the Western site tenant is unlikely to stay in full occupation to the very end of the lease period.

Bearing in mind all of the above, we would request that instructions should be given to enable the Section 106 to be progressed to enable release of the planning permissions...subject to our clients agreeing to payment of the £70,000 at implementation of either scheme, and subject to them confirming they will not relet the office space for that use.

3. Condition 20 of 2001/3322

The officers have recommended at condition 20 that vehicular access to the Western Site from Viscount Way shall be restricted to private cars only, the reason being 'to safeguard highway safety'.

As existing the c. 12,000sqm of B2 floorspace and the c. 2500sqm of B1 floorspace is accessed from both Headley Road East and Viscount Way, the latter being the main access for larger vehicles to the main factory buildings and associated yards which are located on the southern part of the site.

As per our letter to you of 13th July, we and our client are concerned about the proposed reasonableness of the condition in terms of its limitation on users of the proposal B8 warehouse/B1c light industrial floorspace. While accepting the need to seek to preclude rat-running through the site, there would appear to be no justification for the proposed condition. Indeed, should HGV traffic be able to access the site from front and rear, movements would be shared and as a consequence there would be less HGV movements along the busier Headley Road East. Viscount Way is very much a 'service road', accessing extensive areas of employment uses, and it is submitted that its continued use to access the subject site for HGV's should be permitted.

We would request that condition 20 should be amended to enable use of the Viscount Way access by all vehicles, while perhaps instead including reference to the needs to agree details of measures to preclude rat-running.

As this was a condition proposed by officers, and as there were no specific objections nor was there specific debate by Members in Committee regarding the issue, we understand that it would be possible to amend the wording as suggested. We look forward to hearing from you with your response on this point.

I apologise for the length of this letter, but we believe it important to resolve the outstanding queries as soon as possible to enable your solicitor to be instructed to progress the Section 106. Our final point is to reiterate our offer for us and our solicitor to meet yours if this would help to clarify and confirm agreement to the principle terms of the agreement.

We look forward to hearing from you.

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE
e-mail : colindarby@lsharch.co.uk

cc James Fife London and Cambridge
Andy Jenkinson DWP
Charlie Minty LSH

DATE 5 JUNE 02

8N5

PLANNING SERVICES	HPT
FOL	TLS
DC	
APP	
CS	

NL 10 JUN 2002

COPIES TO

FILE 11.6.02.

YOUR REF: NICOLA LAKE

0/2001/3322

PLANNING SERVICES DEPT.

DEAR SIR/MADAM

RE: YOUR LETTER OF 24 MAY 2002 REGARDING THE APPLICATION TO REMOVE CONDITION 20 FROM THE DRAFT DECISION NOTICE, WHICH RESTRICTS THE VISCOUNT WAY ACCESS TO PRIVATE CARS ONLY. WITH MEASURES TO PHYSICALLY RESTRICT USE BY HGV TRAFFIC.

WE THE RESIDENTS OF CONCORDE WAY AND METEOR CLOSE ARE MOST DEFINETLY AGAINST ALLOWING ACCESS TO ANY FURTHER HGV TRAFFIC, FOR THE FOLLOWING REASONS.

1/ VISCOUNT WAY IS ALREADY HEAVILY USED BY INDUSTRIAL LORRIES NIGHT & DAY, INTO AND OUT OF THE BREAD DEPOT.

2/ VISCOUNT WAY IS THE ONLY ACCESS ROAD INTO AND OUT OF CONCORDE WAY AND METEOR CLOSE FOR THE FIFTY HOUSE-HOLDS LIVING IN THIS AREA.

3/ VISCOUNT WAY IS USED DAILY BY CHILDREN COMING AND GOING TO SCHOOL BY BYCYCLE AND ON FOOT. IT IS ALREADY HAZARDOUS WITH THE AMOUNT OF TRAFFIC ALREADY SPEEDING THROUGH THIS ROAD. TO INCREASE THIS AMOUNT OF TRAFFIC BY MORE HGV VEHICLES WOULD BE DOWNRIGHT CRIMINAL.

4/ A FURTHER REASON FOR REFUSING THIS APPLICATION, IS THAT DAY'S OF WARM DRY WEATHER, RESIDENTS CLOSE TO THE ROAD MUST OF NECCESSITY KEEP ALL WINDOWS CLOSED DUE TO THE AMOUNT OF DUST THROWN UP BY THIS ALREADY HEAVY TRAFFIC

YOURS FAITHFULLY W. COOPER - 4 CONCORDE WAY

J. O'BRIEN 6 CONCORDE WAY

NAME	ADDRESS
P. Doyle	2, CONCORDE WAY
SBB SANDRA BONNER	10 CONCORDE WAY
J O'Brien	6 Concorde Way
M. O'Brien	6 CONCORDE WAY
R. Bridge	8 " "
E Cameron	8 " "
A HILL	12 CONCORDE WAY
N. BEASLEY	4 METEOR CL
I POTTER	10 METEOR CLOSE
J. BISHOP	12 METEOR CLOSE
P Yates	16 METEOR CLOSE
A TINDALL	7 Concorde Way.
W. A. SMITH.	9 CONCORDE WAY.
S. GOSLING	11 CONCORDE WAY
N BRUNT	16 " "
A. FOLEY.	18, " "
Susan Fraser	20 CONCORDE WAY.
R. Dodson	17 CONCORDE WAY.
K Dodson	17 Concorde Way
J. Sinfield	19 Concorde Way
[illegible]	21 Concorde Way

NAME	ADDRESS
M.V. Osborn M. OSBORN	23 CONCORDE WAY, WOODLEY.
D C Evans. D C EVANS	25 CONCORDE WAY. WOODLEY.
D.J. Hamblin — D.J. HAMBLIN	27 CONCORDE WAY, WOODLEY.
Gary Alderwick	29 Concorde way woodley.
B Jan	22 Concorde Way
D. Stevens	24 concorde Way
W. Melrose	26 Concorde Way
G. Stimson	30 Concorde Way.
A. Orton	32 Concorde Way.
D. STAPLEY	34 Concoide way.
J. Dewar	34 Concorde Way.
N Carpenter - N CARPENTER	36 CONCORDE WAY.
R.M. Taylor R M TAYLOR	6 METEOR CLOSE
R Cooper	4. CONCORDE WAY
W.R. Cooper	do. do.
Juliette M. CUTLER	2 Meteor Close
Diana Bowman	8 Meteor Close
GRAHAM MORAN	9 Meteor Close
ROB McDONNELL	14 METEOR CLOSE.
J. Harvey.	15 Meteor Close.
L. Majchrowicz	12 Concorde Way.

WORK SHEET FOR : Nicola Lake

Application Number : O/2001/3322

Applicant : London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Location : Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Proposal : Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 02/02/2001

Earliest Date for Decision : 10/03/2001

Latest Consultation Date/Site Notice Expiry Date : 10/03/2001

This application will have expired on: 30/03/2001. 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 :

Application Number: O/2001/3322

Appraisal :

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

Application Number O/2001/3322
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Western Site Headley Park Industrial Estate Headley Road East Woodley Reading.

APPLICATION NUMBER: O/2001/3322

OFFICER: Nicola Lake

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



39. ST. LUKE'S HOME FOR SICK CHILDREN, COBBLERS CITY
Postcard photograph c.1910. The picture shows the front of the house. The pony trap was used to bring the children to the home from the railway station. Note the doorway.



40. THE LEBUS FACTORY
Photograph 1969.
The old St. Luke's home. The name over the doorway has been changed to 'Hawkhurst' – the name given to the building when it was the Clubhouse of the Woodley Flying Club from about 1935.
The new name 'LEBUS' indicates the present use of the building.

original cottages. Miss Panton and Miss Coombe were the resident Matron and Assistant Matron respectively, and they cared for the sick children who were brought from London hospitals to benefit from the fresh air of rural Woodley. In 1883 a new and much larger home was built on the other side of the road with donations from several benevolent families, and the ground floor of the old St. Luke's Cottages was given by the Miss Dashwoods for the use of the Woodley Working Men's Club in 1884.[50]

St. Luke's Home

The new St. Luke's home was a well known local contribution to the voluntary hospital movement at a time when London was the centre of such charity work. Tuberculosis was a scourge of cities at that time and many country towns and villages established homes for the poor who needed rest and pure country air. In the photograph can be seen the little horse-drawn trap, once a regular sight on its return journey from the station with its little passengers sitting on the side benches. On 14 October, 1908 Cobblers City had its only royal visit when Princess Victoria of Schleswig-Holstein, grand-daughter of Queen Victoria, visited Holme Park (then the home of Martin J. Sutton), to address a meeting of local organisers of the League of Mercy, which supported the voluntary hospitals in London. Before going to Holme Park, the Princess paid a special visit to St. Luke's Home for sick children.[51]

The building is now occupied by the Lebus factory. The Hundred Acre Field, in which the building stood, was purchased by Mr. Charles Powis in 1929. It became the Club House of the Woodley Flying Club in about 1935 and the St. Luke's Home was used as the Club House, being renamed 'Hawkhurst'. It is now the property of Adwest Properties Ltd., who let it to Messrs. Lebus, a firm of furniture manufacturers – the two names can be seen over the doorway.

At some time between 1843 and about 1880, another very small cottage had been inserted between the two Sarah Luke properties, so that these cottages became tightly packed and housed at least nine families.

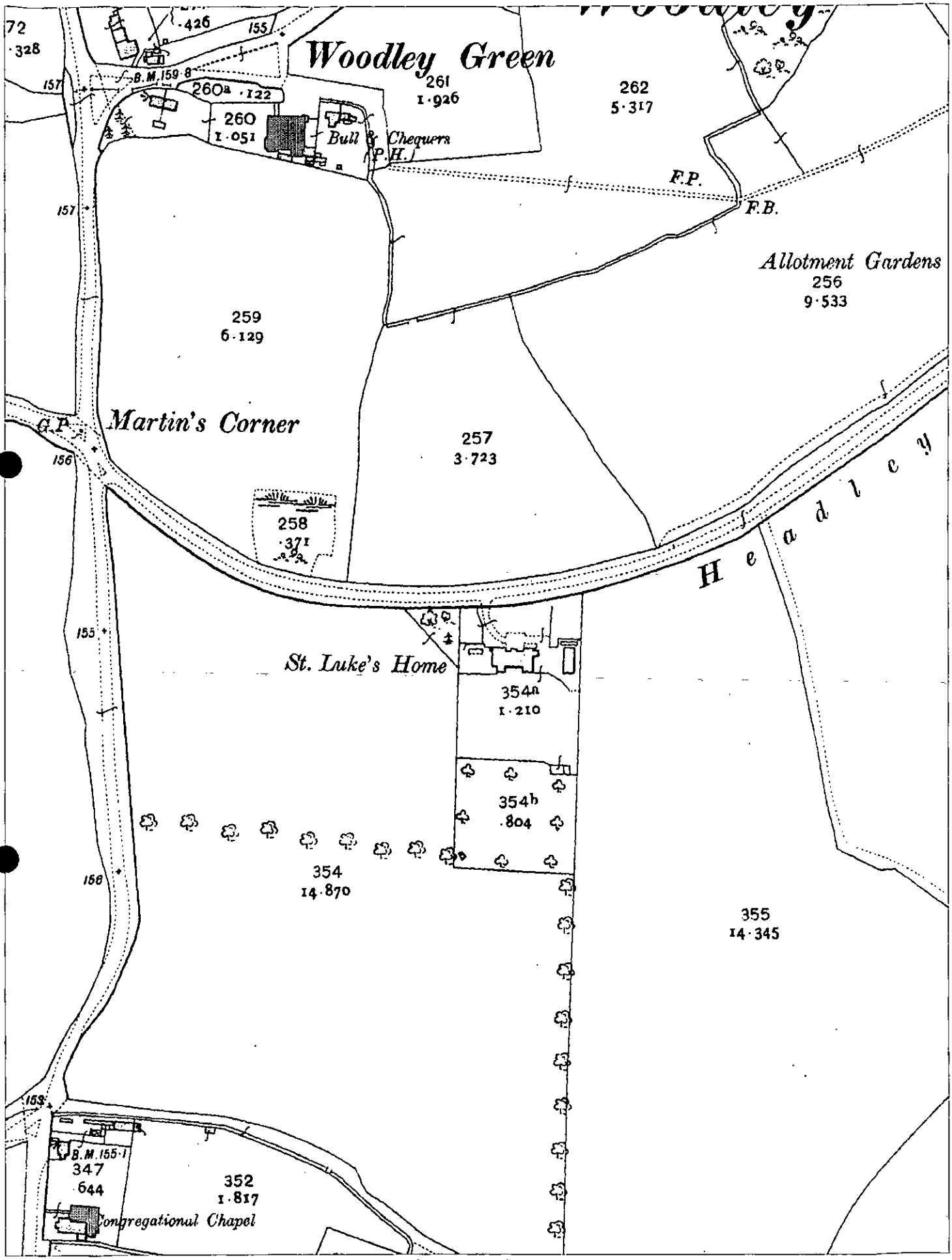
4. Field House

This house stood alone, in 1843, in the field known as the Hundred Acre Field. It was then owned, and probably built, by Robert Palmer. The tenant at that time was the widow of 'the late Mathew Dully' whose small farm was acquired by James Wheble sometime between 1820 and 1843.[52] The house had two bedrooms, a living room and a parlour. Water was supplied by a garden well.[53] The field around the house was let by Robert Palmer to Edwin Gosling, who farmed an extensive acreage in the locality.



41. FIELD HOUSE, COBBLERS CITY
The house has now been demolished but offered 'superior' accommodation for the period and bears the stamp of the Palmer cottage style.
Picture postcard of about 1920 kindly loaned for copying by Mrs. Goodson whose husband lived in the house at one time.

? 1912.



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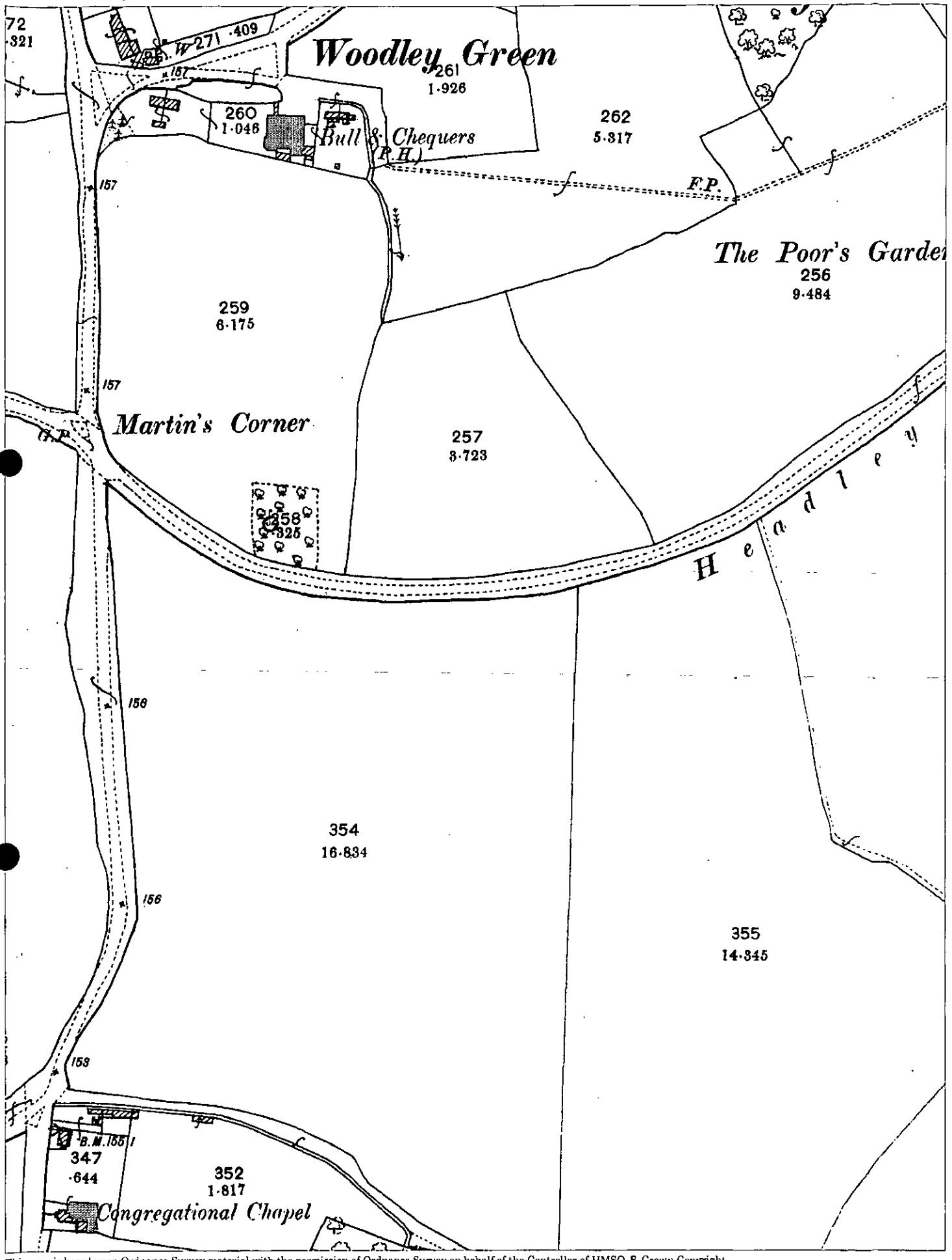
Urban Design Section, Environmental Services, Wokingham District Council.

6 March 2001 Scale: 1 : 2500

N W E S

1899



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Urban Design Section, Environmental Services, Wokingham District Council.
6 March 2001

Scale: 1 : 2500

N
W E
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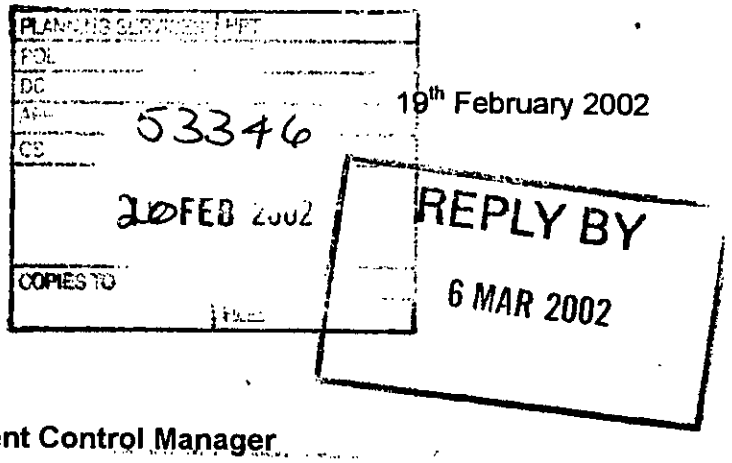
LYONS+SLEEMAN+HOARE

Architects



Our ref: 00/011/3.01/CPD/sg/a

19th February 2002

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

For the attention of Trevor Watson, Development Control Manager

Dear Sirs

PROPOSED DEVELOPMENTS – HEADLEY ROAD EAST, WOODLEY – 2001/3311 AND 3322

Firstly, on behalf of James Fife of London and Cambridge Properties and I, thank you for your and your colleagues' time last Friday when we discussed the above applications.

While you reiterated your apologies for the delays experienced in the progression of the application, the meeting focussed on discussing a strategy for a way forward to achieve positive determination as soon as possible.

1. Contribution

Of the two main areas of discussion, it was recognised that we would have to accept your requirement that the full £70,000 contribution towards transportation infrastructure improvements should be payable on implementation of either scheme... unless we wished for the applications to be referred back to Committee for reconsideration of this particular matter. A decision has yet to be made as, as specifically defined in my letter of 18th May last year, our clients' offer was that 'half of the sum (was to be) payable for each'

2. Overlap

Moving on to the second issue relating to leasing of office use on the Western site, we discussed at length the possible 'overlap'. It was agreed that we would seek to summarise our views to you, in 'simple terms', to enable you to liaise with your consultants, hopefully with the conclusion that there is no material harm in traffic terms during the overlap period and that the consents can be issued.

In the following commentary, a number of assumptions have to be made, but on the basis that these will balance out, I trust that the end conclusion will still be relevant.

- The lease of office space on the Western Site has up to a maximum of 5 years to run.

cont..

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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David Parker MCSD
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ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

- If the tenant terminates that lease sooner, which is quite possible as they are considering relocation, London and Cambridge will not let to another office user.
- Following completion of s.106 negotiations, instructions have to be given to professional teams to prepare detailed design for the new QTR proposals and a process of tender, site investigation etc etc has to be carried out – hence it could be a year before works start on site. (Year 1).
- Phased implementation could take up to a further year. (Year 2).
- Marketing, legals, fitting out and occupation could take up to a further year (or more) before all of the development is occupied. (Year 3).
- By this time there would duly be 1-2 years to run of the Western Site office lease...if still in full occupation.

This is the overlap period during which in theory, there could be traffic generated from offices on the Western site and new offices on the QTR site – assuming both sites are fully occupied.

Our clients' highways and transportation consultants the Denis Wilson Partnership, prepared a detailed analysis in support of the applications. The assessment demonstrated that there would not be a material impact with both schemes developed.. as recognised in the officer report to Committee last June. However, if all proposed offices were fully occupied on the Western Site and if all proposed offices on the QTR site are all built and all fully let, and assuming traffic generation as per TRICS assumptions, DWP advise that traffic flows during morning and evening peak periods could theoretically increase by just over 6%, two-way, to the east of the site during the 1-2 year 'overlap' period.

Referring back to the original transportation report, the two-way movement referred to is over 1200...thus the increase could be c.75 movements...i.e. just over one per minute.

I recognise that this figure is preceded by various assumptions, but even if it is doubled to two movements per minute in peak periods on a stretch of road with over 1000 movements per hour in peak, we would suggest that the increases are not 'significant'...especially as it could at worst be only for a limited period, and with no allowance for mitigation by travel plans, improved cycle access, improved public transport accessibility etc...

I am not seeking to base this argument on a finite technical, objective case, but through the above illustration, and emphasising the associated caveats and assumptions, I would suggest that there would be no demonstrable harm arising out of issuing both planning consents in the near future. In practice, the QTR redevelopment may not be implemented as quickly as assumed, particularly bearing in mind the current office market in the Thames Valley, and the Western site tenant is unlikely to stay in full occupation to the very end of the lease period.

Bearing in mind all of the above, we would request that instructions should be given to enable the Section 106 to be progressed to enable release of the planning permissions...subject to our clients agreeing to payment of the £70,000 at implementation of either scheme, and subject to them confirming they will not relet the office space for that use.

3. Condition 20 of 2001/3322

The officers have recommended at condition 20 that vehicular access to the Western Site from Viscount Way shall be restricted to private cars only, the reason being 'to safeguard highway safety'.

As existing the c. 12,000sqm of B2 floorspace and the c. 2500sqm of B1 floorspace is accessed from both Headley Road East and Viscount Way, the latter being the main access for larger vehicles to the main factory buildings and associated yards which are located on the southern part of the site.

As per our letter to you of 13th July, we and our client are concerned about the proposed reasonableness of the condition in terms of its limitation on users of the proposal B8 warehouse/B1c light industrial floorspace. While accepting the need to seek to preclude rat-running through the site, there would appear to be no justification for the proposed condition. Indeed, should HGV traffic be able to access the site from front and rear, movements would be shared and as a consequence there would be less HGV movements along the busier Headley Road East. Viscount Way is very much a 'service road', accessing extensive areas of employment uses, and it is submitted that its continued use to access the subject site for HGV's should be permitted.

We would request that condition 20 should be amended to enable use of the Viscount Way access by all vehicles, while perhaps instead including reference to the needs to agree details of measures to preclude rat-running.

As this was a condition proposed by officers, and as there were no specific objections nor was there specific debate by Members in Committee regarding the issue, we understand that it would be possible to amend the wording as suggested. We look forward to hearing from you with your response on this point.

I apologise for the length of this letter, but we believe it important to resolve the outstanding queries as soon as possible to enable your solicitor to be instructed to progress the Section 106. Our final point is to reiterate our offer for us and our solicitor to meet yours if this would help to clarify and confirm agreement to the principle terms of the agreement.

We look forward to hearing from you.

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

e-mail : colindarby@lsharch.co.uk

cc James Fife London and Cambridge
Andy Jenkinson DWP
Charlie Minty LSH

Recd 4.45pm 1.2.01

02.FEB.2001 * 3322

LYONS+SLEEMAN+HOARE

Architects

Our ref: 00/11/CWcm/b

1st February 2001

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WR

Dear Sirs

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY

We are instructed by our client, London and Cambridge Properties Limited, to submit to you the enclosed application for outline permission for the redevelopment of the above 2.3 ha site to create B1(c) light industrial and B8 warehouse units.

The application comprises :

6 no. application forms

6 no. drawings	00/011/P101	Location Plan 1:1250
	00/011/P102	Masterplan 1:1250
	00/011/P103	Site Plan : 1:1000
	00/011/P104	Indicative Elevation (not to scale) for illustrative purposes only

1 no. Certificate B

Also enclosed is a cheque for £4,750 made payable to Wokingham District Council in respect of the requisite planning application fee.

The Proposal

The submitted outline application relates to the redevelopment of the 'Western Site', Headley Road East to create a total of 12,300 sqm of B1(c) light industrial and B8 warehouse units. At the moment the site as existing contains a number of vacant/derelict units which are in need of regeneration. The site is comparatively under used at the moment and fairly run down in places.

Enclosed within the application package is an illustrative elevation for the proposed development. This depicts the basic design principles for the development.

Cont...

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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David Wilson MBIAT
Keith Sleeman RIBA, (Consultant)

ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

Our ref: 00/11/CWcm/a
Date 1st February 2001

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY

At this stage we have only included details in relation to the siting and access of the proposed development as per the site plan and masterplan (P102 and P103). Design, external appearance and landscaping are reserved for subsequent approval.

In relation to the access requirements to the site consultants have undertaken a preliminary traffic/transport analysis which has confirmed that the scheme is feasible. Further details relating to the transportation issues will be submitted to you in the form of a statement under separate cover in the near future.

In relation to the Wokingham District Local Plan the proposal complies in general with the policies relating to 'Economic Development and Employment' for the district. In particular, the scheme complies with policy WEM12 in creating new B8 warehouse units. Policy WEM12 states :

'Policy WEM12 – identified local need – general industrial, storage and distribution areas.

Subject to the provisions of the Town and Country Planning (General Permitted Development) Order (Part 3 Class B) or any order revoking or re-inacting that order, the Council will seek to retain uses falling within Use Classes B2 to B8 and will give particularly favourable consideration to new uses falling within those classes.'

The parking provision to be provided for both lorries and cars complies with the adopted County standards.

Finally, there is an Area Tree Preservation Orders which relates to on the site. This order has been taken into consideration within the schemes layout and design and consequently none of the trees which have a TPO are proposed to be removed or altered.

Should you require any further information in order to process this application please do not hesitate to contact us.

Yours faithfully

Claire Wathan .

Claire Wathan
For and on behalf of
LYONS+SLEEMAN+HOARE

Direct Fax : 01252 846119
e-mail : clairewathan@lsharch.co.uk

cc: J Fife - London & Cambridge
D Gilbert - Fryer, Gilbert and Jepps
N Jenkinson - Denis Wilson Partnership
L Edmunds - Lyons+Sleeman+Hoare

02.FEB.2001 3522

LYONS+SLEEMAN+HOARE
Architects

JOB TITLE: HEADLEY ROAD EASY, WOODLEY	JOB NO: 00/011

DRAWING ISSUE REGISTER	STATUS		I
	MEDIA		H
	DATE	D	01
		M	2
SERIES P SHEET 1		Y	01

DRAWING TITLE	NUMBER	SCALE	SIZE	REVISION
QTR SITE - DETAILED APPL.				
LOCATION PLAN	P01	1/1250	A2	/
MASTERPLAN	P02	1/1250	A2	/
SITE PLAN	P03	1/500	A2	
GROUND FLOOR PLAN	P04	1/200	A2	/
FIRST FLOOR PLAN	P05	1/200	A2	/
SECOND FLOOR PLAN	P06	1/200	A2	/
ELEVATIONS N & S	P07	1/200	A2	/
ELEVATIONS E & W	P08	1/200	A2	/
SECTIONS AA & BB	P09	1/200	A2	/
SECTIONS CC & DD	P10	1/200	A2	/
DETAILED ELEVATION	P11	1;50	A2	/
ILLUSTRATIVE MATERIAL	P12	NTS	A2	/
EXTERNAL WORKS	P13	1/500	A2	/
WESTERN SITE - OUTLINE APPL.				
LOCATION PLAN	P101	1/1250	A2	/
MASTERPLAN	P102	1/1250	A2	/
SITE PLAN	P103	1/1000	A2	/
INDICATIVE ELEVATION	P104	1/100	A2	/

CIRCULATION		NUMBER OF COPIES ISSUED
WOKINGHAM DISTRICT COUNCIL	N LAKE	6
LONDON & CAMBRIDGE	J FIFE	2
FRANKLIN ANDREWS	P DICKIE	1
FRYER GILBERT JEPPS	D GILBERT	1
	S FRYER	
DENIS WILSON PARTNERSHIP	A JENKINSON	1
FILE		2

ISSUE STATUS P=PRELIMINARY I=INFORMATION T=TENDER C=CONSTRUCTION K=COMMENT R=RECORD

MEDIA H=HARDCOPY D=DISK N=ISDN F=FAX E=E.MAIL M=CDROM

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA
Telephone: 01252 844144 Facsimile: 01252 844800

02.FEB.2001 * 3522

LYONS+SLEEMAN+HOARE

Architects

Our ref: 00/011/CD/hrc/a

9th February 2001

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

12 FEB 2001

For the attention of Mrs Hurst

Dear Sirs

PROPOSED DEVELOPMENT – WOODLEY

I refer to the applications lodged with you on 1st February 2001 in relation to the above sites and my subsequent telephone conversations with Mrs Hurst.

As referred to in our covering letters for each of the applications, a note regarding the transportation aspects of the proposals has been prepared by our client's consultants, the Denis Wilson Partnership.

I enclose four copies of the statement, two to be appended to each of the applications. A copy of the report was left with Steve Orton and Tom Callaghan following a meeting at your offices last week.

We look forward to receipt of notification of registration of the applications and confirmation of the case officer who we understand will probably be Nicola Lake.

Yours faithfully

Colin Darby
BSc, Dip TP, Dip Urban Design, MRTPI
Senior Associate
For and on behalf of
LYONS+SLEEMAN+HOARE

Direct Fax : 01252 846119
e-mail : colindarby@lsharch.co.uk

cc: J Fife Esq — London and Cambridge
A Jenkinson Esq — Denis Wilson Partnership
C Minty Esq/L Edmunds — Lyons+Sleeman+Hoare

enc

Date: 24 May 2002

To: Case Officer

We have received notification of a request for removal of condition 20 for the following planning application:

Application Number: O/2001/3322

Location: Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Proposal: Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Case Officer: Nicola Lake

The new plans show the following: Notification of applicant's request to remove condition 20 from the Draft Decision Notice. Condition 20 restricts the Viscount Way access to private cars only, with measures to physically restrict use by HGV traffic. Letter: Section 3 of letter dated 19.02.2002.

Comments are required by 03/06/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) /0/2001/3322 (Ludhouse) Date Rec.

Location: Western site, Woodley Park Industrial Estate.

Woodley Road East Parish Woodley.

Applicant: London + Cambridge Properties Ltd.

Description of attached plans Notification of applicant's request to remove Condition 20 from the Draft Decision Notice. Condition 20 restricts the vehicular way access to private cars only, with measures to physically restrict use by HGV traffic.

Drawing No's: Section 3 of the letter Dated 19th February 2002.

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: All previous Neighbour Consultees + Woodley Town Council, please see attached plans.

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 10 Days.

FURTHER ACTION

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

Redate Application Y/(N) From

New Site Notice Y/(N)

New Description

CASE OFFICER AL.

Consultations Sent by Admin. on 24.05.PS

Yellow - Part One Copy
Green - Officer's Copy

Application No	Received	Woodley
O/2001/3322	02.02.01	

Applicant: **London and Cambridge Properties Ltd.**
Location : **Western Site, Headley Road East, Woodley**
Proposal : **Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and distribution.**

1. **Planning History** - The site is located on the south side of the Headley Road East, approximately 75m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment site. The site is currently occupied by a number of occupiers, with 11,995m2 of General Industrial B2 floorspace and 2,555m² of Office B1(a) use. The site has grown over time with a number of different builds of varying styles. The oldest building on the site dates back to 1912, and was known as St.Luke's Home. The building was later used as the Hawkhurst clubhouse for Woodley Flying Club, an indication of this use is the stone carved name over the existing doorway. However the building is not of such local historic or architectural interest to merit listing.

   To the south of the application site is the Allied Bakeries property and Viscount Way. To the east and west are existing commercial and industrial sites and to the north is the QTR/Building 66 site. The site has 10 mature trees to the front of the site, which are protected by tree preservation orders.

2. **Proposal** – The proposed development is for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only means of access and siting are under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

   The acceptability of the next application for the redevelopment of the Building 66 site is subject to the decision on this application. If the Western Site development is refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application is approved but Member's are minded to refused the Building 66 application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - ***Woodley Town Council:*** In favour of the principle of development on the site but have some concerns. (see attached comments).

- ***Highways:*** No objection subject to conditions.
- ***Landscaping:*** No objection subject to conditions.
- ***Environmental Health:*** No objections subject to conditions.
- ***Environment Agency:*** No objection subject to conditions.
- ***Policy and Plans:*** No policy objection.
- ***Crime Prevention Design Adviser:*** Crime risk associated with commercial premises is often high, but hard to define until security required to protect whatever the end users needs are has been defined. However parking to the south would appear vulnerable and has concerns about unrestricted road access through the site.
- ***Letters:*** There have been 3 letters of objection received to the proposed development. These objections can be summarised as follows:
  - Increase in noise and disturbance from the site
  - Impact upon highway safety and other road users.
  - would lead to parking of heavy goods vehicles on Viscount Way.
  - Increase of heavy goods vehicles passing through Woodley.

4. **Appraisal** – Main issues:

   A. Principle of redevelopment within a Core Employment Area. (OS1, BU1 and BU2 of the Berkshire Structure Plan; LTV1 and LE1 of the Loddon Area Local Plan; WOS1, WOS2, WEM2 and WEM12 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LD3 and EN1 of the Berkshire Structure Plan; LBE1, LBE2, LBE8 and LW2 of the Loddon Area Local Plan; WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12 of the Wokingham District Local Plan.)
   C. Impact upon the residential amenity of the adjacent dwellings. (EN1 of the Berkshire Structure Plan; LBE2 and LE1 of the Loddon Area Local Plan and WOS3, WOS6, WOS7 and WBE1 of the Wokingham District Local Plan.)
   D. Impact upon the existing highway network. (OS1, LD5, T3, and T6 of the Berkshire Structure Plan; LT5 and LT6 of the Loddon Area Local Plan; and WT6 and WT7 of the Wokingham District Local Plan.).
   E. Services and Infrastructure.
   F. Concerns of local residents and Woodley Town Council.

A. Principle of redevelopment within a Core Employment Area.

The site is identified as a Core Employment Area. As such it must 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 the current proposal is for the redevelopment of an existing site and the policies allow for local consideration to be taken into account and proposals should be considered on a case for case basis to see how far they are meeting these local needs.

The existing use provides 2,555m² of B1(a) independent office space and 11,995m² of general industrial B2 floorspace. The proposed redevelopment of the site would provide 3,600m² of Light industry B1(c) and 8,700m² of Storage and distribution B8 floorspace. The proposed site could be sub-divided into

two light industrial units to the eastern side of the service road and two storage and distribution units to the western side. While the proposed development would result in the loss of the B2 general industrial use, the site is not located within an area where policy (WEM12) seeks to retain such uses as a matter of principle. Policy BU1 sets out four criteria, one of which the development proposed needs to fulfil. It is considered that the proposal would comply with criteria (i) of the policy as the proposed development would aid urban regeneration and would result in an environmental improvement to the surrounding area and as such would meet the local need.

The proposed development would similarly accord with the requirements of policy WEM2 of the Wokingham District Local Plan and criteria (ii) of policy BU2 of the Berkshire Structure Plan, through the provision of storage and distribution use. Under criteria 'C' of policy WEM2 the proposed redevelopment should not give rise to pressure for housing development additional to the provision made within this plan. The proposed development would result in a reduction in the employment floorspace on this site, and as such would be unlikely to result in an increase in demand for housing.

The proposed redevelopment of this sites would almost double the amount of existing storage and distribution which is currently located on the QTR site or Building 66 site, and would contributed towards maintaining diversity in local employment opportunities. The transfer of this existing B1(a) use from this site to the opposite Building 66/QTR site would be controlled by a legal agreement to tie the two sites and prevent an independent office use from returning to the Western site. If this development were to go ahead, each of the units would have some provision for its own office area. However the size and use of this area would be controlled by condition. Finally, the proposal through the setting back of the proposed structure and the creation of a landscaped section to the front of the site would result in an environmental improvement to this area of Headley Road East. Therefore the proposed development is in accordance with the policies of the District's development plans.

B. <u>Impact upon the character and appearance of the surrounding area.</u>
There are a number of existing mature trees to the front of the site which would be retained by the proposed development. Their setting would also be enhanced through the creation of a landscaped area, which would be located to the front of the site. The proposed buildings themselves would be located at least 53m from the front boundary of the site, compared to only 18m at present. This would result in an environmental improvement in the appearance of the existing site and surrounding area.

The application only seeks determination for the means of access and siting at present. However an illustrative elevation has been submitted to show the potential height and appearance of the building. The structures are shown to be two storey with a height of around 10.6m, with a high quality design and appearance, reflecting that of the proposed development opposite. The proposed access to the site would remain largely in its current position, as this would cause the least disturbance to the protected trees along the frontage. However the service road is then shown to curve with landscaping to either side, this would help to soften views into the site and of the built development behind.

The southern boundary of the site adjoins that of the Allied Bakery site, which would largely screen views of the proposed development from the wider area, including the public open space at Vauxhall Park. There is also vegetation along this boundary which could be improved via condition. As such, the proposed development would help to improve the overall appearance of Headley Road East and would be in keeping with the character and appearance of the surrounding area.

C. Impact upon the residential amenity of the neighbouring dwellings.
The closest residential properties to the site, are those located off the southern side of Viscount Way. The closest of these dwellings is at least 87m away from the closest point of the site, which would be used for car parking. Viscount Way itself would be used for accessing the site from the south. However the existing site already has such an access, which enters into the Allied Bakery site and then adjoins Viscount Way. Hence, the road is already used by the vehicles of the bakery, the application site and there is provision for accesses to the two sites to the east. Therefore, the proposed development would not result in a material increase in the level of noise and disturbance experienced by the dwellings closest to Viscount Way. Hence there would be no significant detrimental impact upon the residential amenity of the occupiers of the adjacent residential properties.

D. Impact upon the existing highway network.
The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a Travel Plan and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

It is therefore consider that the proposed development of both sites would not result in an unacceptable increase in traffic on the highway network during peak periods, subject to a S106 legal agreement to secure a Travel Plan and financial contribution of £70,000 towards local sustainable transport initiatives/traffic management schemes, along with the option to take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

E. Services and Infrastructure.
Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

As stated above a contribution of £70,000 has been agreed towards local sustainable transport initiatives and traffic management schemes, together with the option to take land for a cycleway at nil cost. There is also a requirement to provide an off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £10,000 has been agreed towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool.

F. Concerns of local residents and Woodley Town Council.
The concerns of the local residents and Woodley Town Council have been noted and have been addressed in the appraisal above.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the adjacent dwellings or the safety of the existing highway network and would help to bring about an improvement to the character and appearance of the surrounding area. Therefore the proposed development would be in accordance with the policies of the district's development plans.

6. **Recommendation** – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the financial provision as outline in section E above and the ceasing of the current office use B1(a) on the application site, together with the following conditions

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle parking in accordance with the standards contained within the Wokingham

District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. In the interests of visual amenity.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of visual amenity.
11. In the interests of visual amenity.
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
13. To safeguard the residential amenity of the adjacent dwellings.
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.
15. To protect the adjacent occupiers from noise and disturbance.
16. To prevent pollution of groundwater
17. To prevent the increased risk of flooding and to improve water quality.
18. To safeguard highway safety.
19. To safeguard highway safety.

20. To safeguard highway safety.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
   Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
   Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

FROM: Nicola Lake

DATE: 14 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/3322

Proposal: Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units..

Site Address: Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Your observations are required in respect of this application **by 10/03/2001** .

The committee's initial concerns in respect of this outline application related to:

- the designation of the proposed accesses – one main and one 'service' entrance
- the unacceptability of a possible through road from Headley Road East to Viscount Way
- the cumulative effect of additional traffic for this and the proposed new development of the QTR site opposite

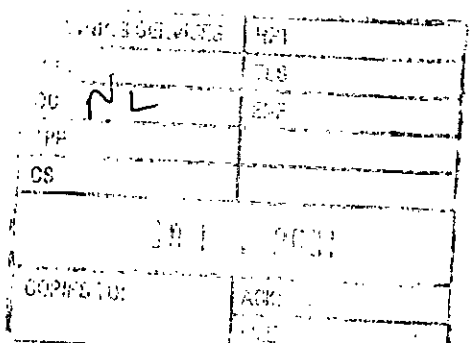
It was understood that this application would be subject to a "Green Transport Plan" which could include the provision of cycle parking and showering facilities for staff, charging for staff parking, a limit on the number of staff parking permits available etc.

However, although in favour of the principle of development on this site, Members were reluctant to make any more specific recommendations until further information was available about the two accesses.

It was agreed that the case officer should endeavour to provide more detailed information for the application to be further considered at the next meeting

SIGNED: _____ DATE: 7 March 2001

Clerk To Woodley Parish/Town Council.



Ian Jordan 3322

WOKINGHAM DISTRICT COUNCIL

From: Colin Lawley
Sent: 29 October 2003 14:12
To: Jenifer Jackson; Ian Jordan
Subject: Section 106 Agreements Building 66 headley Road East Woodley and 2001 [illegible]
The Western Site Headley Road East no 0/2001/3322

Jeni,Ian
These two section 106 agreements have finally been completed. I should be grateful if you would please issue the planning consents asap.
Many thanks
Colin

Wokingham District Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk
POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

London & Cambridge Properties Ltd
C/O Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hook
RG27 8QA

Revised

Application Number: O/2001/3322

Parish: **WOODLEY**

Location: **Western Site, Headley Park Industrial Estate, Headley Road East, Woodley, Reading.**

Proposal: **Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units.**

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

Condition

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

Condition
3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

Condition
7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition
15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

Condition
16. No soakaways shall be constructed in contaminated ground.

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

Condition
18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Details shall include separate provision for pedestrians and cyclists.

Condition
19. Notwithstanding the plans submitted, prior to the development commencing, detailed plans shall be submitted to and approved by the Local Planning Authority showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

Condition
20. No development shall commence until a scheme to prevent short cuts to/from Viscount Way and Headley Road East has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use and shall thereafter be maintained.

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

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

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

Reason
4. In the interests of visual amenity.

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

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

Reason
7. In the interests of visual amenity.

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

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
13. To safeguard the residential amenity of the adjacent dwellings.

Reason
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

Reason
15. To protect the adjacent occupiers from noise and disturbance.

Reason
16. To prevent pollution of groundwater.

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

Reason
18. To safeguard highway safety.

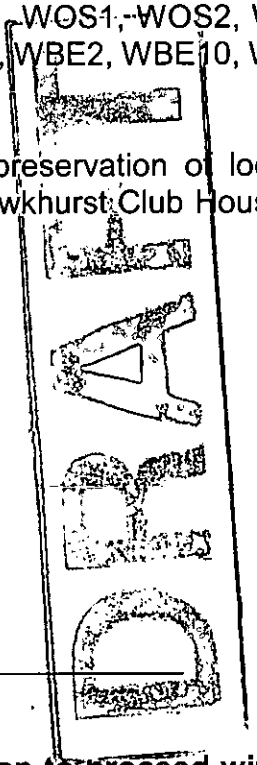
Reason
19. To safeguard highway safety.

Reason
20. In the interests of road safety.

Informative
1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 meters in depth below the existing ground level.

Informative
2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2, LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6, WT7.

Informative
3. In the interests of the preservation of local history, the applicants are advised that the doorway to Hawkhurst Club House shall be retained in the care of the Local Aviation Museum.



John Mitchell
Development Control Manager
Date: 12/06/2002

Notice checked by: _____

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

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

London & Cambridge Properties Ltd
C/O Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hook
RG27 8QA

Revised Draft Decision Notice

Second Secondition 20 and its reason.

Application Number: O/2001/3322

Parish: **WOODLEY**

Location: **Western Site, Headley Park Industrial Estate, Headley Road East, Woodley, Reading.**

Proposal: **Outline application for the proposed redevelopment of site to create 3800 square metres of B1(c) light industrial and 6700 square metres of B8 warehouse units.**

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

Condition

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

Condition
3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

Condition
7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and/or a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition
15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

Condition
16. No soakaways shall be constructed in contaminated ground.

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

Condition
18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Details shall include separate provision for pedestrians and cyclists.

Condition
19. Notwithstanding the plans submitted, prior to the development commencing, detailed plans shall be submitted to and approved by the Local Planning Authority showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

Condition
New 20. No development shall commence until a scheme to prevent short cuts to/from Viscount Way and Headley Road East has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use and shall thereafter be maintained.

Alteration →

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

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

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

Reason
4. In the interests of visual amenity.

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

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

Reason
7. In the interests of visual amenity.

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

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
13. To safeguard the residential amenity of the adjacent dwellings.

Reason
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

Reason
15. To protect the adjacent occupiers from noise and disturbance.

Reason
16. To prevent pollution of groundwater.

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

Reason
18. To safeguard highway safety.

Reason
19. To safeguard highway safety.

Reason
20. In the interests of road safety.

Alteration

Informative
1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 meters in depth below the existing ground level.

Informative
2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2, LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6, WT7.

Informative
3. In the interests of the preservation of local history, the applicants are advised that the doorway to Hawkhurst Club House shall be retained in the care of the Local Aviation Museum.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/06/2001

Notice checked by: _____

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

DEVELOPMENT CONTROL COMMITTEE – 12 June 2002

MEMBER'S UPDATE.

MINUTE 12. - 58 EASTHEATH AVENUE, WOKINGHAM.
Page 428.

Under the resolved action a Section 106 agreement is referred to. This is incorrect. Members are asked to amend the minute to read as follows;

RESOLVED: That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 219.

LAND TO THE NORTH OF COUNTY SPORTS GROUND, SONNING LANE, SONNING.
Application VAR/2001/3562. Pages 433-471.
1 further letter of objection has been received, which was forwarded to the case officer from both the Highways Authority and Sonning Parish Council. The writers are concerned about the high water table in the field and the drainage problems that effect the adjoining areas. They state *"There is the additional problem of surface water, particularly during heavy rainfalls, whereby the water cascades down Sonning Lane..."*

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY.
Application O/2001/3322. Pages 472-523.
Woodley Town Council: "Members have some concern about this proposal and recommended that the condition should remain."

7 further letters of objection have been received from local residents. These objection are as follows:

- The road is already in use by HGV 24 hours a day, with Christmas Day being the only exception. The proposal would further increase the HGV's and would increase noise, congestion and pollution, to the residential properties.
- The HGV's tend to use Viscount Way as a parking and rest area, which leads to litter.
- Adverse impact upon the safety of children walking to school.
- The bakery is concerned that the removal of the condition would lead to operational difficulties between the users of the entrance and the Bakeries traffic flow and road safety.

These issues have been largely addressed in the appraisal. However the operational difficulties regarding the bakery's security building and barriers is a civil issue between the applicant and the bakery company, as the applicant states that they have a right of way over the land.

LAND AT CHURCH LANE/HOLLOW LANE
Application No. RM/2002/6040 – Pages 524-580

1 additional letter from local resident who has already written. Asks for gable ends of houses next to Hollow Lane to be changed to hips and some detail in brickwork to soften aspect, in view of higher ground level. Also asks for shrub planting in Church Lane to be interspersed with semi-mature deciduous trees. Other comments already covered in report.

LAND ADJACENT TO 15 LINCOLN GARDENS, TWYFORD.
Application O/2002/5603. Pages 581-594.
Section I of the appraisal should read as follows:

I. Concerns of local residents and Twyford Parish Council.

Not Woodley Town Council.

An additional condition is recommended to restrict the height of the dwelling on plot 11. The reasoning for this is set down in Section C, Paragraph 2 and in the Conclusion of the appraisal. The proposed condition is as follows:

22. The proposed details of the dwelling unit on plot 11, submitted in compliance with condition 1 shall have a ridge height no greater than 6m from the existing ground level and shall have no windows or other openings within the roof slope.

    Reason: To safeguard the open character and appearance of the adjacent open area

BALCOMBE NURSERIES
Application No. F/2002/6245

Council's tree officer advises no objection in relation to tree survey.

Additional letter from Parish Council:
"The Parish Council has evidence that the area is a valuable habitat for wildlife and therefore if the application is approved, would ask you to ensure that conditions are included in order that the minimum amount of disruption to wildlife is caused. This especially refers to wild birds which are present in the surrounding hedges and thicket."

Additional letter from Oak Cottage concerned that some trees on adjacent properties have not been identified that could be affected by the proposed development. Also querying ownership boundary.
Response: Applicant has confirmed that ownership boundary is correct. Therefore recommend add the following informative No.2:
"The applicants are advised to verify that they own all the land within the boundary of the application site."

1 LONGFIELD ROAD, TWYFORD.
Application F/2001/5573. Pages 642-656.
Condition 4 should be amended to read

"The approved scheme shall be implemented prior to the occupation of the additional dwelling and shall be maintained in perpetuity.

Condition 8 Should also be amended to read as follows:

8. Development shall not be begun until a parking scheme has been submitted to and approved in writing by the Local Planning Authority. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning spaces have been provided on site and shall thereafter be permanently maintained and used for no other purpose.

SOUTHLAKE SCHOOL: AMENDMENTS
Application No. F/2002/6075 Pages 657- 667
As the extensions are needed for occupation in September 2002 the Education Department have requested that the conditions relating to the provision of a School Travel Plan and Traffic Management scheme are amended to give them more time to fulfil these obligations.

It is therefore suggested that condition 6 is amended to read as follows:

6. Within one year of the occupation of the extensions hereby permitted a traffic calming/ management scheme shall be implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority.

And that condition 9 is changed to read as follows:

9 Within one year of the occupation of the extensions hereby permitted the applicant shall prepare and submit for approval in writing by the Local Planning Authority a School Travel Plan which shall include measures, along with targets, to increase the amount of travel to and from school by pupils, parents and staff by means other than the private car. The approved plan shall be implemented and permanently maintained thereafter.

The Highways Officer has no objection to these suggested amendments.

LOWER EARLEY LIBRARY: PROPOSED WINDOW SHUTTERS
Application No. F/2002/6174 Pages 668- 673

Four further letters of objection have been received from residents in Elm Lane (to the north of the library). The issues raised are as follows:

- Better lighting and CCTV should be investigated and the area outside the library should be better maintained this would encourage more people to walk through the courtyard at night;
- Metal shutters will make the area appear unsafe and 'run down';
- Metal shutters would 'admit' defeat to vandals;
- Metal shutters will attract graffiti;
- The shutters will move vandalism to other locations such as Trinity Church, the Community Centre, Asda or local properties;
- An alternative outlet should be provided for youths to graffiti;
- The Council should approach Asda and try to work together to find a solution;
- The removal of the wall on the Asda side would open the area up more and prevent vandalism.

ST NICHOLAS C OF E PRIMARY SCHOOL, SCHOOL ROAD, HURST.
Application No. F/2002/6260 Pages 674- 683

The western boundary of the school site shared with 'Westward Ho' has a dense hedge and there is a temporary classroom unit located close to this hedge.

The proposed extensions will not be seen from 'Westward Ho'.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 12TH JUNE 2002 FROM 7.00 PM TO 10.00 PM

Present: Mr AJ Ross (Chairman), Mrs ANMC Drake, (Vice-Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr SR Conway, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr KA Malvern, Mrs M Robertson, Mr ND Rose, and Rob Stanton

Also present under Rules of Procedure: Fiona Rolls.

PART I

23. MINUTES

The Minutes of the meeting of the Committee held on 22ND May 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of minute 12 under resolved to read;

RESOLVED: *"That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 216."*

25. APPLICATION NO: 2001/3322, OUTLINE APPLICATION FOR THE PROPOSED REDEVELOPMENT OF THE SITE TO CREATE 3,600 METRES SQ OF B1(c) LIGHT INDUSTRIAL FLOORSPACE AND 8,700 METRES SQ OF B8 STORAGE AND DISTRIBUTION, WESTERN SITE HEADLEY ROAD EAST WOODLEY, FOR: LONDON & CAMBRIDGE PROPERTIES LTD

The Committee considered a report about this application set out on Agenda pages 472 to 523.

Members were reminded that consideration of the above application had been deferred at the meeting on 22nd May 2002 to allow for further public consultation regarding the proposed removal of condition 20 from the draft decision notice.

In their introduction of the application, Officers informed Members that since the dispatch of the Agenda an additional seven letters of objection had been received. The issues raised in the objections had been considered as part of the report with the exception of concerns expressed by a nearby bakery that centred on civil land use issues.

The comments of Woodley Town Council recommending the retention of the proposed condition 20 were also reported to the Committee.

In response to a question, Officers confirmed that Highways aspects of the proposal were considered to be acceptable and that adequate measures had been proposed to mitigate the possibility of rat-running.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure;

a) A financial contribution of £70,000 towards sustainable transport initiatives and local highways improvements payable at the start of this permission or the Building 66, (QTR) scheme, (Permission 2001/3311);

b) A financial contribution of £10,000 towards enhancing Vauxhall Park and improvements to Bulmershe Leisure Facilities and pool;

2) That subject to the registration and execution of the Agreement referred to in 1) above Application No: 2001/3322 be approved subject to the conditions set out on Agenda pages 477 to 480 with the addition of a new condition no: 20 set out on page 472.

Development Control Ref No:	Received	Parish
O/2001/3322	02.02.01	Woodley

Applicant: London and Cambridge Properties Ltd.
Location: Western Site, Headley Road East, Woodley.
Proposal: Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and Distribution.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Introduction -

1. This application was deferred from the Development Control Committee of the 22 May 2002, to allow officers to carry out public consultation on the proposed removal of condition 20 from the draft decision notice. A 10 day consultation period was give which ended on the 03 June 2002.

2. A letter of objection has been received from a local resident who is considered about the increase in the amount of Heavy Goods Vehicle, which would use Viscount Way. This concern has been addressed in sections A and B of the attached 12 May 2002 report.

RECOMMENDATION:

GRANT PLANNING PERMISSON – subject to a legal agreement and conditions with the removal of condition 20 and the introduction of an additional condition as set out below.

New 20. No development shall commence until a scheme to prevent short cuts to/from Viscount Way and Headley Road East has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development is first brought into use and shall thereafter be maintained.

Reason: In the interests of road safety.

Background Papers

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

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

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

22/5/02

Development Control Ref No:	Received	Parish
O/2001/3322	02.02.01	Woodley

Applicant: London and Cambridge Properties Ltd.
Location: Western Site, Headley Road East, Woodley.
Proposal: Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and Distribution.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

1. **Planning History** -
The Development Control Committee of the 20 June 2001, resolved to grant planning permission for the redevelopment of the site, subject to the signing of a legal agreement and 20 conditions. The decision notice for this application has yet to be issued, due to negotiations on the legal agreement.

2. **Proposal** -
The proposed development is for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) light industrial floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only the means of access and siting was under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

The acceptability of the second of the two applications, which was considered by the committee on the 20 June 2001, (the Building 66 site F/2001/3311,) was dependent upon the decision on this application. If the Western Site development was refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment would lead to a potential increase in the demand for housing within the area. This would be contrary to policy WEM2 of the Wokingham District Local Plan. The committee resolved to grant planning permission on both applications subject to the signing of a legal agreement and the imposition of a number of conditions.

This application has returned to Committee as the developer has requested that condition 20 of the recommended decision notice be removed. Condition 20 reads as follows:

20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions, but with the removal of condition 20.

Background Papers

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

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

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

BACKGROUND

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

   A. Highway Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan and policies WT6 and WT7 of the Wokingham District Local Plan.)
   B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.)
   C. Inspector's Report on Part two of the Wokingham District Local Plan.
   D. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and WIC16 of the Wokingham District Local Plan and PPG25)

A. Highway Safety.
The Highway Officer has reconsidered the potential impact upon highway safety of the removal of condition 20. The removal of this condition would then allow HGV traffic servicing this site to use Viscount Way as well as private vehicles. The access is currently in existence but is not used at present. Viscount way is currently used by the HGV traffic visiting the Allied Bakery site. The Highway Officer is satisfied that the removal of the suggested condition would have no significant detrimental impact upon the highway safety of the surrounding road network. and its continued imposition would be unreasonable.

B. Impact upon the residential amenity of the neighbouring dwellings.
The imposition of condition 20 was recommended by the Highway Officer due to potential concerns over Highway Safety. As the site access is currently in existence and that Allied Bakery currently uses Viscount Way for both HGV and private vehicles to access their site, it would be difficult to sustain this condition at appeal on only residential amenity grounds.

C. Inspector's report on part two of the Wokingham District Local Plan.
The inspector's recommendations are a material consideration in the determination of applications.

WOS3: The inspector recommends that the policy be amended in accordance with PA 1/6. This is in line with the Council's proposed amendments.
WBE1: The inspector recommends that the policy be deleted and replaced with an alternative wording. However the policy would impact in a similar way on the proposed development.
WT6: The inspector recommends that the Council carry out a review of parking standards. The highway officer is satisfied that the parking provision would be acceptable for the proposed development.

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

Conclusion – In the light of the highways section revised recommendation it is considered that the condition could not be supported on highway safety grounds. Similarly the likely noise and disturbance caused by the increase in HGV movements along Viscount Way would not be significant enough to warrant the imposition of the condition on residential amenity grounds. Therefore it is recommended that the condition be removed.

Recommendation – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the provision of £70,000 towards sustainable transport initiatives and local highway improvements, which is payable at the start of either this or the Building 66 development scheme and the securing of a £10,000 financial contribution towards enhancing Vauxhall Park and improvements to Bulmershe Leisure facilities as outline in detail within section E of the attached original report, (*Officer's Note: The cessation of the current office use B1(a) on the application site (on or before the ????) will be covered within the legal agreement of the Building 66,)* together with the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed,

maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

Reasons.

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

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

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

4. In the interests of visual amenity.

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

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

7. In the interests of visual amenity.

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

9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

11. In the interests of visual amenity.

12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

13. To safeguard the residential amenity of the adjacent dwellings.

14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

15. To protect the adjacent occupiers from noise and disturbance.

16. To prevent pollution of groundwater

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

18. To safeguard highway safety.

19. To safeguard highway safety.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

Plans and additional information available in hard copy only.

7. In the interests of visual amenity.

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

9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

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12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

13. To safeguard the residential amenity of the adjacent dwellings.

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Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

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Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

Plans and additional information available in hard copy only.

20 June 2001

Application No	Received	Woodley
O/2001/3322	02.02.01	

Applicant: **London and Cambridge Properties Ltd.**
Location : **Western Site, Headley Road East, Woodley**
Proposal: **Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and distribution.**

1. **Planning History** - The site is located on the south side of the Headley Road East, approximately 75m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment site. The site is currently occupied by a number of occupiers, with 11,995m2 of General Industrial B2 floorspace and 2,555m² of Office B1(a) use. The site has grown over time with a number of different builds of varying styles. The oldest building on the site dates back to 1912, and was known as St.Luke's Home. The building was later used as the Hawkhurst clubhouse for Woodley Flying Club, an indication of this use is the stone carved name over the existing doorway. However the building is not of such local historic or architectural interest to merit listing.

   To the south of the application site is the Allied Bakeries property and Viscount Way. To the east and west are existing commercial and industrial sites and to the north is the QTR/Building 66 site. The site has 10 mature trees to the front of the site, which are protected by tree preservation orders.

2. **Proposal** – The proposed development is for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only means of access and siting are under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

   The acceptability of the next application for the redevelopment of the Building 66 site is subject to the decision on this application. If the Western Site development is refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application is approved but Member's are minded to refused the Building 66 application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - ***Woodley Town Council:*** In favour of the principle of development on the site but have some concerns. (see attached comments).
   - ***Highways:*** No objection subject to conditions.

20 June 2001

Application No	Received	Woodley
O/2001/3322	02.02.01	

Applicant: London and Cambridge Properties Ltd.
Location : Western Site, Headley Road East, Woodley
Proposal : Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and distribution.

1. **Planning History** - The site is located on the south side of the Headley Road East, approximately 75m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment site. The site is currently occupied by a number of occupiers, with 11,995m2 of General Industrial B2 floorspace and 2,555m² of Office B1(a) use. The site has grown over time with a number of different builds of varying styles. The oldest building on the site dates back to 1912, and was known as St.Luke's Home. The building was later used as the Hawkhurst clubhouse for Woodley Flying Club, an indication of this use is the stone carved name over the existing doorway. However the building is not of such local historic or architectural interest to merit listing.

   To the south of the application site is the Allied Bakeries property and Viscount Way. To the east and west are existing commercial and industrial sites and to the north is the QTR/Building 66 site. The site has 10 mature trees to the front of the site, which are protected by tree preservation orders.

2. **Proposal** – The proposed development is for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only means of access and siting are under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

   The acceptability of the next application for the redevelopment of the Building 66 site is subject to the decision on this application. If the Western Site development is refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application is approved but Member's are minded to refused the Building 66 application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - ***Woodley Town Council:*** In favour of the principle of development on the site but have some concerns. (see attached comments).
   - ***Highways:*** No objection subject to conditions.

- ***Landscaping:*** No objection subject to conditions.
- ***Environmental Health:*** No objections subject to conditions.
- ***Environment Agency:*** No objection subject to conditions.
- ***Policy and Plans:*** No policy objection.
- ***Crime Prevention Design Adviser:*** Crime risk associated with commercial premises is often high, but hard to define until security required to protect whatever the end users needs are has been defined. However parking to the south would appear vulnerable and has concerns about unrestricted road access through the site.
- ***Letters:*** There have been 3 letters of objection received to the proposed development. These objections can be summarised as follows:
  - Increase in noise and disturbance from the site
  - Impact upon highway safety and other road users.
  - would lead to parking of heavy goods vehicles on Viscount Way.
  - Increase of heavy goods vehicles passing through Woodley.

4. **Appraisal** – Main issues:

   A. Principle of redevelopment within a Core Employment Area. (OS1, BU1 and BU2 of the Berkshire Structure Plan; LTV1 and LE1 of the Loddon Area Local Plan; WOS1, WOS2, WEM2 and WEM12 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LD3 and EN1 of the Berkshire Structure Plan; LBE1, LBE2, LBE8 and LW2 of the Loddon Area Local Plan; WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12 of the Wokingham District Local Plan.)
   C. Impact upon the residential amenity of the adjacent dwellings. (EN1 of the Berkshire Structure Plan; LBE2 and LE1 of the Loddon Area Local Plan and WOS3, WOS6, WOS7 and WBE1 of the Wokingham District Local Plan.)
   D. Impact upon the existing highway network. (OS1, LD5, T3, and T6 of the Berkshire Structure Plan; LT5 and LT6 of the Loddon Area Local Plan; and WT6 and WT7 of the Wokingham District Local Plan.).
   E. Services and Infrastructure.
   F. Concerns of local residents and Woodley Town Council.

A. Principle of redevelopment within a Core Employment Area.

The site is identified as a Core Employment Area. As such it must 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 the current proposal is for the redevelopment of an existing site and the policies allow for local consideration to be taken into account and proposals should be considered on a case for case basis to see how far they are meeting these local needs.

The existing use provides 2,555m² of B1(a) independent office space and 11,995m² of general industrial B2 floorspace. The proposed redevelopment of the site would provide 3,600m² of Light industry B1(c) and 8,700m² of Storage and distribution B8 floorspace. The proposed site could be sub-divided into two light industrial units to the eastern side of the service road and two storage and distribution units to the western side. While the proposed development would

result in the loss of the B2 general industrial use, the site is not located within an area where policy (WEM12) seeks to retain such uses as a matter of principle: Policy BU1 sets out four criteria, one of which the development proposed needs to fulfil. It is considered that the proposal would comply with criteria (i) of the policy, as the proposed development would aid urban regeneration and would result in an environmental improvement to the surrounding area and as such would meet the local need.

The proposed development would similarly accord with the requirements of policy WEM2 of the Wokingham District Local Plan and criteria (ii) of policy BU2 of the Berkshire Structure Plan, through the provision of storage and distribution use. Under criteria 'C' of policy WEM2 the proposed redevelopment should not give rise to pressure for housing development additional to the provision made within this plan. The proposed development would result in a reduction in the employment floorspace on this site, and as such would be unlikely to result in an increase in demand for housing.

The proposed redevelopment of this sites would almost double the amount of existing storage and distribution which is currently located on the QTR site or Building 66 site, and would contributed towards maintaining diversity in local employment opportunities. The transfer of this existing B1(a) use from this site to the opposite Building 66/QTR site would be controlled by a legal agreement to tie the two sites and prevent an independent office use from returning to the Western site. If this development were to go ahead, each of the units would have some provision for its own office area. However the size and use of this area would be controlled by condition. Finally, the proposal through the setting back of the proposed structure and the creation of a landscaped section to the front of the site would result in an environmental improvement to this area of Headley Road East. Therefore the proposed development is in accordance with the policies of the District's development plans.

B. Impact upon the character and appearance of the surrounding area.
There are a number of existing mature trees to the front of the site which would be retained by the proposed development. Their setting would also be enhanced through the creation of a landscaped area, which would be located to the front of the site. The proposed buildings themselves would be located at least 53m from the front boundary of the site, compared to only 18m at present. This would result in an environmental improvement in the appearance of the existing site and surrounding area.

The application only seeks determination for the means of access and siting at present. However an illustrative elevation has been submitted to show the potential height and appearance of the building. The structures are shown to be two storey with a height of around 10.6m, with a high quality design and appearance, reflecting that of the proposed development opposite. The proposed access to the site would remain largely in its current position, as this would cause the least disturbance to the protected trees along the frontage. However the service road is then shown to curve with landscaping to either side, this would help to soften views into the site and of the built development behind.

The southern boundary of the site adjoins that of the Allied Bakery site, which would largely screen views of the proposed development from the wider area,

including the public open space at Vauxhall Park. There is also vegetation along this boundary which could be improved via condition. As such, the proposed development would help to improve the overall appearance of Headley Road East and would be in keeping with the character and appearance of the surrounding area.

C. Impact upon the residential amenity of the neighbouring dwellings.
The closest residential properties to the site, are those located off the southern side of Viscount Way. The closest of these dwellings is at least 87m away from the closest point of the site, which would be used for car parking. Viscount Way itself would be used for accessing the site from the south. However the existing site already has such an access, which enters into the Allied Bakery site and then adjoins Viscount Way. Hence, the road is already used by the vehicles of the bakery, the application site and there is provision for accesses to the two sites to the east. Therefore, the proposed development would not result in a material increase in the level of noise and disturbance experienced by the dwellings closest to Viscount Way. Hence there would be no significant detrimental impact upon the residential amenity of the occupiers of the adjacent residential properties.

D. Impact upon the existing highway network.
The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a Travel Plan and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

It is therefore consider that the proposed development of both sites would not result in an unacceptable increase in traffic on the highway network during peak periods, subject to a S106 legal agreement to secure a Travel Plan and financial contribution of £70,000 towards local sustainable transport initiatives/traffic management schemes, along with the option to take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

E. Services and Infrastructure.
Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

As stated above a contribution of £70,000 has been agreed towards local sustainable transport initiatives and traffic management schemes, together with the option to take land for a cycleway at nil cost. There is also a requirement to provide an off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £10,000 has been agreed towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool.

F. Concerns of local residents and Woodley Town Council.
The concerns of the local residents and Woodley Town Council have been noted and have been addressed in the appraisal above.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the adjacent dwellings or the safety of the existing highway network and would help to bring about an improvement to the character and appearance of the surrounding area. Therefore the proposed development would be in accordance with the policies of the district's development plans.

6. **Recommendation** – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the financial provision as outline in section E above and the ceasing of the current office use B1(a) on the application site, together with the following conditions

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle

parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. In the interests of visual amenity.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of visual amenity.
11. In the interests of visual amenity.
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
13. To safeguard the residential amenity of the adjacent dwellings.
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.
15. To protect the adjacent occupiers from noise and disturbance.
16. To prevent pollution of groundwater
17. To prevent the increased risk of flooding and to improve water quality.
18. To safeguard highway safety.

19. To safeguard highway safety.

20. To safeguard highway safety.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

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20 June 2001

Application No	Received	Woodley
F/2001/3311	02.02.01	

Applicant: **London & Cambridge Properties Ltd.**
Location : **Building 66 (QTR), Headley Road East, Woodley.**
Proposal: **Proposed redevelopment of site to form class B1 (business) accommodation with associated provision for access, servicing and parking.**

1. **Planning History** – The site is located on the north side of Headley Road East, approximately 90m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment area. The site is currently occupied by the QTR company, which operates a warehouse/distribution use from the site. The principal building on the site is a large structure with a width of around 50m, a depth of 100m and a height to ridge of 8.8m and 4.8m to the eaves. The building reduces in height at the rear to 7m to the ridge and 4.4m to the eaves. This provides approximately 4,540m² of (B8) floorspace. The use of the building was originally light industrial B1(c) but was extended to storage and distribution since 1987. There is also a smaller brick building to the front of the site, which is used for retail and has a floorspace area of around 120m².

2. **Proposal** – The proposed development is for the demolition of the existing structures on the site and the erection of two 2 storey and one 3 storey structure, which would form a 'U' shaped formation around a central courtyard area. The building would be used within the general B1 use classes group, this includes office B1(a), research and development B1(b) and light industrial B1(c). The structures would be sub-divided into 30 individual units of 139m² (1,500ft²). The units will be able to be leased individually or in groups of up to 4 in the two storey buildings and 6 in the three storey building. The redevelopment on this site would be linked to the redevelopment of the Western Site, Headley Road East, which is located directly to the south east of the application site.

   The acceptability of this development is subject to the decision on the previous Western Site application. If the Western Site application is refused planning permission, then the exchange of B1(a) office use from this site, to the building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application has been approved but Member's are minded to refused this application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - **Woodley Town Council:** Support the principle of a new development on the site but have a number of concerns. (see attached comments).
   - **Highways:** No objection subject to conditions and the signing of a S106 legal agreement.

- **Landscaping:** No objection subject to conditions.
- **Environment Agency:** No objection subject to condition.
- **Crime Prevention Design Adviser:** No objection.
- **Land Drainage:** No objection to the proposed development subject to a condition controlling any proposed works to the ditch area to the rear of the site.
- **Building Control:** 'No comment.'
- **Policy and Plans:** No objection subjection to conditions.
- **Environmental Health:** No objection subject to conditions.
- **Letters:** There have been 2 letters of objection from local residents. These objections can be summarised as follows:
  - Impact upon the adjacent dwellings.
  - Concerned over boundary treatment.
  - Concerned over surface drainage.
  - Impact of the height of the three storey structure.
  - Loss of privacy.
  - Light pollution.

4. Appraisal – Main issues are:

   A. Principle of redevelopment within a Core Employment Area. (OS1, BU1 and BU2 of the Berkshire Structure Plan; LTV1 and LE1 of the Loddon Area Local Plan; WOS1, WOS2, WEM2 and WEM12 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LD3 and EN1 of the Berkshire Structure Plan; LBE1, LBE2, LBE8 and LW2 of the Loddon Area Local Plan; WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12 of the Wokingham District Local Plan.)
   C. Impact upon the residential amenity of the adjacent dwellings. (EN1 of the Berkshire Structure Plan; LBE2 and LE1 of the Loddon Area Local Plan and WOS3, WOS6, WOS7 and WBE1 of the Wokingham District Local Plan.)
   G. Impact upon the existing highway network. (OS1, LD5, T3, and T6 of the Berkshire Structure Plan; LT5 and LT6 of the Loddon Area Local Plan; and WT6 and WT7 of the Wokingham District Local Plan.).
   H. Services and Infrastructure.
   I. Concerns of local residents and Woodley Town Council.

A. Principle of redevelopment within a Core Employment Area.
The site is located with an area that is identified as a Core Employment Area within the Council's local plans. As such it must 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 the current proposal is for the redevelopment of an existing brownfield site and the policies allow for local consideration to be taken into account and proposals should be considered on a case for case basis to see how far they are meeting these local needs.

The existing use provides 120m² of retail floorspace and 4,540m² of Storage and distribution (B8) floorspace. The proposed redevelopment would create 5,602m² of general B1 use, sub-divided between 30 small units. While the proposed development would result in the loss of B8 storage and distribution, the site is not

located within an area where policy seeks to retain such uses as a matter of principle. Policy BU1 sets out four criteria, one of which the development proposed needs to fulfil. It is considered that the proposal would comply with (iii) of the policy as it would provide 30 small units of approximately 139m² of floorspace for general B1 use. These units will help to aid small business development and as such would meet a local need.

The proposed development would similarly accord with the requirements of policy WEM2 of the Wokingham District Local Plan. and criteria (ii) of policy BU2 of the Berkshire Structure Plan, in that it would create small business use, not result in their loss. Under criteria 'C' proposed development should not give rise to pressure for housing development additional to the provision made within this plan. While the proposed development may result in a more intensive use of this site than current use, the proposed development would result in a transfer of 2,555m² of existing B1(c) office space from the site on the opposite side of the road – The Western Site. It is considered that with the transfer of this existing B1(a) use from the site opposite, controlled by a legal agreement to tie the two sites, the proposed development would not result in a significant increase in the pressure for housing development within the local plan area. However as noted previously in this report, if the western site if refused planning permission, when this transfer of the B1(a) officer use from the Western Site would not be able to go ahead and the proposed development of the Building 66 site would lead to a potential increase in the demand for housing and would be contrary to policy WEM2 of the Wokingham District Local Plan.

However any other combination of decision on the two applications would nopt result in this potential increase in demand for housing and would be in accordance with the policies of the District's development plans.

B. Impact upon the character and appearance of the surrounding area.
The proposed development would be a high quality development set around a landscaped central area, with water features and seating; the southern part of the courtyard would also have some vehicle parking. The buildings themselves would be in three blocks with the blocks to the east and west being two storeys and the central north structure being three. This will help to give the courtyards a sense of enclosure and place. Each set of four of the east and west units and one for the central block would have curved glass entrance ways with decorative finials and masts, these would help to break up the massing , while increasing the vertical emphasis of the longer buildings. The surrounding area, to the north, west and south of the buildings would be used as car parking with areas of landscaping dispersed throughout the courtyards, parking spaces, and along the boundaries. Therefore it is considered that the proposed development would represent a significant improvement over the current appearance of the site. As such, the proposed development would have no detrimental impact upon the character or appearance of the surrounding area.

C. Impact upon the residential amenity of the neighbouring dwellings.
There are residential properties adjoining the application site to the north, these dwellings are accessed via Sherbourne Close. The dwellings are single storey terrace properties which back onto the site. The current building on the site is approximately 50m wide, 100m deep and with a ridge height 8.8m. The building is centrally located within the site, which extends right to the rear boundary with

the residential properties. The areas to either side of the building are used for the storage of vehicles connected with the storage and distribution use of the site. This also extends up to the rear boundary of the site. The neighbours have stated that over a period of time they have experienced a number of problems related to the current use and operation from the site, including noise disturbance, vermin and light pollution form outside security lighting.

The proposed buildings would be located a minimum of at least 54m away from the closest dwelling. This is an improvement over the current distance of only 8m. There would be an increase in height, with the central three storey structure measuring a maximum of13.5m, compared with the 8.8m of the main building and 7m of the rear lower section of the existing building. However drawing SK62 illustrates the existing and proposed relationship between the site and the adjacent dwellings. The section on the top of the drawing shows the existing relationship between the properties, while the lower drawing shows the proposed structure. The lower drawing also shows the existing use on the neighbouring site to the west.

As such the proposed development would have a less dominant impact upon the adjacent residential dwellings, with the distance between the properties being sufficient to prevent overlooking to the rear garden areas. Therefore the proposed development would have no significant detrimental impact upon the residential amenity of the neighbouring dwellings.

Issues relating to the boundary treatment, the drainage ditch to the rear of the site and surface land drainage issues and external lighting of the site can be dealt with through the imposition of suitable conditions.

D. Impact upon the existing highway network.

The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace on the Western Site to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a Travel Plan and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

It is therefore considered that the proposed development of both sites together would not result in an unacceptable increase in traffic on the highway network during peak periods, subject to the signing of a S106 legal agreement to secure a Travel Plan and financial contribution of £70,000 towards local sustainable transport initiatives and traffic management schemes, along with the option to

take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

E. Services and infrastructure.
Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

As stated above a contribution of £70,000 has been agreed towards local sustainable transport initiatives and traffic management schemes, together with the option to take land for a cycleway at nil cost. There is also a requirement to provide an off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £10,000 has been agreed towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool.

F. Concerns of the local residents and Woodley Town Council.
The concerns of the local residents and the Woodley Town Council have been noted and have been addressed in the above appraisal or via the proposed imposition of conditions.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the neighbouring dwellings, the character and appearance of the surrounding area and the safety of the existing highway network. Therefore the proposed development would be in accordance with the policies of the district's development plans.

6. **Recommendation** – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the financial provision as outline in section E above and the ceasing of the current office B1(a) use on the Western site opposite, together with the following conditions:

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of

the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground

17. Notwithstanding the plans submitted, prior to the development commencing the access shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Details shall include the provision of adequate access width, junction radii and set back of gates.

18. Notwithstanding the plans submitted, prior to the development commencing, detailed plans showing the on site car parking, loading and unloading provision shall be submitted to and approved by the Local Planning Authority. The number of on site car parking spaces shall not exceed 1 space per 30 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the Local Planning Authority showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated

within the forecourt area of the development. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. Prior to the start of the hereby approved development full details of the proposed treatment of the rear boundary ditch shall be submitted to and approved in writing by the Local Planning Authority. These approved works shall be carried out prior to the occupation of the first building on the site, and shall thereafter by maintained.

Reasons.

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

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

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

4. In the interests of visual amenity.

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

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

7. In the interests of visual amenity.

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

9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

11. In the interests of visual amenity.

12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

13. To safeguard the residential amenity of the adjacent dwellings.

14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

15. To protect the adjacent occupiers from noise and disturbance.

16. To prevent pollution of ground water.

17. To safeguard highway safety.

18. To safeguard highway safety.

19. To safeguard highway safety.

20. To safeguard adequate land drainage and the visual amenity of the area.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
   Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
   Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

Plan available in hard copy only

FROM: Nicola Lake

DATE: 14 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/3322

Proposal: Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units..

Site Address: Western Site Headley Park Industrial Estate, Headley Road East, Woodley Reading.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Your observations are required in respect of this application by 10/03/2001 .

The committee's initial concerns in respect of this outline application related to:

- the designation of the proposed accesses – one main and one 'service' entrance
- the unacceptability of a possible through road from Headley Road East to Viscount Way
- the cumulative effect of additional traffic for this and the proposed new development of the QTR site opposite

It was understood that this application would be subject to a "Green Transport Plan" which could include the provision of cycle parking and showering facilities for staff, charging for staff parking, a limit on the number of staff parking permits available etc.

However, although in favour of the principle of development on this site, Members were reluctant to make any more specific recommendations until further information was available about the two accesses.

It was agreed that the case officer should endeavour to provide more detailed information for the application to be further considered at the next meeting

SIGNED: _____ DATE: 7 March 2001

Clerk To Woodley Parish/Town Council.

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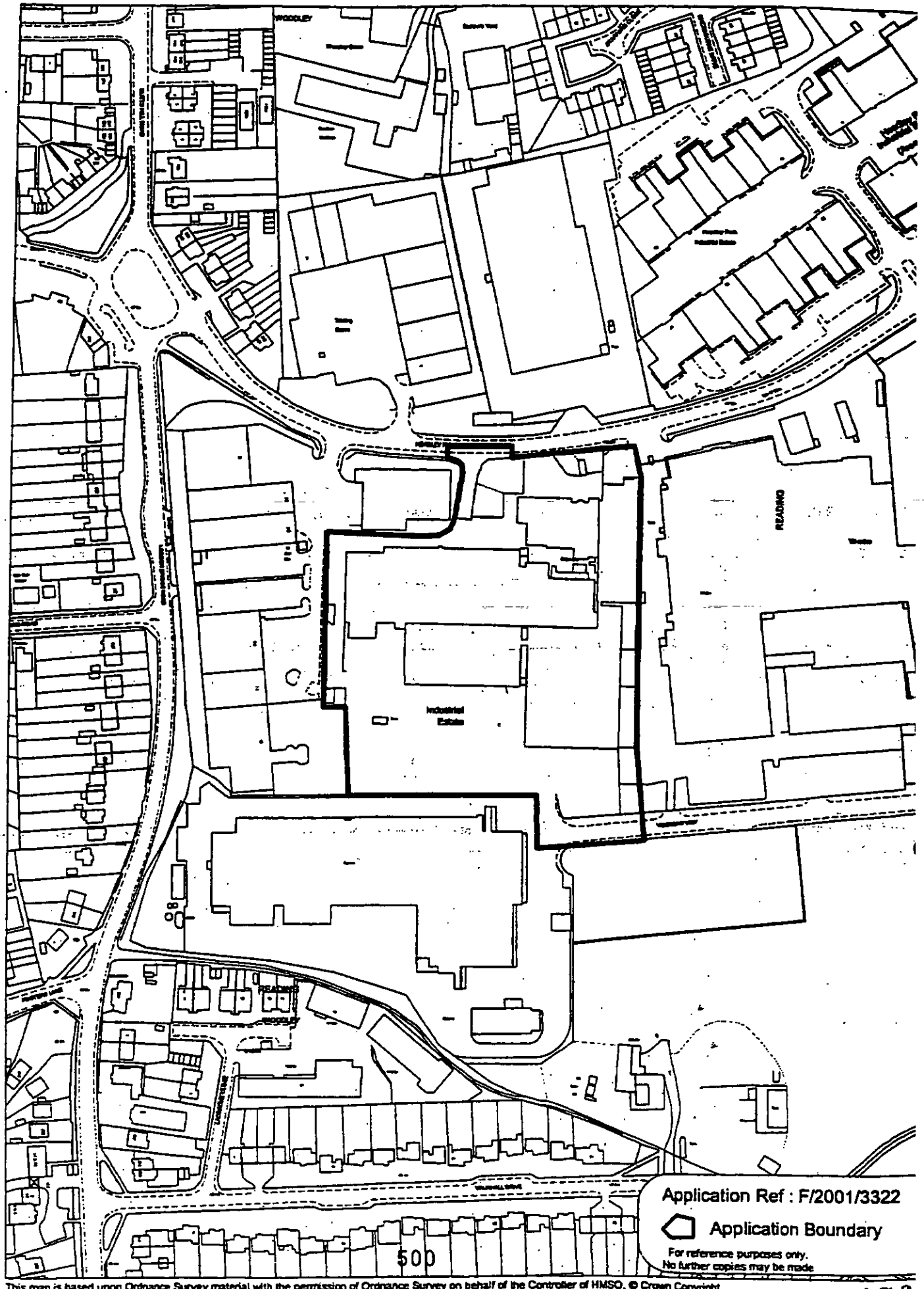

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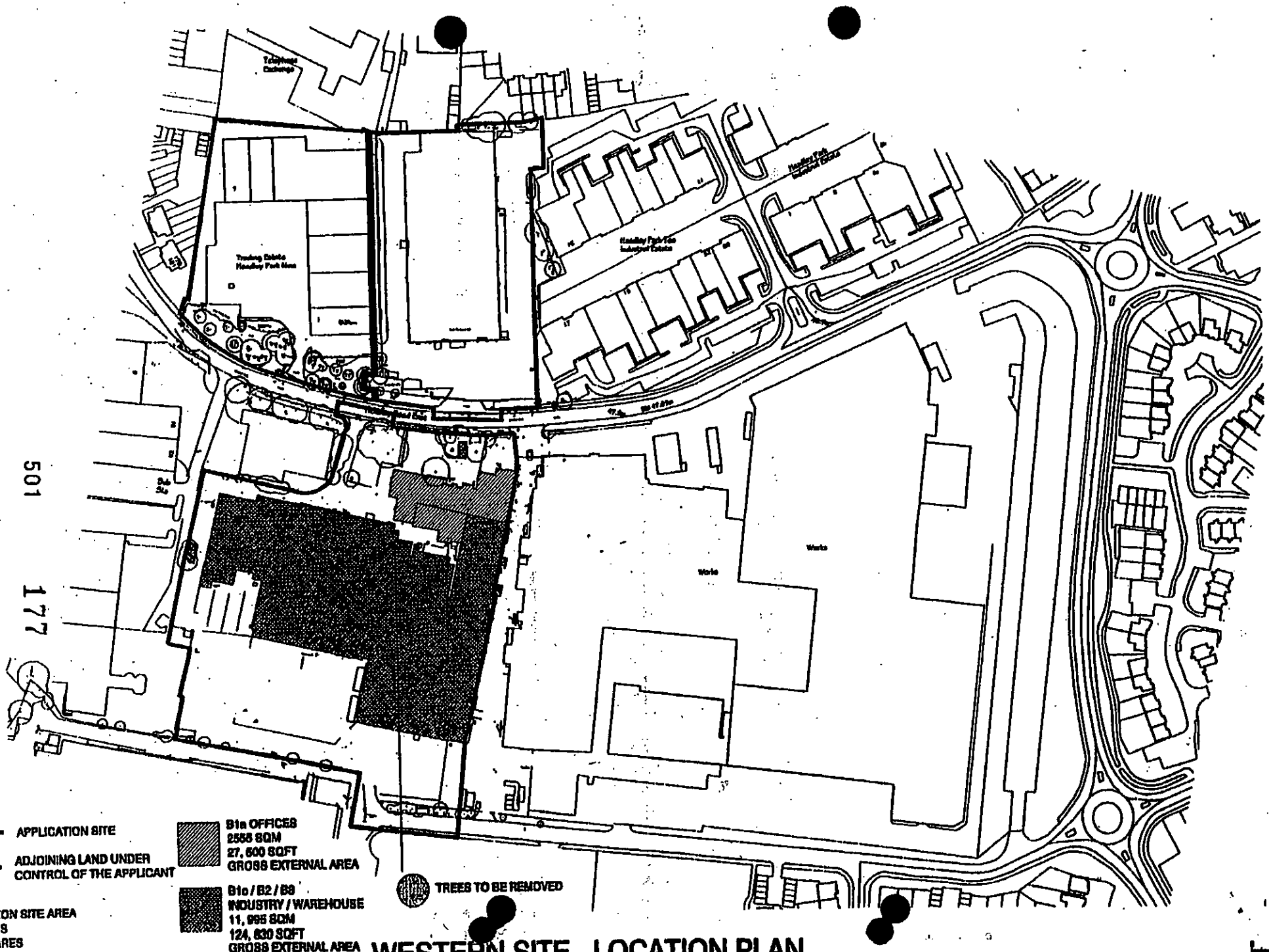

CATION SITE AREA
ACRES
ECTARES

WESTERN SITE - LOCATION PLAN

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NORTH

OTR SITE PROPOSALS (SUBJECT TO PLANNING)

APPLICATION SITE

ADJOINING LAND UNDER CONTROL OF THE APPLICANT

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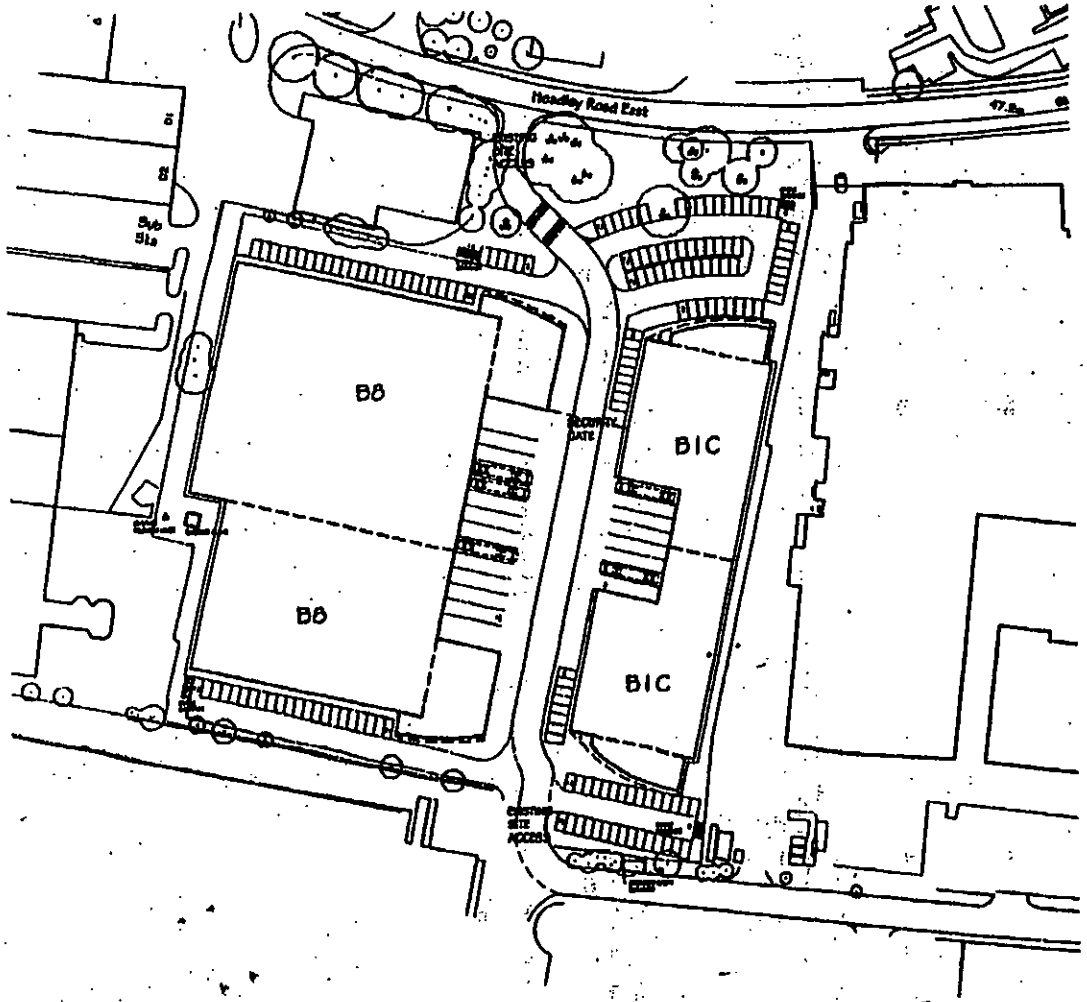

AREA SCHEDULE

GROSS EXTERNAL AREA (EXCLUDING PLANT ROOMS)		12,300 SQM	132,490 SQFT
	B1C	3,600 SQM	38,810 SQFT
	B8	8,700 SQM	93,670SQFT
CAR SPACES	B1C	107	
	B8	52	
LOADING DOORS	B1C	8	
	B8	12	
CYCLE SPACES	B1C	18	
	B8	24	

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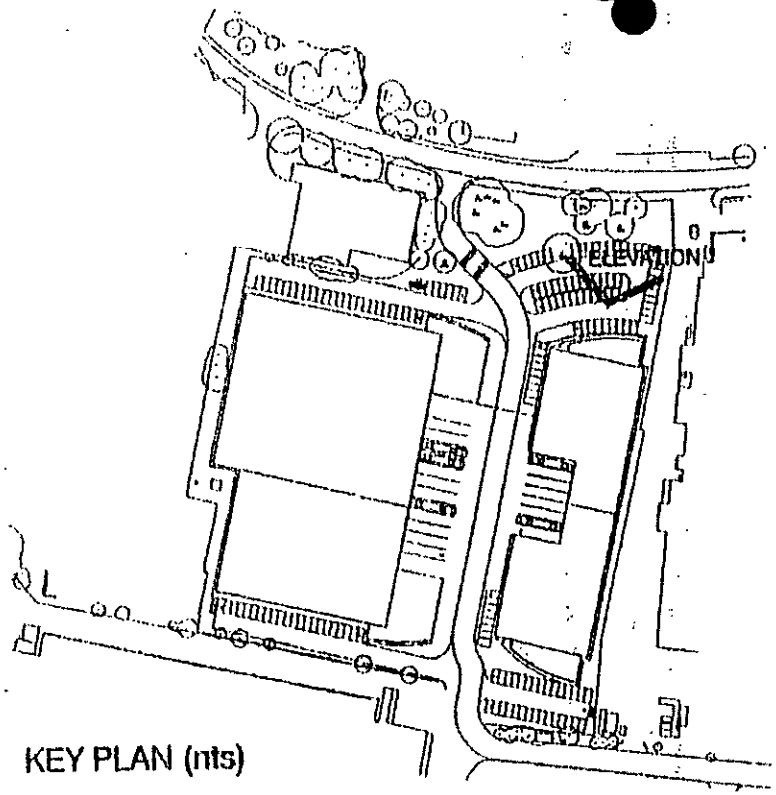
NORTH

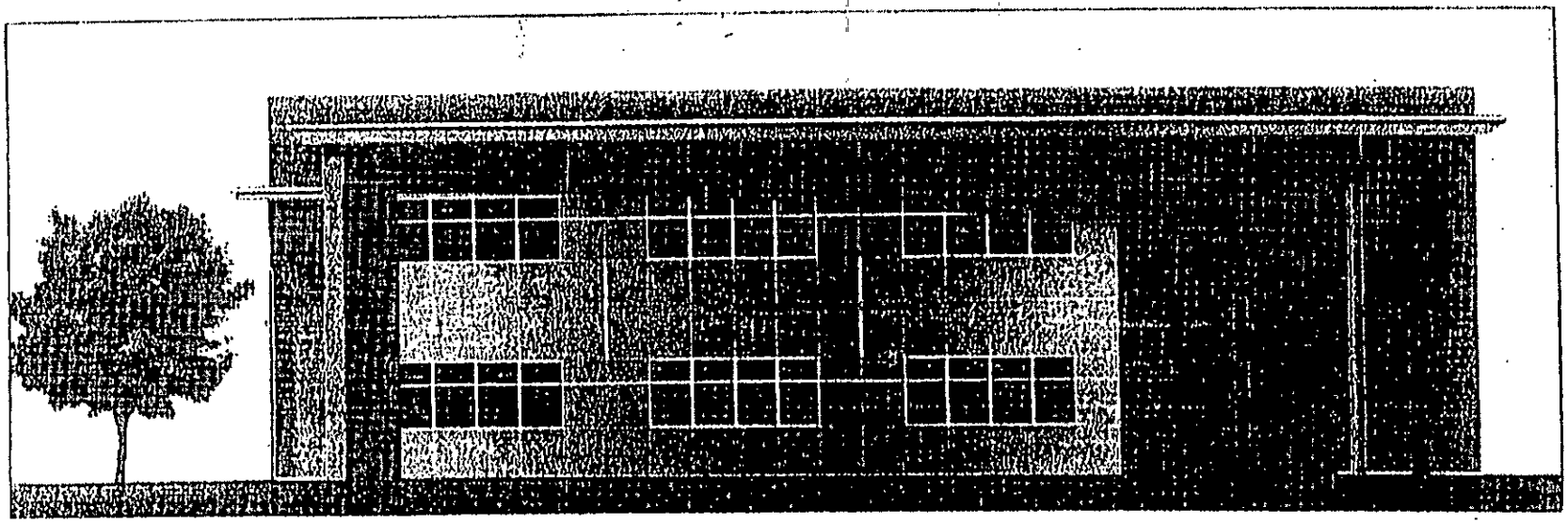
I ILLUSTRATIVE PURPOSES ONLY

WESTERN SITE LAYOUT

All areas stated are approximate and subject to detailed design. They relate to the likely areas of the building at the current stage of design. Any decisions to be made on the basis of these predictions, whether as to product viability, pre-letting, lease agreements or



KEY PLAN (nts)



INDICATIVE ELEVATION

ILLUSTRATIVE PURPOSES ONLY

FROM: Nicola Lake

DATE: 13 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3311

Proposal: Proposed redevelopment of site to form class B1 (business) accommoda with associated provision for access, servicing, parking and landscaping.

Site Address: Building 66, Headley Road East, Woodley, Reading.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Your observations are required in respect of this application **by 09/03/2001** .

6 residents from Stafford Close were present and the Chairman adjourned the meeting to enable them to express their views and to ask questions of the case officer.

The residents' main concerns related to:

- the height of three storey aspect of the building, which would be visually intrusive on their properties and out of keeping with other neighbouring industrial units
- the height of buildings indicated on outline plan 3322 (on the opposite side of Headley Road East) was shown as two stories, in keeping the neighbouring Dura building
- the proposed feature masts on the building, which appear to serve no purpose

NOTE: the roofs of the industrial units slope away from the houses
the proposal to increase the present height of the QTR building (9.5m) to 13.5 m on the new building would appear as a complete solid block

- the close board fencing referred in the landscape buffer zone, (see Plan 13) actually belonged to a resident in Stafford Close
- a 3m. high fence would be totally excessive and unacceptably intrusive/obtrusive

NOTE: 2.4 m. fence would be more acceptable

- not clear as to the treatment of the drainage ditch between the site and residential properties, which floods from time to time

NOTE: Proper drainage/infilling would need to be investigated

SIGNED: [signature] DATE: 7 March 200

Clerk To Woodley Parish/Town Council.

- the proposed trees in the landscaped area would be too high/too dense and would completely block out light from neighbouring gardens

NOTE: Shrubs not exceeding the height of the wall/fence would be more acceptable

- the possible access to the landscape buffer zone and whether this would be adequate for future maintenance
- a question on the issue of a double line of fencing
- evidence of rats in the area of the ditch, which required clearance of the existing rubbish

However, the overall view of residents was:

- That re-development of the site for office use (with normal office working hours) was to be encouraged. (QTR was not a good neighbour - e.g. noise nuisance, out-of-hours working)
- It was considered that the importance of the landscape buffer zone had been underestimated and problems with the ditch should be checked and suitably addressed. The source and outlet for the water should be thoroughly investigated.
- The proposed three storeys for part of the building would be too high and would create a planning precedent in the area.
- Any lighting should be directional, with consideration being given to lessening the effect of the lighting on neighbours, e.g. to go off at midnight
- That strict and effective operating hours should be imposed whilst the site is being developed

In response to a question, Nicola Lake clarified B1 use and confirmed that the Environment Agency would be consulted with regard to the problems with the ditch. She also explained the planning process and gave some indication of the likely time scale for this application.

After the meeting had been reconvened, the committee supported the neighbours views and agreed the following comments:

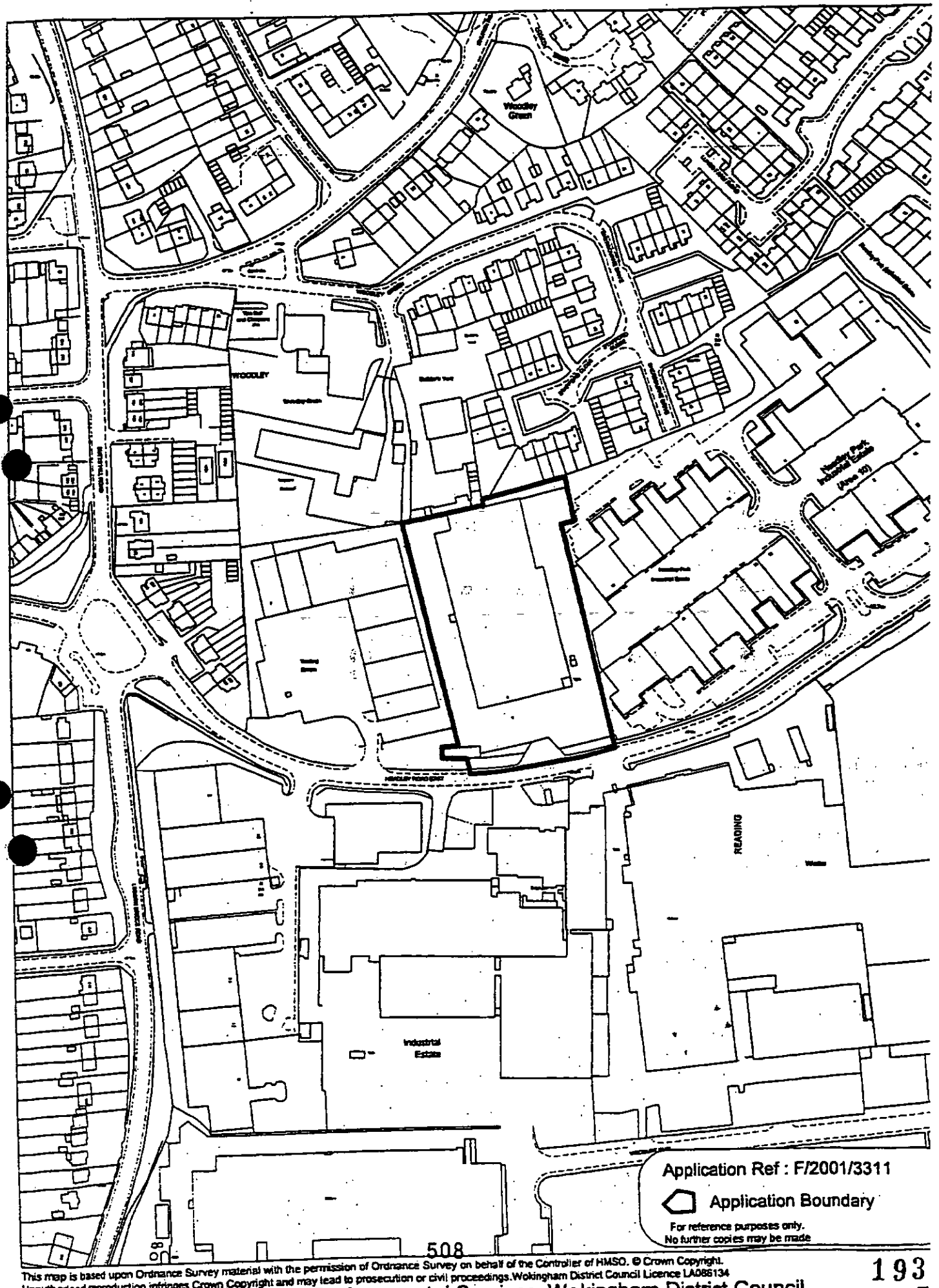
- To support the principle of a new development on the site
- To express concern at the number of cars proposed (224) – which would exacerbate existing traffic problems in Headley Road East, with a knock on effect to The Bader Way and A329M (NOTE: Councillor Dredge reported 50 cars using this stretch of Headley Road East within a 5-minute period at 7.30 pm)
- To express concern at possible noise and pollution from cars near to residential properties.
- A reduction in the number of parking spaces would be welcomed
- To recommend the reduction in height of the proposed three storey element of the building
- The neighbours' concerns about boundary treatment should addressed
- To question the proposed removal of a resident's fence which was not part of the development site
- The height of the proposed new fence would be excessive and should be reduced

- To suggest that a brick wall be considered for the site boundary (as already in place at Headley Park 10)

Members also discussed possible planning obligations and suggested **an informative that developers contributions could be used towards the improvement/widening of The Bader Way bridge over the River Loddon.**
However, it was reiterated that concern had long been expressed by the Town Council that there was no mechanism in place by which town and parish councils could be informed of developers contributions at the outset of a planning application. It was a continual "catch 22" situation.

On further discussing the proposal, residents questioned the arrangements for demolition of the existing structure and for its safe removal. Bearing in mind the age of the building, their particular concern about asbestos was highlighted. Members also pointed out that the present large number of heavy goods vehicles could have resulted in some contamination of the site and that this problem should also be dealt with in an appropriate manner.

Nicola Lake explained that both these matters should be dealt with by Environmental Health Officers and the Health & Safety Board. It was not within planning control, although an informative could be placed on the decision.



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Development Control Section, Environmental Services, Wokingham District Council.

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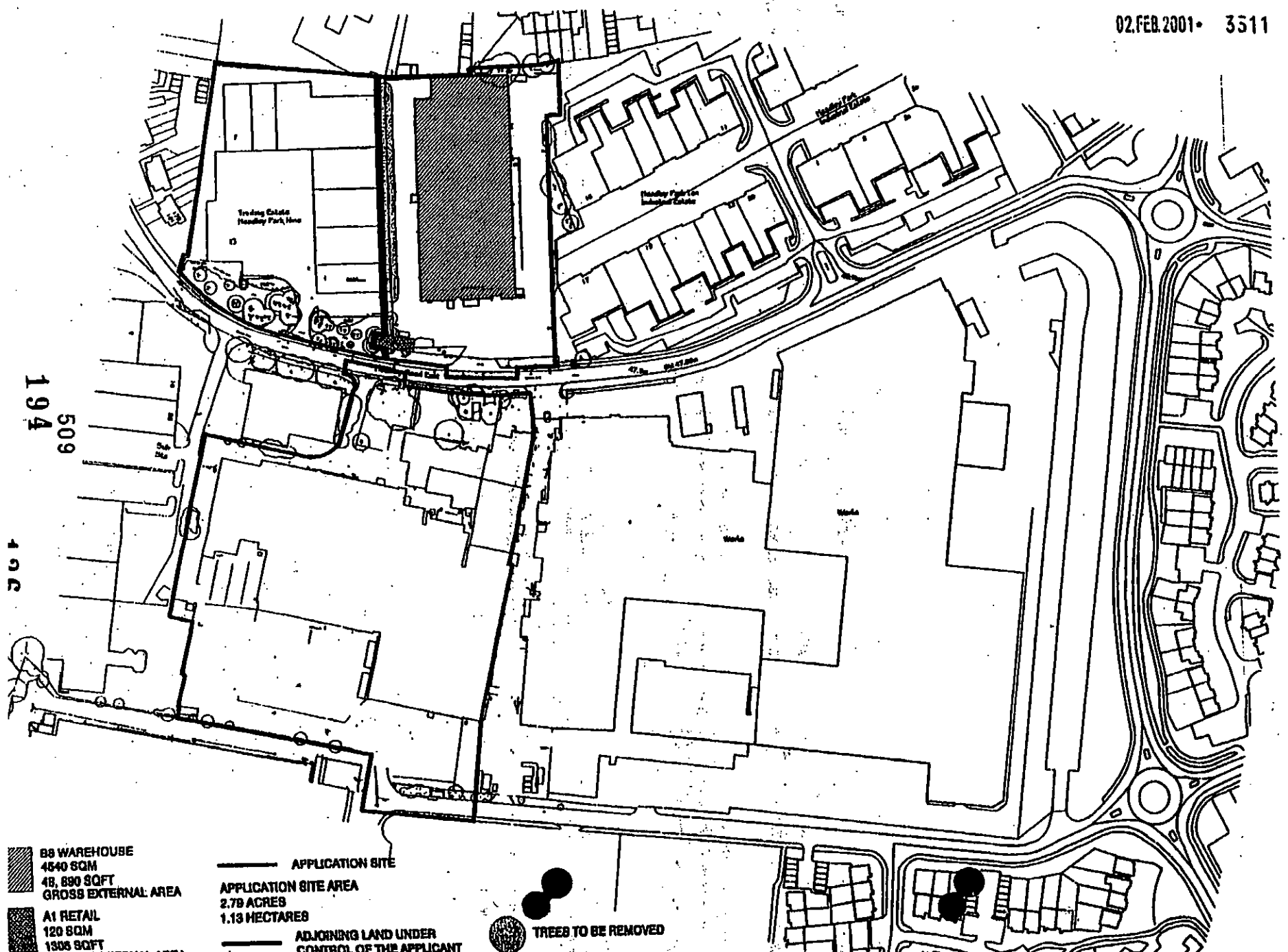


B8 WAREHOUSE
4540 SQM
48, 890 SQFT
GROSS EXTERNAL AREA

A1 RETAIL
120 SQM
1305 SQFT

APPLICATION SITE

APPLICATION SITE AREA
2.79 ACRES
1.13 HECTARES

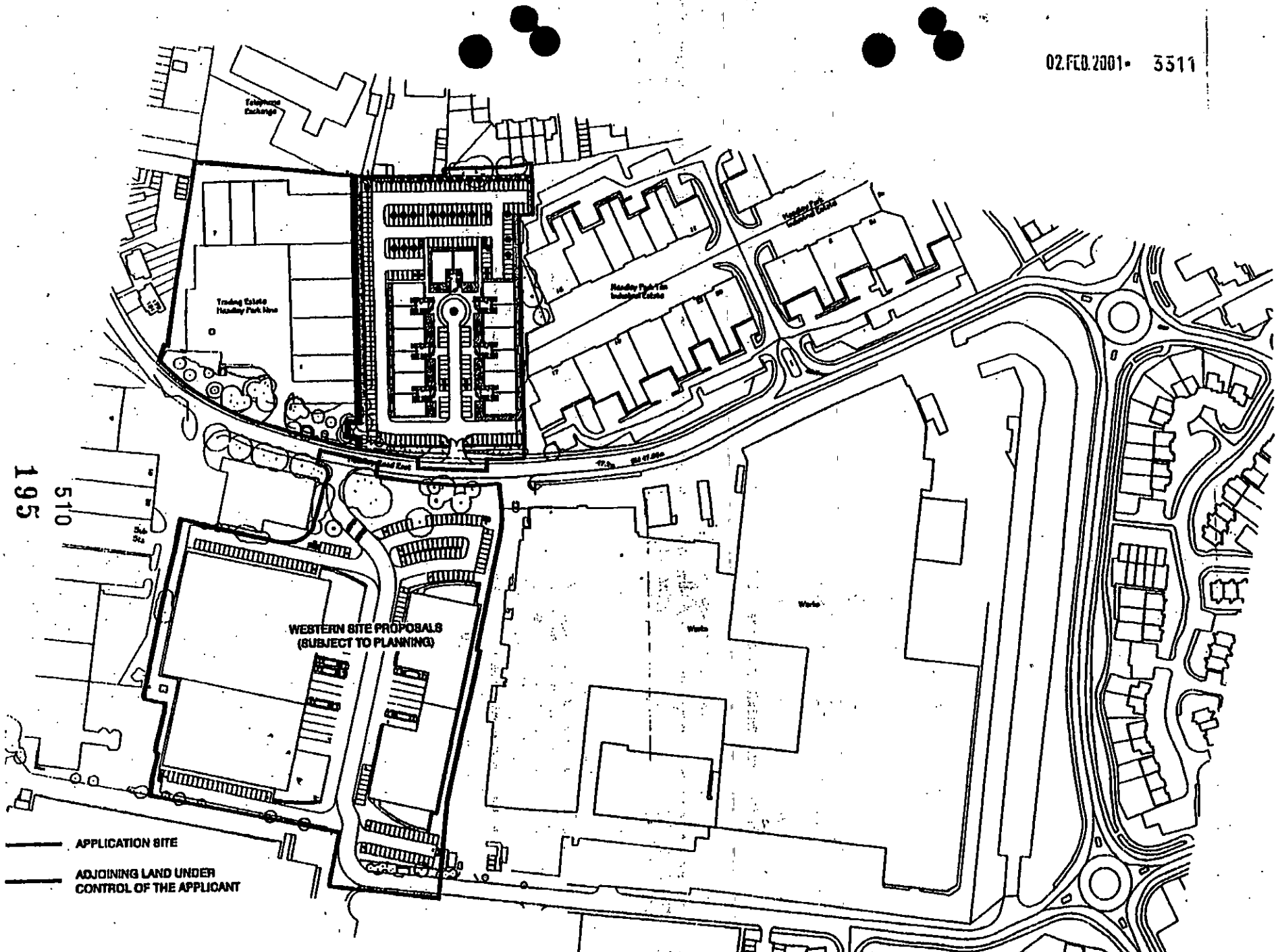
ADJOINING LAND UNDER
CONTROL OF THE APPLICANT

TREES TO BE REMOVED

NORTH

02.FEB.2001 3311

P02



QTR - MASTERPLAN

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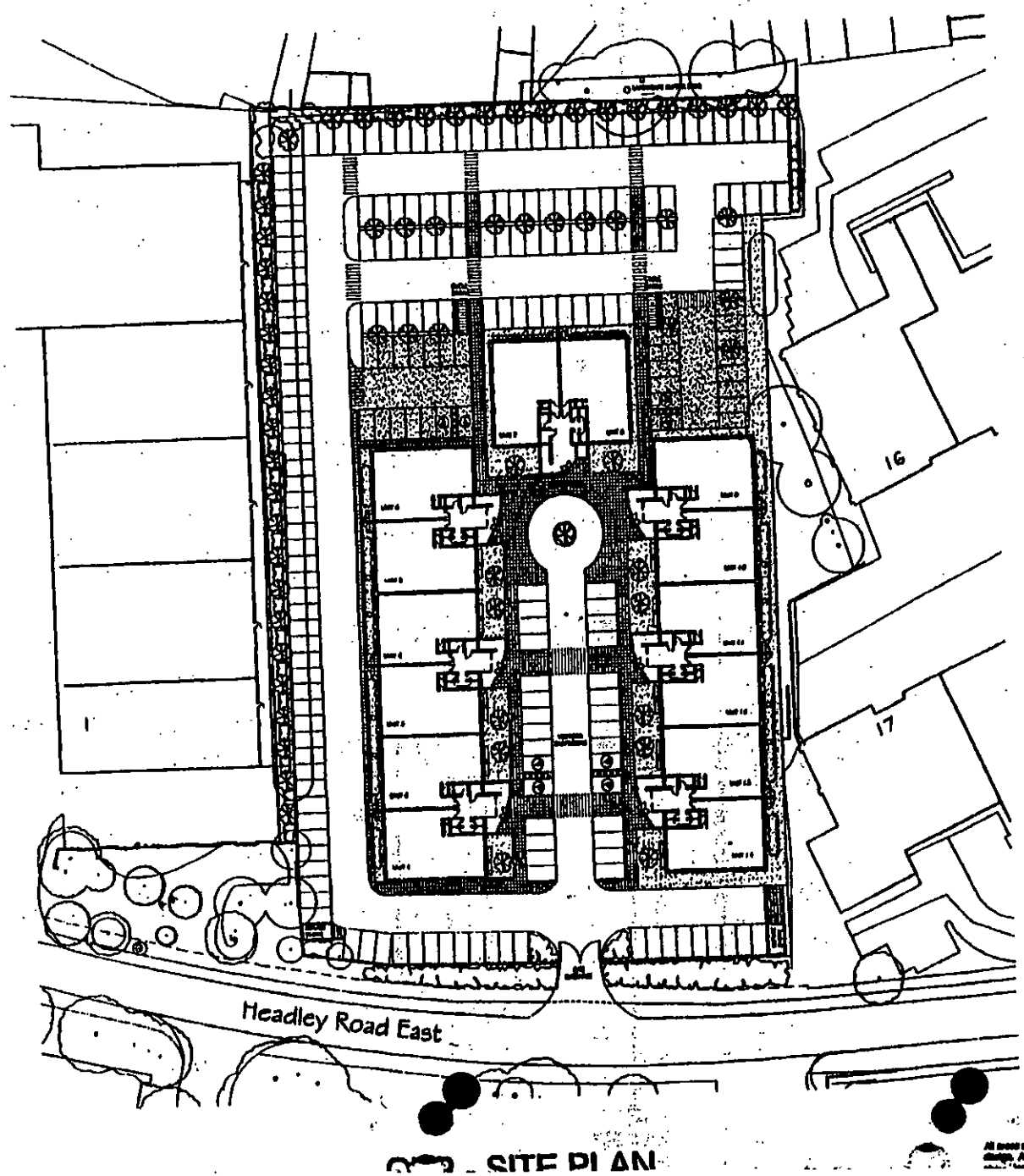


AREA SCHEDULE

GROSS EXTERNAL AREA	6,602 SQM	60,300 SQFT
PLANT ROOMS	222 SQM	2,710 SQFT
NET INTERNAL AREA	4,220 SQM	45,420 SQFT
CAR SPACES	224	
CYCLE STORAGE	22	

30 X B1A UNITS OF APPROXIMATELY 1,500 SQFT.
INHERENT FLEXIBILITY FOR UNITS UP TO:
6,000 SQFT (2 STOREY)
9,000 SQFT (3 STOREY)

NORTH

0 5 10 15 20 25 30m

- SITE PLAN

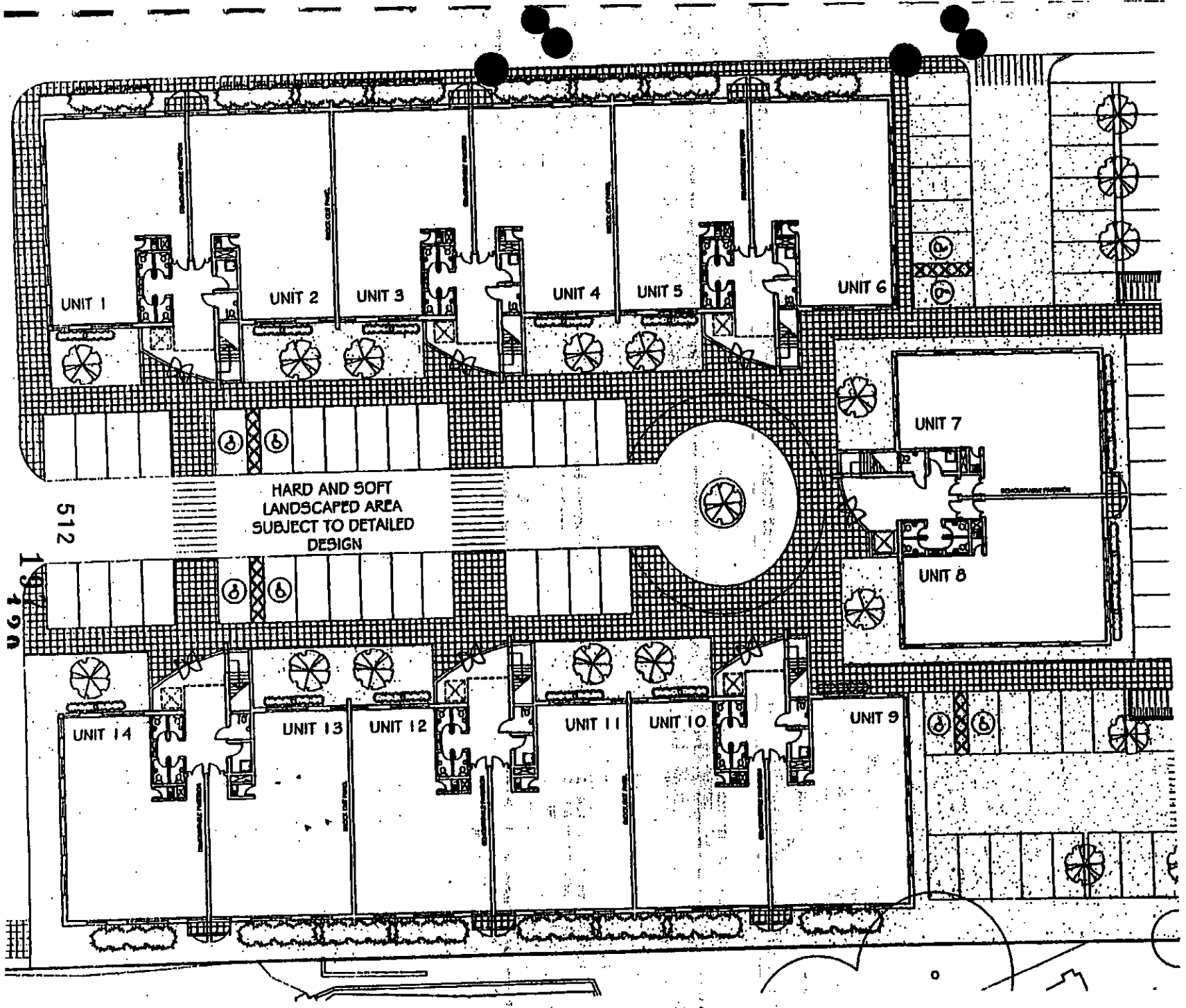
All areas quoted are approximate and subject to detailed design. They relate to the shell cores of the building at the current stage of design. Any variations to the areas on the basis of future predictions, whether as to project viability, pre-letting, lease agreements or the like

511996

128

P04

02.FEB.2001 • 3511



NORTH

QTR - GROUND FLOOR PLAN

INTERNAL CONFIGURATION SUBJECT TO DETAILED DESIGN

P05

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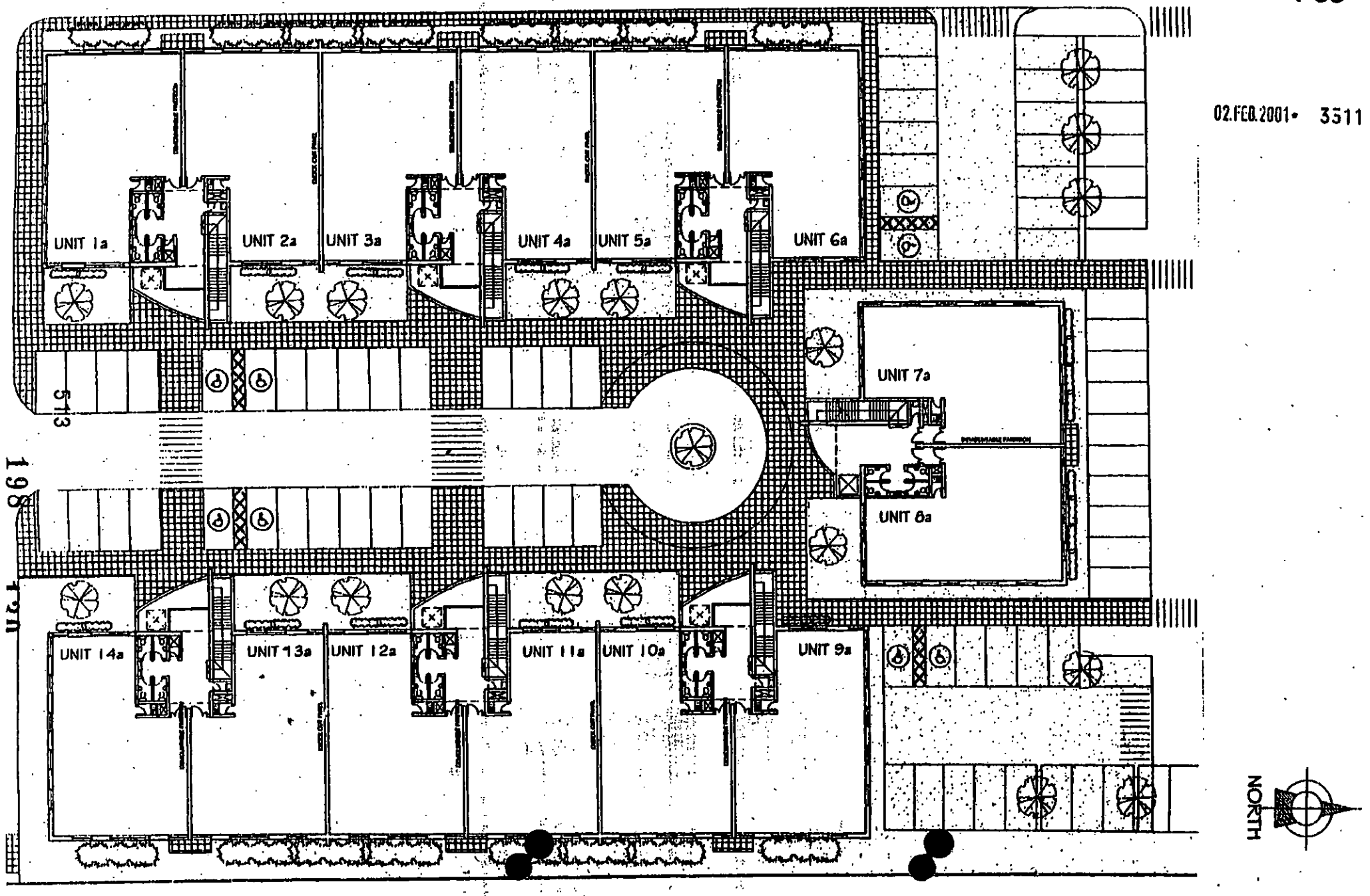

P06

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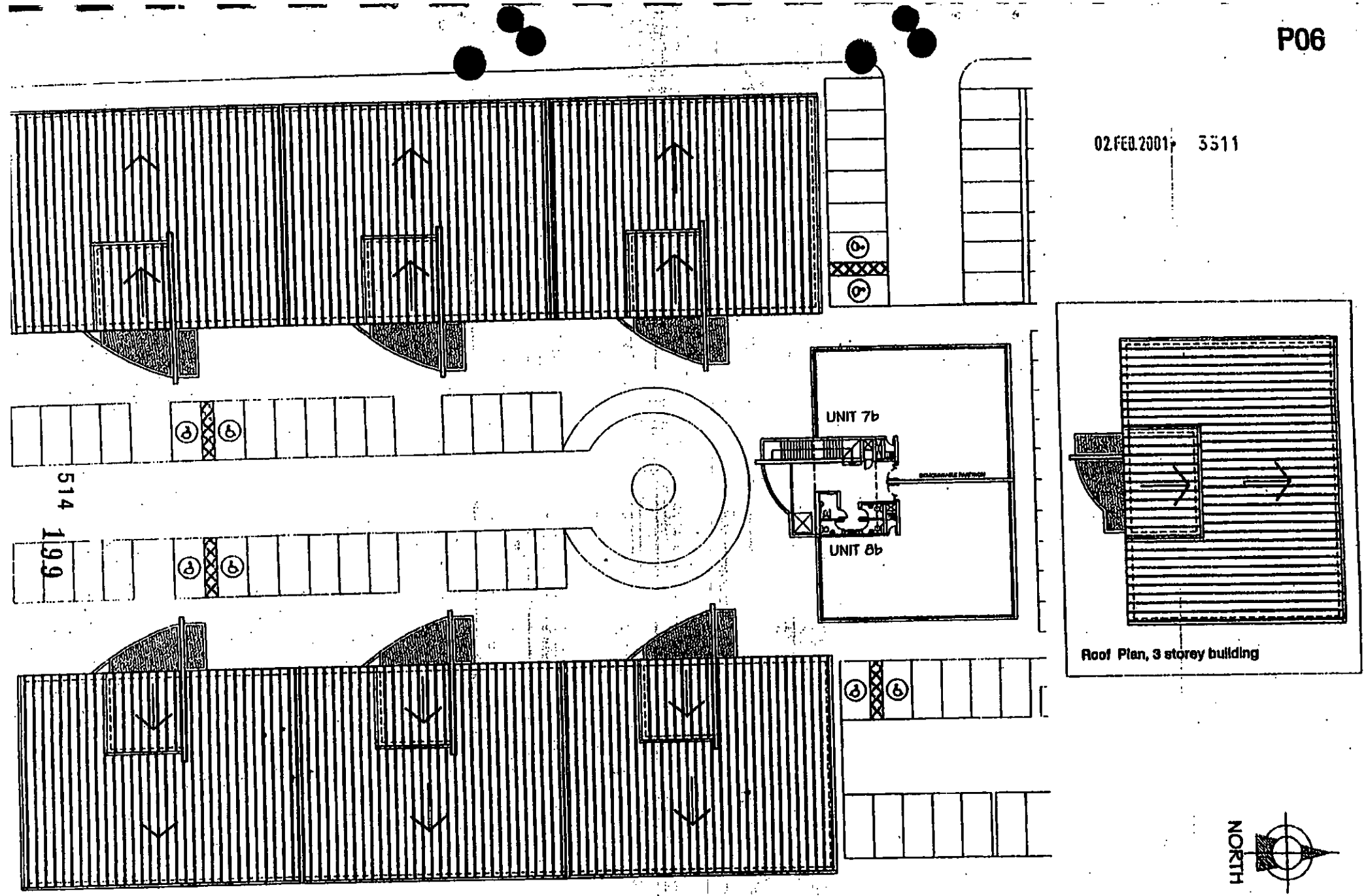
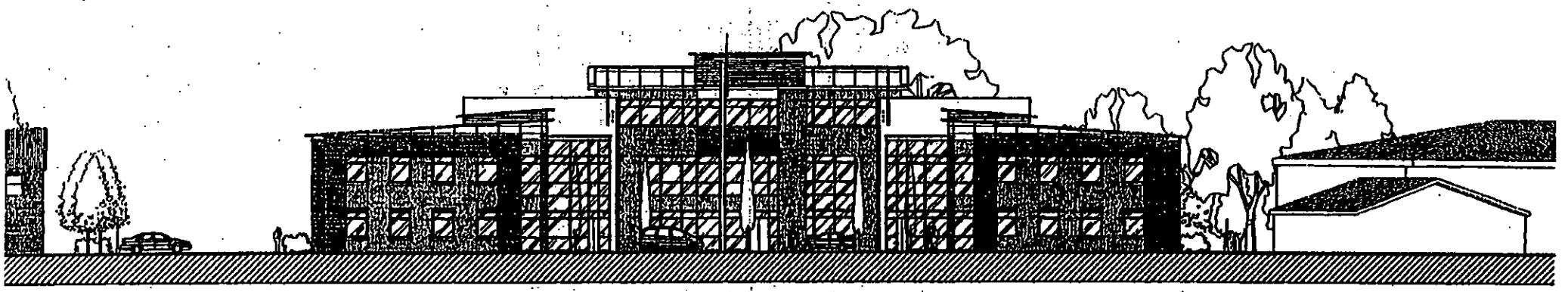


NORTH

0 2 4 6 8 10 12m

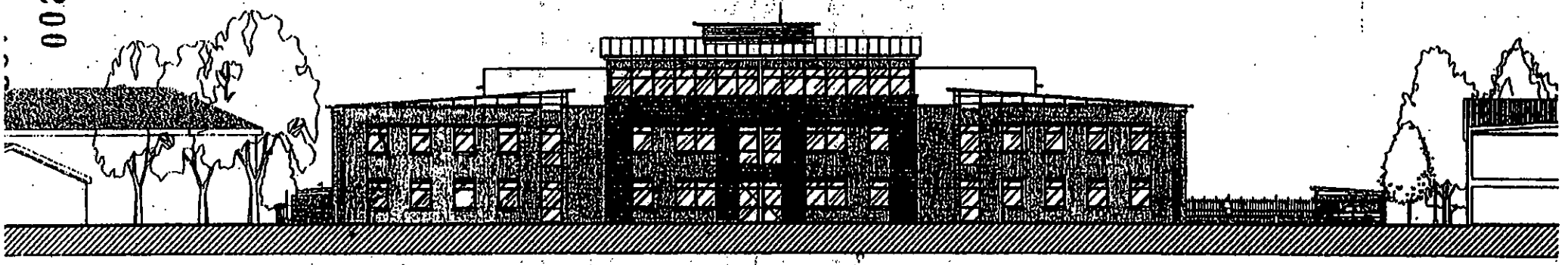
QTR - SECOND FLOOR / ROOF PLAN

02.FEB.2001 • 3511

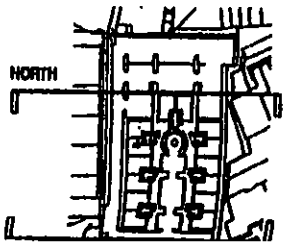


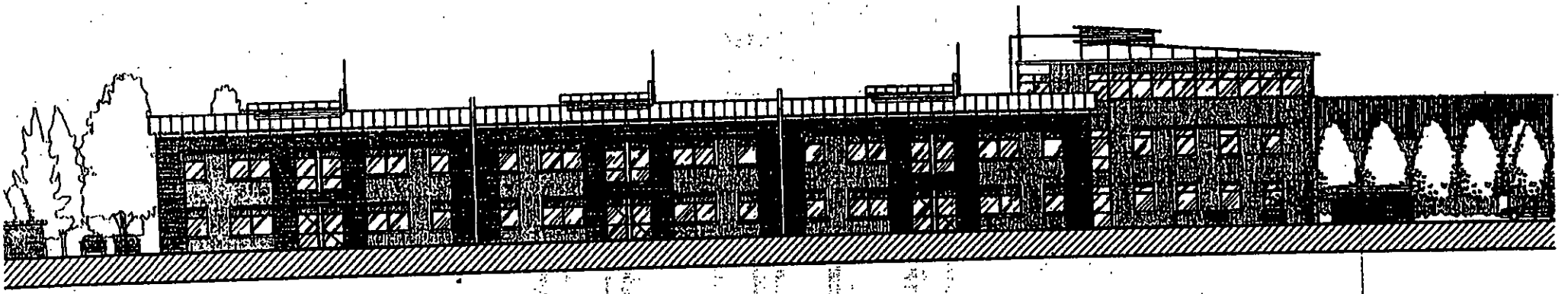
OUTH ELEVATION

515
200



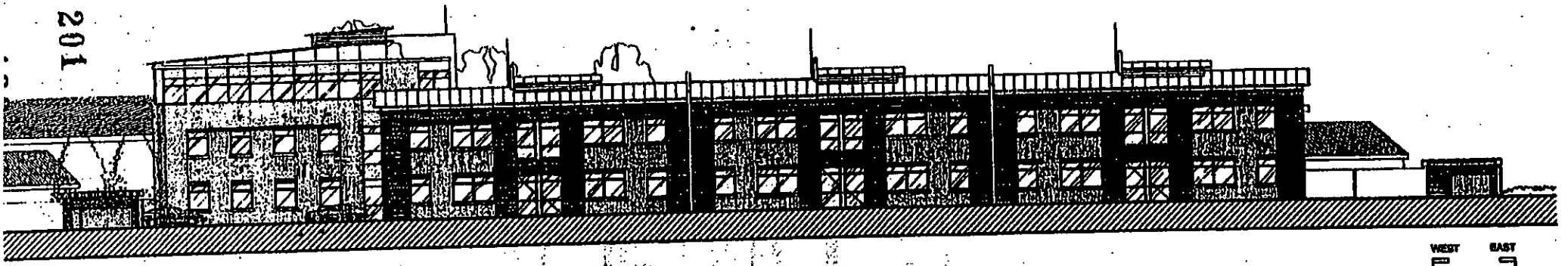
ORTH ELEVATION





ST ELEVATION

516 201

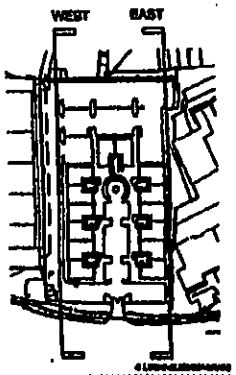


ST ELEVATION



ELEVATIONS

KEY PLAN



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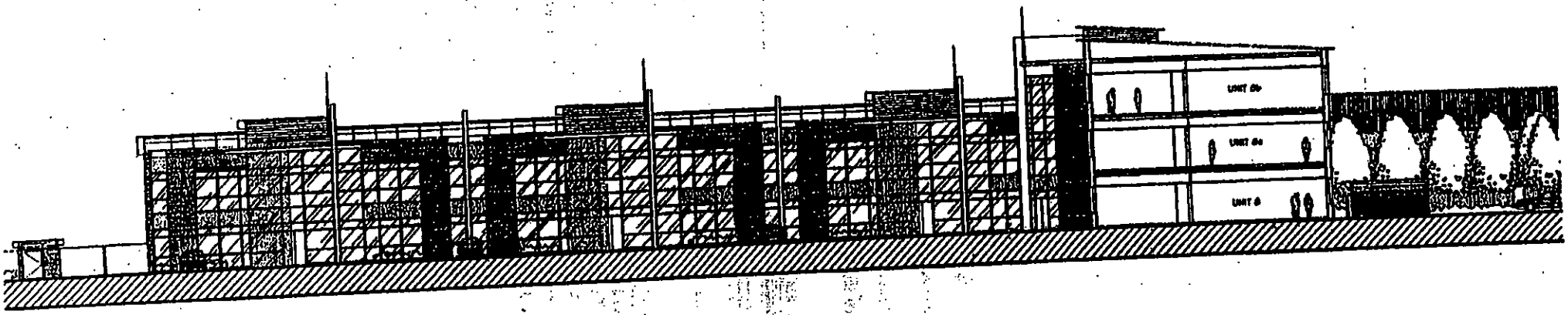
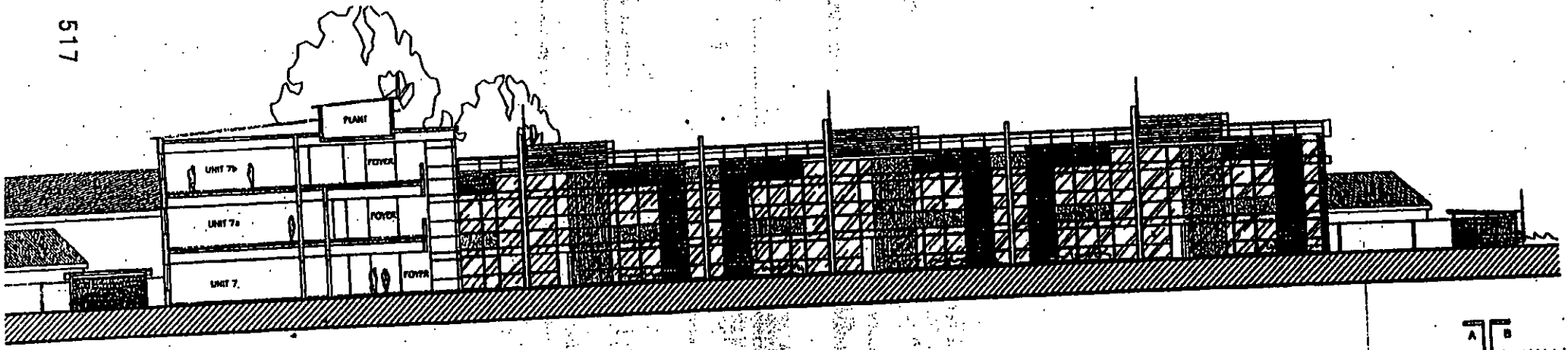


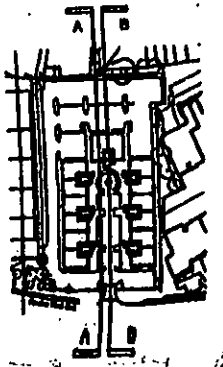
SECTION AA

517



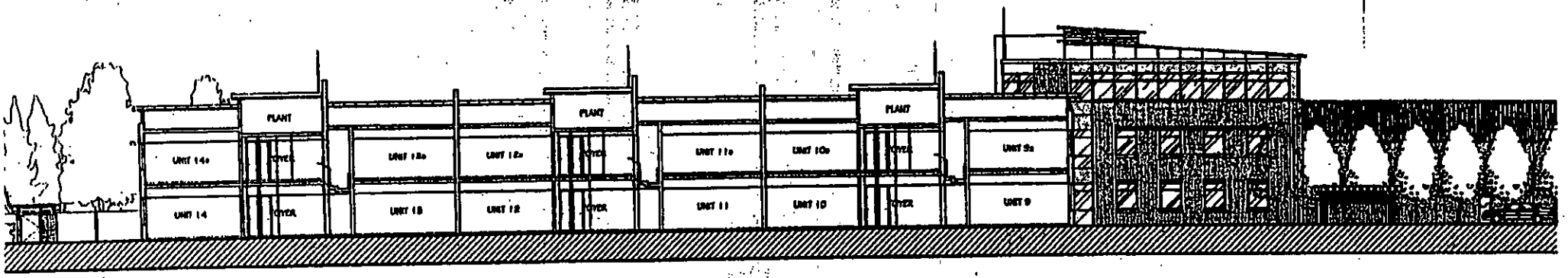
SECTION BB

202

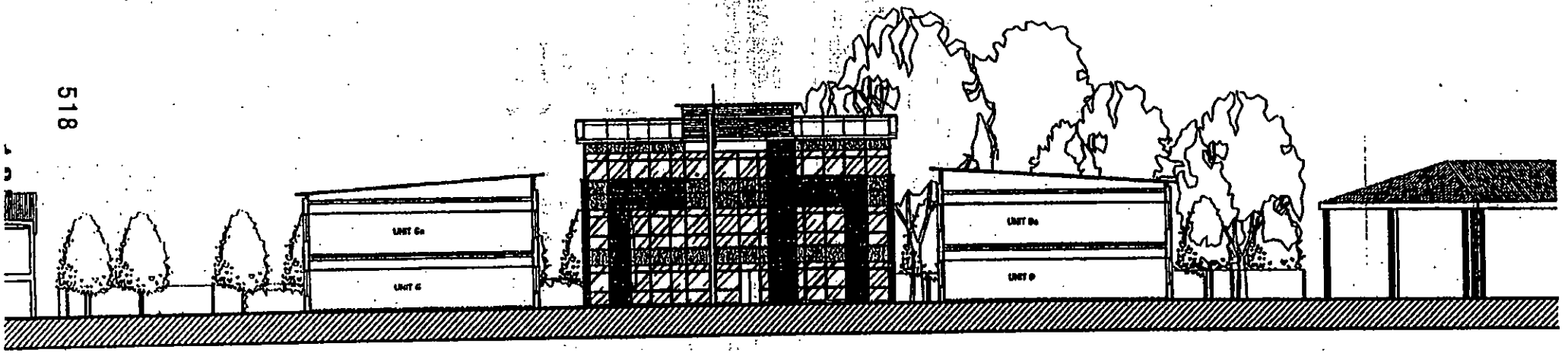


KEY PLAN

SECTIONAL ELEVATIONS



CTION CC



CTION DD

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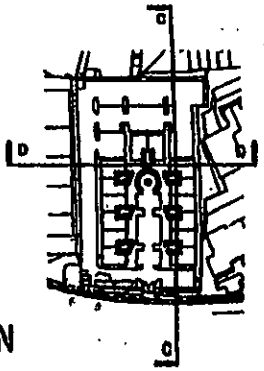
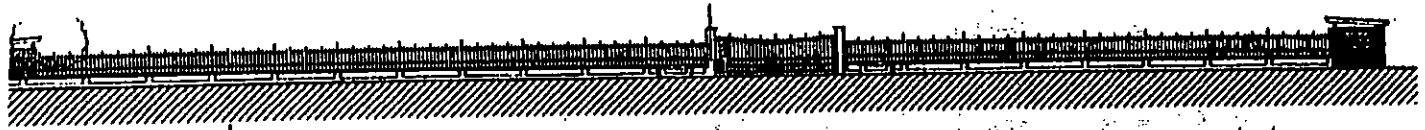
203



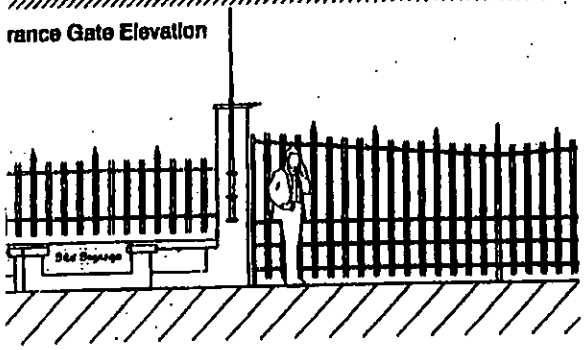
KEY PLAN

SECTIONAL ELEVATIONS

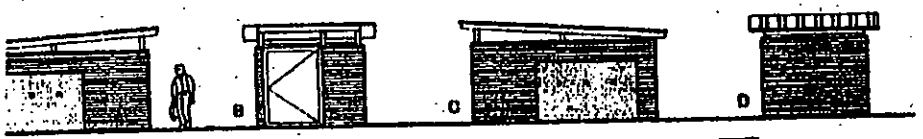
02.FEB.2001 3511



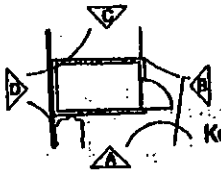
rance Gate Elevation



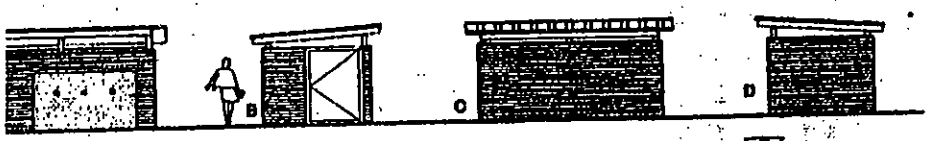
Detail - 1:50



1 Elevations - 1:100



Key Plan (N.T.S.)



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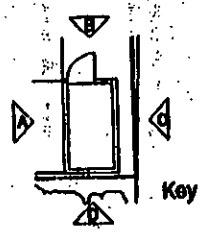
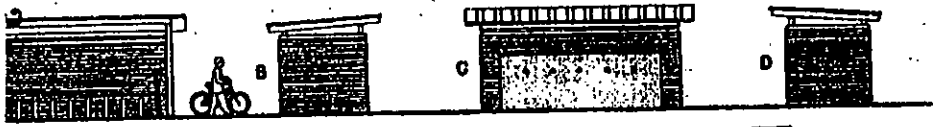
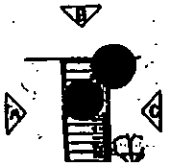
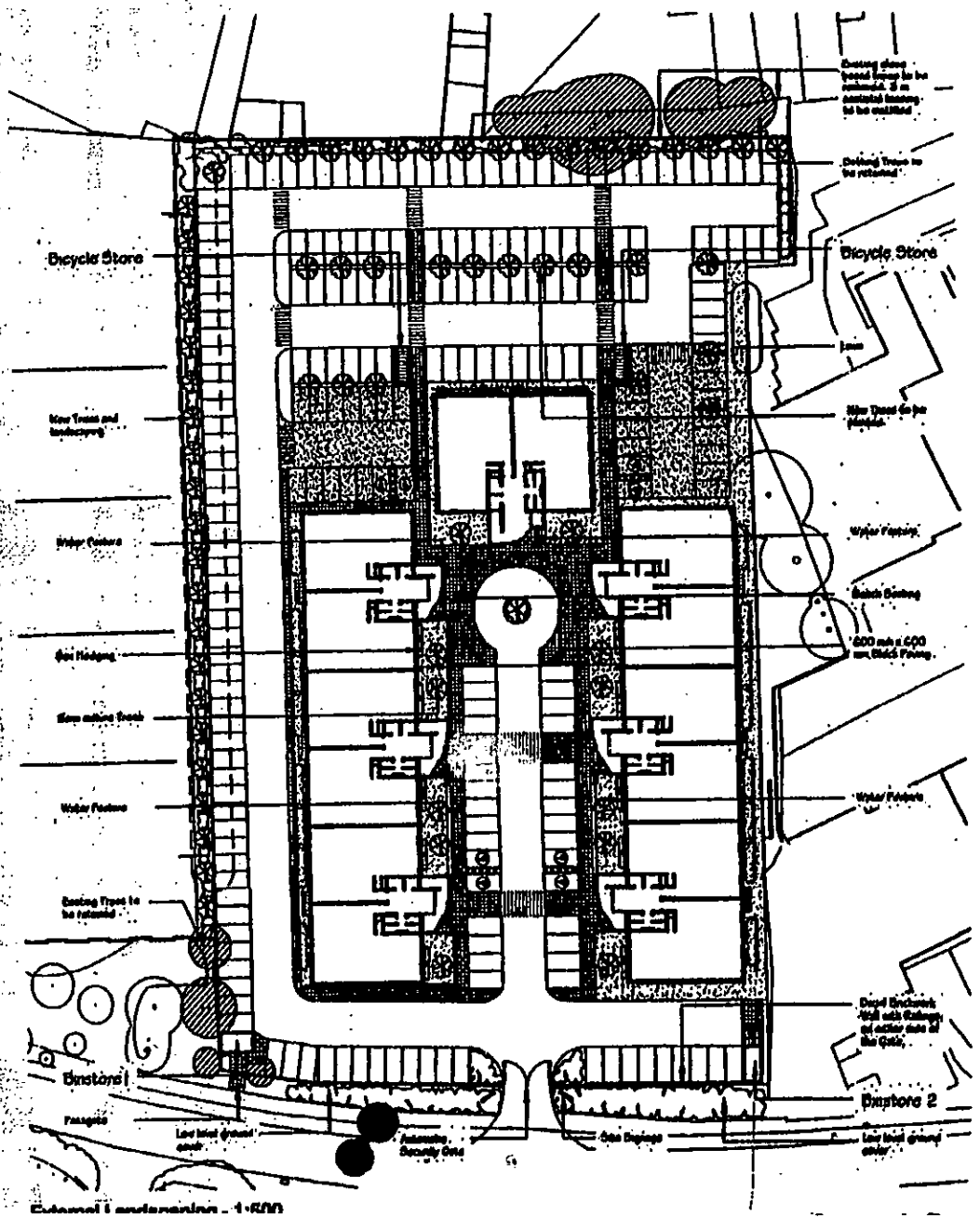


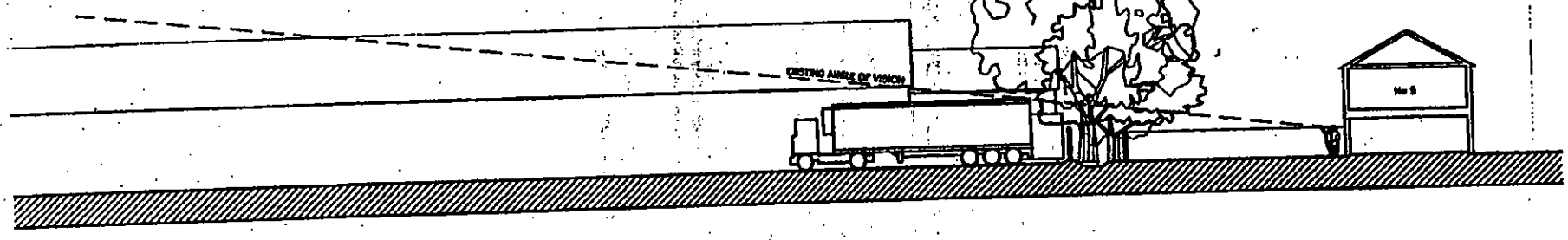
Key Plan (N.T.S.)



Store Elevations - 1:100

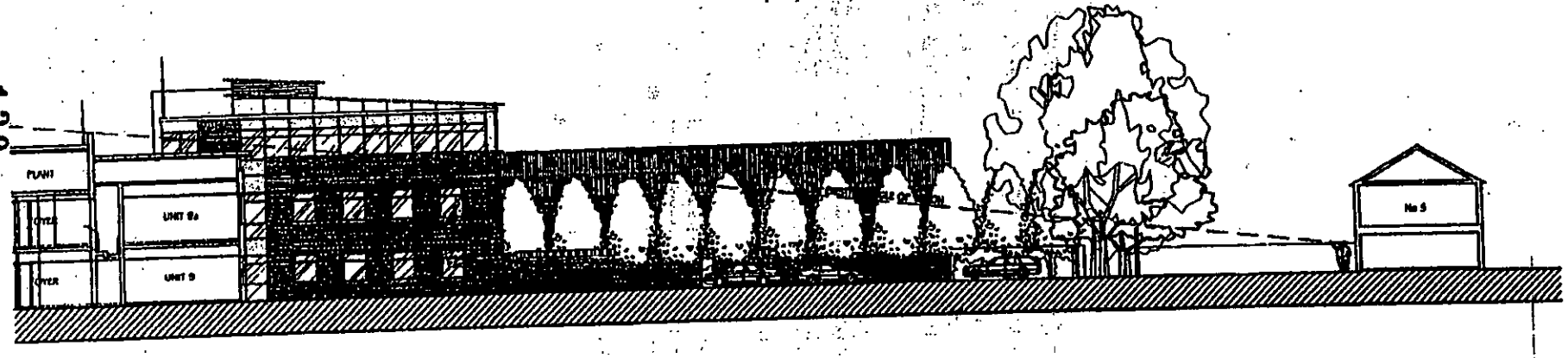






G SECTION C-C

520



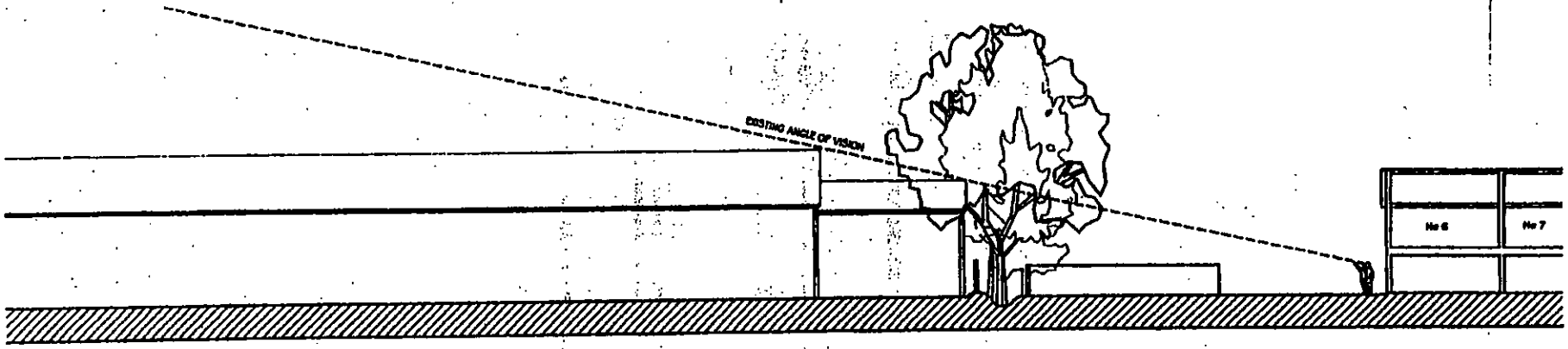
1.3.9

)SED SECTION C-C

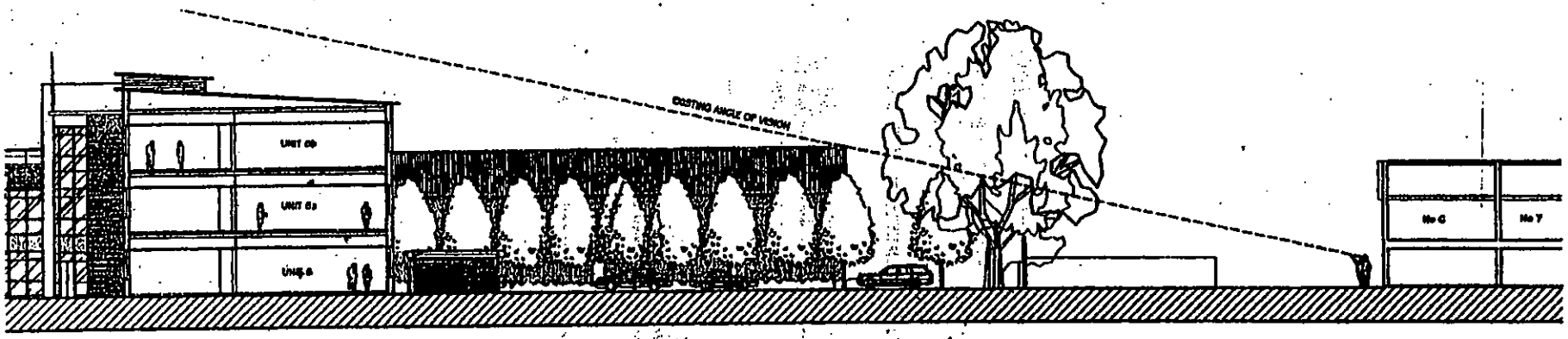
REVISED PLAN
3311 1

205

QTR SITE - HEADLEY ROAD EAST



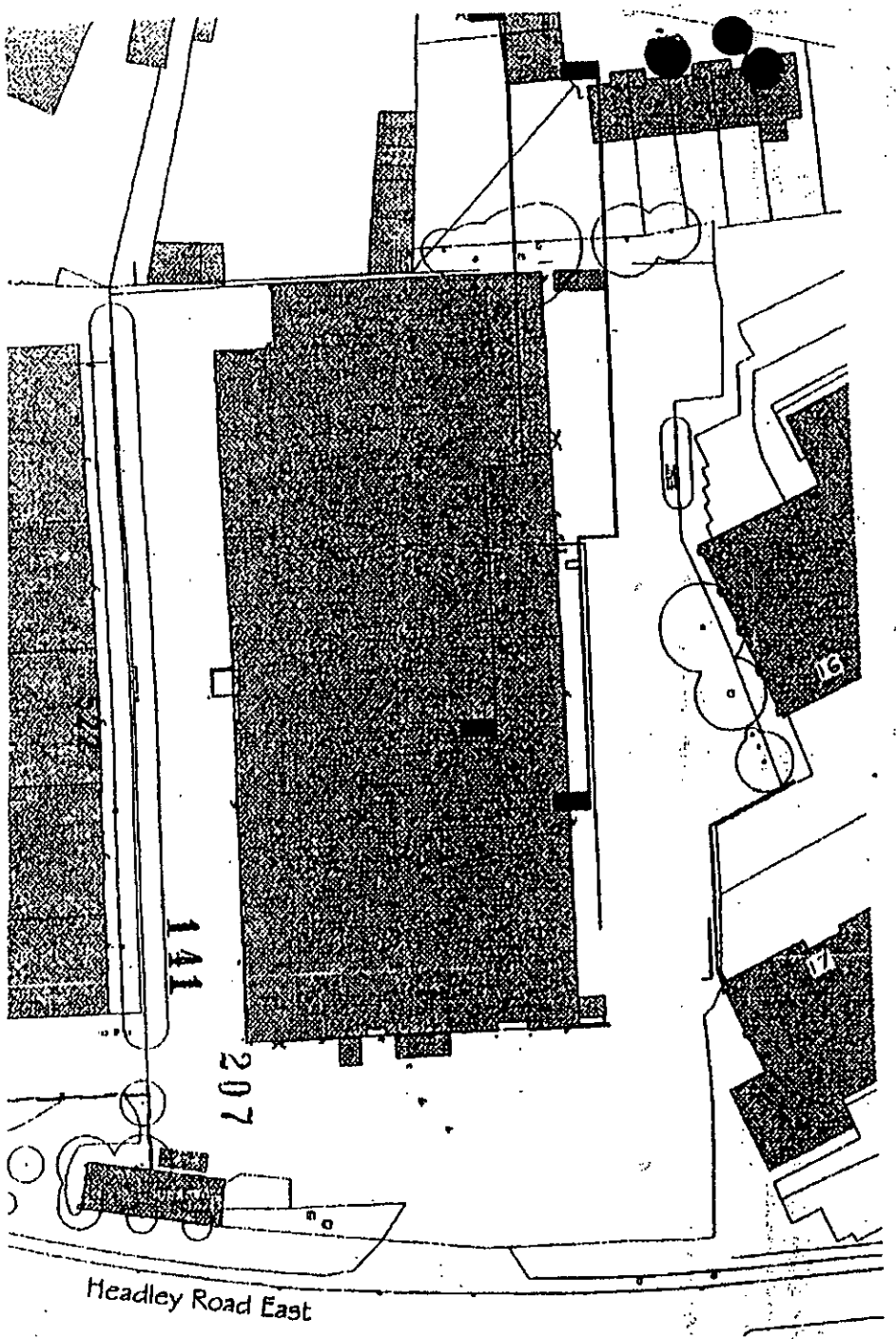
G SECTION A-A

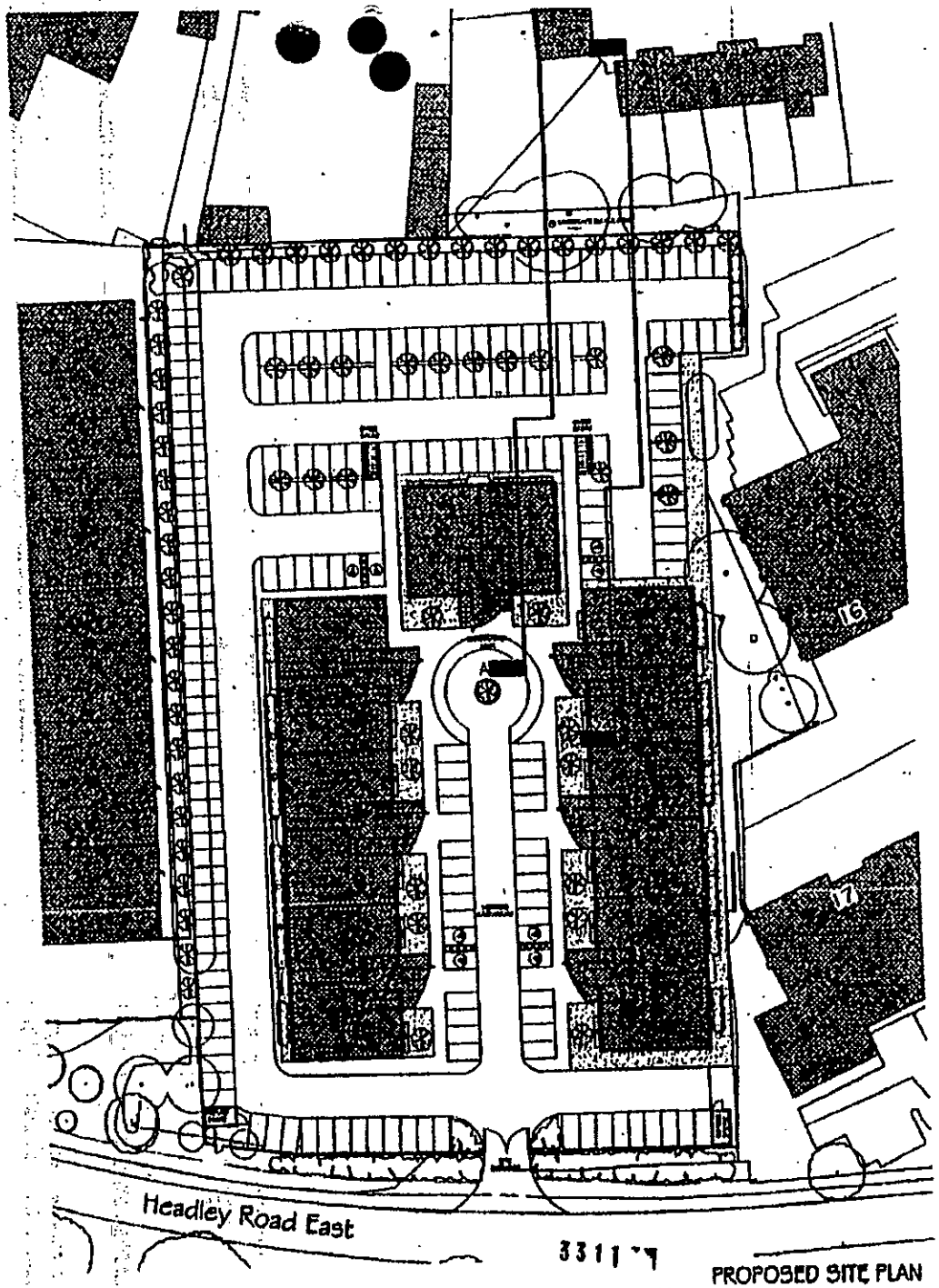


SED SECTION A-A

206

REVISED PLAN





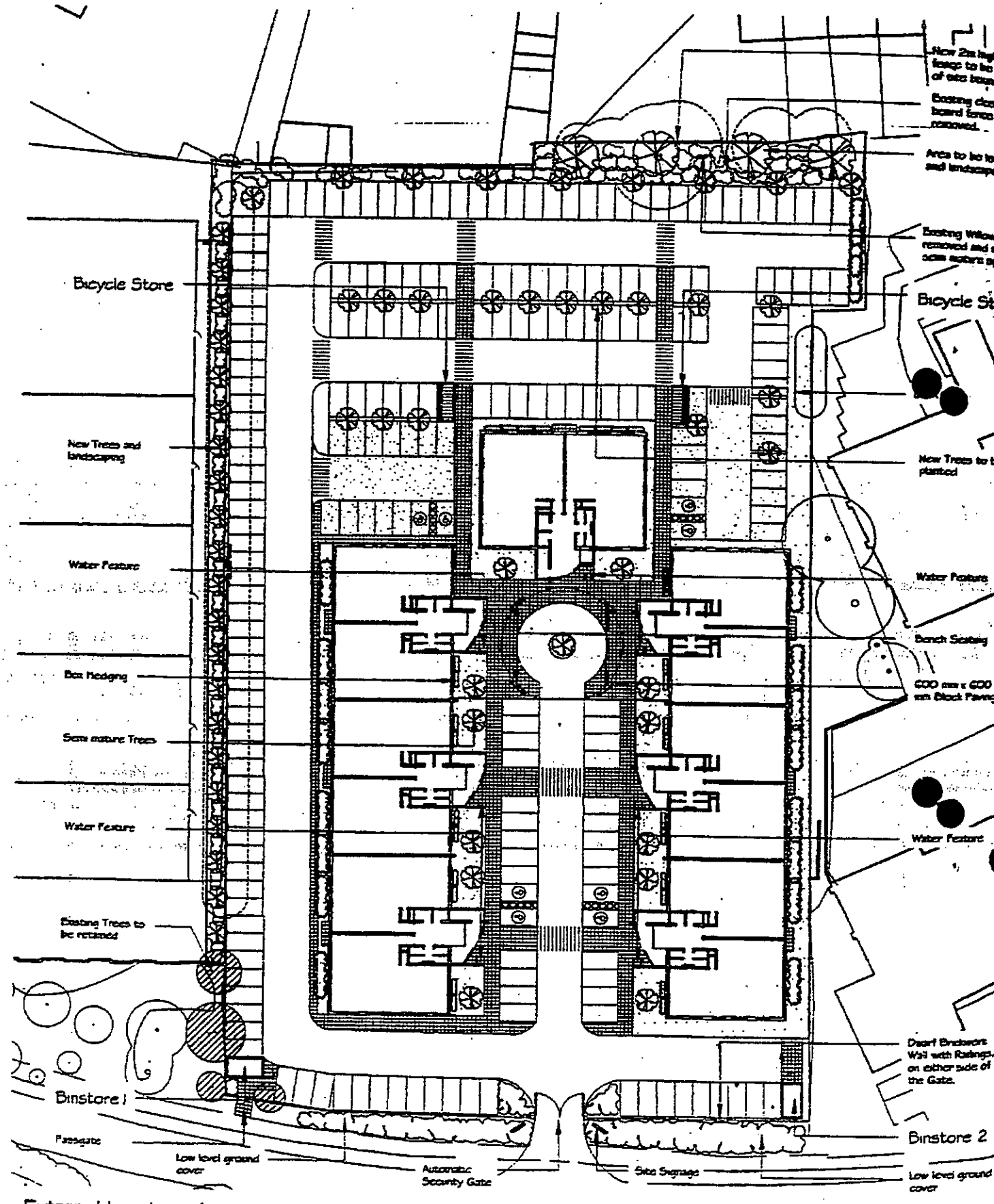
TING SITE PLAN

PROPOSED SITE PLAN

REVISED PLAN

QTR SITE - HEADLEY ROAD EAST

WOODLEY



External Landscaping - 1:500

Hard & Soft Landscaping Subject to Detailed De

203

QTR SITE - HEADLEY ROAD EAST, WOODLEY

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

11. APPLICATION NO: 2001/3322, OUTLINE APPLICATION FOR THE PROPOSED REDEVELOPMENT OF THE SITE TO CREATE 3,600 METRE SQ OF B1(c) LIGHT INDUSTRIAL

FLOORSPACE AND 8,700 METRE SQ OF B8 STORAGE AND DISTRIBUTION, WESTERN SITE HEADLEY ROAD EAST WOODLEY, FOR: LONDON AND CAMBRIDGE PROPERTIES LTD

The Committee considered a report about this application set out on Agenda pages 159 to 208.

In explaining the report Officers informed Members that further consultation with residents in Viscount Way Woodley was required regarding the proposal to remove condition 20 of previous permission.

In the circumstances it was;

RESOLVED: That Application No: 2001/3322 be deferred to allow for the public consultation period to completed.

Development Control Ref No:	Received	Parish
O/2001/3322	02.02.01	Woodley

Applicant: London and Cambridge Properties Ltd.
Location: Western Site, Headley Road East, Woodley.
Proposal: Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and Distribution.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

1. **Planning History** -
The Development Control Committee of the 20 June 2001, resolved to grant planning permission for the redevelopment of the site, subject to the signing of a legal agreement and 20 conditions. The decision notice for this application has yet to be issued, due to negotiations on the legal agreement.

2. **Proposal** -
The proposed development is for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) light industrial floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only the means of access and siting was under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

The acceptability of the second of the two applications, which was considered by the committee on the 20 June 2001, (the Building 66 site F/2001/3311,) was dependent upon the decision on this application. If the Western Site development was refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment would lead to a potential increase in the demand for housing within the area. This would be contrary to policy WEM2 of the Wokingham District Local Plan. The committee resolved to grant planning permission on both applications subject to the signing of a legal agreement and the imposition of a number of conditions.

This application has returned to Committee as the developer has requested that condition 20 of the recommended decision notice be removed. Condition 20 reads as follows:

20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions, but with the removal of condition 20.

Background Papers

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

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

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

BACKGROUND

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

A. Highway Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan and policies WT6 and WT7 of the Wokingham District Local Plan.)
B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.)
C. Inspector's Report on Part two of the Wokingham District Local Plan.
D. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and WIC16 of the Wokingham District Local Plan and PPG25)

A. Highway Safety.
The Highway Officer has reconsidered the potential impact upon highway safety of the removal of condition 20. The removal of this condition would then allow HGV traffic servicing this site to use Viscount Way as well as private vehicles. The access is currently in existence but is not used at present. Viscount way is currently used by the HGV traffic visiting the Allied Bakery site. The Highway Officer is satisfied that the removal of the suggested condition would have no significant detrimental impact upon the highway safety of the surrounding road network. and its continued imposition would be unreasonable.

B. Impact upon the residential amenity of the neighbouring dwellings.
The imposition of condition 20 was recommended by the Highway Officer due to potential concerns over Highway Safety. As the site access is currently in existence and that Allied Bakery currently uses Viscount Way for both HGV and private vehicles to access their site, it would be difficult to sustain this condition at appeal on only residential amenity grounds.

C. Inspector's report on part two of the Wokingham District Local Plan.
The inspector's recommendations are a material consideration in the determination of applications.

WOS3: The inspector recommends that the policy be amended in accordance with PA 1/6. This is in line with the Council's proposed amendments.
WBE1: The inspector recommends that the policy be deleted and replaced with an alternative wording. However the policy would impact in a similar way on the proposed development.
WT6: The inspector recommends that the Council carry out a review of parking standards. The highway officer is satisfied that the parking provision would be acceptable for the proposed development.

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

Conclusion – In the light of the highways section revised recommendation it is considered that the condition could not be supported on highway safety grounds. Similarly the likely noise and disturbance caused by the increase in HGV movements along Viscount Way would not be significant enough to warrant the imposition of the condition on residential amenity grounds. Therefore it is recommended that the condition be removed.

Recommendation – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the provision of £70,000 towards sustainable transport initiatives and local highway improvements, which is payable at the start of either this or the Building 66 development scheme and the securing of a £10,000 financial contribution towards enhancing Vauxhall Park and improvements to Bulmershe Leisure facilities as outline in detail within section E of the attached original report, (*Officer's Note: The cessation of the current office use B1(a) on the application site (on or before the ????) will be covered within the legal agreement of the Building 66,)* together with the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed,

maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

Reasons.

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

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

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

4. In the interests of visual amenity.

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

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

7. In the interests of visual amenity.

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

9. In the interests of highway safety and convenience.

10. In the interests of visual amenity.

11. In the interests of visual amenity.

12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

13. To safeguard the residential amenity of the adjacent dwellings.

14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

15. To protect the adjacent occupiers from noise and disturbance.

16. To prevent pollution of groundwater

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

18. To safeguard highway safety.

19. To safeguard highway safety.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

20 June 2001

Application No	Received	Woodley
O/2001/3322	02.02.01	

Applicant: **London and Cambridge Properties Ltd.**
Location : **Western Site, Headley Road East, Woodley**
Proposal: **Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and distribution.**

1. **Planning History** - The site is located on the south side of the Headley Road East, approximately 75m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment site. The site is currently occupied by a number of occupiers, with 11,995m2 of General Industrial B2 floorspace and 2,555m² of Office B1(a) use. The site has grown over time with a number of different builds of varying styles. The oldest building on the site dates back to 1912, and was known as St.Luke's Home. The building was later used as the Hawkhurst clubhouse for Woodley Flying Club, an indication of this use is the stone carved name over the existing doorway. However the building is not of such local historic or architectural interest to merit listing.

   To the south of the application site is the Allied Bakeries property and Viscount Way. To the east and west are existing commercial and industrial sites and to the north is the QTR/Building 66 site. The site has 10 mature trees to the front of the site, which are protected by tree preservation orders.

2. **Proposal** – The proposed development is for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only means of access and siting are under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

   The acceptability of the next application for the redevelopment of the Building 66 site is subject to the decision on this application. If the Western Site development is refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application is approved but Member's are minded to refused the Building 66 application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - ***Woodley Town Council:*** In favour of the principle of development on the site but have some concerns. (see attached comments).
   - ***Highways:*** No objection subject to conditions.

- ***Landscaping:*** No objection subject to conditions.
- ***Environmental Health:*** No objections subject to conditions.
- ***Environment Agency:*** No objection subject to conditions.
- ***Policy and Plans:*** No policy objection.
- ***Crime Prevention Design Adviser:*** Crime risk associated with commercial premises is often high, but hard to define until security required to protect whatever the end users needs are has been defined. However parking to the south would appear vulnerable and has concerns about unrestricted road access through the site.
- ***Letters:*** There have been 3 letters of objection received to the proposed development. These objections can be summarised as follows:
  - Increase in noise and disturbance from the site
  - Impact upon highway safety and other road users.
  - would lead to parking of heavy goods vehicles on Viscount Way.
  - Increase of heavy goods vehicles passing through Woodley.

4. **Appraisal** – Main issues:

   A. Principle of redevelopment within a Core Employment Area. (OS1, BU1 and BU2 of the Berkshire Structure Plan; LTV1 and LE1 of the Loddon Area Local Plan; WOS1, WOS2, WEM2 and WEM12 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LD3 and EN1 of the Berkshire Structure Plan; LBE1, LBE2, LBE8 and LW2 of the Loddon Area Local Plan; WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12 of the Wokingham District Local Plan.)
   C. Impact upon the residential amenity of the adjacent dwellings. (EN1 of the Berkshire Structure Plan; LBE2 and LE1 of the Loddon Area Local Plan and WOS3, WOS6, WOS7 and WBE1 of the Wokingham District Local Plan.)
   D. Impact upon the existing highway network. (OS1, LD5, T3, and T6 of the Berkshire Structure Plan; LT5 and LT6 of the Loddon Area Local Plan; and WT6 and WT7 of the Wokingham District Local Plan.).
   E. Services and Infrastructure.
   F. Concerns of local residents and Woodley Town Council.

A. Principle of redevelopment within a Core Employment Area.
The site is identified as a Core Employment Area. As such it must 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 the current proposal is for the redevelopment of an existing site and the policies allow for local consideration to be taken into account and proposals should be considered on a case for case basis to see how far they are meeting these local needs.

The existing use provides 2,555m² of B1(a) independent office space and 11,995m² of general industrial B2 floorspace. The proposed redevelopment of the site would provide 3,600m² of Light industry B1(c) and 8,700m² of Storage and distribution B8 floorspace. The proposed site could be sub-divided into two light industrial units to the eastern side of the service road and two storage and distribution units to the western side. While the proposed development would

result in the loss of the B2 general industrial use, the site is not located within an area where policy (WEM12) seeks to retain such uses as a matter of principle. Policy BU1 sets out four criteria, one of which the development proposed needs to fulfil. It is considered that the proposal would comply with criteria (i) of the policy as the proposed development would aid urban regeneration and would result in an environmental improvement to the surrounding area and as such would meet the local need.

The proposed development would similarly accord with the requirements of policy WEM2 of the Wokingham District Local Plan and criteria (ii) of policy BU2 of the Berkshire Structure Plan, through the provision of storage and distribution use. Under criteria 'C' of policy WEM2 the proposed redevelopment should not give rise to pressure for housing development additional to the provision made within this plan. The proposed development would result in a reduction in the employment floorspace on this site, and as such would be unlikely to result in an increase in demand for housing.

The proposed redevelopment of this sites would almost double the amount of existing storage and distribution which is currently located on the QTR site or Building 66 site, and would contributed towards maintaining diversity in local employment opportunities. The transfer of this existing B1(a) use from this site to the opposite Building 66/QTR site would be controlled by a legal agreement to tie the two sites and prevent an independent office use from returning to the Western site. If this development were to go ahead, each of the units would have some provision for its own office area. However the size and use of this area would be controlled by condition. Finally, the proposal through the setting back of the proposed structure and the creation of a landscaped section to the front of the site would result in an environmental improvement to this area of Headley Road East. Therefore the proposed development is in accordance with the policies of the District's development plans.

B. Impact upon the character and appearance of the surrounding area.
There are a number of existing mature trees to the front of the site which would be retained by the proposed development. Their setting would also be enhanced through the creation of a landscaped area, which would be located to the front of the site. The proposed buildings themselves would be located at least 53m from the front boundary of the site, compared to only 18m at present. This would result in an environmental improvement in the appearance of the existing site and surrounding area.

The application only seeks determination for the means of access and siting at present. However an illustrative elevation has been submitted to show the potential height and appearance of the building. The structures are shown to be two storey with a height of around 10.6m, with a high quality design and appearance, reflecting that of the proposed development opposite. The proposed access to the site would remain largely in its current position, as this would cause the least disturbance to the protected trees along the frontage. However the service road is then shown to curve with landscaping to either side, this would help to soften views into the site and of the built development behind.

The southern boundary of the site adjoins that of the Allied Bakery site, which would largely screen views of the proposed development from the wider area,

including the public open space at Vauxhall Park. There is also vegetation along this boundary which could be improved via condition. As such, the proposed development would help to improve the overall appearance of Headley Road East and would be in keeping with the character and appearance of the surrounding area.

C. Impact upon the residential amenity of the neighbouring dwellings.
The closest residential properties to the site, are those located off the southern side of Viscount Way. The closest of these dwellings is at least 87m away from the closest point of the site, which would be used for car parking. Viscount Way itself would be used for accessing the site from the south. However the existing site already has such an access, which enters into the Allied Bakery site and then adjoins Viscount Way. Hence, the road is already used by the vehicles of the bakery, the application site and there is provision for accesses to the two sites to the east. Therefore, the proposed development would not result in a material increase in the level of noise and disturbance experienced by the dwellings closest to Viscount Way. Hence there would be no significant detrimental impact upon the residential amenity of the occupiers of the adjacent residential properties.

D. Impact upon the existing highway network.
The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a Travel Plan and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

It is therefore consider that the proposed development of both sites would not result in an unacceptable increase in traffic on the highway network during peak periods, subject to a S106 legal agreement to secure a Travel Plan and financial contribution of £70,000 towards local sustainable transport initiatives/traffic management schemes, along with the option to take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

E. Services and Infrastructure.
Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

As stated above a contribution of £70,000 has been agreed towards local sustainable transport initiatives and traffic management schemes, together with the option to take land for a cycleway at nil cost. There is also a requirement to provide an off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £10,000 has been agreed towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool.

F. Concerns of local residents and Woodley Town Council.
The concerns of the local residents and Woodley Town Council have been noted and have been addressed in the appraisal above.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the adjacent dwellings or the safety of the existing highway network and would help to bring about an improvement to the character and appearance of the surrounding area. Therefore the proposed development would be in accordance with the policies of the district's development plans.

6. **Recommendation** – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the financial provision as outline in section E above and the ceasing of the current office use B1(a) on the application site, together with the following conditions

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle

parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. In the interests of visual amenity.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of visual amenity.
11. In the interests of visual amenity.
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
13. To safeguard the residential amenity of the adjacent dwellings.
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.
15. To protect the adjacent occupiers from noise and disturbance.
16. To prevent pollution of groundwater
17. To prevent the increased risk of flooding and to improve water quality.
18. To safeguard highway safety.

19. To safeguard highway safety.

20. To safeguard highway safety.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
   Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
   Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

Plans available in hard copy only

FROM: Nicola Lake

DATE: 14 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/3322

Proposal: Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units..

Site Address: Western Site Headley Park Industrial Estate, Headley Road East, Woodley Reading.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Your observations are required in respect of this application **by 10/03/2001** .

The committee's initial concerns in respect of this outline application related to:

- the designation of the proposed accesses – one main and one 'service' entrance
- the unacceptability of a possible through road from Headley Road East to Viscount Way
- the cumulative effect of additional traffic for this and the proposed new development of the QTR site opposite

It was understood that this application would be subject to a "Green Transport Plan" which could include the provision of cycle parking and showering facilities for staff, charging for staff parking, a limit on the number of staff parking permits available etc.

However, although in favour of the principle of development on this site, Members were reluctant to make any more specific recommendations until further information was available about the two accesses.

It was agreed that the case officer should endeavour to provide more detailed information for the application to be further considered at the next meeting

SIGNED: Sleeman DATE: 7 March 2001

Clerk To Woodley Parish/Town Council.

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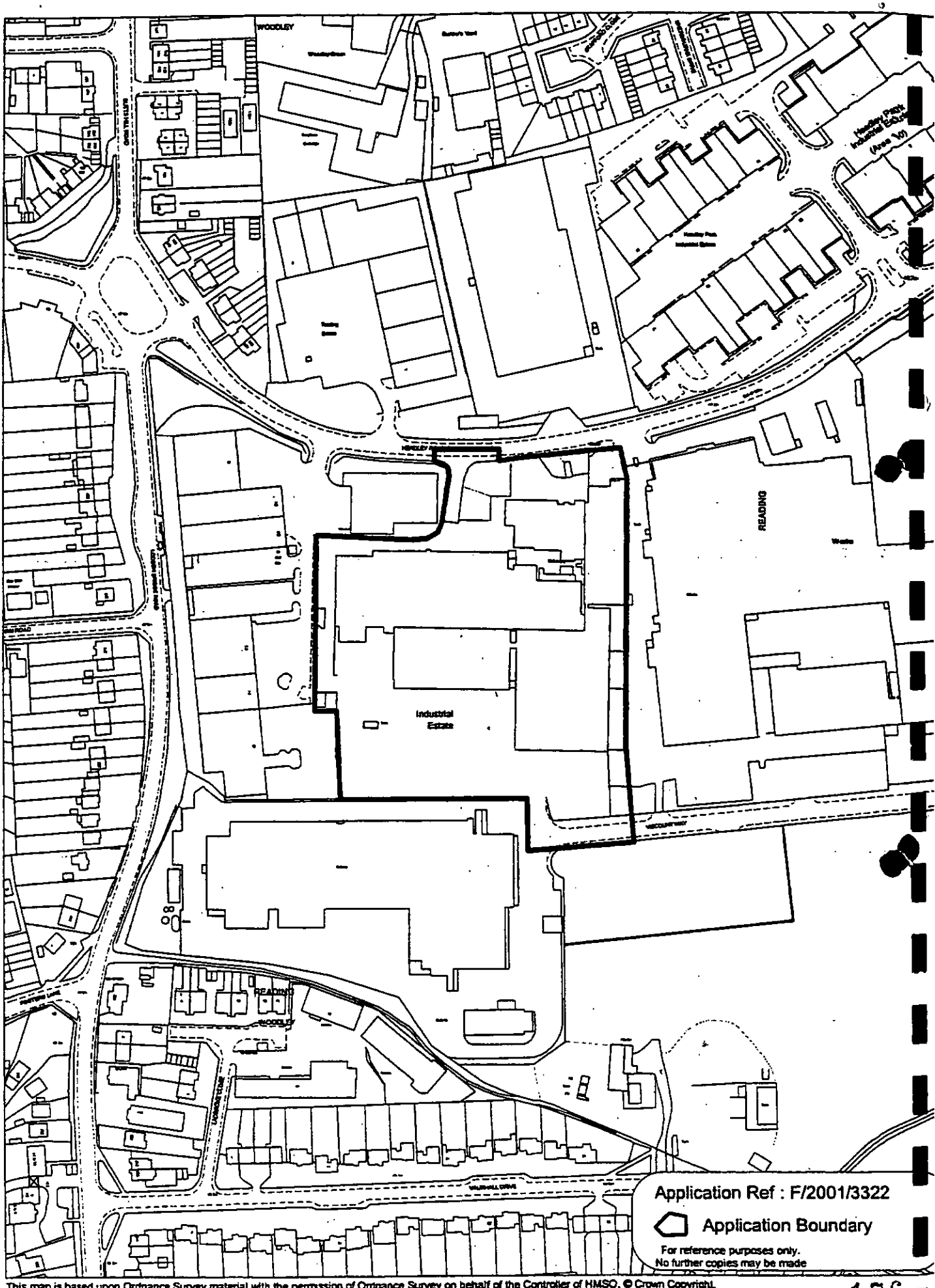

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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

Scale: 1 : 2500

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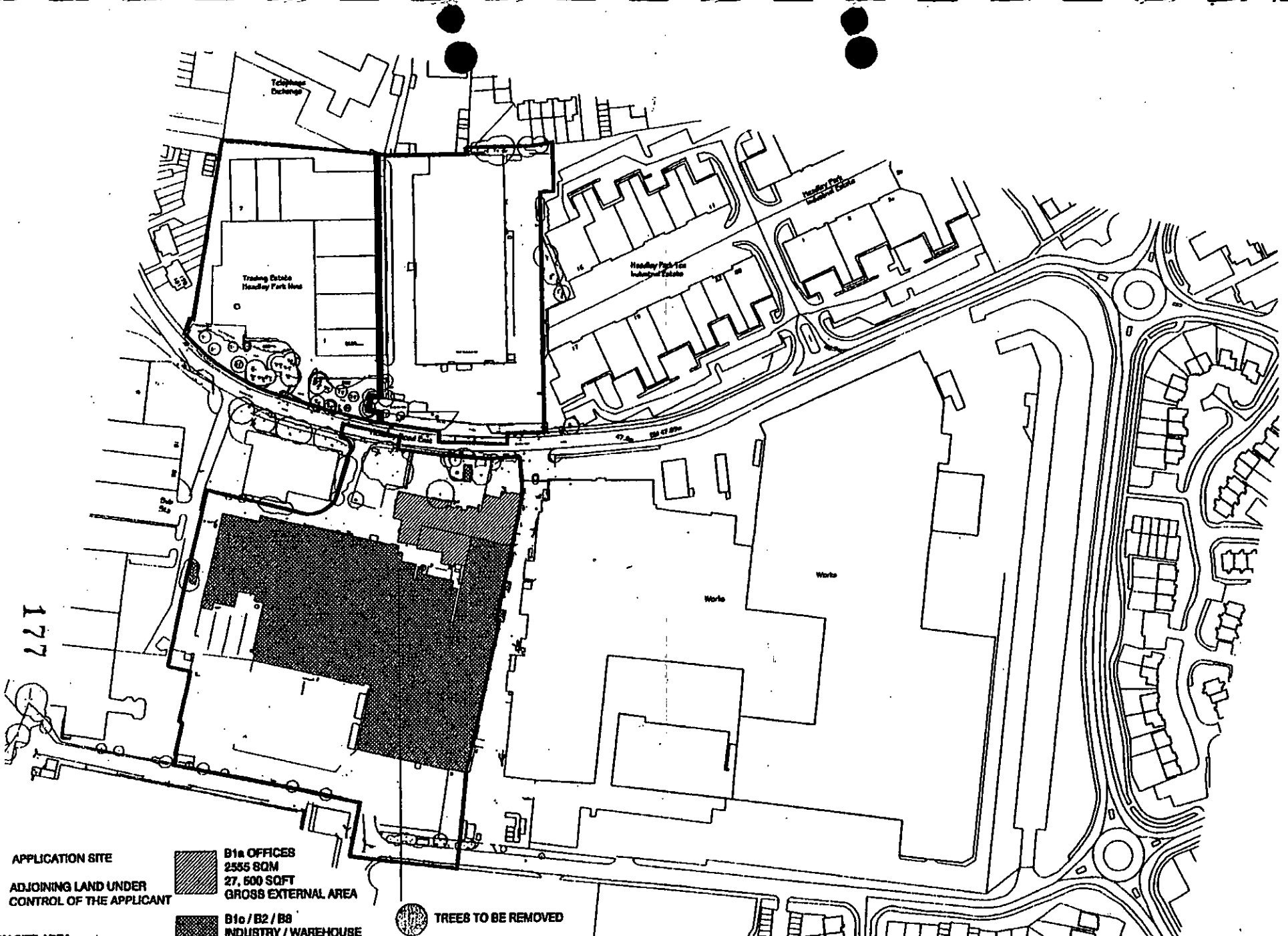


APPLICATION SITE

ADJOINING LAND UNDER CONTROL OF THE APPLICANT

PPLICATION SITE AREA
19 ACRES
5 HECTARES

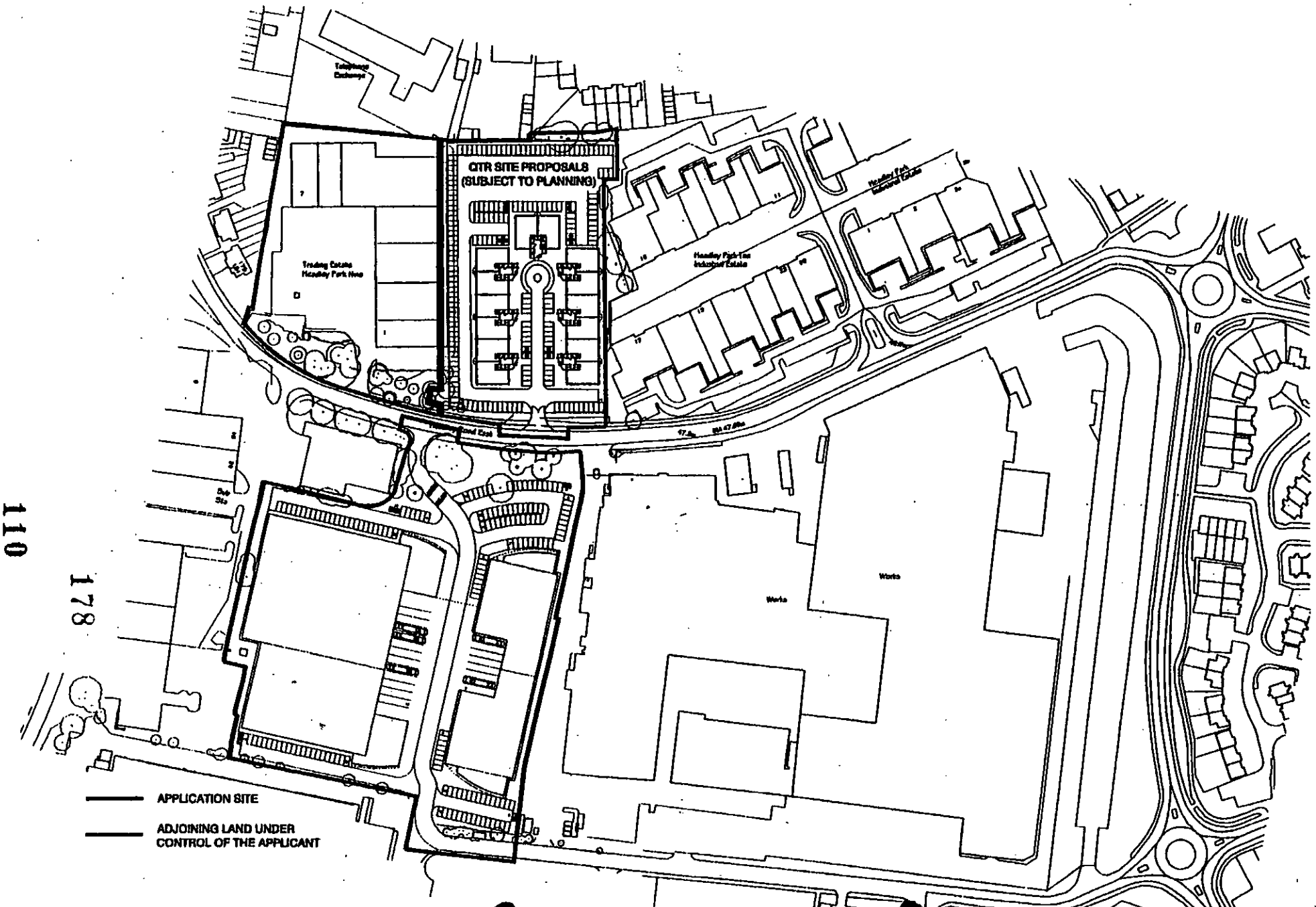
B1a OFFICES
2555 SQM
27, 500 SQFT
GROSS EXTERNAL AREA

B1c / B2 / B8
INDUSTRY / WAREHOUSE
11, 095 SQM
124, 830 SQFT
GROSS EXTERNAL AREA

TREES TO BE REMOVED

NORTH

WESTERN SITE - LOCATION PLAN



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WESTERN AVE - MASTERPLAN

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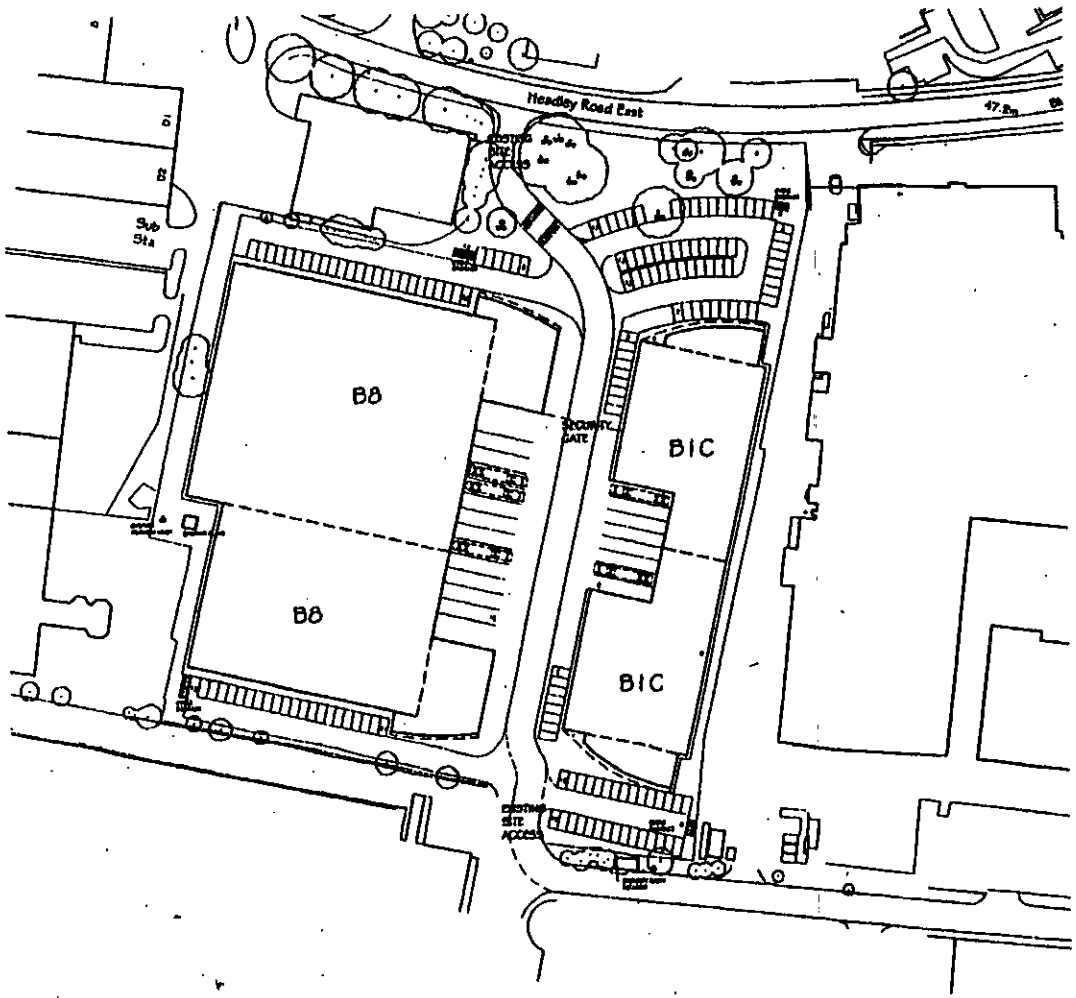

AREA SCHEDULE

GROSS EXTERNAL AREA (EXCLUDING PLANT ROOMS)		12,300 SQM	132,490 SQFT
	B1C	3,600 SQM	38,810 SQFT
	B8	8,700 SQM	93,670SQFT
CAR SPACES	B1C	107	
	B8	52	
LOADING DOCKS	B1C	8	
	B8	12	
CYCLE SPACES	B1C	16	
	B8	24	

111

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NORTH

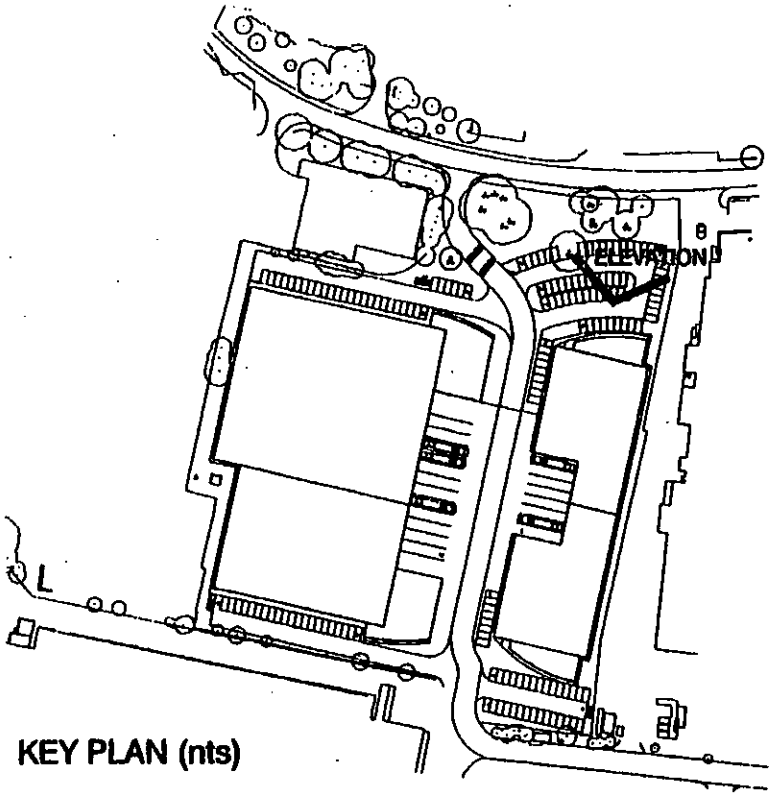
FOR ILLUSTRATIVE PURPOSES ONLY

WESTERN SITE LAYOUT

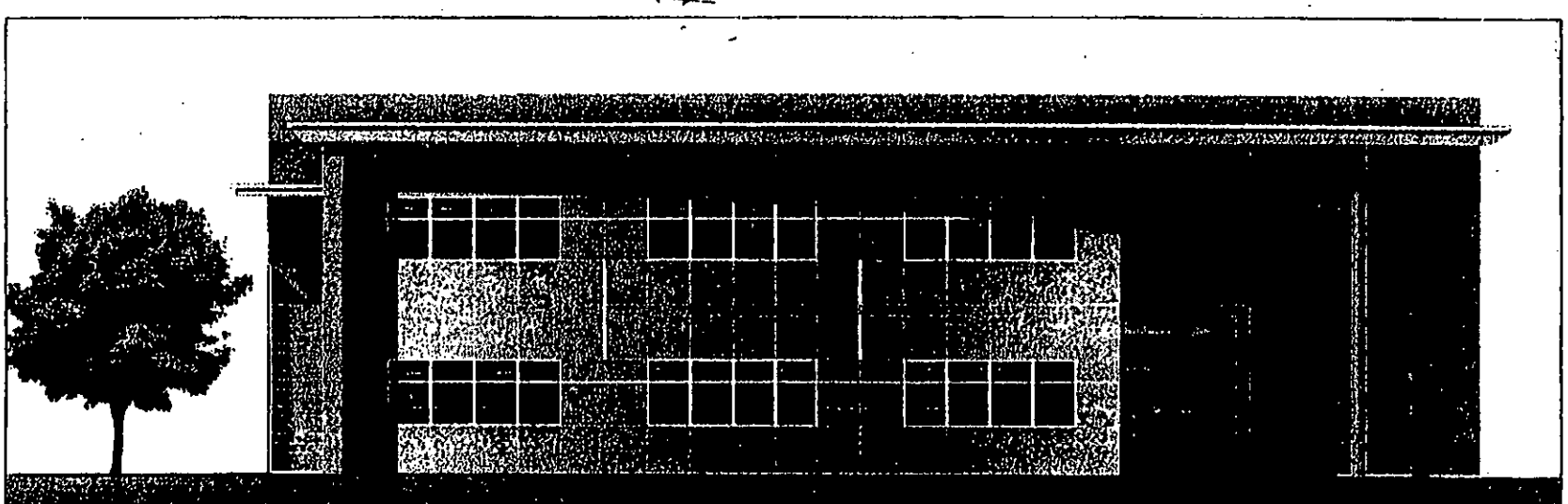
All areas stated are approximate and subject to detailed design. They relate to the likely areas of the building at the current stage of design. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the tolerances and discrepancies inherent in the design and building process.

© Nicholas Hare Architects

Job Scale Date Partner Author



KEY PLAN (nts)



INDICATIVE ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY

Application No F/2001/3311 | **Received** 02.02.01 | **Woodley**

Applicant: London & Cambridge Properties Ltd.
Location : Building 66 (QTR), Headley Road East, Woodley.
Proposal : Proposed redevelopment of site to form class B1 (business) accommodation with associated provision for access, servicing and parking.

1. **Planning History** – The site is located on the north side of Headley Road East, approximately 90m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment area. The site is currently occupied by the QTR company, which operates a warehouse/distribution use from the site. The principal building on the site is a large structure with a width of around 50m, a depth of 100m and a height to ridge of 8.8m and 4.8m to the eaves. The building reduces in height at the rear to 7m to the ridge and 4.4m to the eaves. This provides approximately 4,540m² of (B8) floorspace. The use of the building was originally light industrial B1(c) but was extended to storage and distribution since 1987. There is also a smaller brick building to the front of the site, which is used for retail and has a floorspace area of around 120m².

2. **Proposal** – The proposed development is for the demolition of the existing structures on the site and the erection of two 2 storey and one 3 storey structure, which would form a 'U' shaped formation around a central courtyard area. The building would be used within the general B1 use classes group, this includes office B1(a), research and development B1(b) and light industrial B1(c). The structures would be sub-divided into 30 individual units of 139m² (1,500ft²). The units will be able to be leased individually or in groups of up to 4 in the two storey buildings and 6 in the three storey building. The redevelopment on this site would be linked to the redevelopment of the Western Site, Headley Road East, which is located directly to the south east of the application site.

   The acceptability of this development is subject to the decision on the previous Western Site application. If the Western Site application is refused planning permission, then the exchange of B1(a) office use from this site, to the building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application has been approved but Member's are minded to refused this application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - ***Woodley Town Council:*** Support the principle of a new development on the site but have a number of concerns. (see attached comments).
   - ***Highways:*** No objection subject to conditions and the signing of a S106 legal agreement.
   - ***Landscaping:*** No objection subject to conditions.

- ***Environment Agency:*** No objection subject to condition.
- ***Crime Prevention Design Adviser:*** No objection.
- ***Land Drainage:*** No objection to the proposed development subject to a condition controlling any proposed works to the ditch area to the rear of the site.
- ***Building Control:*** 'No comment.'
- ***Policy and Plans:*** No objection subjection to conditions.
- ***Environmental Health:*** No objection subject to conditions.
- ***Letters:*** There have been 2 letters of objection from local residents. These objections can be summarised as follows:
  - Impact upon the adjacent dwellings.
  - Concerned over boundary treatment.
  - Concerned over surface drainage.
  - Impact of the height of the three storey structure.
  - Loss of privacy.
  - Light pollution.

4. **Appraisal** – Main issues are:

   A. Principle of redevelopment within a Core Employment Area. (OS1, BU1 and BU2 of the Berkshire Structure Plan; LTV1 and LE1 of the Loddon Area Local Plan; WOS1, WOS2, WEM2 and WEM12 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LD3 and EN1 of the Berkshire Structure Plan; LBE1, LBE2, LBE8 and LW2 of the Loddon Area Local Plan; WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12 of the Wokingham District Local Plan.)
   C. Impact upon the residential amenity of the adjacent dwellings. (EN1 of the Berkshire Structure Plan; LBE2 and LE1 of the Loddon Area Local Plan and WOS3, WOS6, WOS7 and WBE1 of the Wokingham District Local Plan.)
   D. Impact upon the existing highway network. (OS1, LD5, T3, and T6 of the Berkshire Structure Plan; LT5 and LT6 of the Loddon Area Local Plan; and WT6 and WT7 of the Wokingham District Local Plan.).
   E. Services and Infrastructure.
   F. Concerns of local residents and Woodley Town Council.

A. Principle of redevelopment within a Core Employment Area.

The site is located with an area that is identified as a Core Employment Area within the Council's local plans. As such it must 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 the current proposal is for the redevelopment of an existing brownfield site and the policies allow for local consideration to be taken into account and proposals should be considered on a case for case basis to see how far they are meeting these local needs.

182 82

The existing use provides 120m² of retail floorspace and 4,540m² of Storage and distribution (B8) floorspace. The proposed redevelopment would create 5,602m² of general B1 use, sub-divided between 30 small units. While the proposed development would result in the loss of B8 storage and distribution,

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the site is not located within an area where policy seeks to retain such uses as a matter of principle. Policy BU1 sets out four criteria, one of which the development proposed needs to fulfil. It is considered that the proposal would comply with (iii) of the policy as it would provide 30 small units of approximately 139m² of floorspace for general B1 use. These units will help to aid small business development and as such would meet a local need.

The proposed development would similarly accord with the requirements of policy WEM2 of the Wokingham District Local Plan. and criteria (ii) of policy BU2 of the Berkshire Structure Plan, in that it would create small business use, not result in their loss. Under criteria 'C' proposed development should not give rise to pressure for housing development additional to the provision made within this plan. While the proposed development may result in a more intensive use of this site than current use, the proposed development would result in a transfer of 2,555m² of existing B1(c) office space from the site on the opposite side of the road – The Western Site. It is considered that with the transfer of this existing B1(a) use from the site opposite, controlled by a legal agreement to tie the two sites, the proposed development would not result in a significant increase in the pressure for housing development within the local plan area. However as noted previously in this report, if the western site if refused planning permission, when this transfer of the B1(a) officer use from the Western Site would not be able to go ahead and the proposed development of the Building 66 site would lead to a potential increase in the demand for housing and would be contrary to policy WEM2 of the Wokingham District Local Plan.

However any other combination of decision on the two applications would nopt result in this potential increase in demand for housing and would be in accordance with the policies of the District's development plans.

B. Impact upon the character and appearance of the surrounding area.
The proposed development would be a high quality development set around a landscaped central area, with water features and seating; the southern part of the courtyard would also have some vehicle parking. The buildings themselves would be in three blocks with the blocks to the east and west being two storeys and the central north structure being three. This will help to give the courtyards a sense of enclosure and place. Each set of four of the east and west units and one for the central block would have curved glass entrance ways with decorative finials and masts, these would help to break up the massing , while increasing the vertical emphasis of the longer buildings. The surrounding area, to the north, west and south of the buildings would be used as car parking with areas of landscaping dispersed throughout the courtyards, parking spaces, and along the boundaries. Therefore it is considered that the proposed development would represent a significant improvement over the current appearance of the site. As such, the proposed development would have no detrimental impact upon the character or appearance of the surrounding area.

C. Impact upon the residential amenity of the neighbouring dwellings.
There are residential properties adjoining the application site to the north, these dwellings are accessed via Sherbourne Close. The dwellings are single storey terrace properties which back onto the site. The current building on the site is approximately 50m wide, 100m deep and with a ridge height 8.8m. The

building is centrally located within the site, which extends right to the rear boundary with the residential properties. The areas to either side of the building are used for the storage of vehicles connected with the storage and distribution use of the site. This also extends up to the rear boundary of the site. The neighbours have stated that over a period of time they have experienced a number of problems related to the current use and operation from the site, including noise disturbance, vermin and light pollution form outside security lighting.

The proposed buildings would be located a minimum of at least 54m away from the closest dwelling. This is an improvement over the current distance of only 8m. There would be an increase in height, with the central three storey structure measuring a maximum of13.5m, compared with the 8.8m of the main building and 7m of the rear lower section of the existing building. However drawing SK62 illustrates the existing and proposed relationship between the site and the adjacent dwellings. The section on the top of the drawing shows the existing relationship between the properties, while the lower drawing shows the proposed structure. The lower drawing also shows the existing use on the neighbouring site to the west.

As such the proposed development would have a less dominant impact upon the adjacent residential dwellings, with the distance between the properties being sufficient to prevent overlooking to the rear garden areas. Therefore the proposed development would have no significant detrimental impact upon the residential amenity of the neighbouring dwellings.

Issues relating to the boundary treatment, the drainage ditch to the rear of the site and surface land drainage issues and external lighting of the site can be dealt with through the imposition of suitable conditions.

D. <u>Impact upon the existing highway network.</u>
The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace on the Western Site to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a Travel Plan and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

184 It is therefore considered that the proposed development of both sites together would not result in an unacceptable increase in traffic on the highway network during peak periods, subject to the signing of a S106 legal agreement to secure a Travel Plan and financial contribution of £70,000 towards local

sustainable transport initiatives and traffic management schemes, along with the option to take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

E. Services and infrastructure.
Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

As stated above a contribution of £70,000 has been agreed towards local sustainable transport initiatives and traffic management schemes, together with the option to take land for a cycleway at nil cost. There is also a requirement to provide an off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £10,000 has been agreed towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool.

F. Concerns of the local residents and Woodley Town Council.
The concerns of the local residents and the Woodley Town Council have been noted and have been addressed in the above appraisal or via the proposed imposition of conditions.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the neighbouring dwellings, the character and appearance of the surrounding area and the safety of the existing highway network. Therefore the proposed development would be in accordance with the policies of the district's development plans.

6. **Recommendation** – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the financial provision as outline in section E above and the ceasing of the current office B1(a) use on the Western site opposite, together with the following conditions:

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor

shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground

17. Notwithstanding the plans submitted, prior to the development commencing the access shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Details shall include the provision of adequate access width, junction radii and set back of gates.

18. Notwithstanding the plans submitted, prior to the development commencing, detailed plans showing the on site car parking, loading and unloading provision shall be submitted to and approved by the Local Planning Authority. The number of on site car parking spaces shall not exceed 1 space per 30 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the Local Planning Authority showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated within the forecourt area of the development. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. Prior to the start of the hereby approved development full details of the proposed treatment of the rear boundary ditch shall be submitted to and approved in writing by the Local Planning Authority. These approved works shall be carried out prior to the occupation of the first building on the site, and shall thereafter by maintained.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 199
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. In the interests of visual amenity.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of visual amenity.
11. In the interests of visual amenity.
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
13. To safeguard the residential amenity of the adjacent dwellings.
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.
15. To protect the adjacent occupiers from noise and disturbance.
16. To prevent pollution of ground water.

17. To safeguard highway safety.

18. To safeguard highway safety.

19. To safeguard highway safety.

20. To safeguard adequate land drainage and the visual amenity of the area.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

FROM: Nicola Lake

DATE: 13 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/3311

Proposal: Proposed redevelopment of site to form class B1 (business) accommodation with associated provision for access, servicing, parking and landscaping..

Site Address: Building 66, Headley Road East, Woodley, Reading.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Your observations are required in respect of this application **by 09/03/2001** .

6 residents from Stafford Close were present and the Chairman adjourned the meeting to enable them to express their views and to ask questions of the case officer.

The residents' main concerns related to:

- the height of three storey aspect of the building, which would be visually intrusive on their properties and out of keeping with other neighbouring industrial units
- the height of buildings indicated on outline plan 3322 (on the opposite side of Headley Road East) was shown as two stories, in keeping the neighbouring Dura building
- the proposed feature masts on the building, which appear to serve no purpose

NOTE: the roofs of the industrial units slope away from the houses
the proposal to increase the present height of the QTR building (9.5m) to 13.5 m on the new building would appear as a complete solid block

- the close board fencing referred in the landscape buffer zone, (see Plan 13) actually belonged to a resident in Stafford Close
- a 3m. high fence would be totally excessive and unacceptably intrusive/obtrusive

NOTE: 2.4 m. fence would be more acceptable

- not clear as to the treatment of the drainage ditch between the site and residential properties, which floods from time to time

NOTE: Proper drainage/infilling would need to be investigated

SIGNED: [signature] DATE: 7 March 2001

Clerk To Woodley Parish/Town Council.

- the proposed trees in the landscaped area would be too high/too dense and would completely block out light from neighbouring gardens

NOTE: Shrubs not exceeding the height of the wall/fence would be more acceptable

- the possible access to the landscape buffer zone and whether this would be adequate for future maintenance
- a question on the issue of a double line of fencing
- evidence of rats in the area of the ditch, which required clearance of the existing rubbish

However, the overall view of residents was:

- That re-development of the site for office use (with normal office working hours) was to be encouraged. (QTR was not a good neighbour - e.g. noise nuisance, out-of-hours working)
- It was considered that the importance of the landscape buffer zone had been underestimated and problems with the ditch should be checked and suitably addressed. The source and outlet for the water should be thoroughly investigated.
- The proposed three storeys for part of the building would be too high and would create a planning precedent in the area.
- Any lighting should be directional, with consideration being given to lessening the effect of the lighting on neighbours, e.g. to go off at midnight
- That strict and effective operating hours should be imposed whilst the site is being developed

In response to a question, Nicola Lake clarified B1 use and confirmed that the Environment Agency would be consulted with regard to the problems with the ditch. She also explained the planning process and gave some indication of the likely time scale for this application.

After the meeting had been reconvened, the committee supported the neighbours views and agreed the following comments:

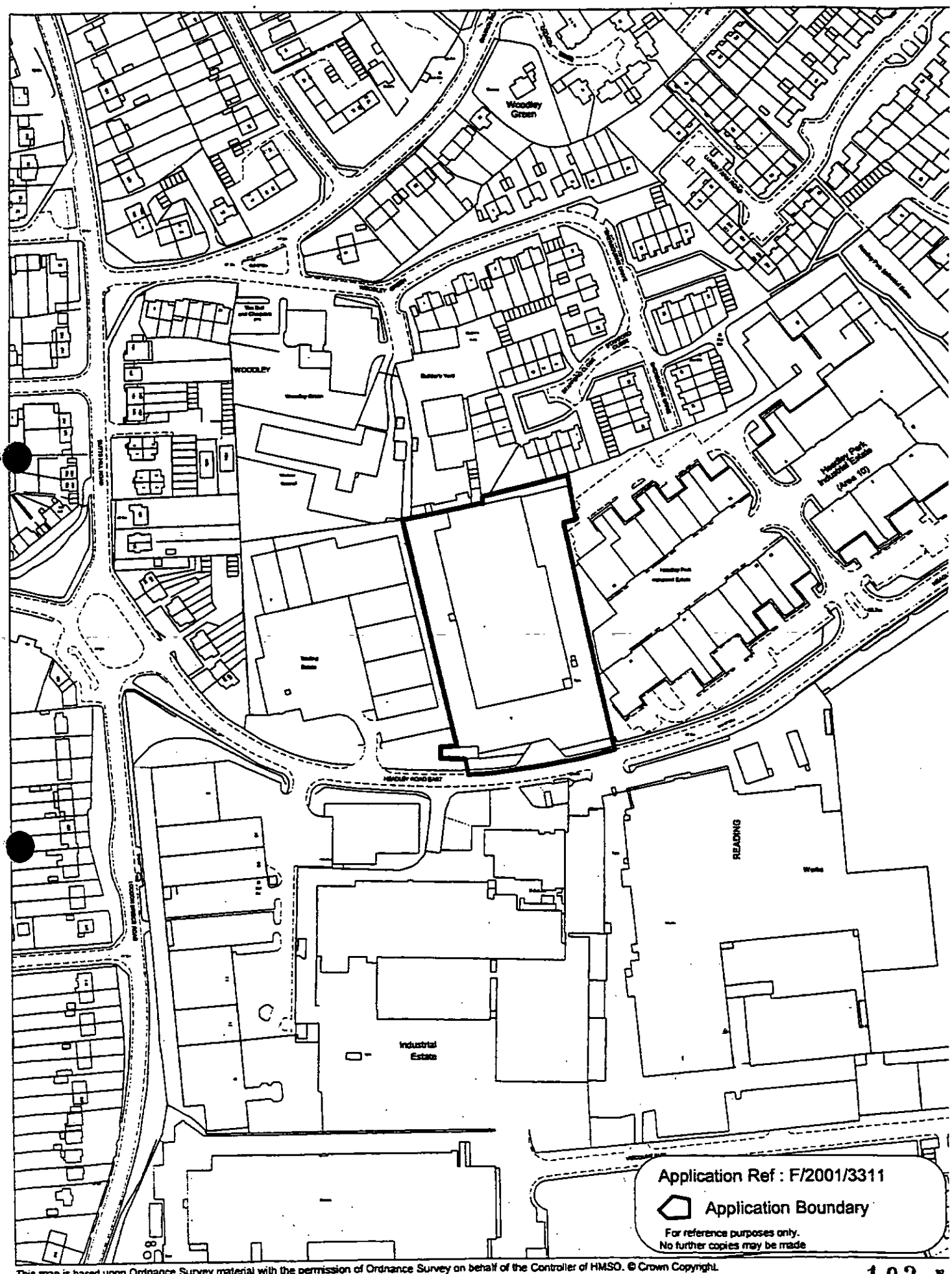
- To support the principle of a new development on the site
- To express concern at the number of cars proposed (224) – which would exacerbate existing traffic problems in Headley Road East, with a knock on effect to The Bader Way and A329M (NOTE: Councillor Dredge reported 50 cars using this stretch of Headley Road East within a 5-minute period at 7.30 pm)
- To express concern at possible noise and pollution from cars near to residential properties.
- A reduction in the number of parking spaces would be welcomed
- To recommend the reduction in height of the proposed three storey element of the building
- The neighbours' concerns about boundary treatment should addressed
- To question the proposed removal of a resident's fence which was not part of the development site
- The height of the proposed new fence would be excessive and should be reduced

- To suggest that a brick wall be considered for the site boundary (as already in place at Headley Park 10)

Members also discussed possible planning obligations and suggested **an informative that developers contributions could be used towards the improvement/widening of The Bader Way bridge over the River Loddon.**
However, it was reiterated that concern had long been expressed by the Town Council that there was no mechanism in place by which town and parish councils could be informed of developers contributions at the outset of a planning application. It was a continual "catch 22" situation.

On further discussing the proposal, residents questioned the arrangements for demolition of the existing structure and for its safe removal. Bearing in mind the age of the building, their particular concern about asbestos was highlighted. Members also pointed out that the present large number of heavy goods vehicles could have resulted in some contamination of the site and that this problem should also be dealt with in an appropriate manner.

Nicola Lake explained that both these matters should be dealt with by Environmental Health Officers and the Health & Safety Board. It was not within planning control, although an informative could be placed on the decision.



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

Scale: 1 : 2500

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P01

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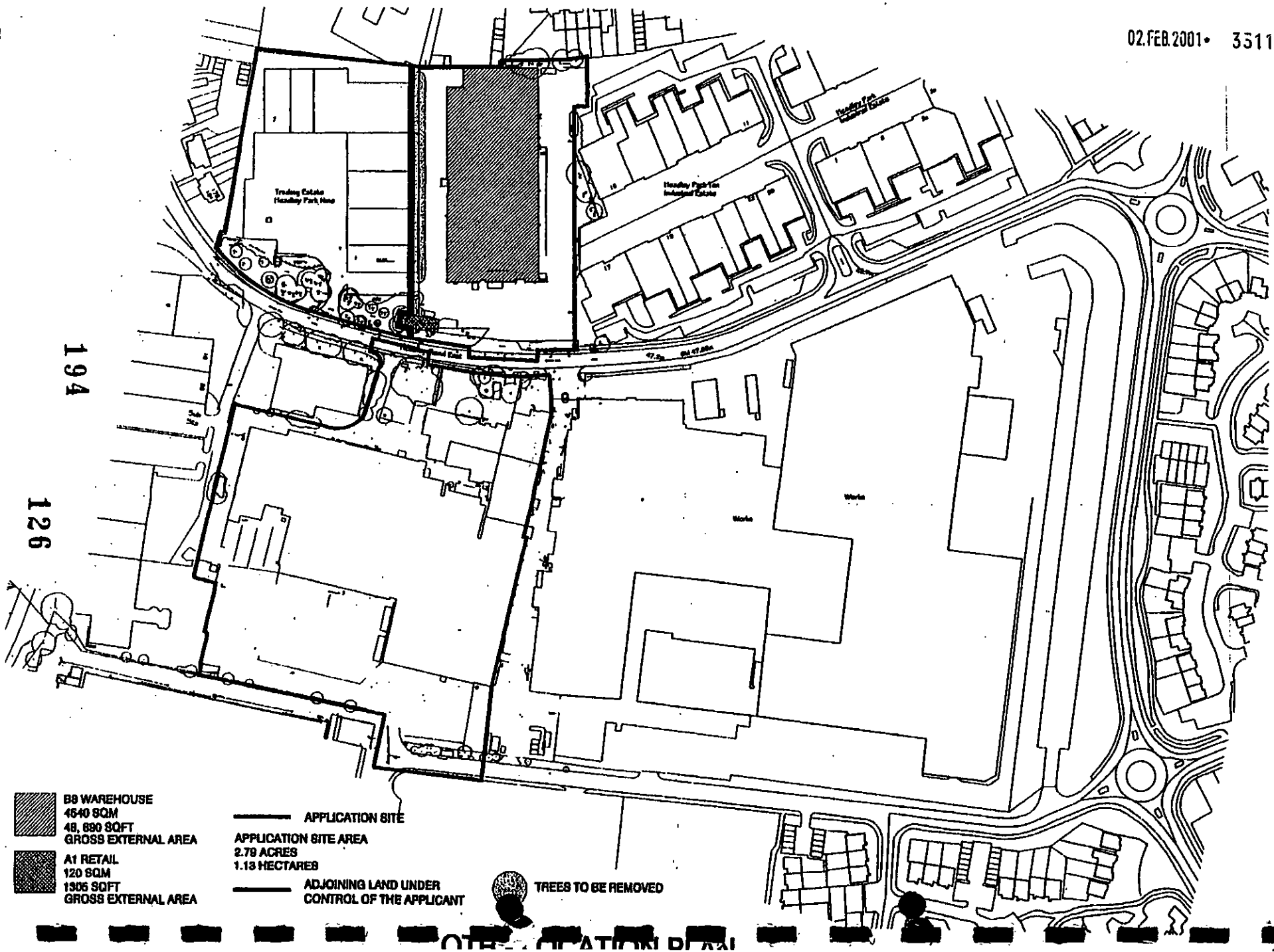


B8 WAREHOUSE
4640 SQM
49, 690 SQFT
GROSS EXTERNAL AREA

A1 RETAIL
120 SQM
1305 SQFT
GROSS EXTERNAL AREA

APPLICATION SITE

APPLICATION SITE AREA
2.79 ACRES
1.13 HECTARES

ADJOINING LAND UNDER CONTROL OF THE APPLICANT

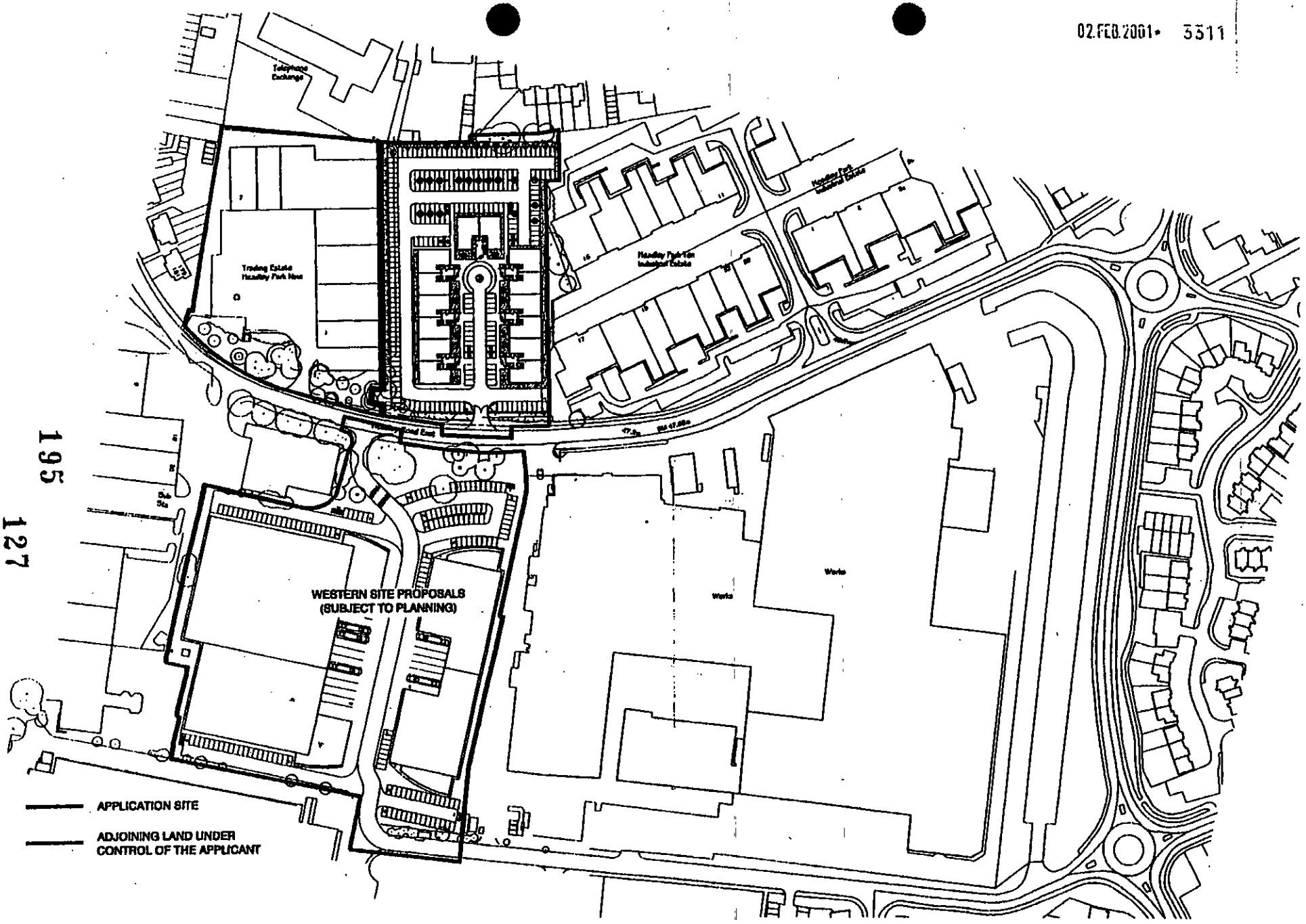
TREES TO BE REMOVED

NORTH

OTHER APPLICATION PLANS

P02

02.FEB.2001 5311



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QTR - MASTERPLAN

P03

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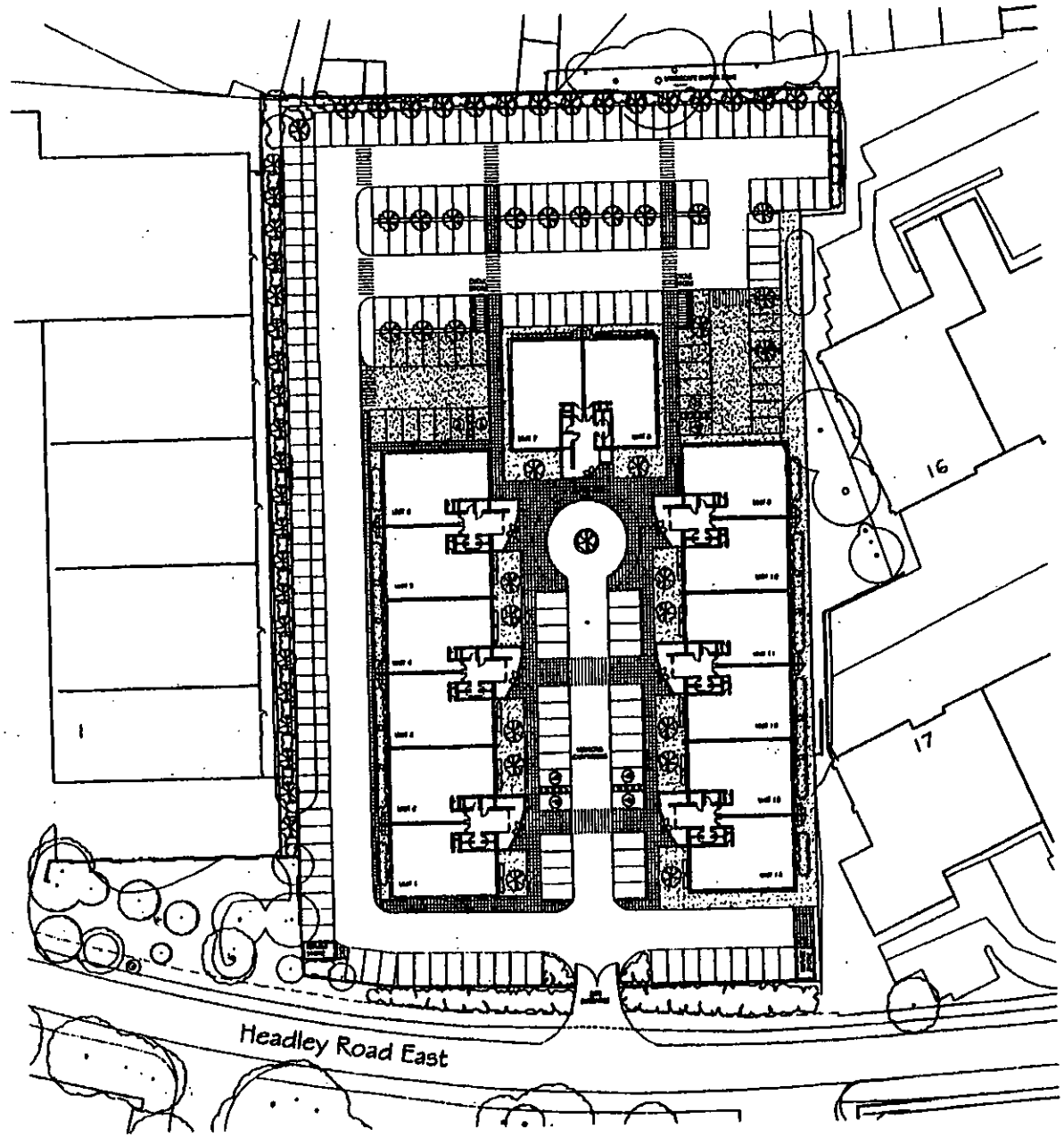

AREA SCHEDULE

GROSS EXTERNAL AREA	5,602 SQM	60,300 SQFT
PLANT ROOMS	252 SQM	2,710 SQFT
NET INTERNAL AREA	4,220 SQM	45,420 SQFT
CAR SPACES	224	
CYCLE STORAGE	22	

30 X B1A UNITS OF APPROXIMATELY 1,500 SQFT.
INHERENT FLEXIBILITY FOR UNITS UP TO:
6,000 SQFT (2 STOREY)
9,000 SQFT (3 STOREY)

NORTH

0 5 10 15 20 25 30 m

196

128

SITE PLAN

All areas stated are approximate and subject to detailed design. They relate to the likely areas of the building at the current stage of design. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the inaccuracy and changeable inherent in the design and built up process.

P04

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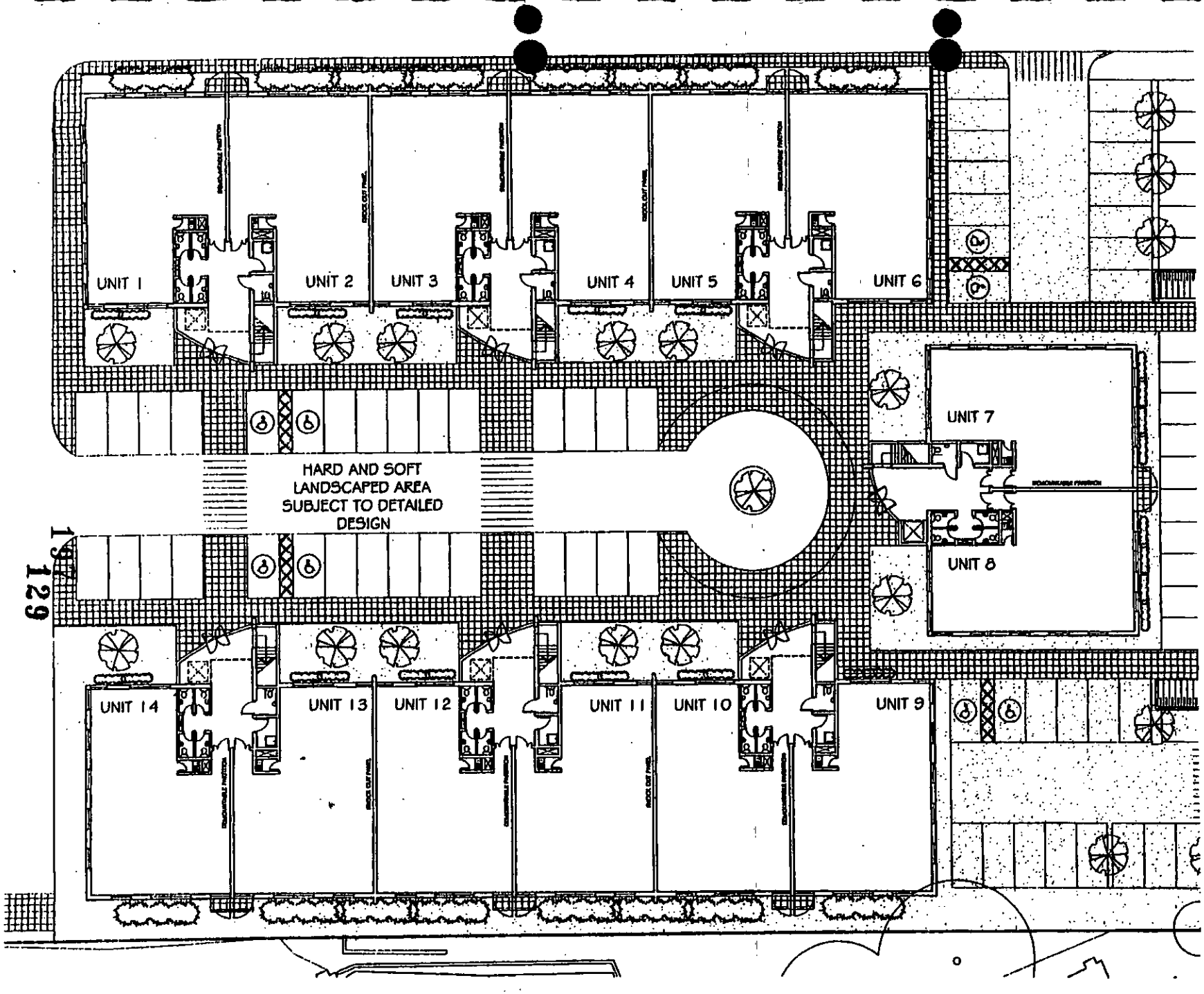
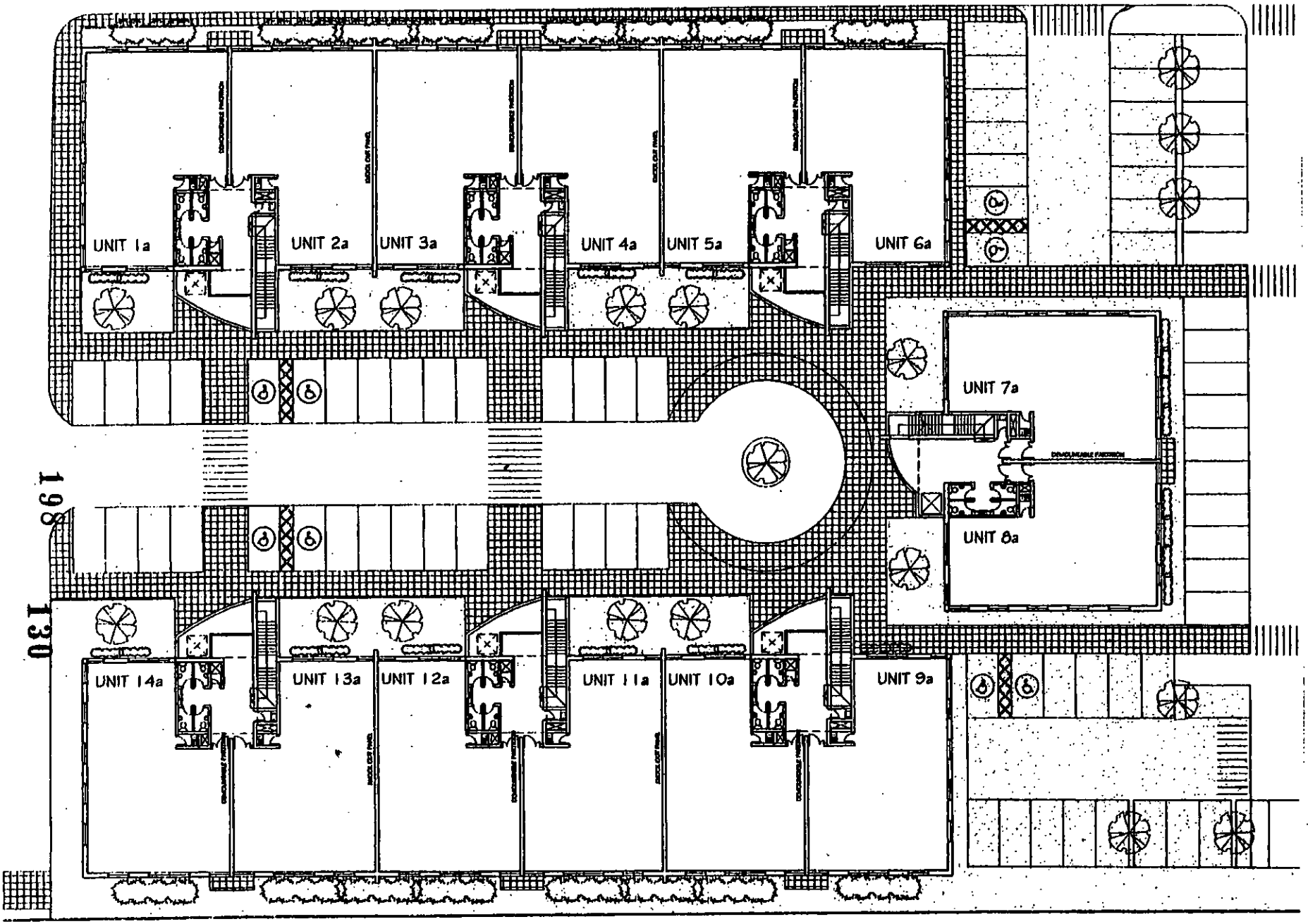


QTR - GROUND FLOOR PLAN

INTERNAL CONFIGURATION SUBJECT TO DETAILED DESIGN

P05

02.FEB.2001 • 3511



STREET FLOOR PLAN

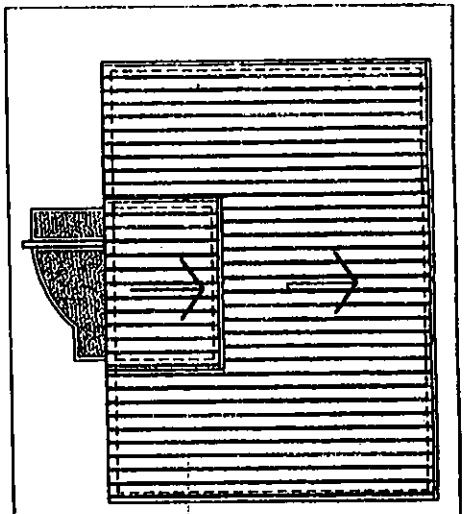
INDICATIVE CONFIGURATION SUBJECT TO DETAILED DESIGN

P06

02.FEB.2001 3511

UNIT 7b

UNIT 8b



Roof Plan, 3 storey building

199

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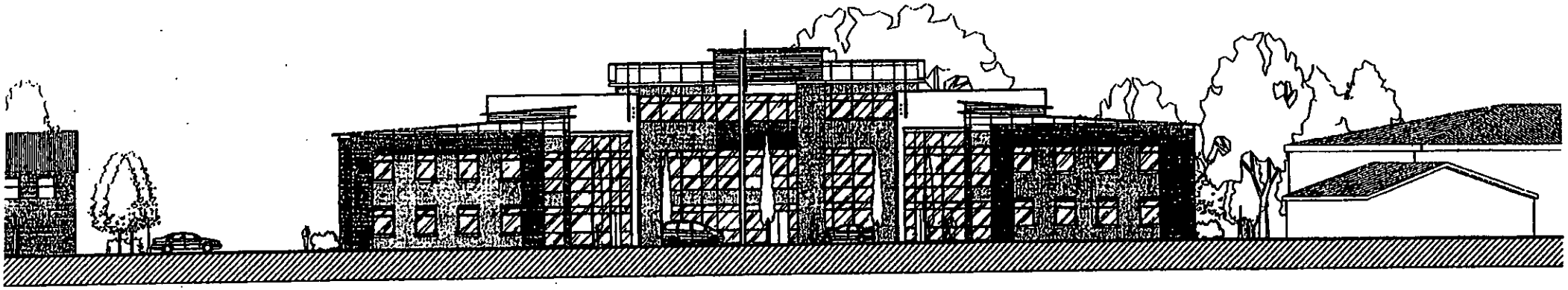
NORTH

0 2 4 6 8 10 12m

QTR - SECOND FLOOR / ROOF PLAN

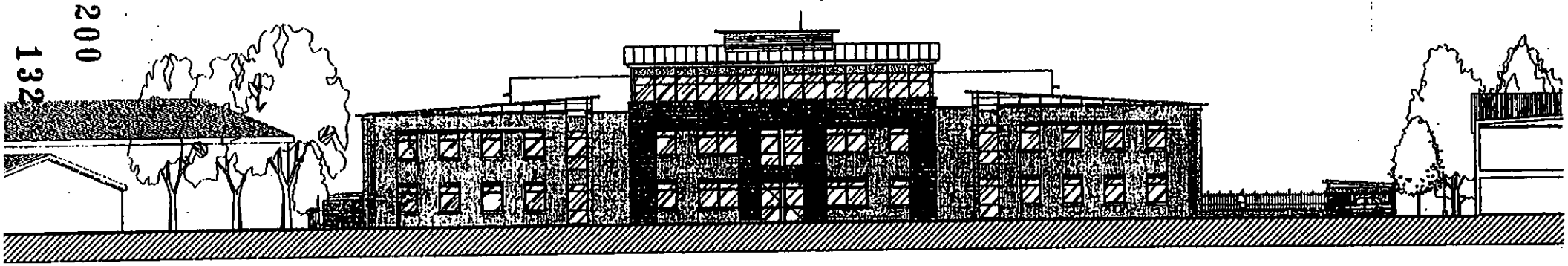
LYONS+SLEEMAN+HOARE

Headley Road East, Woodley | Scale 1:200@ A3 | Date JAN 2001 | Author



SOUTH ELEVATION

200
132



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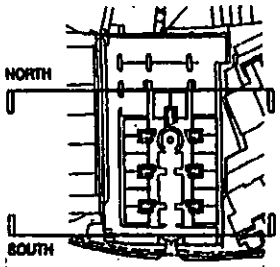
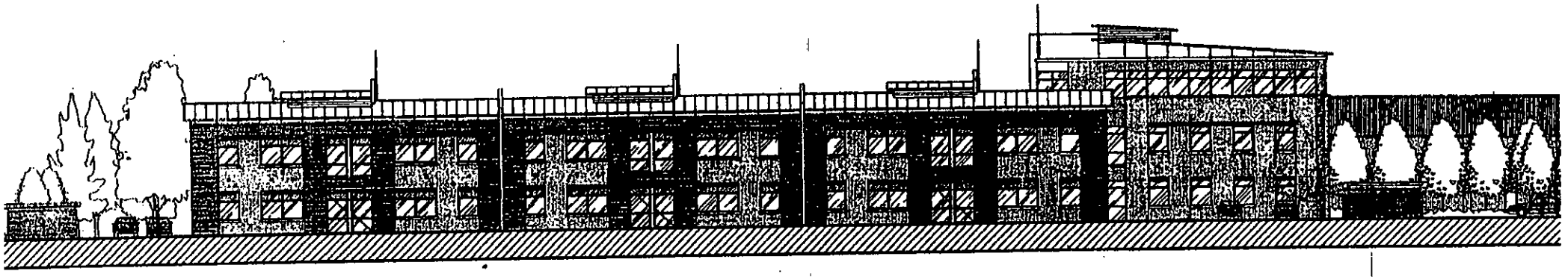


KEY PLAN

2 4 6 8 10 12m

ELEVATIONS



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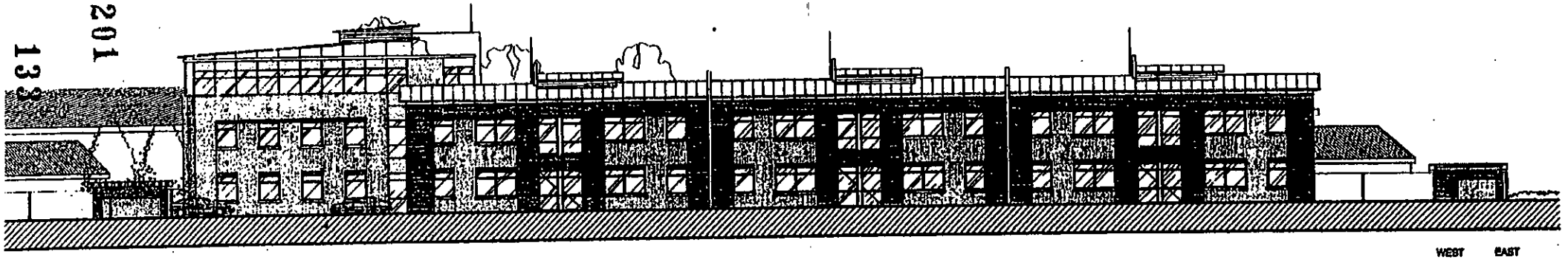

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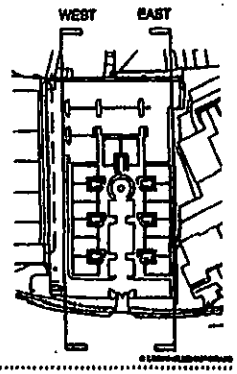
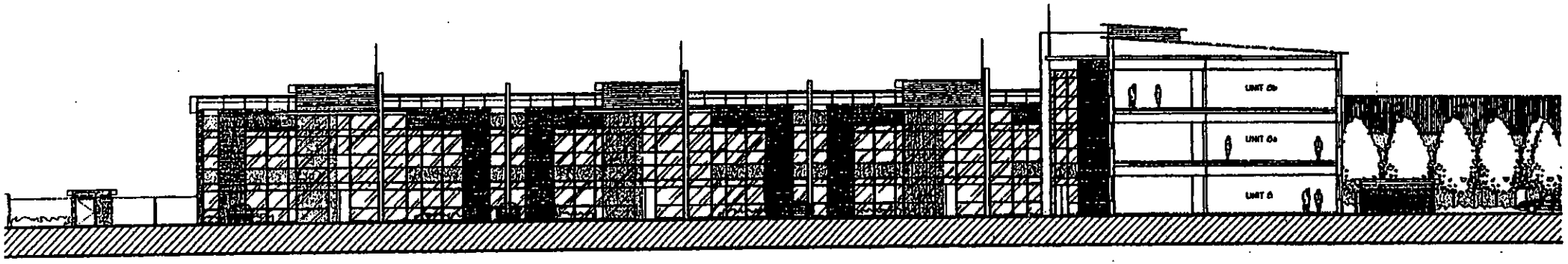


KEY PLAN

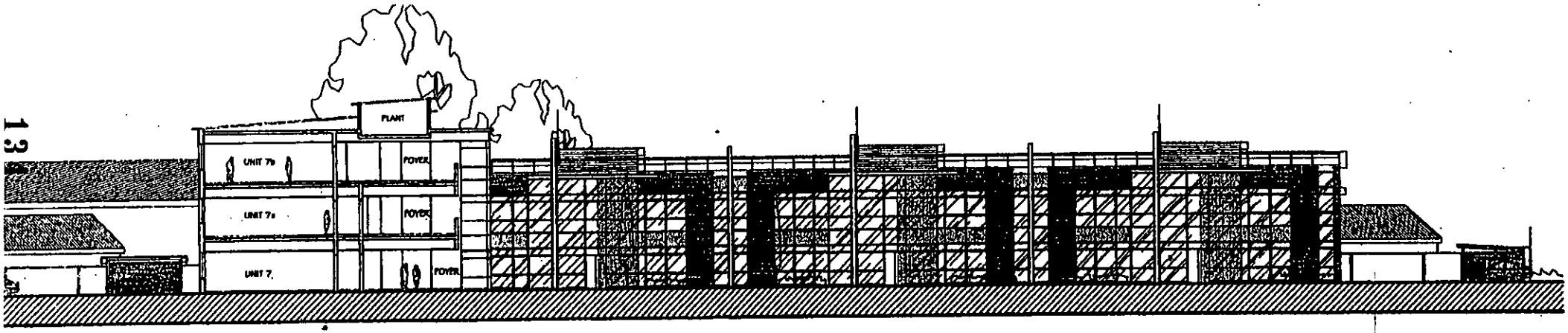
ELEVATIONS

Job Headley Road East, Woodley | Scale 1:200@ A2 | Date JAN 2001 | Drawn PP | Approved

02.FEB.2001 5311



SECTION AA



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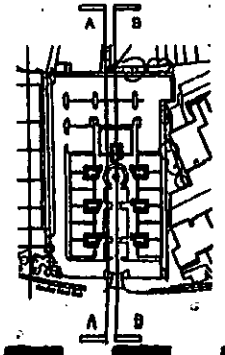
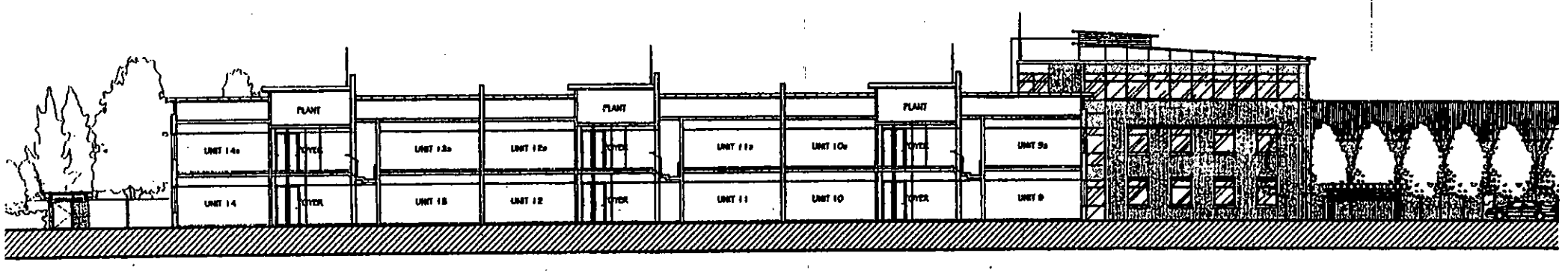


KEY PLAN

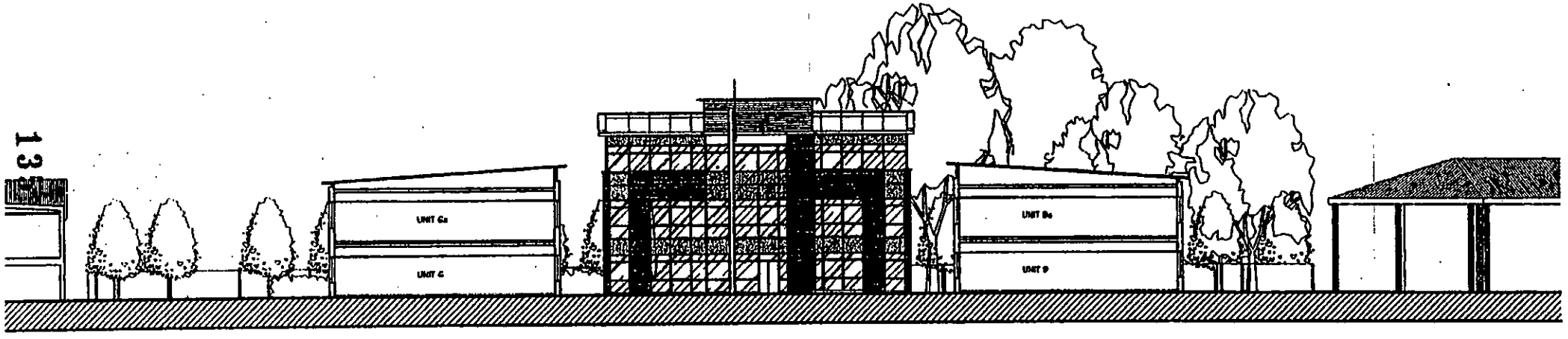
202

1 2 3 4 5 6 7 8 9 10 11 12m

SECTIONAL ELEVATIONS



SECTION CC



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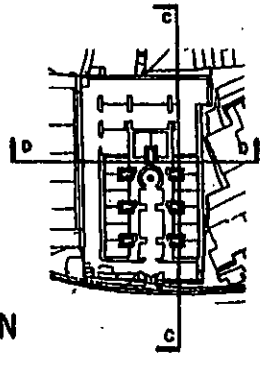
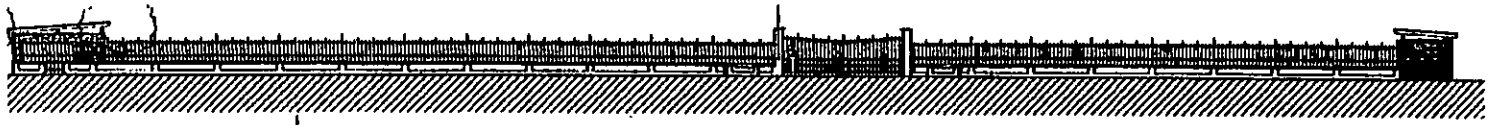


KEY PLAN

SECTIONAL ELEVATIONS

02.FEB.2001 3511



ll & Entrance Gate Elevation
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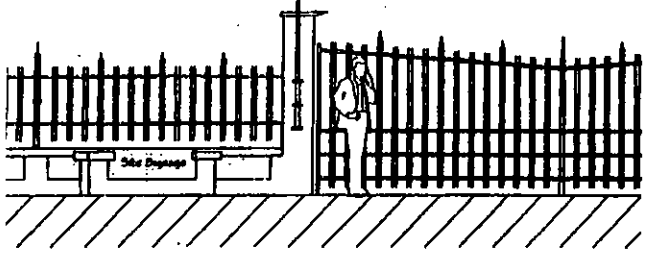
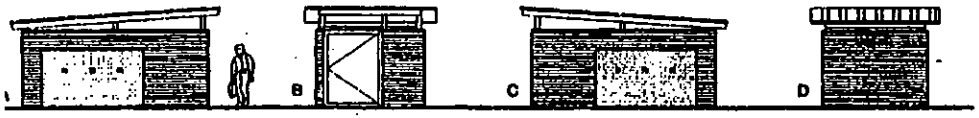
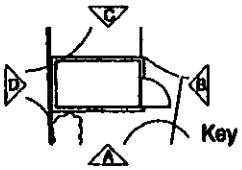


Detail - 1:50



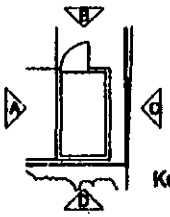
Store 1 Elevations - 1:100



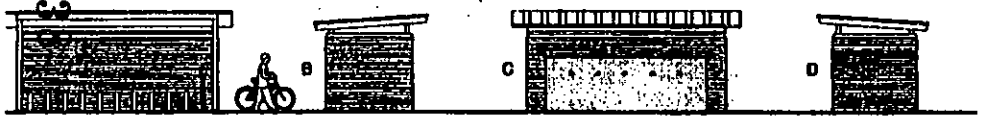
Key Plan (N.T.S.)



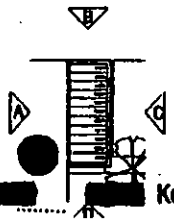
Store 2 Elevations - 1:100



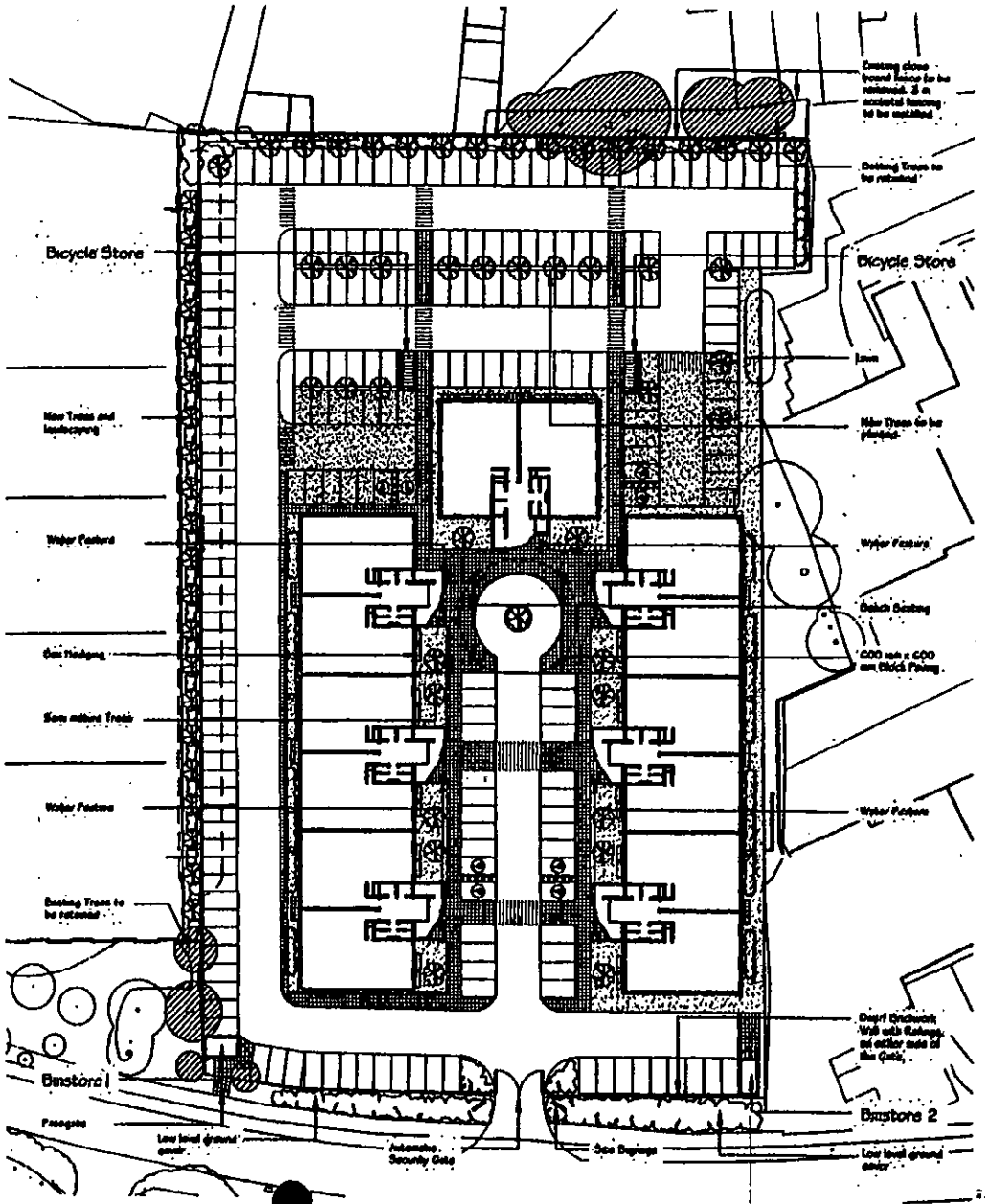
Key Plan (N.T.S.)



ycle Store Elevations - 1:100

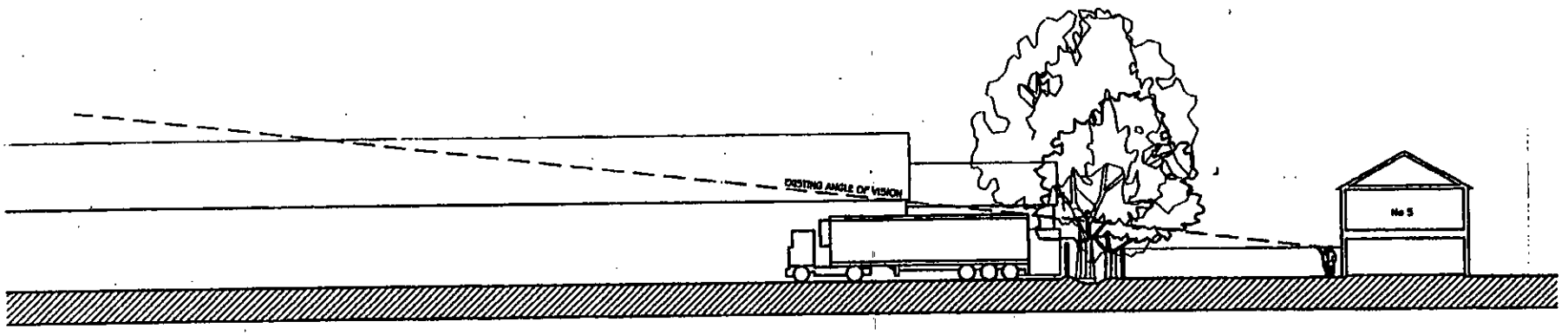


Key N.T.S

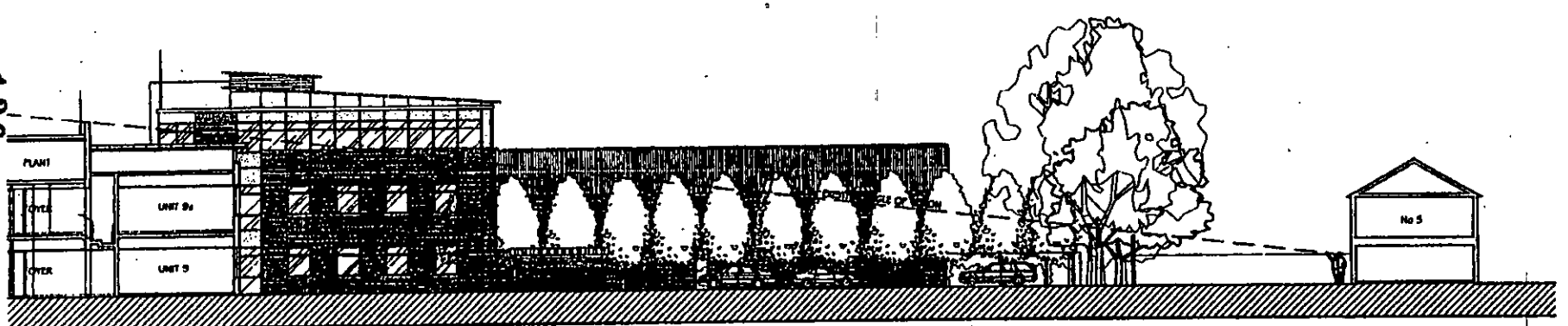


External Landscaping - 1:500

Hard & Soft Landscaping Subject to Detailed Design



ISTING SECTION C-C



OPOSED SECTION C-C

REVISED PLAN
3311 1

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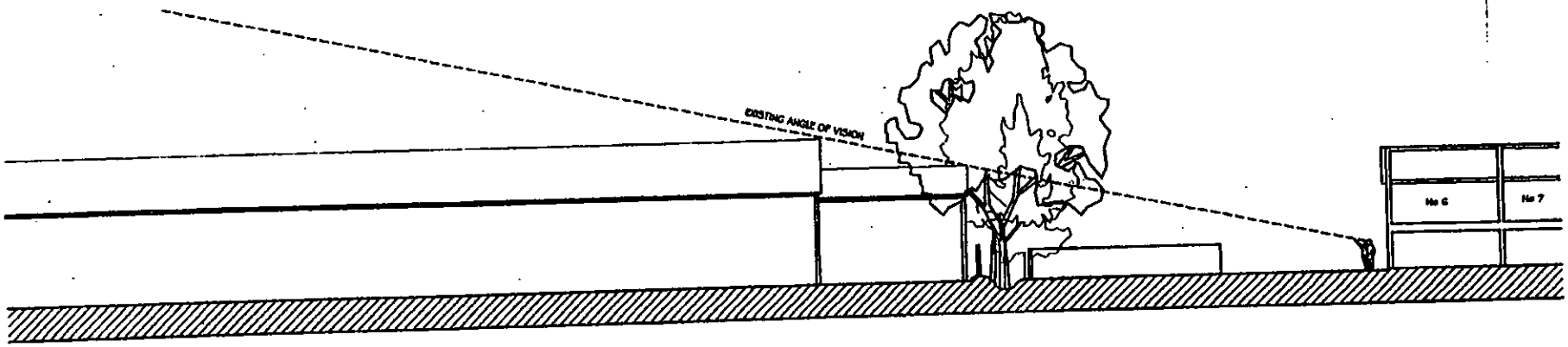
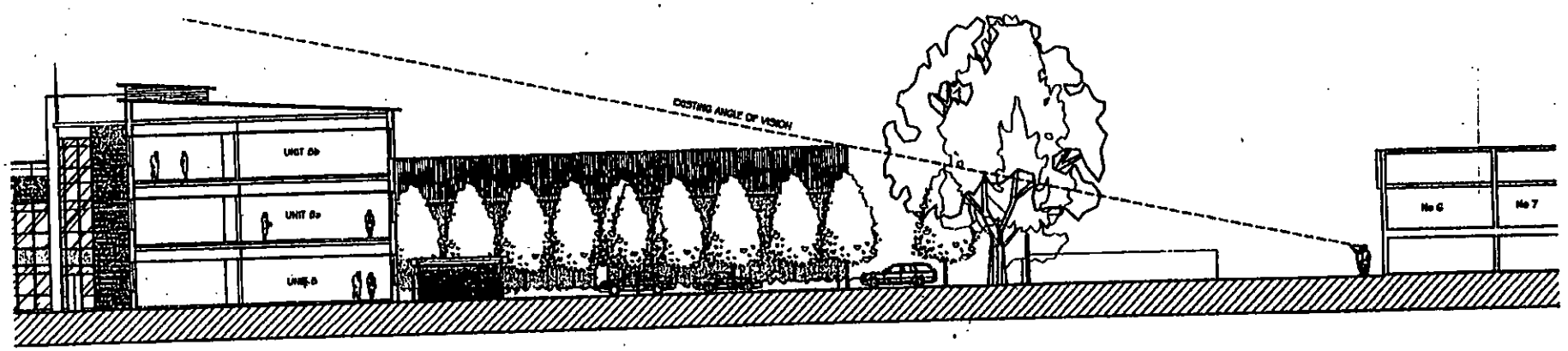
205

QTR SITE - HEADLEY ROAD EAST

WOODLEY



XISTING SECTION A-A



PROPOSED SECTION A-A

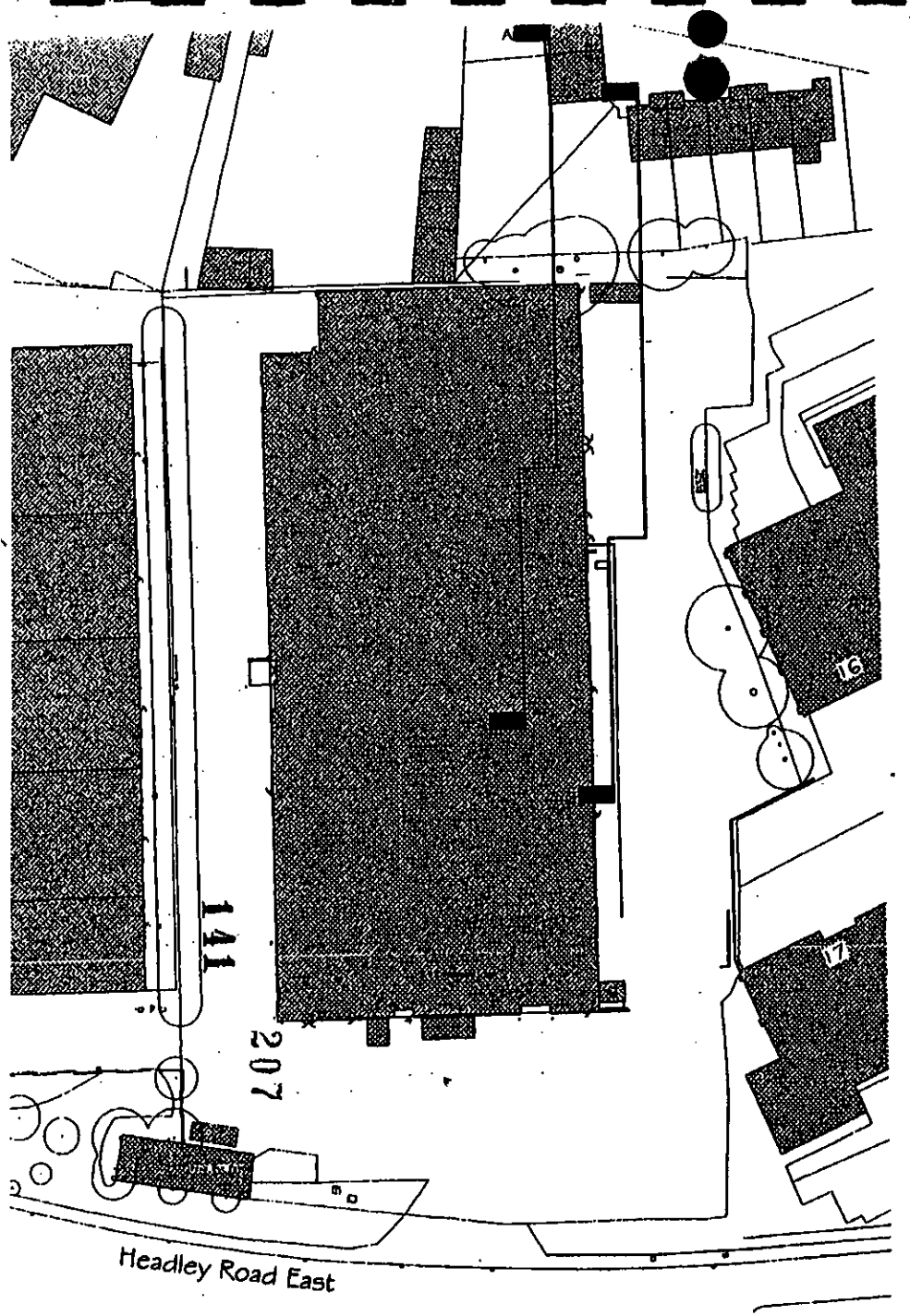
140

REVISED PLAN

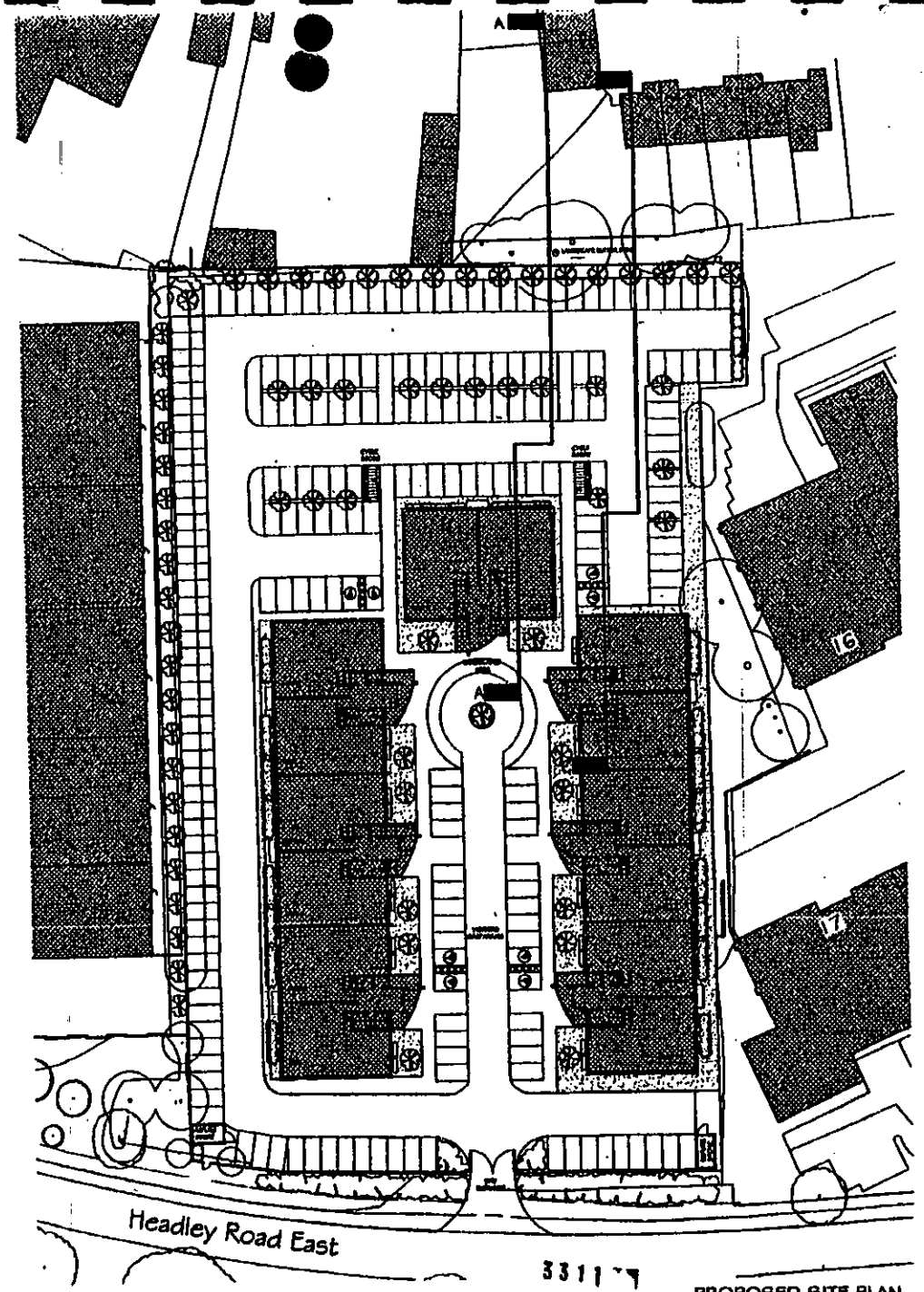
3311

206

STREET READING ROAD EAST



XISTING SITE PLAN



PROPOSED SITE PLAN

REVISED PLAN

QTR SITE - HEADLEY ROAD EAST

WOODLEY

Job	Scale	Date	Partner	Author
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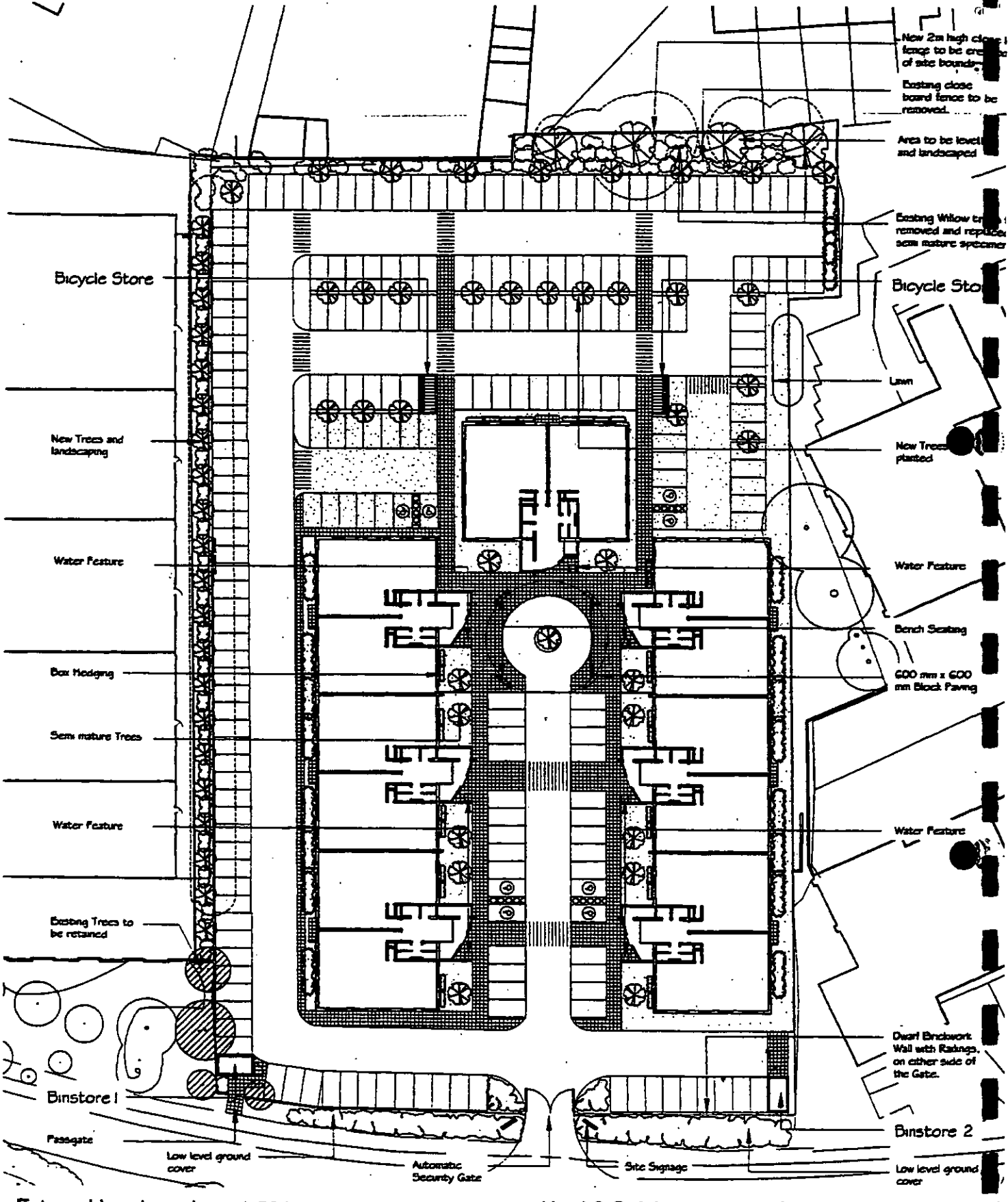


External Landscaping - 1:500

Hard & Soft Landscaping Subject to Detailed Desig

208

QTR SITE - HEADLEY ROAD EAST, WOODLEY

LYONS+SLEEMAN+HOARE
Architects

Job: Headley Road East, Woodley
Drawing: External Works -
Scale: 1:500 @ A3
Date: 06.04.01
Number: PP
Job/Dwg#: 00/011 SK06
Rev:

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 JUNE 2001 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Mrs P Bray, Mrs ANMC Drake, Mrs D King, Mrs T Marinos and Mrs C Smith.

PART I

4. MINUTES

The Minutes of the meeting of the Committee held on 18 June 2001 were confirmed as a correct record and signed by the Chairman.

5. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

12. APPLICATION NO: 2001/3322, OUTLINE APPLCATION FOR THE PROPOSED REDEVELPMENT OF THE SITE TO CREATE 3,600MSQ OF B1(c) LIGHT INDUSTRIAL FLOORSPACE AND 8,700 STORAGE AND DISTRIBUTION, WESTERN HEADLY ROAD EAST WOODLEY, FOR LONDON AND CAMBRIDGE PROPERTIES LTD

The Committee considered a report on this application as set out on Agenda pages 98 to 112.

A representative of Woodley Town Council attended the meeting and gave that authority's views on the proposal.

In response to a question, the Head of Planning & Transportation confirmed that the proposed contribution of £70,000 towards local sustainable transport initiatives and traffic management schemes, would if Members were minded to grant Application No: 2001/3322 and Application No: 2001/3311 be used for appropriate initiatives at both application sites and was not a proposed level of contribution for each application.

In discussing the proposal, a number of members commented that although the proposal was on balance an improvement on existing buildings at the site, the original doorway to the former Hawkhurst clubhouse of Woodley Flying Club merited future preservation at an appropriate location.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 to secure the following;

a) a financial contribution of £70,000 towards local sustainable transport initiatives and traffic management schemes (*OR no financial contribution is payable if £70,000 is paid for local sustainable transport initiatives and traffic management contributions under the s106 agreement for planning application 2001/3311)*, together with the agreement of the applicant for the Local Highways Authority to maintain an option to take appropriate land for use as a cycle way at no cost;

b) a financial contribution of £10,000 towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool (*OR no financial contribution is payable if £10,000 is paid towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool contributions under the s106 agreement for planning application 2001/3311)*

c) the submission to and approval by the Local Highways Authority, of a Green Travel Plan for the site;

d) the cessation of the current office use B1(a) on the application site;

2) That subject to the registration and execution of the Agreement referred to in 1) above, Application No: 2001/3322 be approved subject to the conditions set out on Agenda pages 102 to 103 with an additional informative requesting that the doorway of the former Hawkhurst clubhouse of Woodley Flying Club be donated by the applicant to the Berkshire Museum of Aviation.

Application No	Received	Woodley
O/2001/3322	02.02.01	

Applicant: **London and Cambridge Properties Ltd.**
Location : **Western Site, Headley Road East, Woodley**
Proposal : **Outline application for the proposed redevelopment of the site to create 3,600m² of B1(c) Light Industrial floorspace and 8,700m² of B8 Storage and distribution.**

1. **Planning History** - The site is located on the south side of the Headley Road East, approximately 75m from the roundabout with Loddon Bridge Road. The site is identified within the Wokingham District Local Plan as a Core Employment site. The site is currently occupied by a number of occupiers, with 11,995m2 of General Industrial B2 floorspace and 2,555m² of Office B1(a) use. The site has grown over time with a number of different builds of varying styles. The oldest building on the site dates back to 1912, and was known as St.Luke's Home. The building was later used as the Hawkhurst clubhouse for Woodley Flying Club, an indication of this use is the stone carved name over the existing doorway. However the building is not of such local historic or architectural interest to merit listing.

   To the south of the application site is the Allied Bakeries property and Viscount Way. To the east and west are existing commercial and industrial sites and to the north is the QTR/Building 66 site. The site has 10 mature trees to the front of the site, which are protected by tree preservation orders.

2. **Proposal** – The proposed development is for outline permission for the replacement of the current development on the site with two separate blocks of two units, comprising 3,600m² of B1(c) floorspace located within the two eastern units and 8,700m² of B8 storage and distribution space located within the two western units. All four units would be accessed off a central service road. Only means of access and siting are under consideration, although a possible illustrative elevation has been submitted to show one possible design for the buildings.

   The acceptability of the next application for the redevelopment of the Building 66 site is subject to the decision on this application. If the Western Site development is refused planning permission, then the exchange of B1(a) office use from this site, to the Building 66 site would not be possible and the proposed redevelopment of the Building 66 site would lead to a potential increase in the demand for housing within the area, which would be contrary to policy WEM2 of the Wokingham District Local Plan. However, if the Western Site application is approved but Member's are minded to refused the Building 66 application, this would not be likely to lead to a potential increase in demand for housing, and as such the Western application would still be in accordance with policy WEM2. Similarly any other combination of decision on these site would also be in accordance with policy WEM2.

3. **Consultations** -
   - ***Woodley Town Council:*** In favour of the principle of development on the site but have some concerns. (see attached comments).

- ***Highways:*** No objection subject to conditions.
- ***Landscaping:*** No objection subject to conditions.
- ***Environmental Health:*** No objections subject to conditions.
- ***Environment Agency:*** No objection subject to conditions.
- ***Policy and Plans:*** No policy objection.
- ***Crime Prevention Design Adviser:*** Crime risk associated with commercial premises is often high, but hard to define until security required to protect whatever the end users needs are has been defined. However parking to the south would appear vulnerable and has concerns about unrestricted road access through the site.
- ***Letters:*** There have been 3 letters of objection received to the proposed development. These objections can be summarised as follows:
  - Increase in noise and disturbance from the site
  - Impact upon highway safety and other road users.
  - would lead to parking of heavy goods vehicles on Viscount Way.
  - Increase of heavy goods vehicles passing through Woodley.

4. **Appraisal** – Main issues:

   A. Principle of redevelopment within a Core Employment Area. (OS1, BU1 and BU2 of the Berkshire Structure Plan; LTV1 and LE1 of the Loddon Area Local Plan; WOS1, WOS2, WEM2 and WEM12 of the Wokingham District Local Plan.)
   B. Impact upon the character and appearance of the surrounding area. (LD3 and EN1 of the Berkshire Structure Plan; LBE1, LBE2, LBE8 and LW2 of the Loddon Area Local Plan; WOS3, WOS5, WBE1, WBE2, WBE10 and WBE12 of the Wokingham District Local Plan.)
   C. Impact upon the residential amenity of the adjacent dwellings. (EN1 of the Berkshire Structure Plan; LBE2 and LE1 of the Loddon Area Local Plan and WOS3, WOS6, WOS7 and WBE1 of the Wokingham District Local Plan.)
   D. Impact upon the existing highway network. (OS1, LD5, T3, and T6 of the Berkshire Structure Plan; LT5 and LT6 of the Loddon Area Local Plan; and WT6 and WT7 of the Wokingham District Local Plan.).
   E. Services and Infrastructure.
   F. Concerns of local residents and Woodley Town Council.

A. Principle of redevelopment within a Core Employment Area.

The site is identified as a Core Employment Area. As such it must 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 the current proposal is for the redevelopment of an existing site and the policies allow for local consideration to be taken into account and proposals should be considered on a case for case basis to see how far they are meeting these local needs.

The existing use provides 2,555m² of B1(a) independent office space and 11,995m² of general industrial B2 floorspace. The proposed redevelopment of the site would provide 3,600m² of Light industry B1(c) and 8,700m² of Storage and distribution B8 floorspace. The proposed site could be sub-divided into

two light industrial units to the eastern side of the service road and two storage and distribution units to the western side. While the proposed development would result in the loss of the B2 general industrial use, the site is not located within an area where policy (WEM12) seeks to retain such uses as a matter of principle. Policy BU1 sets out four criteria, one of which the development proposed needs to fulfil. It is considered that the proposal would comply with criteria (i) of the policy as the proposed development would aid urban regeneration and would result in an environmental improvement to the surrounding area and as such would meet the local need.

The proposed development would similarly accord with the requirements of policy WEM2 of the Wokingham District Local Plan and criteria (ii) of policy BU2 of the Berkshire Structure Plan, through the provision of storage and distribution use. Under criteria 'C' of policy WEM2 the proposed redevelopment should not give rise to pressure for housing development additional to the provision made within this plan. The proposed development would result in a reduction in the employment floorspace on this site, and as such would be unlikely to result in an increase in demand for housing.

The proposed redevelopment of this sites would almost double the amount of existing storage and distribution which is currently located on the QTR site or Building 66 site, and would contributed towards maintaining diversity in local employment opportunities. The transfer of this existing B1(a) use from this site to the opposite Building 66/QTR site would be controlled by a legal agreement to tie the two sites and prevent an independent office use from returning to the Western site. If this development were to go ahead, each of the units would have some provision for its own office area. However the size and use of this area would be controlled by condition. Finally, the proposal through the setting back of the proposed structure and the creation of a landscaped section to the front of the site would result in an environmental improvement to this area of Headley Road East. Therefore the proposed development is in accordance with the policies of the District's development plans.

B. <u>Impact upon the character and appearance of the surrounding area.</u>
There are a number of existing mature trees to the front of the site which would be retained by the proposed development. Their setting would also be enhanced through the creation of a landscaped area, which would be located to the front of the site. The proposed buildings themselves would be located at least 53m from the front boundary of the site, compared to only 18m at present. This would result in an environmental improvement in the appearance of the existing site and surrounding area.

The application only seeks determination for the means of access and siting at present. However an illustrative elevation has been submitted to show the potential height and appearance of the building. The structures are shown to be two storey with a height of around 10.6m, with a high quality design and appearance, reflecting that of the proposed development opposite. The proposed access to the site would remain largely in its current position, as this would cause the least disturbance to the protected trees along the frontage. However the service road is then shown to curve with landscaping to either side, this would help to soften views into the site and of the built development behind.

The southern boundary of the site adjoins that of the Allied Bakery site, which would largely screen views of the proposed development from the wider area, including the public open space at Vauxhall Park. There is also vegetation along this boundary which could be improved via condition. As such, the proposed development would help to improve the overall appearance of Headley Road East and would be in keeping with the character and appearance of the surrounding area.

C. Impact upon the residential amenity of the neighbouring dwellings.
The closest residential properties to the site, are those located off the southern side of Viscount Way. The closest of these dwellings is at least 87m away from the closest point of the site, which would be used for car parking. Viscount Way itself would be used for accessing the site from the south. However the existing site already has such an access, which enters into the Allied Bakery site and then adjoins Viscount Way. Hence, the road is already used by the vehicles of the bakery, the application site and there is provision for accesses to the two sites to the east. Therefore, the proposed development would not result in a material increase in the level of noise and disturbance experienced by the dwellings closest to Viscount Way. Hence there would be no significant detrimental impact upon the residential amenity of the occupiers of the adjacent residential properties.

D. Impact upon the existing highway network.
The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a Travel Plan and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

It is therefore consider that the proposed development of both sites would not result in an unacceptable increase in traffic on the highway network during peak periods, subject to a S106 legal agreement to secure a Travel Plan and financial contribution of £70,000 towards local sustainable transport initiatives/traffic management schemes, along with the option to take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

E. Services and Infrastructure.
Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

As stated above a contribution of £70,000 has been agreed towards local sustainable transport initiatives and traffic management schemes, together with the option to take land for a cycleway at nil cost. There is also a requirement to provide an off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £10,000 has been agreed towards the enhancement of Vauxhall Park and improvements at Bulmershe leisure facilities and pool.

F. Concerns of local residents and Woodley Town Council.
The concerns of the local residents and Woodley Town Council have been noted and have been addressed in the appraisal above.

5. **Conclusion** – The proposed development would have no significant adverse impact upon the residential amenity of the adjacent dwellings or the safety of the existing highway network and would help to bring about an improvement to the character and appearance of the surrounding area. Therefore the proposed development would be in accordance with the policies of the district's development plans.

6. **Recommendation** – To GRANT planning permission subject to the signing of a S106 legal agreement to secure the financial provision as outline in section E above and the ceasing of the current office use B1(a) on the application site, together with the following conditions

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

16. No soakaways shall be constructed in contaminated ground.

17. Surface water source control measures shall be carried out in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before development is commenced.

18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

19. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle parking in accordance with the standards contained within the Wokingham

District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. To safeguard the visual amenities of neighbouring properties and the locality.
4. In the interests of visual amenity.
5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
7. In the interests of visual amenity.
8. To prevent queuing and parking off site, in the interests of highway safety and convenience.
9. In the interests of highway safety and convenience.
10. In the interests of visual amenity.
11. In the interests of visual amenity.
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
13. To safeguard the residential amenity of the adjacent dwellings.
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.
15. To protect the adjacent occupiers from noise and disturbance.
16. To prevent pollution of groundwater
17. To prevent the increased risk of flooding and to improve water quality.
18. To safeguard highway safety.
19. To safeguard highway safety.

20. To safeguard highway safety.

Informatives.

1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3meters in depth below the existing ground level.

2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, BU1, BU2LD3, EN1.
   Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
   Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6 WT7.

Nicola Lake.

FROM: Nicola Lake

DATE: 14 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/3322

Proposal: Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units..

Site Address: Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Your observations are required in respect of this application **by 10/03/2001** .

The committee's initial concerns in respect of this outline application related to:

- the designation of the proposed accesses – one main and one 'service' entrance
- the unacceptability of a possible through road from Headley Road East to Viscount Way
- the cumulative effect of additional traffic for this and the proposed new development of the QTR site opposite

It was understood that this application would be subject to a "Green Transport Plan" which could include the provision of cycle parking and showering facilities for staff, charging for staff parking, a limit on the number of staff parking permits available etc.

However, although in favour of the principle of development on this site, Members were reluctant to make any more specific recommendations until further information was available about the two accesses.

It was agreed that the case officer should endeavour to provide more detailed information for the application to be further considered at the next meeting

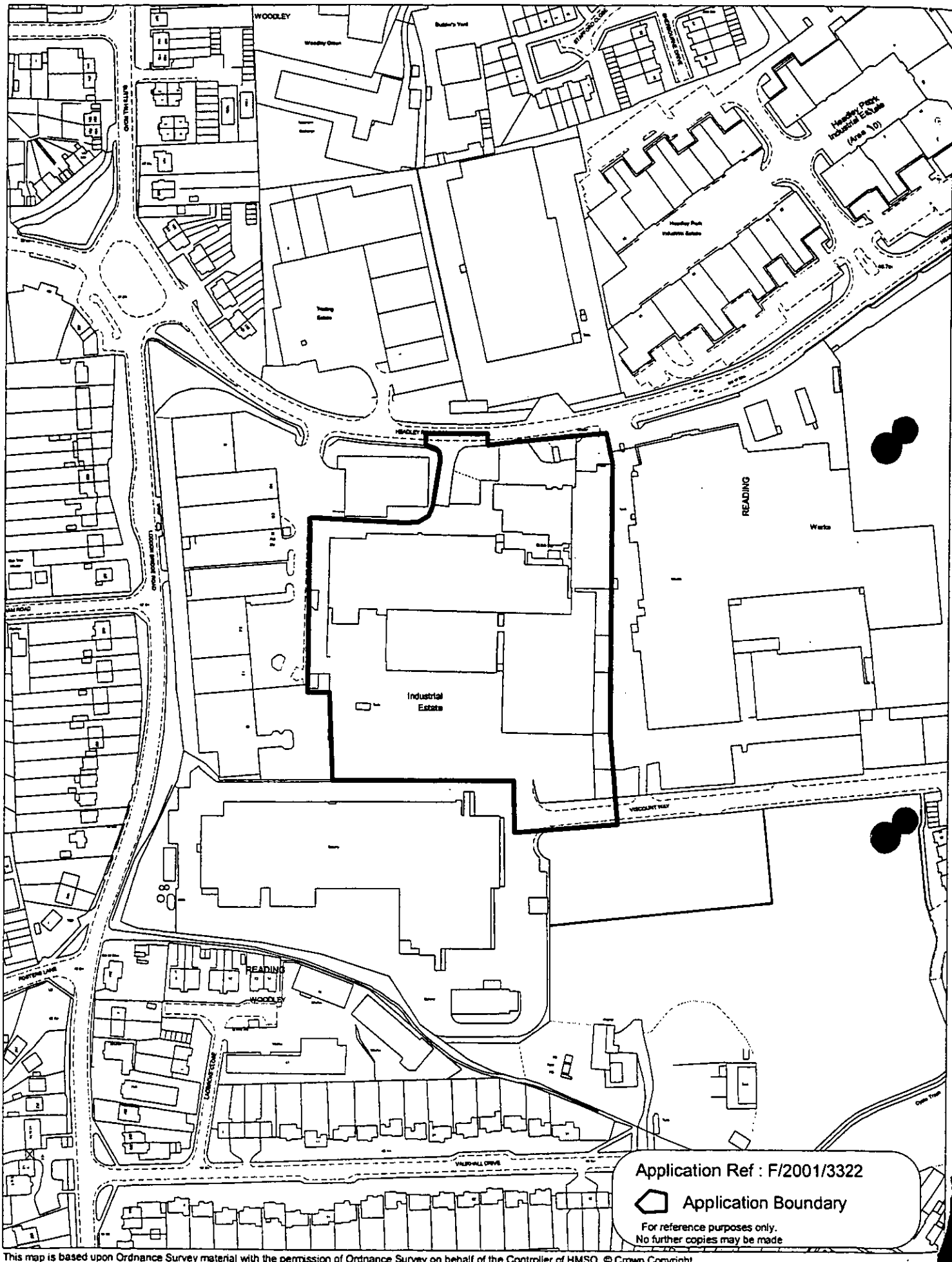
SIGNED: _____ DATE: 7 March 2001

Clerk To Woodley Parish/Town Council.

NL

PF

CS



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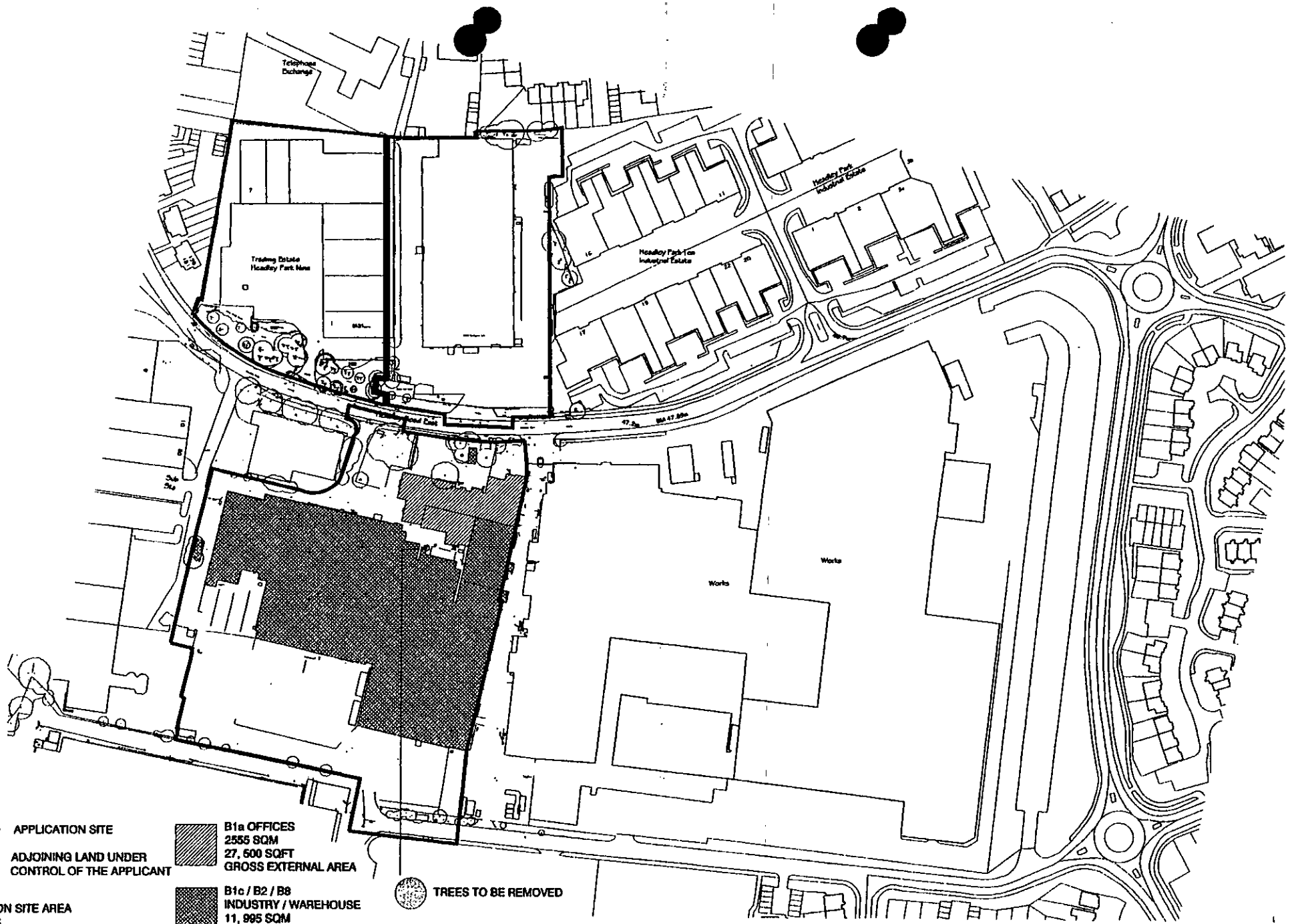
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

Scale: 1 : 2500

N W S

P101



12 FEB 2001 5322

109

APPLICATION SITE

ADJOINING LAND UNDER CONTROL OF THE APPLICANT

APPLICATION SITE AREA
6.19 ACRES
2.5 HECTARES

B1a OFFICES
2555 SQM
27, 500 SQFT
GROSS EXTERNAL AREA

B1c / B2 / B8
INDUSTRY / WAREHOUSE
11, 995 SQM
124, 830 SQFT
GROSS EXTERNAL AREA

TREES TO BE REMOVED

NORTH

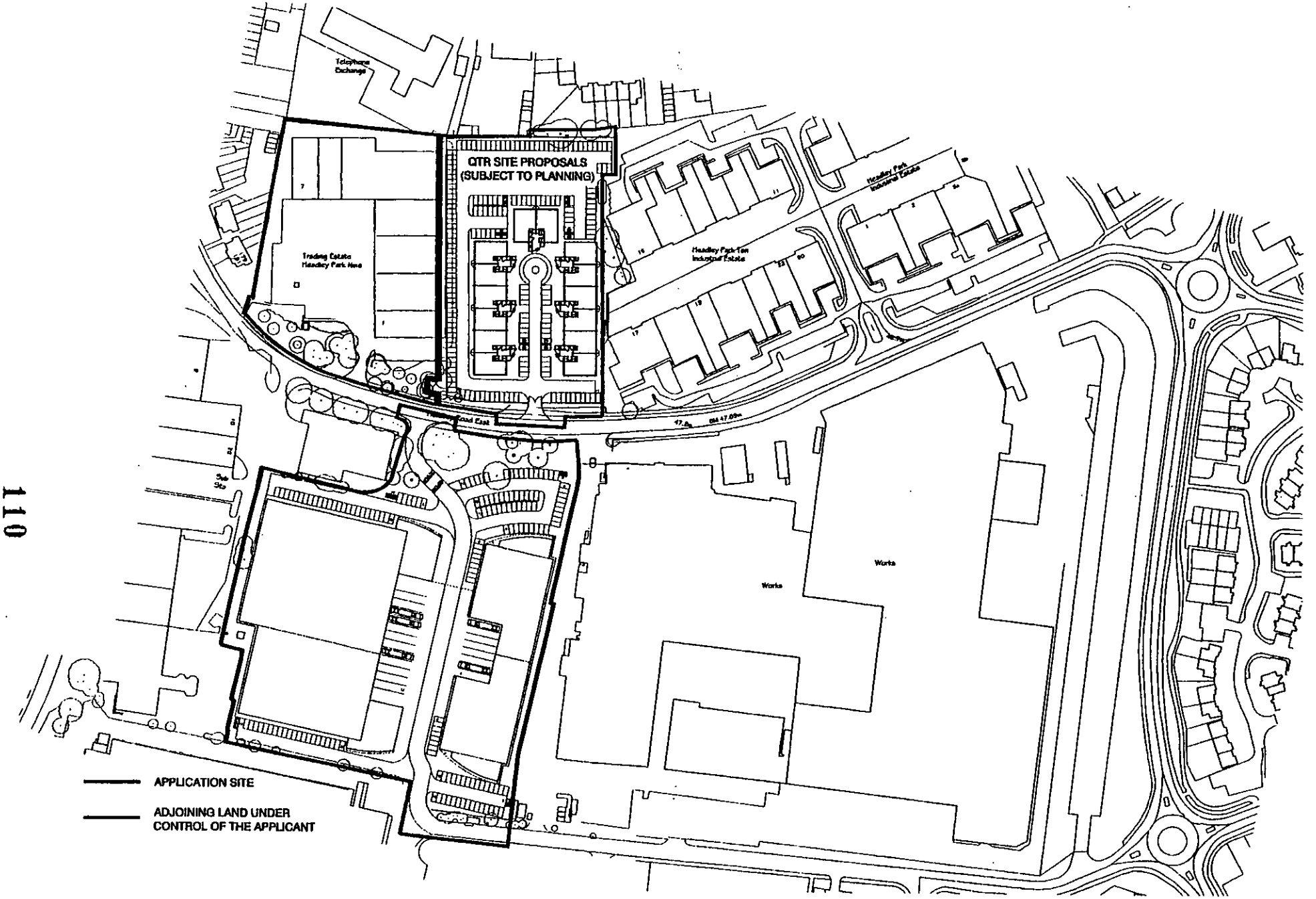
WESTERN SITE - LOCATION PLAN

LYONS+SLEEMAN+HOARE
Architects

HEADLEY ROAD EAST - WOODLEY

Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | Partner pp | Author

Drawing Western Site Location Plan | JOB/Drg No 00/011 P101 | Rev | Checked



02.FEB.2001 • 3522

110

WESTERN SITE - MASTERPLAN

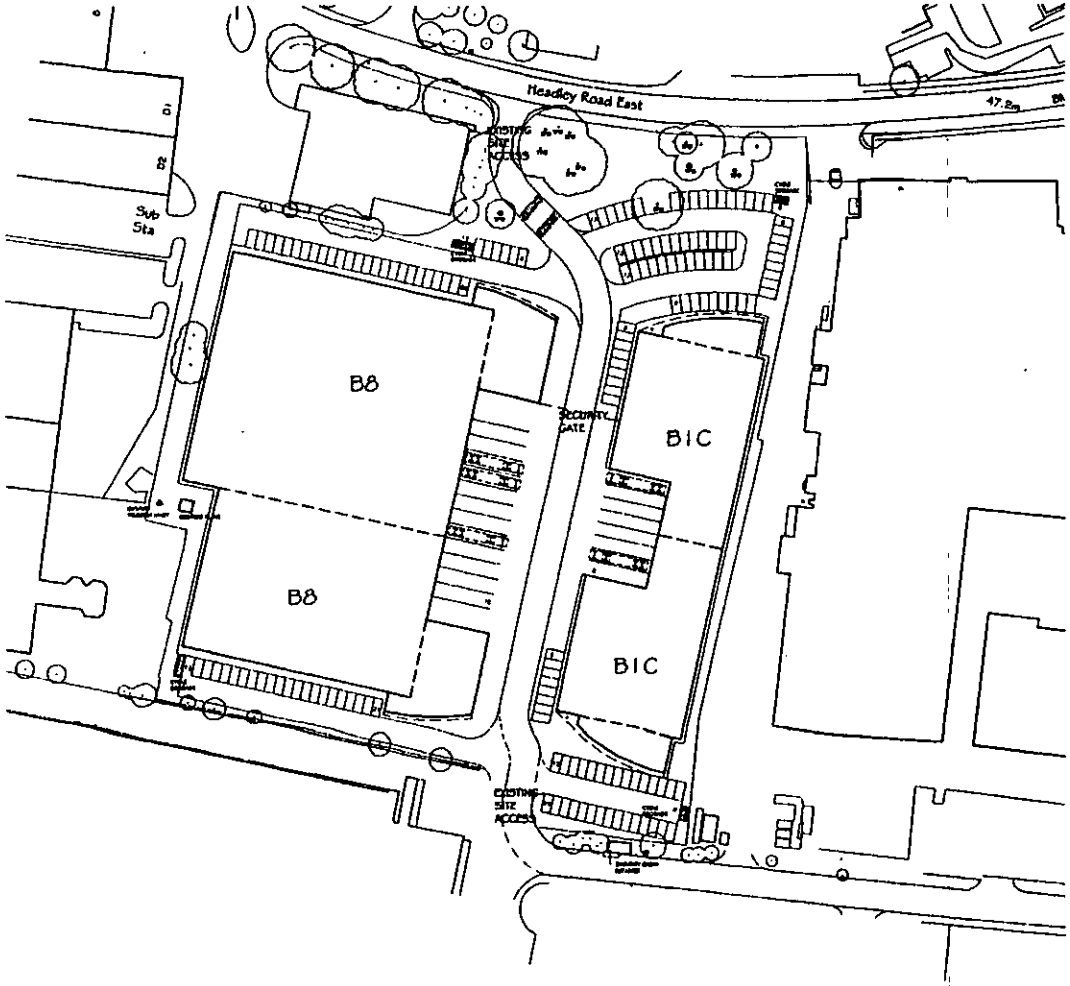
HEADLEY ROAD EAST - WOODLEY

LYONS+SLEEMAN+HOARE
Architects

Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | Author

Drawing Western Site Masterplan | Job/Drawing No 00/011 P102 | Rev | Checked

02.FEB.2001 5522



AREA SCHEDULE

GROSS EXTERNAL AREA (EXCLUDING PLANT ROOMS)		12,300 SQM	132,490 SQFT
	B1C	3,600 SQM	38,810 SQFT
	B8	8,700 SQM	93,670SQFT
CAR SPACES	B1C	107	
	B8	52	
LOADING DOCKS	B1C	8	
	B8	12	
CYCLE SPACES	B1C	16	
	B8	24	

NORTH

111

FOR ILLUSTRATIVE PURPOSES ONLY

WESTERN SITE LAYOUT

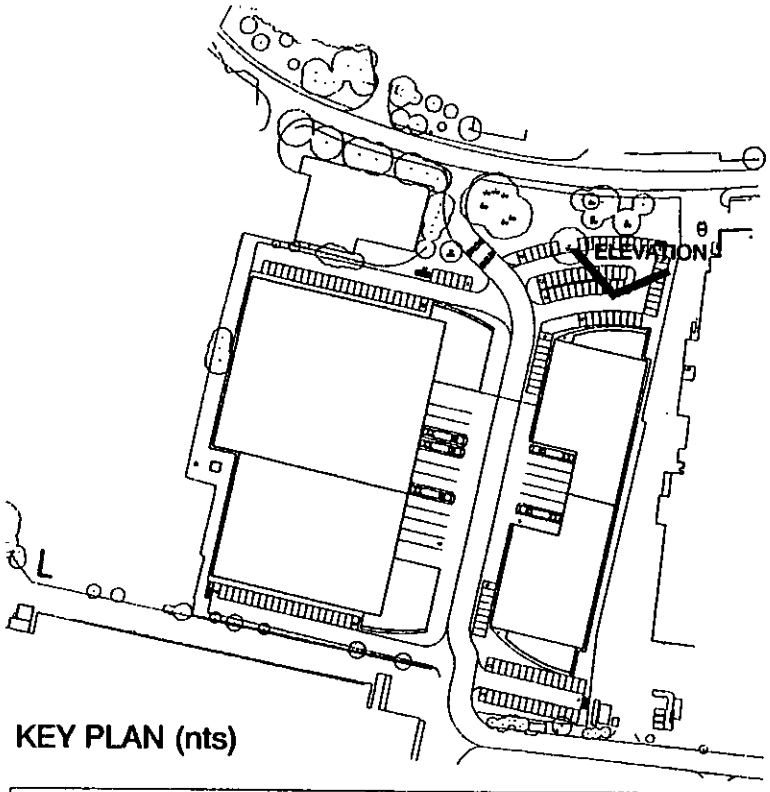
HEADLEY ROAD EAST - WOODLEY

LYONS+SLEEMAN+HOARE
Architects

All areas stated are approximate and subject to detailed design. They relate to the likely areas of the building at the current stage of design. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design and building process.

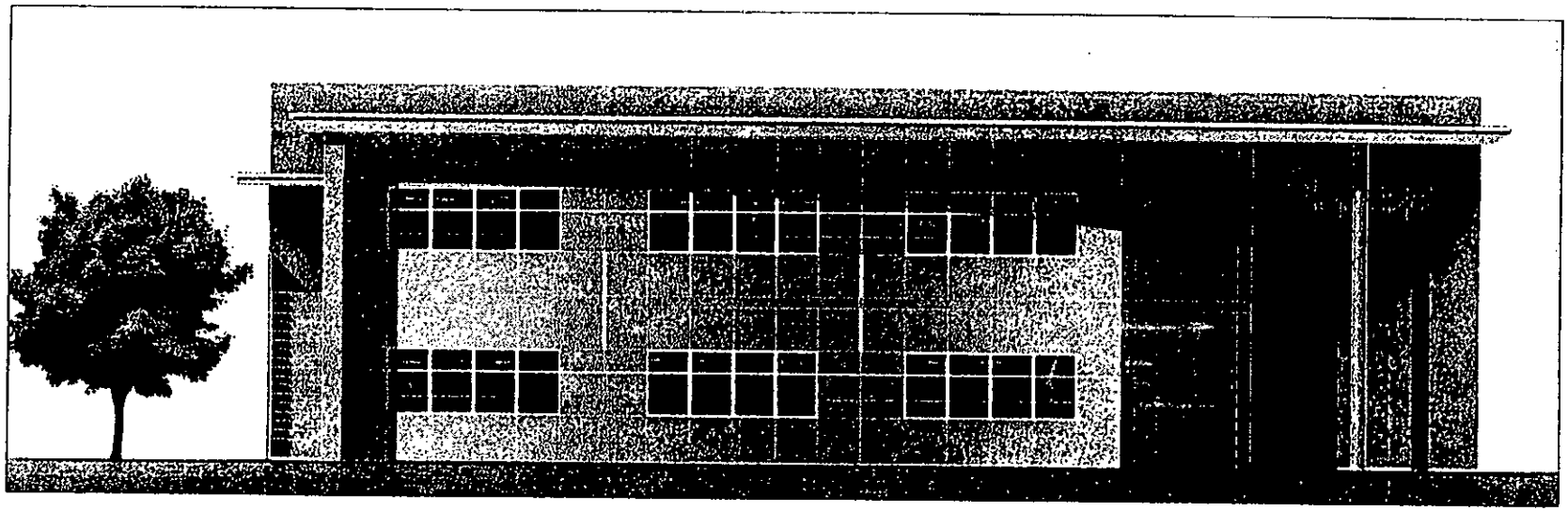
© Lyons Sleeman Hoare

Job	Scale	Date	Partner	Author
WESTERN SITE, HEADLEY ROAD EAST, WOODLEY	1:1000 @ A2	JAN 2001	PMP	CS
Drawing	Job N°/Drg N°	Rev		Checked
SITE LAYOUT	00.011 P103			



KEY PLAN (nts)

112



INDICATIVE ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY

02 FEB 2001 3942

LYONS+SLEEMAN+HOARE
Architects

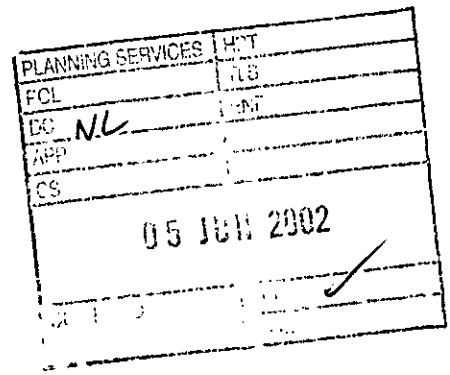
HEADLEY ROAD EAST - WOODLEY

Job Headley Road East, Woodley | Scale 1:100@A2 | Date JAN 2001 | Format PP | Author
Drawing External Aesthetic | Job # / Drg # 00/011 P104 | Rev | Checked

12 Meteor Close
Woodley
Reading
RG5 4NG

30/05/02

Your Ref: Nicola Lake O/2001/3322



Nicola Lake
Wokingham Unitary Authority
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lake

I write with regard to your letter dated 24th May.

I wish to lodge my objection to the removal of condition 20, and suggest that Viscount Way is already overloaded with traffic.

It is adjacent to a residential area, which is always overlooked, and we suffer from enough traffic to and from the bakery site.

Please note that the date for return (03/06/02) is actually a Bank Holiday, which gives little time for response from residents.

Yours sincerely

J. L. Bishop

Julie Bishop

7 WRIGHT CLOSE

WOODLEY

READING

RG5 4TH.

PLANNING SERVICES	HFT
ECL	TCS
DC AK	ENF
A P	

REF APPLICATION NO. 0/2001/3322

30 MAY 2002

With reference to the above application, we feel we must protest at any more use of Viscont way for HGV traffic etc.

This road is already in use by lorries 24 hours a day, Christmas day being the exception, and the noise and pollution are beyond belief.

We would like to invite your department to visit us and see first hand how we live here. We have virtually lost the use of our garden, it's too noisy to enjoy, and we sleep summer and winter with windows closed & double glazing closed too.

We have tried to sell the house and everyone loves the house but say

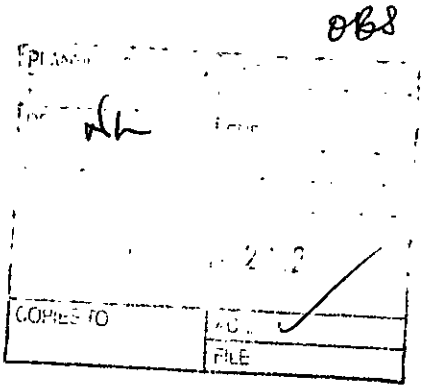
they couldn't live with the road. - So No Sale. We pay the same Council Tax as everyone else on the estate, they use their gardens and sell their houses - We don't!

How much more do the people in Wright Close and surrounding area have to put up with?

PLEASE PLEASE - NO MORE TRAFFIC ON VISCOUNT WAY!!!

J + H FREEBURY.

9 Concorde Way
Woodley
Reading
RG5 4NF



Nicola Lake
Development Control Office
Wokingham Unitary
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

30th May 2002

Dear Ms Lake

Re: Application No. 0/2001/3322

I have just been notified by other residents of Concorde Way that an application is before the council at present to remove certain conditions of use for heavy goods vehicles on Viscount Way.

Firstly I find it rather alarming that only a handful of residents in Concorde Way have received any notification about this but we are all affected by these proposed changes as we all have to enter or leave this close via Viscount Way.

Secondly we have seen a considerable increase in the amount of heavy goods vehicles using this estate and any further development will only add further to the noise, pollution and congestion of what is already a densely populated area.

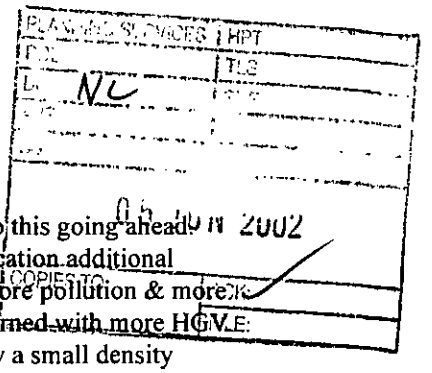
Thirdly the heavy goods vehicles that currently use Viscount Way often park up along there and then throw all their rubbish on the side of the road. Litter and dumping have become common place along this road and I have complained to the council about this on more than one occasion.

Fourthly children attending Waingels Copse School use Concorde Way as a cut through to Viscount Way before joining the cycle path along Spitfire Way. Any increase in heavy goods vehicles would also create a risk to their safety.

I would urge the council to reject any application that increases further the volume of traffic on this road.

Yours sincerley

Wendy A Smith



Date 30th May 2002

Dear Nicola Lake,

With regards to Application No : 0/2001/3322 I would like to object to this going ahead. Viscount Way is already a busy road and I am concerned with the implication additional HGV traffic will cause to the surrounding infrastructure, more traffic, more pollution & more noise. I'd like to be able to enjoy my property in peace and not be concerned with more HGV vehicles hurtling road the roundabout to access Viscount Way, with only a small density of trees in between the road and my house. How are you going to preclude rat-running.

Sunil Kaushal
5 Wright Close
Woodley
Reading
RG5 4TY

PLANNING SERVICES | HPT
POL | TS
DC NC | SNF
APP |
CS |
05 JUN 2002

Date 30th May 2002

Dear Nicola Lake,

With regards to Application No : 0/2001/3322 I would like to object to this going ahead. Viscount Way is already a busy road and I am concerned with the implication additional HGV traffic will cause to the surrounding infrastructure, more traffic, more pollution & more noise. I'd like to be able to enjoy my property in peace and not be concerned with more HGV vehicles hurtling road the roundabout to access Viscount Way, with only a small density of trees in between the road and my house. How are you going to preclude rat-running.

Sunil Kaushal
5 Wright Close
Woodley
Reading
RG5 4TY

PLANNING SERVICES | HPT
PO | TLS
DC | ENF
APP |
CS |
27 MAY 2002
COPIES TO | ACK: ✓
FILE:

Mr W R F Cooper
4 Concorde Way
Woodley
Berks
RG5 4NF

Miss Nicola Lake
Planning Division
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1BN

27 May 2002

Dear Miss Lake

Re : O/2001/3322
Western Site, Headley Park Industrial Estate, Headley Road East, Woodley

Re your letter of 24/5/02. This objection has been dictated over the phone as I am registered blind and therefore cannot read or write.

I understand that the removal of Condition 20 would have the effect of allowing more traffic along the length of Viscount Way. Already this road carries large numbers of HGVs for Allied Bakeries. This creates so much dust and, to a lesser extent, noise that on a dry summer's day it is difficult to keep windows open.

Any increase in traffic, particularly HGVs, would exacerbate these factors.

I therefore lodge my objection.

When replying, would you please do so in emboldened large print (Arial, 17 point).

Yours sincerely,

J. C. Cooper

P.P. **W R F Cooper**

Associated British Foods plc

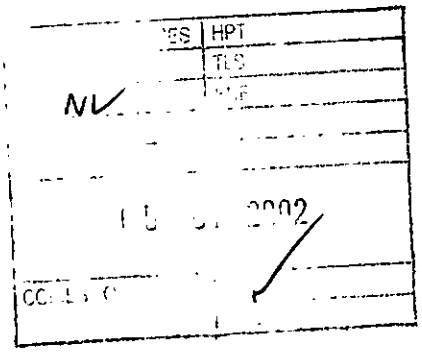
Your Ref: Nicola Lake O/2001/3322

Our Ref: KGP/CKL/241/19028

Group Property Department
Ground Floor
50-51 Russell Square
London WC1B 4JA

Tel +44 (0)20 7589 6363
Fax +44 (0)20 7299 3630
www.abf.co.uk

Ms N Lake
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End Wokingham
Berkshire RG40 1WR



By Fax and Post
Page 1 of 1
0118 974 6484

31st May 2002

Dear Ms Lake

Application Number: O/2001/3322
Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading

I refer to your letter of the 24th May addressed to Parslows which is part of the ABF Group. Unfortunately, you have allowed us insufficient time to consider the matter in detail and you are away from the office today when I called to discuss.

If the effect of the removal of Condition 20 is to increase HGV traffic on the existing Viscount Way we would be opposed to this. The entrance to the new development is very close to the Parslows entrance and we have a substantial number of HGV's and private cars entering and leaving our bakery during the day.

In the best interests of traffic flow and road safety, it would seem far preferable that HGV's access the new development via Headley Road East.

As you may know, Parslows have a security building and barrier on Viscount Way monitoring vehicle movements into our site. To move this into our site would give us significant operational difficulties. Presumably this arrangement would have to come to an end if this application is approved. We would welcome the opportunity to discuss this issue with you further.

I am in the office next Wednesday if you would like to call to discuss this.

Yours sincerely

Keith Preedy
Group Property Manager

Date: 06 June 2002

Your Ref:

My Ref: **Nicola Lake - O/2001/3322**

London & Cambridge Properties Ltd
C/O Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hook
RG27 8QA

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

Dear Sir/Madam

Application Number: O/2001/3322

Site Address: Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Proposal: Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units..

Your application is to be determined at the Development Control Sub-Committee meeting on the 12.06.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

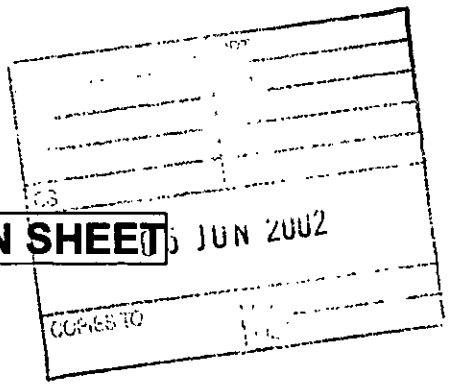
Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Addres
O/2001/3322	Mr B S Williamson 5 Reading Road Woodley Reading RG5 3DA
O/2001/3322	Miss J L Bishop 12 Meteor Close Woodley Reading RG5 4NG
O/2001/3322	Miss Julie L Bishop 12 Meteor Close Woodley READING RG5 4NG
Committee Letters	Sent 15.05.02 sv
Committee Letters	Sent 06.06.02 sv

Nicola Lake



WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: O/2001/3322

PROPOSAL: Removal of Condition 20 etc.

SITE ADDRESS: Western Site, Headley Park Industrial Estate, Headley Road East, Woodley

APPLICANT: London & Cambridge Properties Ltd.

Members had some concern about this proposal and recommended that the condition should remain.

SIGNED: [signature] DATE: 29.5.02

For Woodley Town Council

DEVELOPMENT CONTROL COMMITTEE – 22 May 2002.

MEMBER'S UPDATE.

LAND REAR OF CHATSWORTH AVENUE, WINNERSH
Application No. F/2001/4258 Pages 18-49 and appendices

Despite best endeavours there are still some detailed issues which need to be resolved e.g. bus turning and consultation on the access road crossing, the details of which were received yesterday 21st May 2002.

Notwithstanding the above and in view of the complexity of issues and length of time the application has been under consideration it would be of benefit should Members wish to defer the application that clear direction is given as to the way Members wish the application to be dealt with.

However if Members are minded to resolve to approve the application comments on the culvert, bus turning, affordable housing and water supply to the newt pond, together with additional conditions and informatives are contained in the Members update.

1. Proposed Culvert and Bus Turning
A plan showing details of the access road crossing the watercourse via a culvert, proposed alterations to the water course and revised bus turning were received yesterday, 21st May 2002. Due to the late arrival of these plans and the limited timescale prior to Development Control Committee at this stage only the Highway Officer, Environment Agency and Drainage Engineer have been consulted and their comments.

a. Culvert Design: The proposed culvert design (as shown on plan no. WNSP-502/1A and WSNP-503/2) consists of
(i) diverting the route of the watercourse

- the existing watercourse turns through approximately 115° and the realignment increase this to 130°
- the cross sectional area of the ditch varies between 0.93m^2 and 1.86m^2

(ii) watercourse is to be routed through reinforced concrete twin box culverts 2.0 wide x 1.5m deep x 17.0m long

- bed level on north culvert 0.25m above culvert invert level.
- bed level on south culvert 0.5m above culvert invert level to allow for dry passage of any wildlife under normal flow conditions.
- culvert capacity, taking account of bed levels approximately 5.0m^2 (1.86m^2 max area of ditch).
- removable security grillage for future inspection/maintenance.

This would involve the removal of at least 7 trees. In terms of an engineering solution the proposed structure is considered satisfactory.

b. Bus Turning: Revised bus turning, as shown on plan no. WNSP Auto 2 received 21.5.2002, is considered unacceptable due to the fact that buses would overhang the footway. A revised plan is being prepared by the developer to address this point.

2. Transport/Access Strategy
A significant range of off-site highway improvements are required to support the development.

The package of measures identified as highway conditions/improvements to the value of £578,000 to form part of a S106 Agreement, are scheduled to be designed and implemented by the Council as the Highway Authority.

This approach is considered essential to ensure a co-ordinated transport/access strategy for Winnersh, which reflects current and future proposals.

In this context the £578,000 represents a single contribution with maximum flexibility to allocate the funds to a scheme/s as appropriate. It is acknowledged that the development and implementation of these measures will be subject to full consultation and community involvement.

The adoption of this process represents a commitment by the Council to complete the work within a reasonable time-scale, which complements the developers programme for occupancy of the buildings.

3. Affordable Housing
At the request of Members at the 5th December 2001 Development Control Committee on-site provision of social housing has been increased. Originally the applicant suggested that an additional 10 plots could be for low cost housing. These were not considered as being affordable and as a result of negotiations these houses will now be provided as shared ownership units which is now acceptable to the Council's Housing Strategy Officer.

4. Proposed newt mitigation pond:
The original drainage strategy included the use of the ditch along the western boundary, which would have also served the pond. As the drainage strategy has now been revised it is envisaged that the pond will be supplied with surface water from roofs and or roads, the details of which can be agreed by condition (refer to condition 30 on attached.)

5. Conditions and informatives: Condition 8, which relates to slab levels to include reference to road and footway. Condition 11 and 17 are identical and therefore condition 11 can be deleted and the conditions renumbered. Additional condition proposed requiring the details of the proposed structure to support the access road (condition 31) and various informatives relating to foul sewerage, approval of the Environment Agency etc

6. Recommendation:
As various amendments have been proposed in reports to Development Control Committee for clarity the recommendation, terms of the s106 and conditions are as follows.

Recommendation: Following referral to the Secretary of State GRANT planning permission subject to conditions and an s106 agreement to secure the provision of affordable housing, future maintenance of the pond to be provided as part of the newt mitigation scheme and the following contributions:

Contributions:
Highway contributions/improvements:
The final package of off-site highway/traffic transport measures is to be determined by the Council and the allocation of funding will be at the total discretion of the Council.

Improvements to the Winnersh Cross Roads	£250,000
Provision of TRO prohibiting through traffic	£ 15,000
Phase 2 Traffic Calming Chatsworth Ave/Baslow Road	£ 93,000
Provision of 2 'Puffin' Crossings £40k each	£ 80,000
Signalisation Churchill Drive/King Street Lane and/or Local sustainable transport initiatives	£125,000
Subsequent monitoring	£ 15,000
Total	£578,000

Education:

Primary School	£301,583
Secondary School	£267,473
Sixth Form	£ 37,129

In the event that additional capacity and appropriate site alterations can not be made at local catchment schools to meet the demand arising from this development, the funding will be directed to an alternative school or project that will allow this capacity to be created.

Public Open Space and play areas:
£8,000 towards teenage skating facilities within the Parish of Winnersh
Transfer of public open space and a 10 year commuted sum. The land would first need to be laid out and maintained for a period of 12 months and any defects rectified prior to transfer.
The developers shall install two play areas. Limits on cost to be included in the s106 i.e. 400m^2 LEAP would not exceed £47,000 and the larger 600m^2 LEAP would not exceed £68,000. A 10 year commuted sum is also required. Installation of equipment for older children. Such equipment would include basketball post and goal posts in the larger open space. Costings are approx. £12,000.

Community Facilities:
£41,800 (index linked) towards community facilities in Winnersh.

Libraries:
£40,285 towards the new library at Winnersh.

Great Crested Newts Pond and Monitoring:
£1,500 towards the monitoring of newts for a 5 year period and possibly a commuted sum of £12,500 towards the maintenance of the proposed new pond as a result of the newt mitigation scheme should it be agreed that the Council will maintain it.

Grounds Maintenance, including watercourses
£75,000, index linked, towards future grounds maintenance including the watercourses on site.

Conditions:
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. The development shall not commence until details of all boundary treatments 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. The approved scheme shall be maintained in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no balconies shall be inserted or existing balconies enlarged without the prior written permission of the Local Planning Authority.
6. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the buildings hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

12. Surface water source control measures shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. *(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

13. Surface water drainage works shall be carried out in accordance with details, which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. *(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

14. A Buffer Zone 4 metres wide alongside the adjacent watercourses shall be established in accordance with details, which shall be submitted to and approved, in writing by the Local Planning Authority before the development commences. *(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).*

15. The developer must not store materials within a 4m buffer zone to the top of the bank of the adjacent watercourses and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

16. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the

development commences. The landscape management plan shall be carried out as approved.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).
17. Any new bridges across any watercourse whether temporary or permanent should be constructed so as to span both banks with the abutments set back from the watercourse on the bank tops and shall allow for a margin of bank underneath.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).
18. No dwelling shall be occupied until the modifications to the junction of Baslow Road/Reading Road have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.
19. No dwelling shall be occupied until the Traffic Regulation Order prohibiting access to through traffic along Churchill Drive/Chatsworth Avenue/Baslow Road and Arbor Lane has been implemented in accordance with details submitted to and approved by the Local Planning Authority.
20. Notwithstanding the plans submitted, the access road serving the development shall be constructed in accordance with drawings to be submitted to and approved by the Local Planning Authority. The detailed drawings submitted shall be in accordance with the standards contained within the Berkshire Design Guide.
21. Notwithstanding the plans submitted, the access road and its junction with Chatsworth Avenue shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority prior to the development commencing.
22. No part of any buildings hereby permitted shall be occupied or used until the vehicle parking and turning spaces herein approved have been provided. The vehicle parking and turning spaces shall be permanently maintained and used for no other purposes.
23. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
24. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
25. The garages shall not be occupied until space has been provided within the front gardens for vehicles to enter and leave the site in a forward gear and these spaces shall be retained for this purpose in perpetuity.
26. No buildings shall be occupied until the vehicular accesses have been surfaced with a bonded material across the entire width of the accesses for a distance of 5 metres measured from the carriageway edge.
27. Prior to the development commencing, a haul route for all vehicles associated with the construction of the approved development shall be submitted to and approved by the Local Planning Authority. Details shall

include anticipated number and size of vehicles accessing the site and timing of deliveries. All vehicles associated with the development of the site shall thereafter access the site in accordance with the approved haul route.

28. Prior to demolition of 61 Chatsworth Avenue details of remedial works to any remaining structure or party wall of the garage at 59 Chatsworth Avenue shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved prior to the occupation of any of the dwellings.

29. The development shall not commence until details of a buffer zone for badgers has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as agreed and shall be maintained in perpetuity.

30. The development shall not commence until details of the pond, which forms part of the newt mitigation scheme, and its future management has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as agreed and shall be maintained in perpetuity.

31. Prior to the commencement of any construction works full details of the design of the proposed structure to support the access road across the ditch leading into the site shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved. These should include a construction method statement which should be submitted be submitted at least 6 weeks prior to commencement of works.

Reasons

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

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

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

4.-5. To safeguard the residential amenities of the occupiers of neighbouring properties

6. To safeguard visual amenities.

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

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

9.-10. In the interests of visual amenity.

11. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

13. To prevent the increased risk of flooding.

14. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

15. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

16. To protect/conserve the natural features and character of the area.

17. To maintain a continuous buffer strip and corridor which is available for wildlife passage and habitat and to reduce the risk of pollution from run-off.

18.-21. In the interests of highway safety and convenience.

22. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
23. To prevent queuing and parking off site, in the interests of highway safety and convenience.
24.-25. In the interests of highway safety and convenience.
26. To avoid spillage of loose materials onto the carriageway and in the interests of road safety.
27. In the interests of highway safety and convenience.
28. To ensure that the external appearance of the building is satisfactory.
29. & 30. In the interests of maintaining protected species.
31. To ensure a satisfactory form of development.

Informatives

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.
2. This permission relates to the application as amended with revised plans WNSP/01L, 8A, 9A, 23A, 24A, 35A, 36A, 40A, 41A, 50A, 54A submitted to the Local Planning Authority and does not approve the proposals as originally submitted.
3. You are advised that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3m in depth below existing ground level.
4. Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991 / Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its consent for such works will normally be withheld.
Contact Mike Chapman on 01276 45 4331 for further details.
5. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 45 4509 for further details.
6. The applicant is advised that should bats be found on-site that all works should cease immediately and English Nature be contacted.
7. The applicant is advised that a license must be obtained from DEFRA for the newt mitigation scheme prior to the commencement of works.
8. The applicant is advised that the boundary treatment may require the provision of badger gates if required and the landscaping details should contain suitable plants along the buffer zone for foraging.
9. The public right of way (Footpath No. 6) shall not be obstructed during construction unless a diversion order has been obtained.
10. In relation to Condition 12 the developer should:
a) Consult with and obtain the approval of the Environment Agency for the design of the surface water drainage system.

b) Consult with and obtain the approval of Thames Water for the design and construction of the surface water sewerage system prior to the development commencing. The system must comply with the procedures set out in Sewers for Adoption 5th Edition – July 2001.

11. The applicant should consult with and obtain the approval of Thames Water for the design and construction of the foul sewerage system, and connections to existing public foul sewers prior to the development commencing. The system should comply with the procedures set out in Sewers for Adoption 5th Edition – July 2001.

12. In dealing with condition 31. the design principles must first be approved by the Environmental Agency prior to submission to the LPA. The design of the structure must comply with the technical approval procedures for highway structures.

- Design loading 40 tonnes
- Design life 120 years
- Vehicle/pedestrian parapets to P4 standard

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

Berkshire Structure Plan Policies	EN1, EN2, EN6, H2, H9, LD6
Loddon Area Local Plan Policies	LTV1, LH2, PW1, LBE1, LBE2, LH8, LPS1, LR2, LPS4, LPS5, LBE22
Deposit Draft Wokingham District Local Plan Policies	WOS1, WOS2, WOS3, WOS4, WH2, WBE1, WBE11, WH6, WR7, WIC12a, WIC17, WIC18, WIC19, WNC3, WCN4, WHE15, density policy

SONNING CUTTING FILLING STATION, 709 LONDON ROAD, WOODLEY.
Application F/2001/5438. Pages 50-71.

The application would result in the formation of deceleration lanes and the entrances to the site. These works would be covered under a Section 278 Legal Agreement of the Highways Act 1980. The 12 month review of the site access details would also be secured by the S278 Agreement as part of the safety audit process.

A further letter of objection has been received. The letter states the local residents concern that the proposed carwash, jetwash and vacuum bays have not been repositioned further from the residential properties.

FORMER TESCO STORES LTD AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM
Application No. F/2002/5828 Pages 72-129

A copy of the security strategy plan has been circulated to Members at the site visit today prior to this meeting.

Conservation Architect: No objection to the principle of the security strategy but details of all gates should be provided.

Chestertons (Town Centre Consultants): Proposal would result in loss of A1 floorspace and in terms of the town centre's objectives of strengthening its retail offer would only be acceptable if replacement retail is provided elsewhere. The supporting information indicates that no large scale retailers are interested as its position is either marginal or configuration inappropriate. The proposal will however greatly enhance the leisure offer in the town centre providing an improved balance to the current pub/restaurant offer.

Letters of representation: 4 additional letters of objection have been received, including one from the Ellison Way and Elms Road Management Committee. The objections can be summarised as follows:

- Access to properties needs to be maintained at all times
- Unacceptable impact on public right of way
- Lack of public transport in the late evening
- Denmark Street is a narrow road
- Increased noise and disturbance
- Increased vandalism
- Proposal would result in increased under age drinking/drugs taking
- Inadequate police resources
- Existing parking problems would be exacerbated
- Establishment would be out of character with the town centre
- Proposal would affect existing terms of leases
- Response from Fire & Rescue Service not yet received

Officer comment: The issues raised in the letters of representation, with the exception of the last two points, have been raised by previous objectors and therefore are referred to in the officer's report. The comments from the Fire and Rescue Service have now been received and referred to in the report. With regard to leases these can be varied at the Landlords discretion although this is a property issue rather than a planning issue.

In terms of suitability of the site for retail the Inspector at the Emmbrook Retail Park appeal allowed edge of town development and concluded that the former Tesco site was not attractive and retailers would not compromise their normal operational requirement in order to locate in the town centre and hence the appeal was allowed to claw back leakage of expenditure from the town centre.

LAND AT 104, 106, 106A, & 108 READING ROAD, WOODLEY.
Application F/2001/5498. Pages 130-158.

Two further letters of objection have been received, which reiterate their previous objections to the proposed development.

The proposed plan and elevations for the terrace units for plots 14, 15, 16 and 17, 18, 19, show a proposed garage located on the side and rear of units 16 and 19. However the block plan was amended to remove these garages, but in error they were left on the plan and elevation drawing. The removal of the

garages would not detrimentally impact upon the parking provision for the proposed development. To clarify the situation an additional condition is recommended.

20. The hereby approved development does not give permission for the erection of the garages shown on drawing to the side and rear of units 16 and 19.

Reason To clarify inconsistencies between drawings.

The Highways officer has also recommended the following additional conditions:

21. No development of the site shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to alter the highway markings on the carriageway of Reading Road at the point of access.

Reason: In the interest of highway safety and convenience.

22. No other development shall be commenced until visibility splays of 4.5 metres by 90 metres have been provided at the junction with Reading Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Reason: In the interest of highway safety and convenience.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

24. Full details of the levelling of the raised land at the previous location of ditch, together with the formation of a trench soakaway shall be submitted to and approved in writing by the Local Planning Authority. These details shall be carried out prior to the occupation of the first dwelling and shall thereafter be maintained.

Reason: To ensure adequate drainage of the surrounding area.

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY.
Application O/2001/3322. Pages 159-208.
It is requested that Members resolve to defer this application to allow for the consultation of the local residents of viscount Way regarding the removal of condition 20.

58, EASTHEATH AVENUE, WOKINGHAM
Application no. F/2001/5540 pages 209 to 236
Section B, page 209 (Impact upon neighbouring properties), heading 'No.4 Crail Close refers to there being one window at first floor level in the side overlooking no.4 Crail Close. This window has been omitted and has been replaced on the front elevation of the property (see plan no. 7359/03/07A pp. 225).
The paragraph under the heading 'No. 33-35 Reeves Way' (also in section B) refers to 3 rear 1st floor windows in the rear elevation of the proposed dwelling on plot 1, 2 of which would be bedrooms. One of these bedroom windows has been omitted (see plan no. 7359/01/05A pp.221)

LITTLE COURT, CHARVIL LANE, SONNING.
Application Number s F/2002/5750 & LB/2002/5751 Pages 249 to 269.
It is noted that Drawing number 5B (page 265) has been superseded by attached plan 5C. This revised plan has modified windows following consultations with the Conservation Architect.

BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD.
Application Number TP/2001/4770, Pages 270 to 276.
Condition 4 of planning permission F/2001/4245 requires the original dwelling to be demolished within one month of the replacement dwelling being substantially complete. In fact the new dwelling was occupied on the 4 May and the demolition is due to take place next week. Since the temporary access would also be used during demolition it is recommended that condition 1 is revised as follows:

1. The temporary access hereby approved shall be stopped up and abandoned, and the verge crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the demolition of the original dwelling being substantially complete.

58 HENLEY WOOD ROAD, EARLEY.
Application Number F/2002/6205 Pages 277 to 282.
Recommendation- REFUSE PANNING PERMISSION
For the following reason: The proposed development by virtue of its scale, bulk and massing would be overbearing and unneighbourly, to the detriment of the amenity of the occupiers of No.56 Henley Wood Road. As such it is contrary to Policy LD3 of the Berkshire Structure Plan, LBE1 of the Loddon Area Local Plan and polices WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

107 REDHATCH DRIVE, EARLEY
Application Number F/2002/6213 Pages 295 to 301
Following corrections to the parking layout, Highways are happy to delete condition No 5 requiring the widening of the driveway.

LOWER EARLEY LIBRARY, CHALFONT CLOSE, EARLEY.
Application Number F/2002/6174 Pages 316 to 321.
It is suggested that Members defer consideration of this item as the period for publicity has been extended. The application will be reported to the next committee meeting.

Notes

All dimensions and levels on site are to be checked prior to commencement of work.

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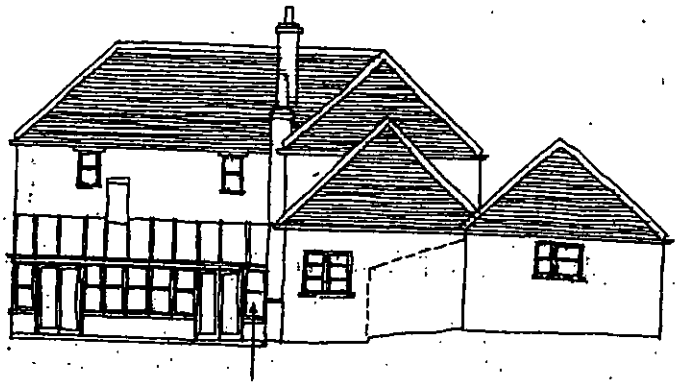
SIDE ELEVATION



new conservatory to replace existing lean to

SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

Rev C WINDOWS ALTERED 30/04/02
Rev B CONSERVATORY ADDED 28/03/02
Rev A DORMER RH WINDOW & CHIMNEY 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS' DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 Date 01/02A

The Edwards Irish Partnership
Architects & Surveyors
36 Langborough Road, Wokingham, Berks RG40 2UT
Tel 0118-989-4403 Fax 0118-969-4383 E-mail the.eip@virgin.net

Job 14.06

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 19 April 2002
My ref: NL/F/2001/3311 & F/2001/3322
Your ref:

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 Colin Darby.
Lyons & Sleeman & Hoare.
Nero Brewery
Cricket Green
Hartley Wintney
Hook
Hampshire
RG27 8QA

Dear Mr Darby,

PROPOSED DEVELOPMENT AT HEADLEY ROAD EAST, WOODLEY. APPLICATIONS F/2001/3311 &F/2001/3322.

Thank you for your letter of the 19 February 2002, regarding the above stated development. I would like to take this opportunity to apologise for the delay in responding to your letter.

In response to the issues covered within your letter under point 2, the Highway Authority has stated that they do not dispute the information regarding the traffic movements for the overlap for a limited period of time. They have also stated that they would be open to the possibility of removing condition 20 from the decision notice of F/2001/3322, which would then allow HGV to use the Viscount Way access. It would be necessary to make an application to do this, however we would make every effort to deal with this expeditiously.

In regards to the first issue addressed in your letter, I must reiterate the Council's stated position, that the financial contribution of £70,000 must be payable at the start of either of the developments and not a split payment of £35,000 at the start of each individual scheme.

I hope this information helps to clarify the situation.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

TEW

Nicola Lake

From: Steven McMillan [smcmillan@parkman.co.uk]
Sent: 27 March 2002 16:33
To: nicola.lake@wokingham.gov.uk
Subject: QTR / Western Site, Woodley

Nicky

With reference to the letter of 19th February from Lyons + Sleeman + Hoare.

I agree with them that, in traffic terms, a development overlap period would not be significant.

I also agree that condition 20 can be amended to enable the use of Viscount Way by all vehicles.

Steve

STEVE MCMILLAN
Parkman Ltd - Wokingham
Tel: 0118 936 7325 Fax: 0118 936 7340

****
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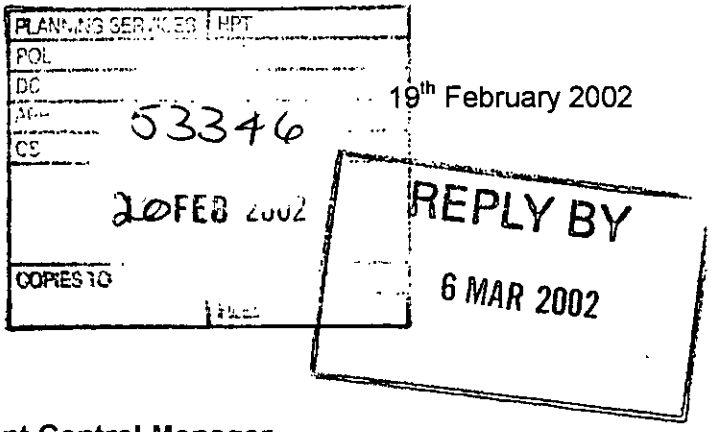
LYONS+SLEEMAN+HOARE

Architects



Our ref: 00/011/3.01/CPD/sg/a

19th February 2002

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

For the attention of Trevor Watson, Development Control Manager

Dear Sirs

PROPOSED DEVELOPMENTS – HEADLEY ROAD EAST, WOODLEY – 2001/3311 AND 3322

Firstly, on behalf of James Fife of London and Cambridge Properties and I, thank you for your and your colleagues' time last Friday when we discussed the above applications.

While you reiterated your apologies for the delays experienced in the progression of the application, the meeting focussed on discussing a strategy for a way forward to achieve positive determination as soon as possible.

1. Contribution

Of the two main areas of discussion, it was recognised that we would have to accept your requirement that the full £70,000 contribution towards transportation infrastructure improvements should be payable on implementation of either scheme... unless we wished for the applications to be referred back to Committee for reconsideration of this particular matter. A decision has yet to be made as, as specifically defined in my letter of 18th May last year, our clients' offer was that 'half of the sum (was to be) payable for each'

2. Overlap

Moving on to the second issue relating to leasing of office use on the Western site, we discussed at length the possible 'overlap'. It was agreed that we would seek to summarise our views to you, in 'simple terms', to enable you to liaise with your consultants, hopefully with the conclusion that there is no material harm in traffic terms during the overlap period and that the consents can be issued.

In the following commentary, a number of assumptions have to be made, but on the basis that these will balance out, I trust that the end conclusion will still be relevant.

- The lease of office space on the Western Site has up to a maximum of 5 years to run.

cont..

Nero Brewery, Cricket Green, Hartley Wintney, Hook, Hampshire RG27 8QA Telephone: 01252 844144 Facsimile: 01252 844800

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David Hicks
Charlie Minty BSc, Dip Arch
Kevin Murphy BA, Dip Arch, RIBA
David Parker MCSD
Peter Stackhouse BA, Dip Arch, RIBA
David Wilson MBIAT

ARCHITECTURE
GRAPHIC DESIGN
INTERIOR DESIGN
PROJECT MANAGEMENT
TOWN PLANNING
URBAN DESIGN

- If the tenant terminates that lease sooner, which is quite possible as they are considering relocation, London and Cambridge will not let to another office user.
- Following completion of s.106 negotiations, instructions have to be given to professional teams to prepare detailed design for the new QTR proposals and a process of tender, site investigation etc etc has to be carried out – hence it could be a year before works start on site. (Year 1).
- Phased implementation could take up to a further year. (Year 2).
- Marketing, legals, fitting out and occupation could take up to a further year (or more) before all of the development is occupied. (Year 3).
- By this time there would duly be 1-2 years to run of the Western Site office lease...if still in full occupation.

This is the overlap period during which in theory, there could be traffic generated from offices on the Western site and new offices on the QTR site – assuming both sites are fully occupied.

Our clients' highways and transportation consultants the Denis Wilson Partnership, prepared a detailed analysis in support of the applications. The assessment demonstrated that there would not be a material impact with both schemes developed.. as recognised in the officer report to Committee last June. However, if all proposed offices were fully occupied on the Western Site and if all proposed offices on the QTR site are all built and all fully let, and assuming traffic generation as per TRICS assumptions, DWP advise that traffic flows during morning and evening peak periods could theoretically increase by just over 6%, two-way, to the east of the site during the 1-2 year 'overlap' period.

Referring back to the original transportation report, the two-way movement referred to is over 1200...thus the increase could be c.75 movements...i.e. just over one per minute.

I recognise that this figure is preceded by various assumptions, but even if it is doubled to two movements per minute in peak periods on a stretch of road with over 1000 movements per hour in peak, we would suggest that the increases are not 'significant'...especially as it could at worst be only for a limited period, and with no allowance for mitigation by travel plans, improved cycle access, improved public transport accessibility etc...

I am not seeking to base this argument on a finite technical, objective case, but through the above illustration, and emphasising the associated caveats and assumptions, I would suggest that there would be no demonstrable harm arising out of issuing both planning consents in the near future. In practice, the QTR redevelopment may not be implemented as quickly as assumed, particularly bearing in mind the current office market in the Thames Valley, and the Western site tenant is unlikely to stay in full occupation to the very end of the lease period.

Bearing in mind all of the above, we would request that instructions should be given to enable the Section 106 to be progressed to enable release of the planning permissions...subject to our clients agreeing to payment of the £70,000 at implementation of either scheme, and subject to them confirming they will not relet the office space for that use.

Date: 15 May 2002

Your Ref:

My Ref: **Nicola Lake - O/2001/3322**

London & Cambridge Properties Ltd
C/O Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hook
RG27 8QA

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

Dear Sir/Madam

Application Number: O/2001/3322

Site Address: Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Proposal: Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

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

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

Yours faithfully,

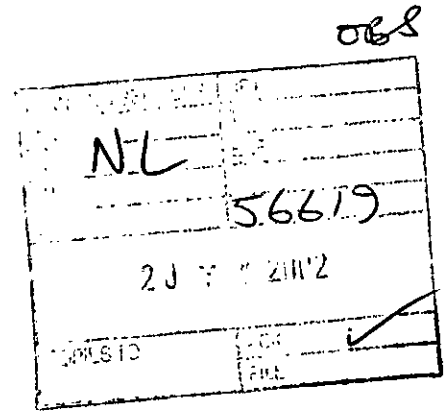
Anna Cronin

Head of Planning & Transportation

Applicationo	Name & Address
O/2001/3322	Mr B S Williamson 5 Reading Road Woodley Reading RG5 3DA
O/2001/3322	Miss J L Bishop 12 Meteor Close Woodley Reading RG5 4NG
O/2001/3322	Miss Julie L Bishop 12 Meteor Close Woodley READING RG5 4NG
Committee Letters	Sent 15.05.02 sv

WOKINGHAM UNITARY
Aiming for Excellence

No development shall be commenced until a scheme to prevent through traffic has been submitted to approved in writing by LPA No part of the development shall be brought into use until the approved measures are carried out



12 Meteor Close
Woodley
Reading
RG5 4NG

17 May 2002

Trevor Watson
Development Control Manager
Wokingham Unitary Authority
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear MrWatson

Ref: O/2001/3322
Redevelopment of Western Site, Headley Road East.

Thank you for your letter dated 15th May regarding the Development Control Committee Meeting. Unfortunately, I am not able to be at this meeting, but I would like my previous comments to be recorded and read at the meeting.

I would particularly like to raise the point that increase in vehicle traffic will be considerable, adding to the very heavy and fast-moving traffic using Viscount Way. I feel little consideration has been given to the fact that the rear access to the site passes through a residential area. Parking on the new site should also be considered, as any overflow is likely to spill into the residential area, or the access road. The former would inconvenience residents, and the latter would be dangerous.

Yours sincerely

J. L Bishop

Julie Bishop

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

London & Cambridge Properties Ltd
C/O Lyons & Sleeman & Hoare
Nero Brewery
Cricket Green
Hartley Wintney
Hook
RG27 8QA

Superseded.

Application Number: O/2001/3322

Parish: **WOODLEY**

Location: **Western Site, Headley Park Industrial Estate, Headley Road East, Woodley, Reading.**

Proposal: **Outline application for the proposed redevelopment of site to create 3600 square metres of B1(c) light industrial and 8700 square metres of B8 warehouse units.**

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

Condition

1. a) Approval of the details of the siting, design and external appearance of the buildings, the landscaping of the site and internal planning of the dwellings (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

Condition
3. The development shall not commence until details of all boundary treatment(s) 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. The approved scheme shall be maintained in perpetuity.

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

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

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

Condition
7. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.

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

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

Condition
10. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
12. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
13. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority.

Condition
14. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the Local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Condition
15. No development shall be commenced until a scheme for protecting dwellings and gardens within the vicinity of the proposed development from car park noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before the use hereby approved is commenced. The approved scheme shall be retained and maintained for the duration of the use.

Condition
16. No soakaways shall be constructed in contaminated ground.

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

Condition
18. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority. Details shall include separate provision for pedestrians and cyclists.

Condition
19. Notwithstanding the plans submitted, prior to the development commencing, detailed plans shall be submitted to and approved by the Local Planning Authority showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

Condition
20. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority and shall include measures to physically restrict use by HGV traffic.

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

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

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

Reason
4. In the interests of visual amenity.

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

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

Reason
7. In the interests of visual amenity.

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

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

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
13. To safeguard the residential amenity of the adjacent dwellings.

Reason
14. To protect the amenities of the occupants of nearby properties from dust, grit, fumes, steam and smoke.

Reason
15. To protect the adjacent occupiers from noise and disturbance.

Reason
16. To prevent pollution of groundwater.

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

Reason
18. To safeguard highway safety.

Reason
19. To safeguard highway safety.

Reason
20. To safeguard highway safety.

Informative
1. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 meters in depth below the existing ground level.

Informative
2. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan: OS1, BU1, BU2, LD3, EN1.
Loddon Area Local Plan: LTV1, LE1, LBE1, LW2, LBE2, LBE8, LT5, LT6
Wokingham District Local Plan. WOS1, WOS2, WOS3, WOS4, WOS5, WOS6, WOS7, WEM2, WEM12, WBE1, WBE2, WBE10, WBE12, WT6, WT7.

Informative
3. In the interests of the preservation of local history, the applicants are advised that the doorway to Hawkhurst Club House shall be retained in the care of the Local Aviation Museum.

John Mitchell

John Mitchell
Development Control Manager
Date: 20/06/2001

Notice checked by: _____

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

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer

My Ref: F/2001/3322

Ext: 6481

To: Colin Lawley.
Principle Solicitor.

Your Ref:

Date: 22 June 2001

LEGAL AGREEMENT ON THE OUTLINE PERMISSION FOR THE REDEVELOPMENT OF THE SITE TO CREATE 3,600M² OF B1(C) LIGHT INDUSTRIAL FLOORSPACE AND 8,700M² OF B8 STORAGE AND DISTRIBUTION, AT THE WESTERN SITE, HEADLEY ROAD EAST, WOODLEY. APPLICATION NUMBER O/2001/3322.

This application was granted planning permission at the Development Control Committee of the 20 June 2001, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the payment of £70,000 towards highway improvements and local sustainable transport initiatives and £10,000 towards the enhancement of local off-site leisure provision. This contribution is for both the above development and the Building 66 site application umber F/2001/3311. The legal agreement should also require the provision of a Travel Plan and the ceasing of the office use on the Western site.

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.
- A copy of their letter outlining what they are willing to agree to on the ceasing of the office use on the Western Site.

Nicola Lake.

John Mitchell.

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 1st June 2001

Location: Western Site, Headley Park Industrial Estate, Headley Road East, Woodley

Proposal: Outline application for the proposed redevelopment of site to create B19(c) light industrial and B8 warehouse units.

Application Number: O/2001/3322

In response to your consultation dated 14th February 2001 for the above application, the arboricultural comments are as follows:

The most important trees at the front of this site are included in Tree Preservation Order No. 688/1994.

The proposed access road comes to within 3 metres of the Wellingtonia designated T1 in the Order. BS5837:1991 'Guide for trees in relation to construction' recommends that no development works should take place within 8 metres of a tree of this size and age, although this distance could be reduced by 1/3rd on one side only providing that the distances are increased by a corresponding amount on all other sides.

I would recommend that either the road is moved to comply with this guidance, or if this is not possible the applicant will need to demonstrate how the road will be constructed to avoid damaging the roots and rooting area of the tree.

I have no other concerns over the proposals in relation to trees but as a condition of consent will require details of how any car parking spaces will be constructed where they come within the protected areas of trees.

- condition to control how the parking spaces + road are constructed.

Neil Etherington
Senior Arboriculturist

DEVELOPMENT CONTROL COMMITTEE – 12 June 2002

MEMBER'S UPDATE.

MINUTE 12. - 58 EASTHEATH AVENUE, WOKINGHAM.
Page 428.

Under the resolved action a Section 106 agreement is referred to. This is incorrect. Members are asked to amend the minute to read as follows;

RESOLVED: That Application No: 2001/5540 be approved subject to the conditions set out on Agenda pages 213 to 219.

LAND TO THE NORTH OF COUNTY SPORTS GROUND, SONNING LANE, SONNING.
Application VAR/2001/3562. Pages 433-471.
1 further letter of objection has been received, which was forwarded to the case officer from both the Highways Authority and Sonning Parish Council. The writers are concerned about the high water table in the field and the drainage problems that effect the adjoining areas. They state *"There is the additional problem of surface water, particularly during heavy rainfalls, whereby the water cascades down Sonning Lane..."*

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY.
Application O/2001/3322. Pages 472-523.
Woodley Town Council: "Members have some concern about this proposal and recommended that the condition should remain."

7 further letters of objection have been received from local residents. These objection are as follows:

- The road is already in use by HGV 24 hours a day, with Christmas Day being the only exception. The proposal would further increase the HGV's and would increase noise, congestion and pollution, to the residential properties.
- The HGV's tend to use Viscount Way as a parking and rest area, which leads to litter.
- Adverse impact upon the safety of children walking to school.
- The bakery is concerned that the removal of the condition would lead to operational difficulties between the users of the entrance and the Bakeries traffic flow and road safety.

These issues have been largely addressed in the appraisal. However the operational difficulties regarding the bakery's security building and barriers is a civil issue between the applicant and the bakery company, as the applicant states that they have a right of way over the land.

LAND AT CHURCH LANE/HOLLOW LANE
Application No. RM/2002/6040 – Pages 524-580

1 additional letter from local resident who has already written. Asks for gable ends of houses next to Hollow Lane to be changed to hips and some detail in brickwork to soften aspect, in view of higher ground level. Also asks for shrub planting in Church Lane to be interspersed with semi-mature deciduous trees. Other comments already covered in report.

LAND ADJACENT TO 15 LINCOLN GARDENS, TWYFORD.
Application O/2002/5603. Pages 581-594.
Section I of the appraisal should read as follows:

I. Concerns of local residents and Twyford Parish Council.

Not Woodley Town Council.

An additional condition is recommended to restrict the height of the dwelling on plot 11. The reasoning for this is set down in Section C, Paragraph 2 and in the Conclusion of the appraisal. The proposed condition is as follows:

22. The proposed details of the dwelling unit on plot 11, submitted in compliance with condition 1 shall have a ridge height no greater than 6m from the existing ground level and shall have no windows or other openings within the roof slope.

    Reason: To safeguard the open character and appearance of the adjacent open area

BALCOMBE NURSERIES
Application No. F/2002/6245

Council's tree officer advises no objection in relation to tree survey.

Additional letter from Parish Council:
"The Parish Council has evidence that the area is a valuable habitat for wildlife and therefore if the application is approved, would ask you to ensure that conditions are included in order that the minimum amount of disruption to wildlife is caused. This especially refers to wild birds which are present in the surrounding hedges and thicket."

Additional letter from Oak Cottage concerned that some trees on adjacent properties have not been identified that could be affected by the proposed development. Also querying ownership boundary.
Response: Applicant has confirmed that ownership boundary is correct. Therefore recommend add the following informative No.2:
"The applicants are advised to verify that they own all the land within the boundary of the application site."

1 LONGFIELD ROAD, TWYFORD.
Application F/2001/5573. Pages 642-656.
Condition 4 should be amended to read

"The approved scheme shall be implemented prior to the occupation of the additional dwelling and shall be maintained in perpetuity.

Condition 8 Should also be amended to read as follows:

8. Development shall not be begun until a parking scheme has been submitted to and approved in writing by the Local Planning Authority. No part of the building hereby permitted shall be occupied or used until the vehicle parking and turning spaces have been provided on site and shall thereafter be permanently maintained and used for no other purpose.

SOUTHLAKE SCHOOL: AMENDMENTS
Application No. F/2002/6075 Pages 657- 667
As the extensions are needed for occupation in September 2002 the Education Department have requested that the conditions relating to the provision of a School Travel Plan and Traffic Management scheme are amended to give them more time to fulfil these obligations.

It is therefore suggested that condition 6 is amended to read as follows:

6. Within one year of the occupation of the extensions hereby permitted a traffic calming/ management scheme shall be implemented in and around Campbell Road/ Highgate Road/ Nightingale Road, in accordance with the plans that have been subject to public consultation and approved by the Local Planning Authority.

And that condition 9 is changed to read as follows:

9 Within one year of the occupation of the extensions hereby permitted the applicant shall prepare and submit for approval in writing by the Local Planning Authority a School Travel Plan which shall include measures, along with targets, to increase the amount of travel to and from school by pupils, parents and staff by means other than the private car. The approved plan shall be implemented and permanently maintained thereafter.

The Highways Officer has no objection to these suggested amendments.

LOWER EARLEY LIBRARY: PROPOSED WINDOW SHUTTERS
Application No. F/2002/6174 Pages 668- 673

Four further letters of objection have been received from residents in Elm Lane (to the north of the library). The issues raised are as follows:

- Better lighting and CCTV should be investigated and the area outside the library should be better maintained this would encourage more people to walk through the courtyard at night;
- Metal shutters will make the area appear unsafe and 'run down';
- Metal shutters would 'admit' defeat to vandals;
- Metal shutters will attract graffiti;
- The shutters will move vandalism to other locations such as Trinity Church, the Community Centre, Asda or local properties;
- An alternative outlet should be provided for youths to graffiti;
- The Council should approach Asda and try to work together to find a solution;
- The removal of the wall on the Asda side would open the area up more and prevent vandalism.

ST NICHOLAS C OF E PRIMARY SCHOOL, SCHOOL ROAD, HURST.
Application No. F/2002/6260 Pages 674- 683

The western boundary of the school site shared with 'Westward Ho' has a dense hedge and there is a temporary classroom unit located close to this hedge.

The proposed extensions will not be seen from 'Westward Ho'.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Nicola Lake - Planning

Also By Email Tom 6/6/01

My Ref: PA F/2001/3311&3322

Your Ref: PA F/2001/3311&3322

Date: 6th June 01

PLANNING APPLICATIONS F/2001/3311
PROPOSED REDEVELOPMENT OF SITE FOR B1 OFFICE USE AND ASSOCIATED PARKING AND ACCESS.

PLANNING APPLICATION F2001/3322
PROPOSED REDEVELOPMENT OF SITE FOR B1(c) LIGHT INDUSTRIAL USE AND B8 WAREHOUSE UNITS.

The redevelopment of the two sites would actually result in a decrease in the overall commercial floor area of the combined sites, however the proportions of the various uses would change from that currently on site. The transport assessment submitted by the applicant demonstrates that the increase in the amount of office floor space and the consequential traffic generated would be largely negated by change of use of a large amount of the floorspace to B8 storage which has a significantly less impact in terms of traffic during the peak periods.

As with most purpose built development, there will inevitably be an overall increase in traffic over and above that which could be generated by the site under its present permitted uses. However the transport assessment demonstrates that this would not be likely to result in a material impact and will be mitigated by the provision of a GTP and contributions towards local sustainable transport initiatives and/or traffic management improvements. The applicant has also offered land along the site frontage to accommodate any future proposals for a shared cycleway/footway at no cost to the Authority.

I therefore consider that the proposed development of both sites would not result in an unacceptable increase in traffic on the highway network during peak periods. I recommend the applications be approved subject to a S106 to secure a GTP and financial contribution of £70,000 towards local sustainable transport initiatives/traffic management schemes, along with the option to take land for the cycleway at nil cost. It is however important that the legal agreement ties the development of the two sites such that one cannot proceed without the other. This will ensure that the traffic impact of the development is kept to a minimum.

Conditions :-

QTR Site

1. Notwithstanding the plans submitted, prior to the development commencing the access shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include the provision of adequate access width, junction radii and set back of gates.

2. Notwithstanding the plans submitted, prior to the development commencing, detailed plans showing the on site car parking, loading and unloading provision shall be submitted to and approved by the LPA. The number of on site car parking spaces shall not exceed 1 space per 30 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

3. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle parking in accordance with the standards contained within the

Wokingham District Cycle Strategy document and relocated within the forecourt area of the development. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

4. C129 Construction Vehicles

5. C130 Mud on Road

Western Site

1. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with Headley Road East shall be constructed in accordance with detailed plans submitted to and approved by the LPA. Details shall include separate provision for pedestrians and cyclists.

2. Notwithstanding the plans submitted, prior to the development commencing, details plans shall be submitted to and approved by the LPA showing cycle parking in accordance with the standards contained within the Wokingham District Cycle Strategy document and relocated closer to the frontage of the buildings. The cycle parking shall be provided in accordance with the approved plans prior to the development being occupied and thereafter be retained.

3. Vehicular access via Viscount Way shall be restricted to private cars only. The access shall be constructed in accordance with details to be submitted to approved by the LPA and shall include measures to physically restrict use by HGV traffic.

4. C129 Construction Vehicles

5. C130 Mud on Road

Many thanks

Tom Callaghan.

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 24th May 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Ms. N. Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 3322

Dear Ms. Lake

Western Site, Headley Park Industrial Estate, Woodley.

Further to my previous comments regarding this site..

What appears to be unrestricted road access through the site will create a number of risks, both in respect of crime and road safety with conflict of lorries manoeuvring and through traffic.

A development of this kind can only be secure if it has a controllable perimeter, and if public access is available around the building and the loading dock areas, this would create an unacceptable risk of crime.

The risk of the site becoming a rat run through to other nearby roads would also be considerable.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the risks facing this development include theft of and from lorries and cars, and casual intrusion into the site.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments and recommendations into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

12 Meteor Close
Woodley
Reading
RG5 4NG

19 March 2001

Nicola Lake
P O Box 157
Council Offices
Shute End
WOKINGHAM
Berks
RG4 1WR

Dear Ms Lake

Planning Application 0/2001/3322, Western Site, Headley Park Industrial Site, Headley Rd East.

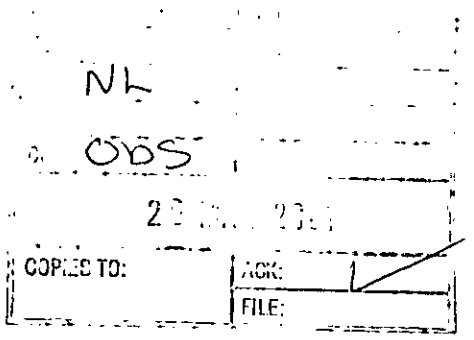
Further to my previous letter, I have now had the opportunity to look at the plans. A further comment I would add is that there seems to be a large number of parking spaces on the site.

I am concerned that this would increase the number of vehicles using Viscount Way, and that there may well be an overspill of site users parking along Viscount Way. This is turn would contribute to existing problems of trucks parking along this road, part of which is an access road for the Allied Bakery and part for a residential area.

I would just like to raise the issue that this site is right next to a residential area at the rear access to the site, and this should be taken into consideration in terms of the traffic type and volume.

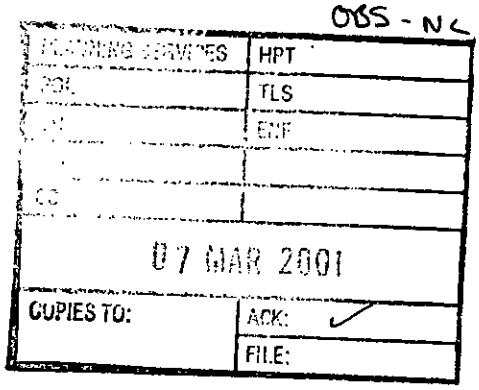
Yours sincerely

Julie L Bishop (Miss)



5 Reading Road
Woodley
Reading
RG5 3DA

5th March 2001



Case Officer
Nicola Lake
PO Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

Dear Ms Lake

Planning Applications Nos 0/2001/3322 & F/2001/3311

I wish to object to the above planning applications on the following grounds:
1. Warehousing capacity will be almost double that presently available on the QTR site. This will result in almost twice as many heavy goods vehicles travelling in and out of Woodley.
2. The warehouse units obviously have loading bays, but there is not a single off dock waiting area on site for heavy vehicles.
3. There is a total of 383 car parking spaces on the two sites.

The increase in traffic and congestion on Woodley's already overstretched roads will be horrendous. In previous correspondence, on traffic problems in Woodley, Wokingham District Council have advised me that they are unable to persuade companies to use the most suitable access to the Headley Road estate:
L. Clapton for Director of Environmental Services 23 December 1997
and Cllr F. Browne Chairman, Highways Sub Committee, 28th April 1999.

If approved these two developments will have a detrimental effect in the area on cyclists, pedestrians, Safe Routes to Schools and I believe are contrary to the aims of Wokingham's Provisional Local Transport Plan 2000-2005.

Yours sincerely

Bernard S Williamson

Bernard S Williamson

Cc Cllr Sam Samuels
Cllr T Dredge
Cllr C E Lawley

12 Meteor Close
Woodley
Reading
RG5 4NG

06 March 2001

Nicola Lake
P O Box 157
Council Offices
Shute End
WOKINGHAM
Berks
RG4 1WR

Dear Ms Lake

Planning Application 0/2001/3322, Western Site, Headley Park Industrial Site, Headley Rd East.

I write concerning the notices posted on lampposts on Viscount Way, which I have only seen on March 5th. I do not have time now to enquire as to the nature of the proposed changes, but would make the following general comments. The notices are not easily accessible due to the busy nature of the road, and are not posted on the site itself.

I would object strongly to any changes increasing the noise, volume of traffic or size (incl. height) of the buildings on the site, as affecting my quality of life, and the value of my property.

I would also have objections to the use of the entrance on Viscount Way to the car park formerly belonging to Lin Pac, which runs from Headley Road East to Viscount Way. This entrance is to the rear of my property. The current use of this road for very large vehicles makes it dangerous, since they often drive centrally down the road from the bakery site. The entrance to the car park is concealed, and accidents would be inevitable. It would also increase exhaust fumes and noise.

I apologise that this cannot be more specific, but hope that you will take these comments into consideration.

Yours sincerely

J.L. Bishop

Julie L Bishop (Miss)

OBS - NL

[illegible]	TLS
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CS	
08 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

Denis Wilson Partnership

Nicola Lake

With Compliments

Windsor House, 37 Windsor Street, Chertsey, Surrey KT16 8AT
Tel: +44 (0)1932 569566 Fax: +44 (0)1932 569531 E-mail: chertsey@deniswilson.co.uk Internet: www.deniswilson.co.uk
Consulting Engineers and Transportation Planners

Denis Wilson Partnership

Windsor House
37 Windsor Street
Chertsey
Surrey, KT16 8AT
Tel: +44 (0)1932 569566
Fax: +44 (0)1932 569531
E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

Mr S Orton
Wokingham District Council
Environmental services Department
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref: AKJ/2000-516
15 March 2001

Dear Mr Orton

PLANNING APPLICATION NUMBERS F/2001/3311 AND 3322, HEADLEY ROAD, WOODLEY

Further to our telephone conversation today, I would like to confirm the position regarding the two planning applications listed above.

You have to date considered only briefly the information provided with the planning application regarding the potential traffic impact. However, on this initial consideration you agree with my conclusions set out in the report that the effects of the developments would be negligible when taking account of the estimated increases and decreases in traffic flows on the network. You hope to consider the information in more detail in the near future.

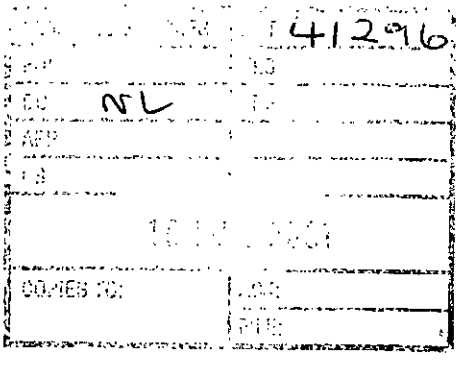
Following a meeting between the scheme architect and your planning colleague Nicola Lake, I understand that there are no major planning issues that need to be resolved and it is intended to report the applications to Committee on 2nd May. In order that your colleague can prepare her report for the Committee it is necessary that your detailed response is available by the end of March.

I would be grateful if you could endeavour to meet this date. In the event that you require any further information please telephone me and I will ensure that this is available as quickly as possible.

Yours sincerely

Andy Jenkinson
for THE DENIS WILSON PARTNERSHIP

cc James Fife - London & Cambridge Properties
Colin Darby - Lyons Sleeman Hoare
Nicola Lake - Wokingham District Council



The Denis Wilson Partnership Ltd. Registered No. 2282804 England. Registered Office: The Oast House, Park Row, Farnham, Surrey, GU9 7JH.

FROM: Nicola Lake

DATE: 14 February 2001

WOODLEY TOWN CONSULTATION SHEET

Application Number: O/2001/3322

Proposal: Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units..

Site Address: Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Applicant: London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

Your observations are required in respect of this application **by 10/03/2001** .

The committee's initial concerns in respect of this outline application related to:

- the designation of the proposed accesses – one main and one 'service' entrance
- the unacceptability of a possible through road from Headley Road East to Viscount Way
- the cumulative effect of additional traffic for this and the proposed new development of the QTR site opposite

It was understood that this application would be subject to a "Green Transport Plan" which could include the provision of cycle parking and showering facilities for staff, charging for staff parking, a limit on the number of staff parking permits available etc.

However, although in favour of the principle of development on this site, Members were reluctant to make any more specific recommendations until further information was available about the two accesses.

It was agreed that the case officer should endeavour to provide more detailed information for the application to be further considered at the next meeting

SIGNED: _____ DATE: 7 March 2001

Clerk To Woodley Parish/Town Council.

[illegible]NG SERVICES	HPT
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CS	
19 [illegible] 2001	
COPIES TO:	ACK:
	FILE:

Our ref: SP\2001\003213\001
Your ref: O/2001/3322

Date: 6th March 2001

ENVIRONMENT AGENCY

FAO: Nicola Lake

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

PLANNING SERVICES	HPT
POL	TLS
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CS	
09 MAR 2001	
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	FILE:

Dear Sir/Madam

PROPOSED REDEVELOPMENT OF SITE TO CREATE B1(C) LIGHT INDUSTRIAL & B8 WAREHOUSE UNITS
WESTERN SITE, HEADLEY PARK INDUSTRIAL ESTATE, HEADLEY RD EAST, WOODLEY, READING

Thank you for your letter dated 14 February 2001, which was received on 16 February 2001. You are asked to quote the following reference in any correspondence: **SU7SE17/9**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater

CONDITION: No soakaways shall be constructed in contaminated ground
REASON: To prevent pollution of groundwater.

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to the commencement of the work. Details of appropriate measures

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment

Planning Informative

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Ian Doyle on 01276 454365 for further details.

Advice to Planning Authority

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Advice To Applicant

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The

Cont/d..

bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Surface water from hard surface areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Surface water from car parks for 30 or more cars should be passed through a suitable type of oil/grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

CC: Lyons & Sleeman & Hoare, Nero Brewery, Cricket Green, Hartley, Hartley Witney, Hook, Hants, RG27 8QA

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: O/2001/3322

Proposal:
Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units.

Location:
Western Site Headley Park Industrial Estate Headley Road East Woodley Reading

This application is being advertised in the Reading Chronicle newspaper on the 23/02/2001 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 Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **16/03/2001**. 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: 23/02/2001

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)
Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

PLANNING SERVICES | HPT 40673
POL | TLS
DC NL | ENF
APP
CS
ACK
FILE

Date 28th February 2001

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Ms. N. Lake
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 3322

Dear Ms. Lake

Western site, Headley Park Industrial Estate, Woodley.

Thank you for the details of this outline application.

The crime risk associated with commercial premises is often high, but is hard to define until the security required to protect whatever the end users needs are has been defined.

My only comment in respect of this application is that some of the car parking on the southern periphery of the site would appear to quite vulnerable.

It would highly preferable if there was what appears to be unrestricted road access right through the development, with road safety conflict with manoeuvring lorries as well as the associated crime risk.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, this proposal will face crime risks of burglary, theft of and from lorries and cars and casual intrusion through the site.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

N.L

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number 0/2001/.3322 relates.

Address of site Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading

Signed Claire Wathan

Date 21st February 2001

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

Rec'd P+P 15/2

To:
Policy And Plans Section (See part 1 for details) 39929 1/3

From: Nicola Lake

REPLY REQUIRED

Date: 14 February 2001

EIG

Application Number: O/2001/3322

Proposal: Outline application for the proposed redevelopment of site to create B1(c) light industrial and B8 warehouse units..

Site Address:
Western Site Headley Park Industrial Estate, Headley Road East, Woodley, Reading.

Applicant:
London & Cambridge Properties Ltd C/O Lyons & Sleeman & Hoare.

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

Principle of redevelopment allowed under policy WEM12 of WDLP
No loss of small units. Although loss of B2 use this is not an area where WDLP provides special protection through policy WEM12. Overall a loss of employment floorspace + employees.

No policy objection to this proposal although the inclusion of one B2 unit would have been advantageous in order to maintain diversity in local employment opportunity.
Environmental improvement would result from the proposal.

E D Gibbons 23/2/01

PLANNING SERVICES 40089
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19 FEB 2001
COPIES TO: jpe/western ACK:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

My Ref: jpe/western

To: Nicola Lake, Development Control

Your Ref: F/2001/3322

Date: 16 February 2001

PROPOSAL: OUTLINE APPLICATION FOR THE PROPOSED REEDEVELOPMENT OF SITE TO CREATE B1(C) LIGHT INDUSTRIAL AND B8 WAREHOUSE UNITS

ADDRESS: WESTERN SITE, HEADLEY PARK INDUSTRIAL ESTATE, HEADLEY ROAD EAST, WOODLEY

These proposals have been evaluated and I have the following comments:

Any emissions of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit which may be associated with a B1 use should be adequately controlled so as not to cause a nuisance to neighbouring properties.

All plant and equipment used on the site should be designed and/or adequately attenuated so as not to cause a nuisance to neighbouring properties. I also recommend that the hours of operation at the site should be restricted to avoid any noise disturbance to neighbouring properties.

Therefore, I have no environmental health objections to this proposal with the imposition of the following conditions

1. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration beyond the boundary of any residential premises within the vicinity of the site to which the application refers. Development shall not begin until a scheme of noise attenuation measures has been submitted to and approved in writing by the local Planning Authority.
   Reason - To safeguard the residential amenity of the adjacent dwellings.

2. No machinery shall be operated, no process shall be carried out and no deliveries taken or dispatched from the site otherwise than between the hours of 8am to 6pm Mondays to Fridays and 8am to 1.30pm Saturdays and they shall not be carried out on or operated on Sundays or Bank or National Holidays.
   Reason - To safeguard the residential amenities of the occupiers of neighbouring properties.

3. All dust, grit, ash, smoke, steam and fumes created from the use hereby approved shall be extracted via ventilation and filtration equipment to avoid a nuisance to nearby properties. Details of the nature and location of such ventilation and filtration equipment shall be submitted to and approved in writing by the local Planning Authority before installation. The approved details shall be installed prior to commencement of the use hereby approved and shall thereafter be maintained.

Reason - To protect the amenities of the occupiers of nearby properties from dust, grit, fumes, steam and smoke.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	02 FEB 2001
Officer: NL	Application No. O/2001/3322

Map No. 42. Site 2.45
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description: OUTLINE APPLICATION FOR THE (PROPOSED) REDEVELOPMENT OF SITE TO CREATE B1(c) LIGHT INDUSTRIAL AND B8 WAREHOUSE UNITS.

Location: WESTERN SITE, HEADLEY ROAD EAST

Parish: WOODLEY Ward: LODDON 14-02-01

Applicant: LONDON & CAMBRIDGE PROPERTIES LTD

Fee Received 4750-00 (2) Required 4370-00 Additional ..... Refund 380-00

Site only 2.3?

Enforcement Section to be noti

Put on 4370-00
I have told applicant I will arrange a refund. Note on file sheet

Additional information requi

			Requested	Received
1	1:2500 OS location plan s property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q13 - there are TPOs on site!! ↑ See letter		
4	Correct S 66 certificate	[illegible]		
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 ...Major development ✓ 14.02.01

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

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees TPOs on site ✓
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) ~~> 3000 sq.m~~ .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
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:

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

NEIGHBOURS:

2 x S/N (at both access points)
+ See map (incl sites within red line)

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer. You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

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

02 FEB 2001 * 3522

1.	APPLICANT'S NAME	LONDON & CAMBRIDGE PROPERTIES LIMITED
	ADDRESS	20th FLOOR, MILLBANK TOWER, MILLBANK
		LONDON
	POST CODE	SW1P 4QP PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	LYONS+SLEEMAN+HOARE
	ADDRESS	NERO BREWERY, CRICKET GREEN, HARTLEY
		HARTLEY WINTNEY, HOOK, HANTS
	POST CODE	RG27 8QA PHONE 01252 844144
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	'WESTERN SITE' HEADLEY ROAD EAST
		WOODLEY
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REDEVELOPMENT OF SITE TO CREATE B1(c) LIGHT INDUSTRIAL AND B8 WAREHOUSE UNITS
5. Give the area in hectares or part of a hectare	AREA OF SITE	2.3 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER (SUBSIDIARY COMPANY)
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE

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 ?

EXTERNAL APPEARANCE	☐	SITING	☑
MEANS OF ACCESS	☑	DESIGN	☐
		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.

B1(a) OFFICES
B1(c)/B2/B8 INDUSTRY/WAREHOUSE

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.

N/A

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.

N/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

AS PROPOSED
SEE ENCLOSED DRAWINGS
SEE ENCLOSED TRANSPORT ASSESSMENT

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

N/A

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.

£4,750.00

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 LYONS+SLEEMAN+HOARE ON BEHALF OF LONDON & CAMBRIDGE PROPERTIES LTD DATE 01.02.01

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

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)		2,555 sqm		
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL			3,600 sqm	
B2	GENERAL INDUSTRIAL		11,995 sqm		
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION			8,700 sqm	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		14,550 sqm	12,300 sqm	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	B1 Cars	B8 Cars	B1c Lorries	B8 Lorries
Existing	N/A	N/A	N/A	N/A
Proposed	107	52	8	12

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.

NOT KNOWN AT PRESENT

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

N/A

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
N/A			

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.

N/A

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1789/a

SECTION 66 CERTIFICATE

Application No. 02.FEB.2001* 5522

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

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.

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

OR

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
LONDON & CAMBRIDGE PROPERTIES SECURITIES LTD	20th FLOOR, MILLBANK TOWER MILLBANK, LONDON SW1P 4QP	01.02.01

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

the (c) . . . . . ●

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . LYONS+SLEEMAN+HOARE . . . . . .

On behalf of . . LONDON & CAMBRIDGE PROPERTIES LTD . . . . . .

Date . . 01.02.01 . . . . . .

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

① HEADLEY PARK INDUSTRIAL ESTATE - WEST COURT

ADDRESS HEADLEY ROAD EAST PARISH WOODLEY

PLOT No. AREA 10 PHASE II ORD. SHEET No. SU. 7675 42

BUILDER 08308

Plan No.	Applicant		Description of Development	Date of Decision	Decision
O/119/64	WOODLEY DEVS.		% COMPREHENSIVE DEV.	28.2.66	N/A R
448/73	ADDEST		W/HOUSE DEV. AREAS	8.2.74	DEEMED R
449/73	"		9 & 10		" "
18312	"		12 L.IND. UNITS, OFFICE ACC.	21.10.82	N/A CIA
BR 20602	"		& "	17.6.83	APP N/A
22795	"		13 "	5.1.85	N/A CIA
BR242586	"		13 L.IND./WAREHOUSE UNITS	4.6.85	APP N/A
23546	"		EXTERNAL LIGHTING SCHEME	19.6.85	N/A CIA
BRA 316	SCHAFFNER EMC LTD	11	INT. PARTITIONING & OFFICE STORES	3.3.86	APP N/A
BRA 1683	PARADYNE LTD.	16	STORAGE PLATFORM	10.10.86 25.11.86	REF APP
28[illegible]8					
29335	CAR GLASS LTD	14	SERVICING & REPAIR	20.1.88	CIA
BRA 3664	SCHAFFNER EMC	11	RAISED FLOOR PROT	30.10.87 12.11.91	REF APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

0910743 2223	CAR GLASS	14	M.O.T. TESTING FACILITIES	14.12.88	CDA

② HEADLEY PARK IND. ESTATE - WEST COURT

1764

ADDRESS PARISH WOODLEY

PLOT No. ORD. SHEET No. 42

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
BRA 6818	VOTAX	13	MEZZ. FLOOR	16.6.89	REF
BRA 7248	"	13	"	6.6.89	APP
BRA 7862	ANCHOR PRESS	19	"	25.9.89	APP
BRA 9813	ADT PARADYNE	16	EXT. OF OFFICE AREA WITHIN EX. BUILDING	2.1.91	APP
A/2000/0359	Norwich Union Investment Management		Non-illum ind estate signs		
F/2000/1726	~~Orange PCS Ltd~~		~~25m high replacement~~ telecoms mast + asso dev.	~~31.7.00~~	~~APP~~

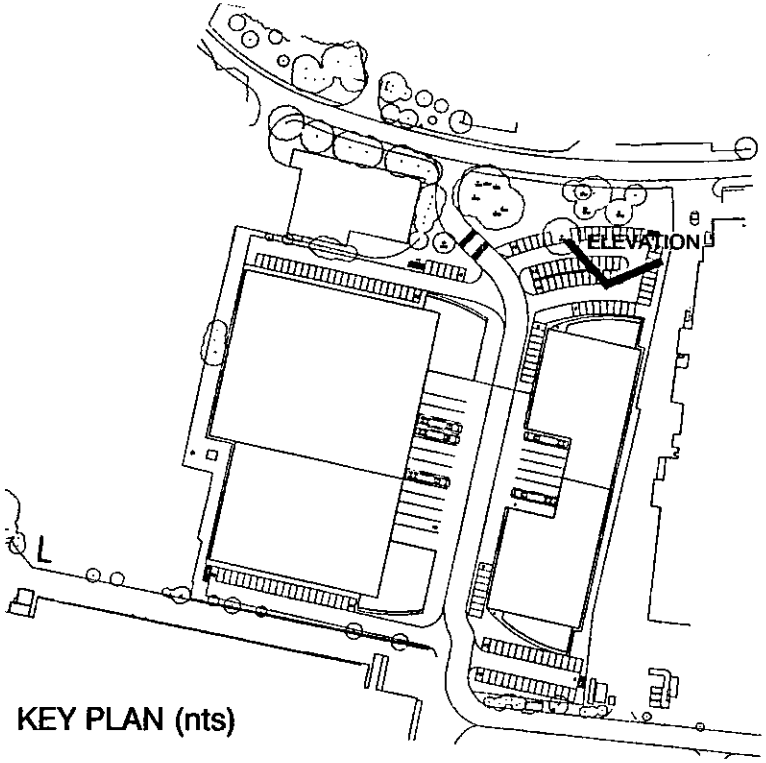
DATE OF COMPLETION

MINISTRY DECISION

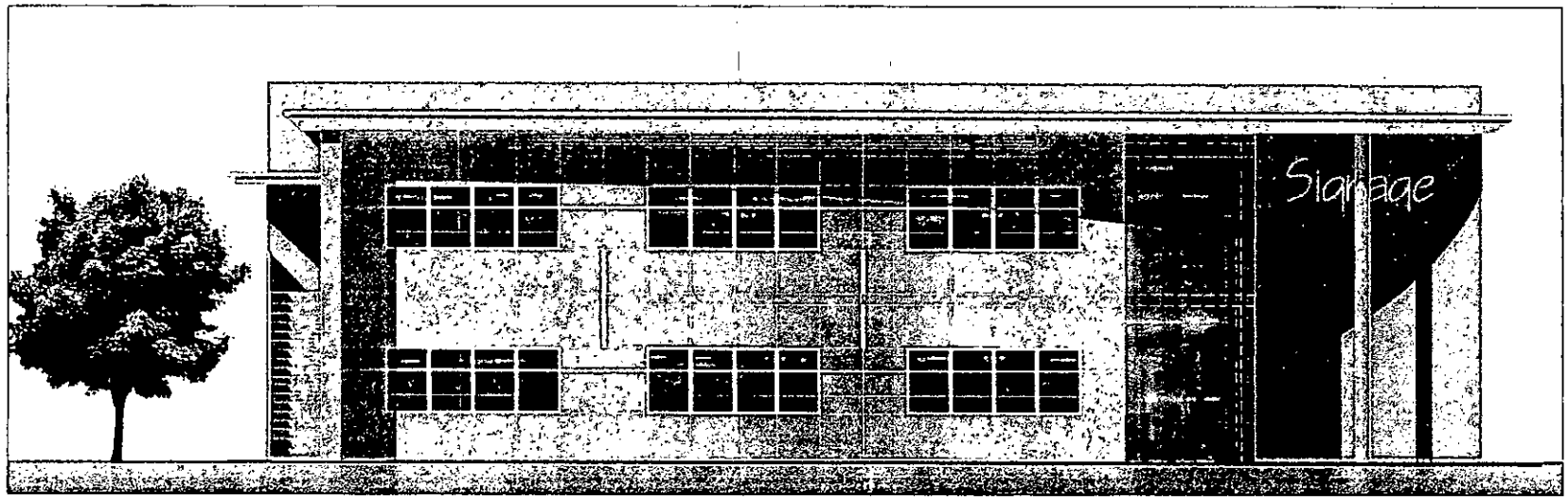
SPECIAL ORDERS

DRAINAGE

2.5.91 UNIT 23 - KENNEDY INT. LTD. UNIT 21 - ZARKON EUROPE LTD - 2.14.93



KEY PLAN (nts)



INDICATIVE ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY

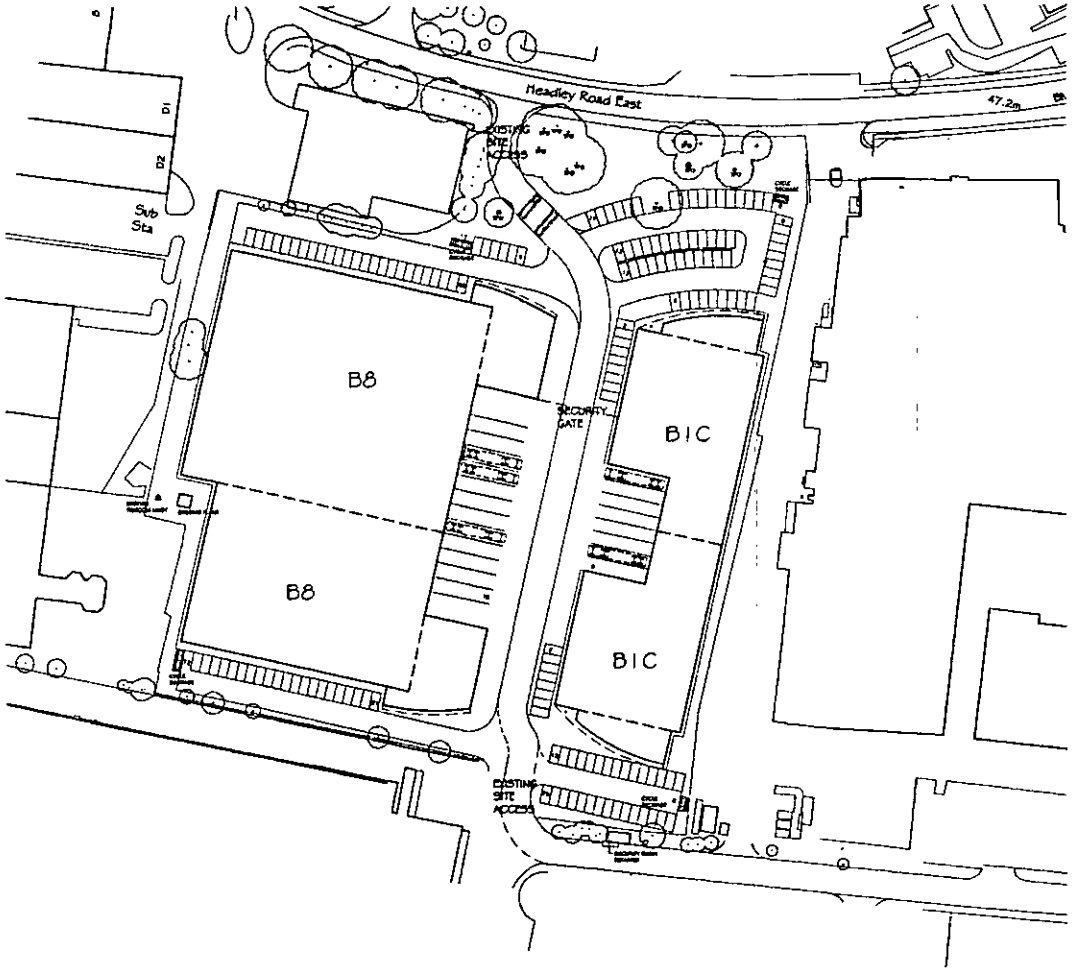
LYONS+SLEEMAN+HOARE
Architects
Nore Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

HEADLEY ROAD EAST - WOODLEY

Job Headley Road East, Woodley | Scale 1:100@A2 | Date JAN 2001 | Format PP | Author
Drawing External Aesthetic | Job N°/Drg N° 00/011 P104 | Rev | Checked

Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commenced. This drawing is to be read in conjunction with all other relevant materials

02.FEB.2001 5522



AREA SCHEDULE

GROSS EXTERNAL AREA (EXCLUDING PLANT ROOMS)		12,300 SQM	132,490 SQFT
	B1C	3,600 SQM	38,810 SQFT
	B8	8,700 SQM	93,670SQFT
CAR SPACES	B1C	107	
	B8	52	
LOADING DOCKS	B1C	8	
	B8	12	
CYCLE SPACES	B1C	16	
	B8	24	



FOR ILLUSTRATIVE PURPOSES ONLY

WESTERN SITE LAYOUT

HEADLEY ROAD EAST - WOODLEY

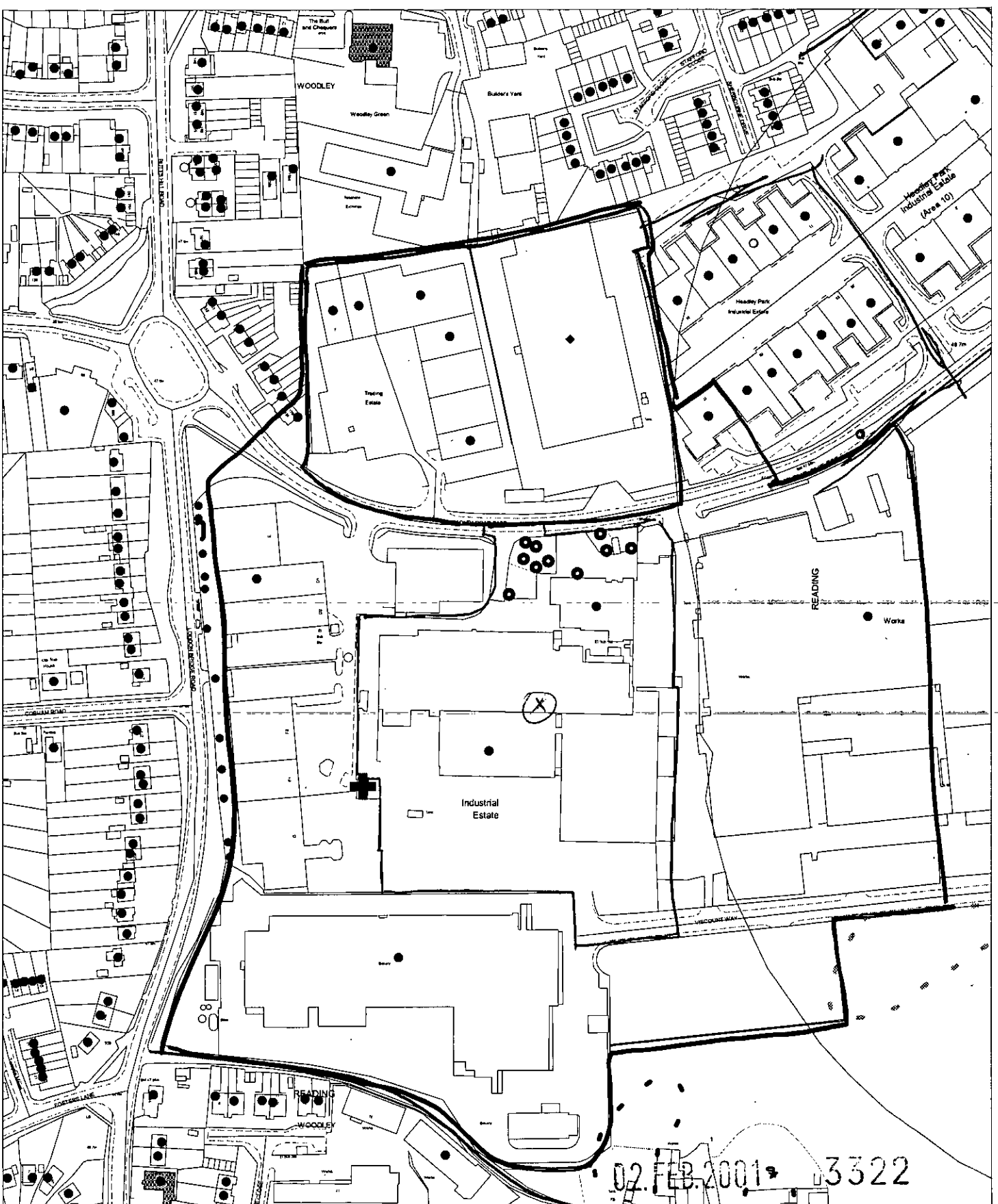
LYONS+SLEEMAN+HOARE
Architects

Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

All areas stated are approximate and subject to detailed design. They relate to the likely areas of the building at the current stage of design. Any decision to be made on the basis of these predictions, whether as to project viability, pre-letting, lease agreements or the like should include due allowance for the increases and decreases inherent in the design and building process.

Job	Scale	Date	Partner	Author
WESTERN SITE, HEADLEY ROAD EAST, WOODLEY	1:1000 @ A2	JAN 2001	PMP	CS
Drawing	Job N°/Drg N°		Rev	Checked
SITE LAYOUT	00.011 P103			

Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



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Development Control Section, Environmental Services, Wokingham District Council.
6 February 2001 Scale: 1 : 2500

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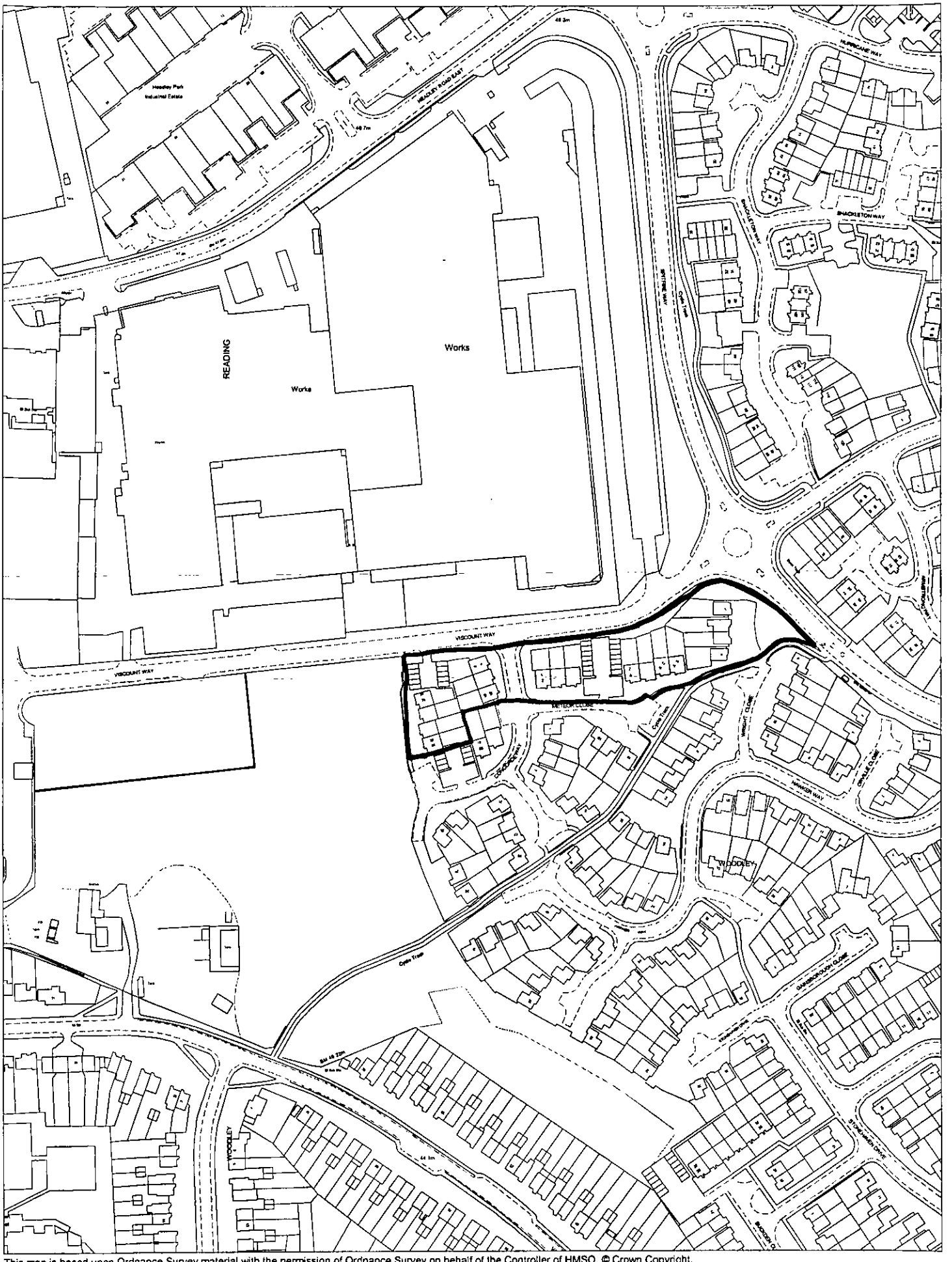

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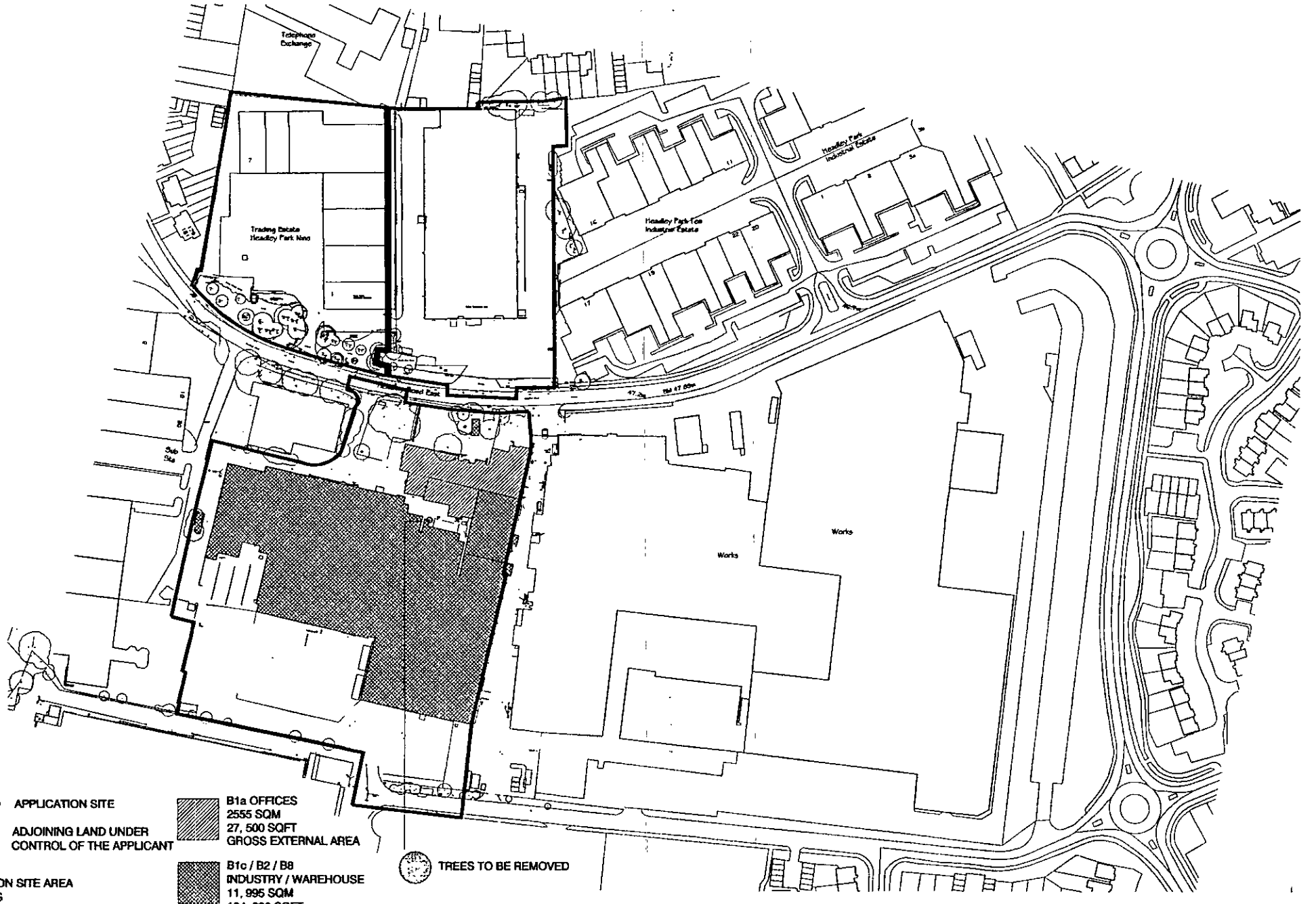
Development Control Section, Environmental Services, Wokingham District Council.

22 May 2002

Scale: 1 : 2500

N
W E
S

P101



WESTERN SITE - LOCATION PLAN

HEADLEY ROAD EAST - WOODLEY

LYONS+SLEEMAN+HOARE
Architects
New Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844801

Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | Partner PP | Author

Drawing Western Site Location Plan | Job N°/Dwg N° 00/011 P101 | Rev | Checked

Use figured dimensions only. Subject to site survey and all necessary comments. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. Any drawing is to be read in conjunction with all other relevant materials

02.FEB.2001 * 3322

LYONS+SLEEMAN+HOARE
Architects

Western Site - Headley Road East
WOODLEY

Outline Planning Application
Design Statement

LONDON & CAMBRIDGE PROPERTIES

January 2001
Job Number 00/011

Existing Site

- Located to the south of Headley Road East, the site currently accommodates 11,995 sqm of Industrial building (B1c / B2 / B8) and 2,555 sqm of Offices.
- The buildings have reached the end of their useful commercial life and are in a poor state of repair.
- The proposed demolition enables the site to be re-developed comprehensively for core employment uses.
- The existing frontage building to Headley Road East is retained and is outside the application red line.

Proposed Site

- The proposed site layout maintains existing accesses from Headley Road East and Viscount Way.
- The substantial landscaping belt to the site frontage onto Headley Road East is to be maintained respecting all Tree Preservation Orders currently in place.
- The proposed buildings are arranged off a main access / service road.
- Each unit has associated ancillary accommodation and designated parking, cycle storage and loading bays.

Site Layout and Aesthetic.

- The proposed buildings of B1c and B8 uses are set into the depths of the site respecting the aspect of the retained building immediately adjacent. Providing a landscaped car parking buffer zone at the perimeter of the site.
- The layout also creates a recessed courtyard to help conceal the service vehicles.
- The ancillary accommodation zones for each unit are located on the prominent facades giving each unit visible elegant frontages to the site accesses and adjacent roads.
- Although the main mass of building would be predominately of industrial unit construction and aesthetic, the feature ancillary accommodation units to the building frontages would be a modern elegant aesthetic, helping to screen the bulk of the built form.

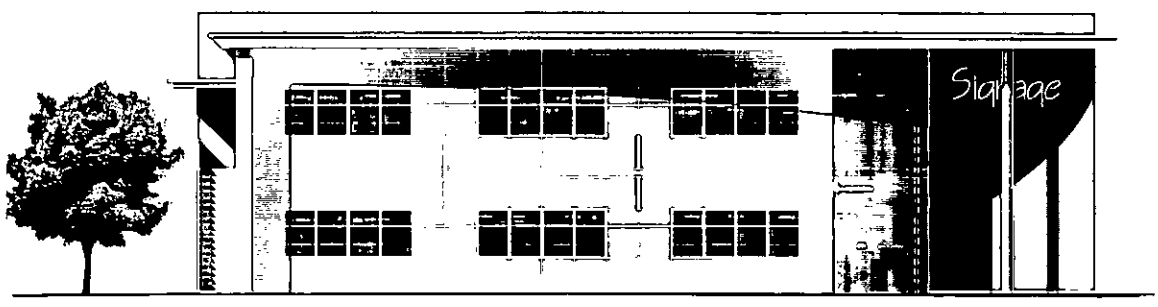
Proposed Areas

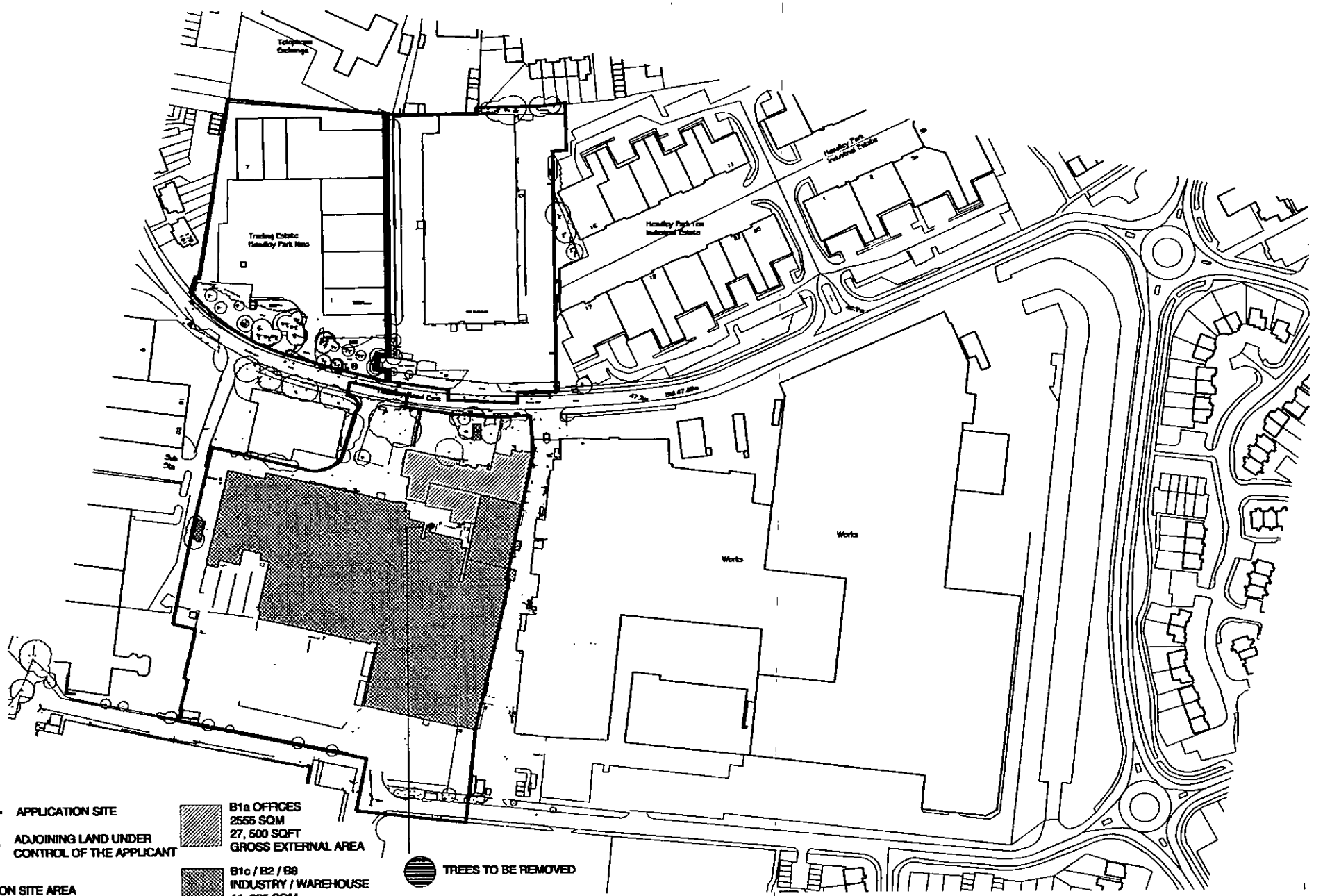
Gross External Areas	12,300 sqm	132,490 sqft
B1c	3,600 sqm	38,810 sqft
B8	8,700 sqm	93,670sqft

(excluding external plant areas)

OUTLINE PLANNING APPLICATION DRAWINGS
(Reductions @ A4)

LOCATION PLAN	1:1250 @ A2	00.011 P101
MASTERPLAN	1:1250 @ A2	00.011 P102
SITE PLAN	1:1000 @ A2	00.011 P103
INDICATIVE ELEVATION	1:100 @ A2	00.011 P104





APPLICATION SITE

ADJOINING LAND UNDER CONTROL OF THE APPLICANT

APPLICATION SITE AREA
6.19 ACRES
2.5 HECTARES

B1a OFFICES
2555 SQM
27, 500 SQFT
GROSS EXTERNAL AREA

B1c / B2 / B8
INDUSTRY / WAREHOUSE
11, 995 SQM
124, 630 SQFT
GROSS EXTERNAL AREA

TREES TO BE REMOVED

NORTH

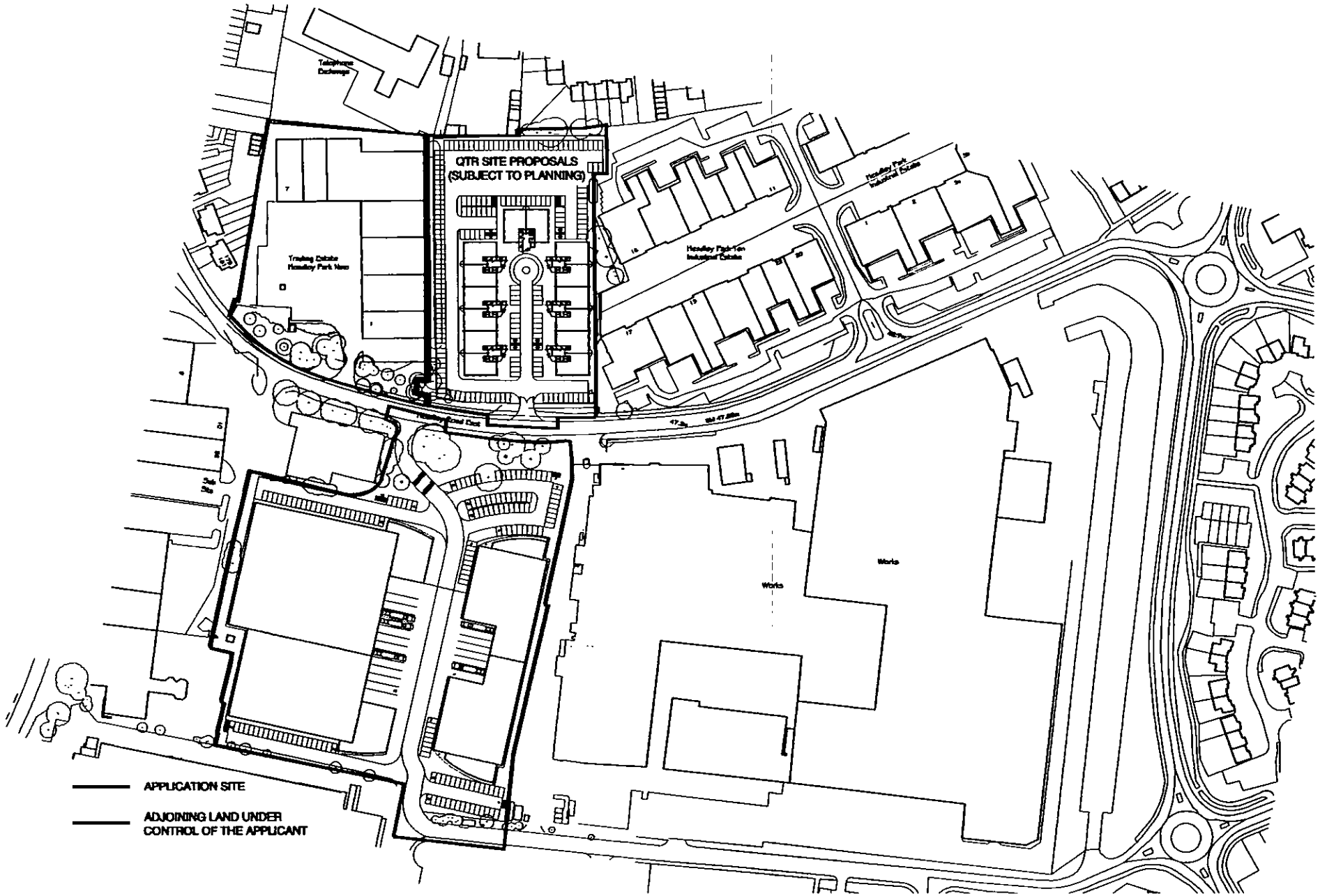
WESTERN SITE - LOCATION PLAN

HEADLEY ROAD EAST - WOODLEY

LYONS+SLEEMAN+HOARE
Architects
New Brewery, Cricket Green, Hindley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844809

Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | Partner PP | Author
Drawing Western Site Location Plan | Job N° /Drg N° 00/011 P101 | Rev | Checked

Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant material.



WESTERN SITE - MASTERPLAN

HEADLEY ROAD EAST - WOODLEY

LYONS+SLEEMAN+HOARE
Architects
New Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844899

Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | Partner PP | Author
Drawing Western Site Masterplan | Job N° /Drg N° 00/011 P102 | Rev | Checked

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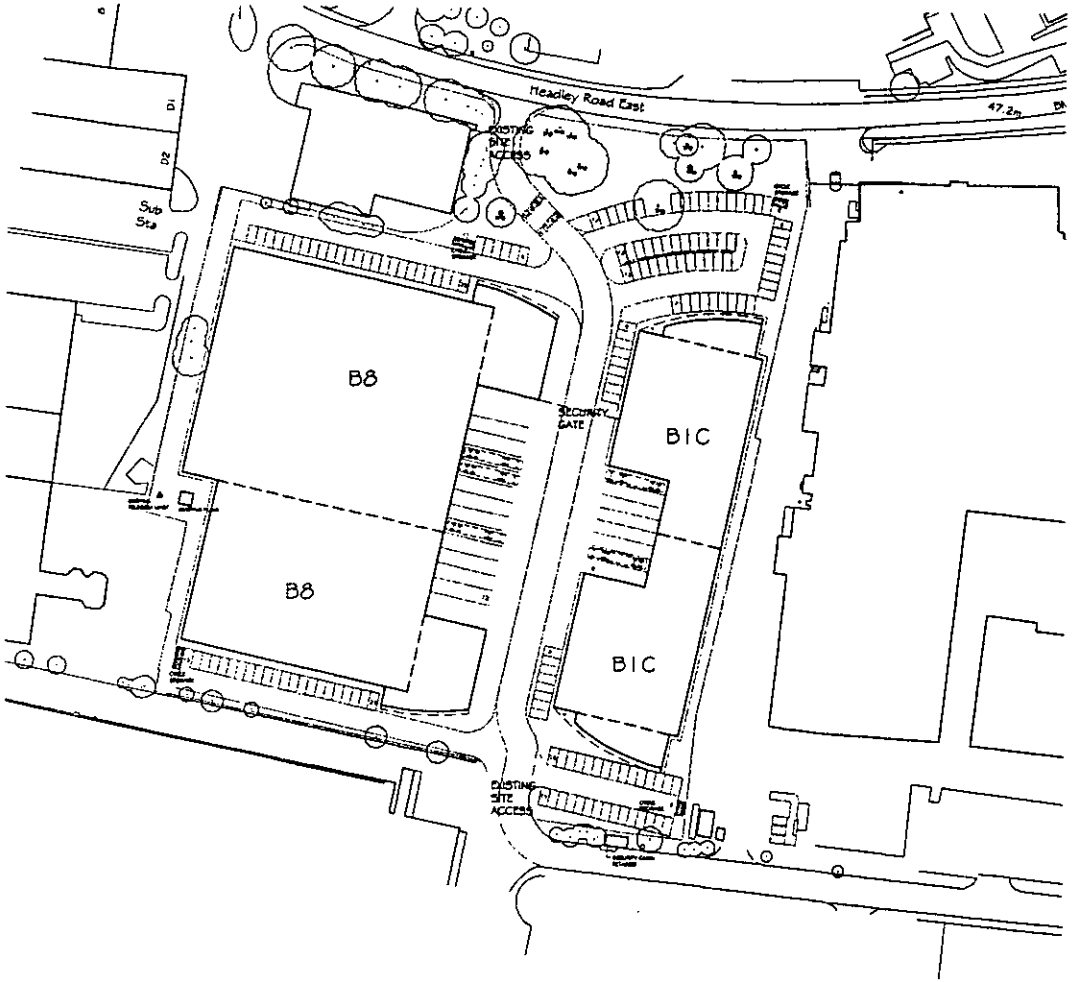

AREA SCHEDULE

GROSS EXTERNAL AREA (EXCLUDING PLANT ROOMS)		12,300 SQM	132,490 SQFT
	B1C	3,600 SQM	38,810 SQFT
	B8	8,700 SQM	93,670SQFT
CAR SPACES	B1C	107	
	B8	52	
LOADING DOCKS	B1C	6	
	B8	12	
CYCLE SPACES	B1C	16	
	B8	24	

NORTH

FOR ILLUSTRATIVE PURPOSES ONLY

WESTERN SITE LAYOUT

HEADLEY ROAD EAST - WOODLEY

LYONS+SLEEMAN+HOARE
Architects
Nero Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
Tel: 01252 844144 Fax: 01252 844800

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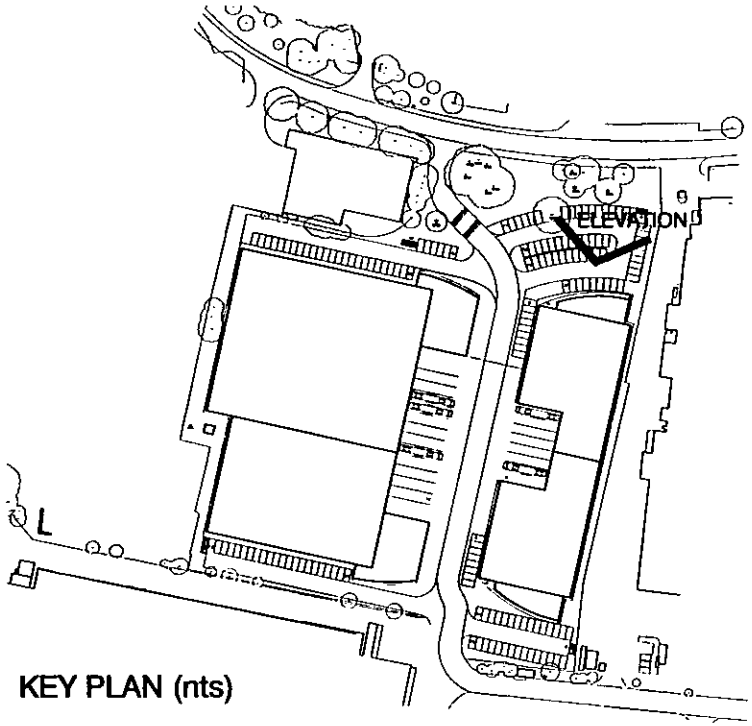
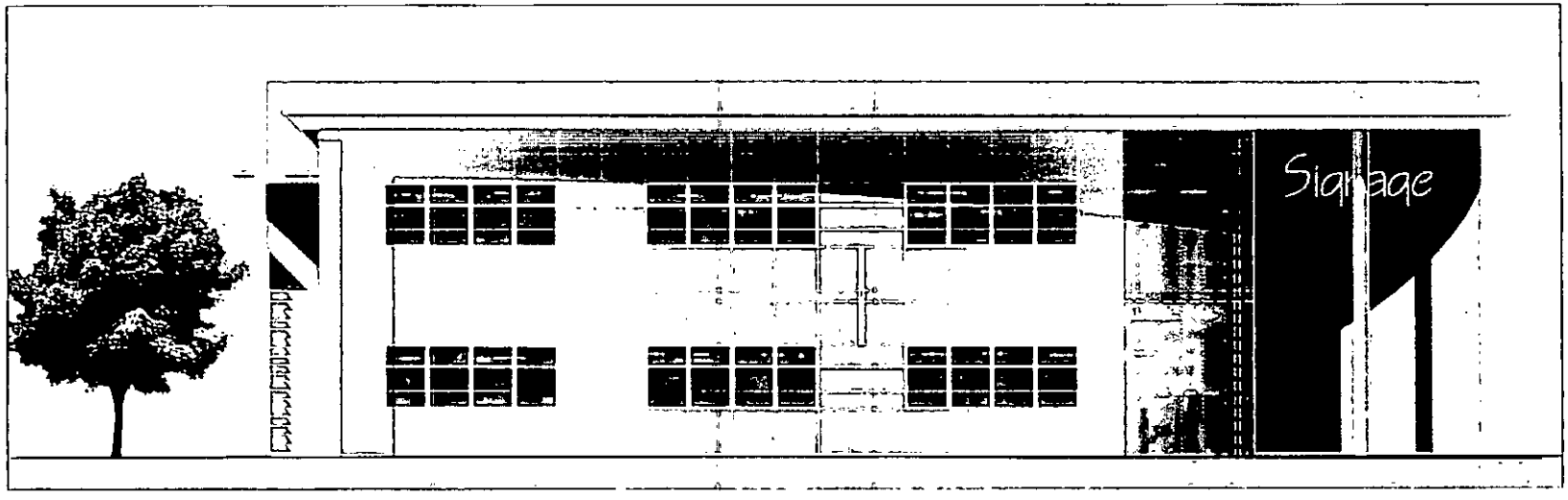
© LYONS+SLEEMAN+HOARE

Job	Scale	Date	Partner	Author
WESTERN SITE, HEADLEY ROAD EAST, WOODLEY	1:1000 @ A2	JAN 2001	PMP	CS
Drawing	Job N° /Drg N°	Rev	Checked
SITE LAYOUT	00.011 P103		

Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



KEY PLAN (nts)



INDICATIVE ELEVATION

FOR ILLUSTRATIVE PURPOSES ONLY

LYONS+SLEEMAN+HOARE
Architects
Nore Brewery, Cricket Green, Hartley Wintney, Hants RG27 8QA
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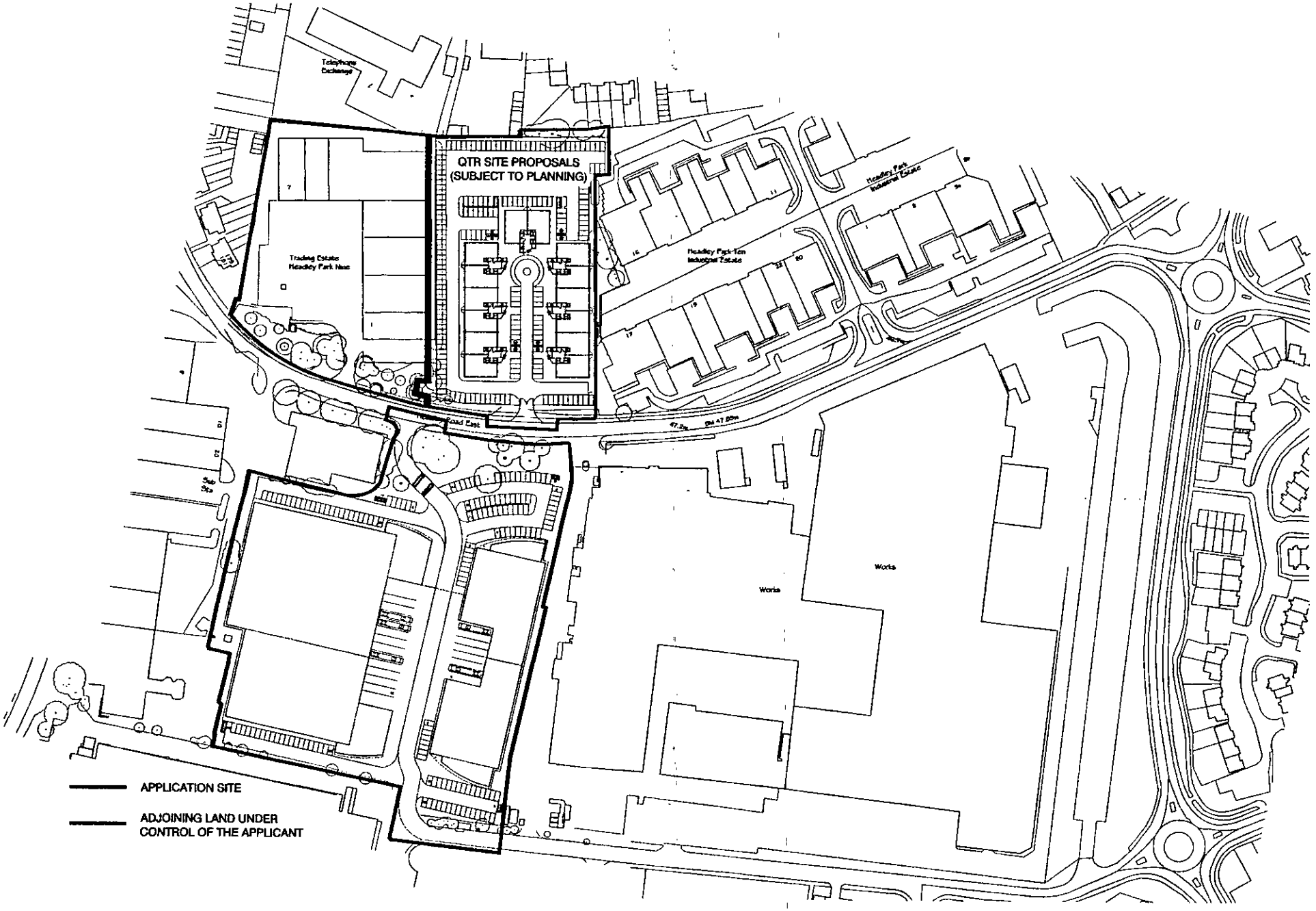
HEADLEY ROAD EAST - WOODLEY

Job Headley Road East, Woodley | Scale 1:100@A2 | Date JAN 2001 | Partner PP | Admin
Drawing External Aesthetic | Job N°/Drg N° 00/011 P104 | Rev | Checked

Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials

P102



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WESTERN SITE - MASTERPLAN

HEADLEY ROAD EAST - WOODLEY

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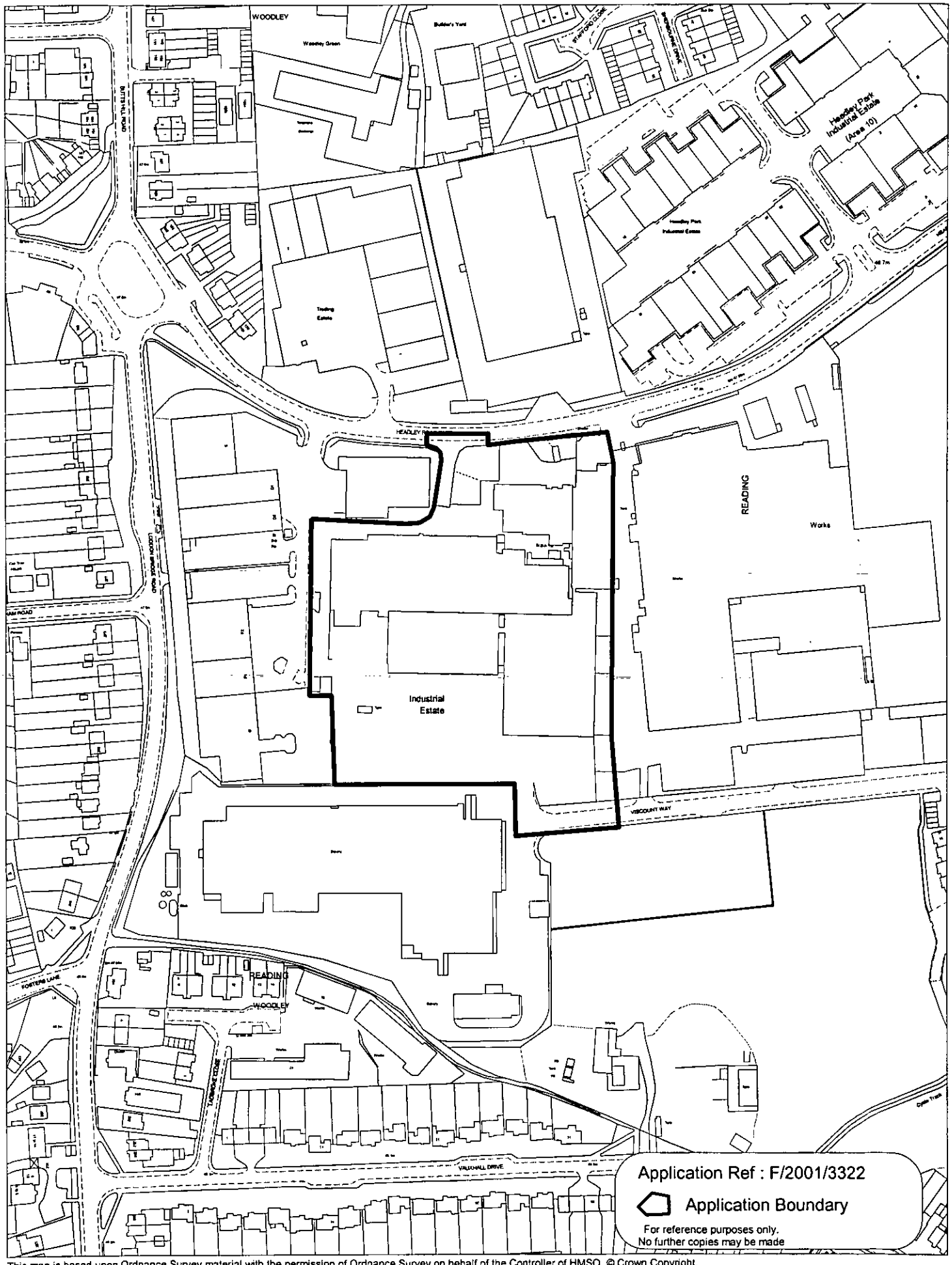
0 10 20 30 40 50 60

Job Headley Road East, Woodley | Scale 1:1250@ A2 | Date JAN 2001 | Partner PP | Author

Drawing Western Site Masterplan | Job N°/Org N° 00/011 P102 | Rev | Checked

Use figured dimensions only. Subject to site survey and all necessary consents. All dimensions to be checked by user and any discrepancies, errors or omissions to be reported to the Architect before work commences. This drawing is to be read in conjunction with all other relevant materials.



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2001

Scale: 1 : 2500

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