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SYSTEMS LTD

APPLICATION NO:
F/2000/0290

LOCATION:
Former Ambulance Site Reading Road Wokingham.

APPLICANT:
Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd

PROPOSAL:
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

EARLIEST DATE FOR DECISION: **06/02/2000**

APPLICATION EXPIRY DATE: **01/03/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
C/O The Barton Wilmore Partnership Reading Ltd
Beansheaf Farmhouse
Bourne Close
Calcot Reading
Berkshire
RG31 7BW

Application Number: F/2000/0290

Parish: **WINNERSH**

Location: **Former Ambulance Site, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.**

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

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

Condition
2. Construction work of any sort shall only take place within the area covered by the application between the hours of 8.00am and 6.00pm Monday to Fridays and 8.00am to 1.30pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition
3. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local

Planning Authority and these works shall be carried out as approved. These details shall include enclosure, hard surfacing and minor artefacts.

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

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

Condition
7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before occupation.

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

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

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

Condition
11. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Condition
12. No development of any kind shall be commenced on site until there has been submitted to and approved in writing by the Local Planning Authority, a method statement for arboricultural works; the statement shall include details of the sequence of operations including felling and removal, remedial surgery works, location and erection of protective fences, the siting of and access to and from the works compound and details of the arboricultural supervision on site.

Condition
13. The approved protective fences shall be erected before any demolition or construction activity occurs on site and shall only be removed following written authorisation from the Local Planning Authority.

Condition
14. Details of the routes of all underground services and works therto must be submitted to and approved by the Local Planning Authority prior to the commencement of development and these approved details shall be implemented.

Condition
15. An area of at least 2 metres deep shall be delineated for each ground floor unit as secure private amenity space, and these details shall be included in the approved landscaping scheme.

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

Condition
17. No dwelling shall be occupied until secure bicycle storage details have been submitted to and approved in writing by the Local Planning Authority.

Condition
18. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 9481/P/01A/0290. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
19. 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.

Condition
20. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
21. The existing access onto the front of the site off Reading Road shall be stopped up and abandoned and footway and verge crossings shall be reinstated to the satisfaction of the Local Planning Authority, before development commences.

Condition
22. The yellow hatched box markings fronting the site on Reading Road shall be removed prior to development commencing.

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

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

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

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

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. To ensure a satisfactory external appearance.

Reason
11. To protect future occupiers from road noise.

Reason
12. To protect the trees to be retained.

Reason
13. To protect the trees to be retained.

Reason
14. To protect the trees to be retained.

Reason
15. To protect the trees to be retained.

Reason
16. In the interests of highway safety.

Reason
17. In the interests of sustainability.

Reason
18. In the interests of highway safety.

Reason
19. In the interests of highway safety.

Reason
20. In the interests of highway safety.

Reason
21. In the interests of highway safety.

Reason
22. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 05/06/2000

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

29358
DC LEB
CS
15 MAY 2000
COPIES TO:
FILE:

M E M O R A N D U M

DATE: 11 May 2000

TO: Lynnette Baker, Planning Officer, Environmental Services

CC: Tom Callaghan, Highways Section, Environmental Services
Helen Rowlay, Education Services
Chris Hamilton, Education Services

FROM: Colin Lawley, Principal Solicitor

RE: AMBULANCE STATION, READING ROAD – PLANNING APPLICATION NO.F/2000/02990

Attached is a copy of a completed Section 106 Agreement.

Lynette - I should be grateful if you would please issue the planning consent. Please could you also arrange to let the rest of us know re progress of the site so that we do not miss the dates of first occupation in order to collect the contributions.

Tom, Helen and Chris – I should be grateful if you would please note the provisions of the Agreement related to the contributions.

C.J.L.

Colin Lawley

DATED TENTH MAY 2000

WOKINGHAM DISTRICT COUNCIL

-AND-

MILLGATE DEVELOPMENTS LIMITED

-AND-

BARCLAYS BANK PLC

AGREEMENT

Relating to Land at the Ambulance Station, Reading Road, Winnersh, Berkshire

T E Kingswood
Solicitor
Wokingham District Council
P O Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS AGREEMENT is made the 10th day of MAY Two thousand BETWEEN WOKINGHAM DISTRICT COUNCIL of Council Offices, Shute End, Wokingham, Berkshire ("the Council") and MILLGATE DEVELOPMENTS LIMITED whose registered office is at 61 Thames Street, Windsor, Berkshire ("the Applicants") and BARCLAYS BANK PLC of Birmingham Loan Servicing Centre, PO Box 299, Birmingham B1 3PF ("the Mortgagee")

WHEREAS:

A. The Applicants are the estate owners/owners in fee simple of the land shown edged red on the plan annexed hereto and known as the Ambulance Station, Reading Road, Winnersh, Berkshire ("the Site")

B. The Mortgagee is Mortgagee of the site under a Legal Charge dated 14th January 2000 as made between Millgate Developments Limited and Barclays Bank plc

C. On the 5th January 2000 the Applicants made an application for planning permission ("Application No. F/2000/0290") for the demolition of the existing ambulance station and the erection of fifteen two-bedroomed flats ("the Development")

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

E. The Council has resolved that SUBJECT to the Applicants entering into this Agreement planning permission should be granted in respect of the Application No. F/2000/0290 and the Applicants have agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/0290

F. 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

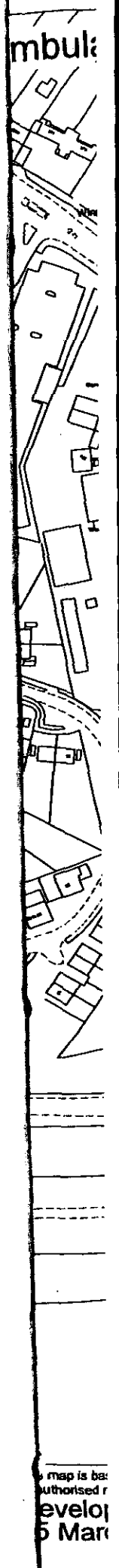
2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

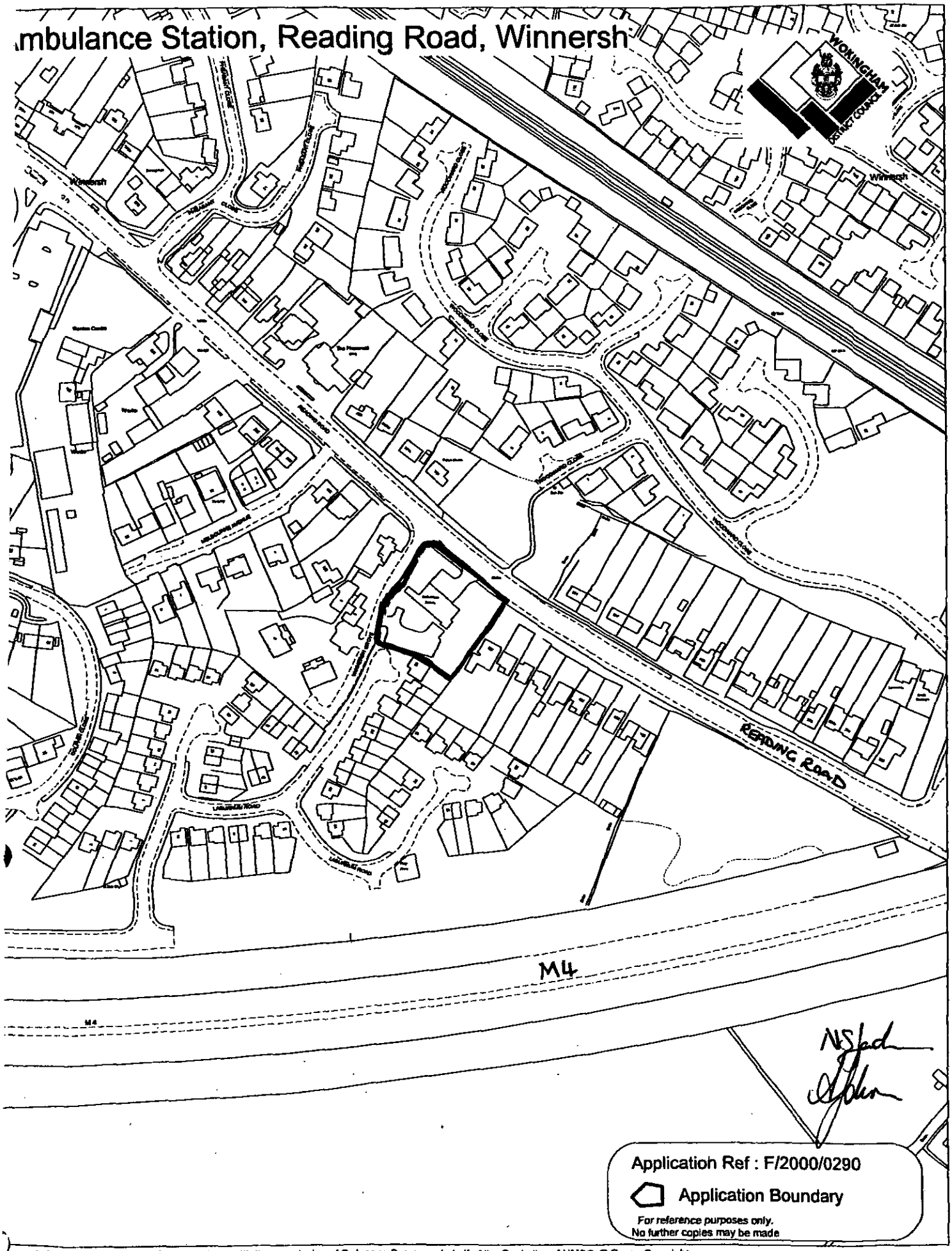
3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

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

4.1 to pay to the Council before the occupation of any of the flats comprising the Development the sum of £17,300 (SEVENTEEN THOUSAND THREE HUNDRED POUNDS) ("the Schools Contribution") index-linked to be used by the Council as a contribution towards facilities at local primary and secondary schools

4.2 to pay to the Council before the occupation of any of the flats comprising the Development the sum of £2,523 (TWO THOUSAND, FIVE HUNDRED AND TWENTY THREE POUNDS) ("the Library Contribution") index-linked to be used by the Council as a contribution towards the provision of a new library at Winnersh





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levelopment Control Section, Environmental Services, Wokingham District Council.
5 March 2000

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4.3 to pay to the Council before the occupation of any of the flats comprising the Development the sum of £17,300 (SEVENTEEN THOUSAND THREE HUNDRED POUNDS) ("the Highways Contribution") index-linked to be used by the Council as a contribution towards highway improvements and towards local sustainable transport initiatives including public transport walking and cycling facilities

4.5 to pay to the Council on the execution of this Agreement the Council"s reasonable legal fees for the preparation of this Agreement

5. The Mortgagee hereby consents to the creation of this Deed

6. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows: -

6.1 The expression "the Applicants" "the Council" and "the Mortgagee" shall include their respective successors in title and assigns

6.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

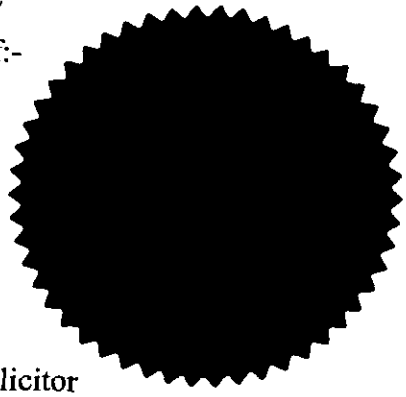
6.3 References in this Agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail prices (All Items) published by the Central Statistical Office has increased between the date of this Agreement and the date of payment of the sum PROVIDED that in the event of the reference base figure having been changed since the month and year when the Agreement is executed the figure to be used shall be that which would have been applicable in the month and year when the Agreement is executed if the said reference base figure had not been changed

6.4 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such linger period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a

further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

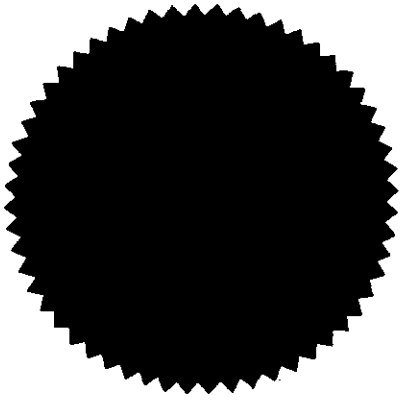
IN WITNESS whereof the parties hereto have affixed their Commons Seals the day and year first before written

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



Solicitor

THE COMMON SEAL OF
OF MILLGATE DEVELOPMENTS LIMITED
Was hereunto affixed in the presence of:-



Director

Secretary

THE COMMON SEAL OF
BARCLAYS BANK PLC WAS
HEREUNTO AFFIXED IN
EXECUTION OF THIS DEED
IN THE PRESENCE OF

THE COMMON SEAL OF

OF BARCLAYS BANK PLC

Was hereunto affixed in the presence of:

Authorised Sealing Officer

BARCLAYS BANK PLC
THAMES & SOLENT REGION
60 QUEENS ROAD
READING, RG1 4BL

SENIOR CORPORATE CREDIT
MANAGER (COMPLEX)

Authorised Signatory

Application No. **Received** **Winnersh**
F/1999/0290 **05.01.00**

Applicant : **Millgate Homes**
Location : **Ambulance Station, Reading Road, Winnersh**
Proposal : ***demolition of ambulance station and erection of 15 flats and parking.***

1. **Planning History** – This 0.24 hectare site is located at the junction of Reading Road and Winnersh Grove. There are many mature trees on the site, including a large yew tree in the centre of the site and a significant tree screen to the eastern boundary. None of the trees is the subject of a TPO. To the east of the site, number 342 Reading Road is a bed and breakfast establishment. To the west, on the opposite side of Winnersh Grove, is a children's day nursery, and to the south are residential properties on Laburnam Road, which is a cul-de-sac and cannot be accessed from Winnersh Grove.

   The ambulance station is now surplus to requirements and the site has been sold by the National Health Trust.

   On 24th November 1999, the Development Control Sub-Committee considered an application on this site for 13 2-bedroomed units (99/70251/F). That application was given consent subject to conditions and the completion of a legal agreement to secure financial contributions towards facilities at local primary and secondary schools, towards a new library at Winnersh, highway improvements and local sustainable transport initiatives including public transport, walking and cycling facilities. This legal agreement was signed on 25 February 2000.

2. **Proposal** – is for the demolition of the ambulance station and the erection of 15 2-bedroomed flats in a block of two storeys with a third storey in the roof (3 units being located in the roof). Access would be from Winnersh Grove (the front access onto Reading Road would be stopped up) and parking would be to the rear of the site. The majority of the trees would be retained, but the central yew and three others would be removed.

   The siting of the proposed block of flats, its form, size and height are all as previously approved under application 99/70251/F. The external appearance differs only in changes at ground and first floor levels to the window arrangements. The proposal differs in detail from the scheme which was given consent in the following ways:
   - Two additional parking spaces have been provided, one either side of the entrance to the flats
   - Internal alterations to the siting of party walls and partitions in the flats, staircase and entrance hall
   - On the Winnersh Grove elevation, there are changes to provide windows to the lounge and kitchen in flat type 'A' at ground and first floor levels (these replace a single window in the previous scheme).

   There is no change to the street elevation.

3. **Consultations** -
   - ***Winnersh Parish Council:*** objects on the grounds that there would be inadequate parking.
   - ***Highway Authority:*** no objection subject to conditions and a legal agreement to secure a contribution of £17,300 towards highway improvements and local sustainable transport initiatives.
   - ***Letters:*** none
   - ***Environmental Health Officer:*** no objection subject to conditions relating to sound insulation measures to ensure protection from traffic noise
   - ***Thames Valley Police Liaison Officer:*** is concerned that there are no secure private garden areas, and no deterrent to prevent children running from the garden areas to the parking/manoeuvering areas
   - ***Landscape Officer:*** scheme acceptable in principle; conditions required to protect trees to be retained.

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

   A. Whether the principle of development is acceptable, taking into account the scheme which has already been given consent (Berkshire Structure Plan policy H5; Loddon Area Local Plan policy LH1; Wokingham District Local Plan policy WH1).
   B. Impact on the character of the area and adjacent properties as a result of the two additional units (Loddon Area Local Plan policies LBE1, LBE2, LBE8; Wokingham District Local Plan policies WOS3, WBE13, WBE11)
   C. Layout and design (Policies LBE1, LBE2 and LH8 of the Loddon Area Local Plan; policies WBE1 and WH6 of the Wokingham District Local Plan)
   D. Highway Issues
   E. Services, Amenity and Infrastructure requirements
   F. Concerns of the Parish Council.

A. The principle of development

The site lies within a settlement and within an area which is predominantly residential. The acceptability of the development of the former ambulance station for residential use has already been established by the previous consent 99/70251/F.

B. Impact on the character of the area and amenity of neighbouring properties

In its consideration of the previous application for 13 units, the Sub-Committee concluded that the scale, form and design of the proposed building were in-keeping with the character of the location. The impact of the development on the trees and the street scene was considered acceptable. The current proposal is very similar in its scale, form and design to the permitted scheme. The bulk, massing and height of the proposal is identical to that already given consent.

The only elevation to which there is any change is that facing onto Winnersh Grove, where at ground and first floor levels, there is an additional window. This is not considered to be detrimental to either the neighbouring properties or the character of the location.

Two additional car parking spaces have been inserted one on either side of the entrance to the building on the southern elevation. Although the addition of these spaces has resulted in less landscaping, this is not considered to render the scheme unacceptable. The additional spaces will not detract from the amenity of the proposed units or existing dwellings.

C. Layout and Design

In terms of the mix of units, as previously, the proposal conforms with planning policy because it proposes 2-bedroomed units for which there is a demand, as shown by the District's Housing Needs Survey.

Although some of the useable amenity space will be taken up by the two new parking spaces, the total amount of useable amenity space provided is still in excess of the local plan requirement.

As previously, it is considered that the proposal will relate well to other neighbouring buildings along Reading Road. In terms of its design and layout, therefore, there is no conflict with development plan policy.

D. Highway Issues

In view of the sustainability of this location, the Highway Authority has agreed to accept a reduced parking provision of 22 spaces for the 15 units. A contribution of £17,300 towards highway improvements and local sustainable transport initiatives will be secured through a section 106 agreement.

E. Services, Amenity and Infrastructure requirements.

A contribution of £17,300 will be secured through a legal agreement as a contribution towards facilities at local primary and secondary schools. A contribution of £2,523 will also be made through a legal agreement towards the provision of a new library in Winnersh. The contribution required for highway improvements is discussed in paragraph 4D above. It is considered that these contributions satisfactorily address the Services, Amenities and Infrastructure requirements resulting from this development.

F. Concerns of the Parish Council.

The Parish Council is concerned that there would be inadequate parking as a result of the two additional units. As explained in paragraph D. above, the Highway Authority have accepted a slightly lower parking standard (1.46 spaces per unit as opposed to 1.53) because the site is within walking distance of main bus routes and about 500 metres from Winnersh station. This flexibility in applying parking standards is encouraged in national planning policy guidance.

5. **Conclusion** – the principle of the redevelopment of the site, the form, scale and design of the proposal have already been established by the previous consent. It is not considered that the additional two units proposed would detract from the acceptability of the proposal in terms of its impact on the character of the area, the street scene or the amenity of neighbouring properties. The proposal therefore conforms with development plan policies.

6. **Recommendation** – GRANT permission subject to a section 106 agreement to secure financial contributions towards the following:

- £17,300 towards highway improvements and local sustainable transport initiatives including public transport, walking and cycling facilities
- £17,300 towards facilities at local primary and secondary schools
- £2,523 towards the provision of a new library at Winnersh

and the following conditions:

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

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

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

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include enclosures; hard surfacing materials; minor artefacts.

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

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

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11. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

12. No development of any kind shall be commenced on site until there has been submitted to and approved in writing by the Local Planning Authority a method statement for arboricultural works; the statement shall include details of the sequence of operations including felling and removal, remedial surgery works, location and erection of protective fences, the siting of and access to and from the works compound and details of the arboricultural supervision on site.

13. The approved protective fences shall be erected before any demolition or construction activity occurs on site and shall only be removed following written authorisation from the Local Planning Authority.

14. Details of the routes of all underground services and works thereto must be submitted to and approved by the Local Planning Authority prior to the commencement of development and these approved details shall be implemented.

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any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

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21. The existing access onto the front of the site off Reading Road shall be stopped up and abandoned and footway and verge crossing shall be re-instated o the satisfaction of the Local Planning Authority before development commences.

22. The yellow hatched box markings fronting the site on Reading Road shall be removed prior to development commencing.

REASONS:

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2, 3, 7.
To safeguard the amenities of neighbouring residents and the locality.
4, 5, 6, 8, 9
In the interests of visual amenity
10. To ensure a satisfactory external appearance
11. To protect future occupiers from road noise.
12, 13, 14.
To protect the trees to be retained
15. In the interests of security
16, 18, 19, 20, 21, 22
In the interests of highway safety.
17. In the interests of sustainability

Lynette Baker

Ambulance Station, Reading Road, Winnersh



Application Ref : F/2000/0290

Application Boundary

For reference purposes only.
No further copies may be made

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Development Control Section, Environmental Services, Wokingham District Council.

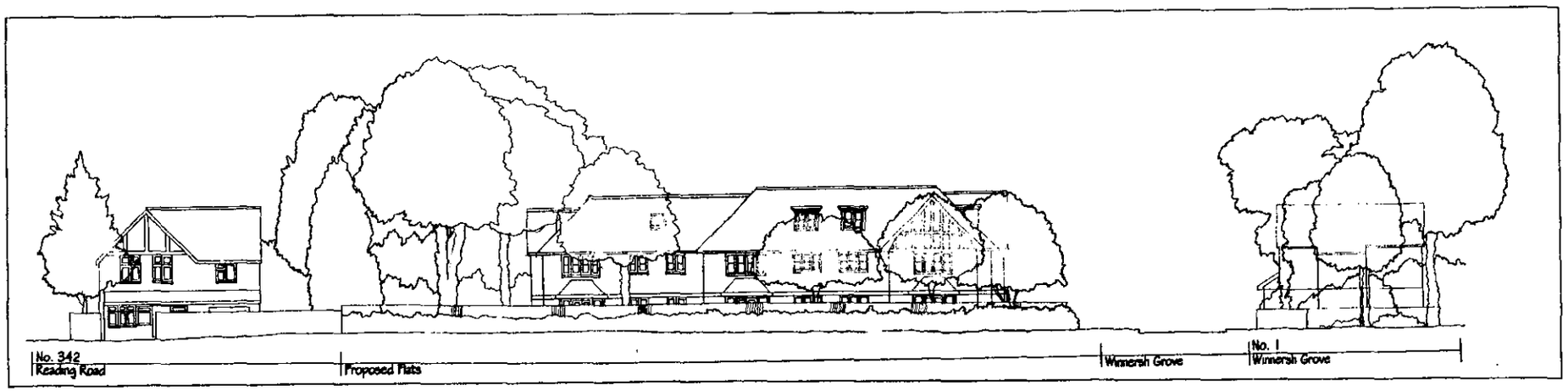
15 March 2000

Scale: 1 : 2500

N W E S

Prepared with / without the benefit of a site survey.

Revision	Date	By
A Amended East wing.	20/10/99	TJ



WINNERSH GROVE
READING ROAD
WOKINGHAM

STREET ELEVATION

9481/P/06 A

1 : 200

Date 23/07/99 Drawn by TJ

bwp

Chartered Architects
Town Planners and
Environmental Consultants.

The Barton Willmore Partnership Reading Limited.

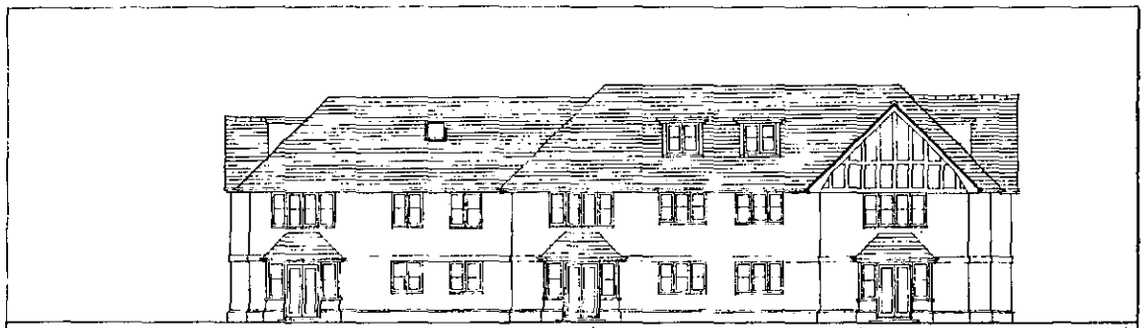
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW. Tel: 0118 9425577.

Associated offices at London, Tonbridge, Cambridge, Bristol, Leeds, Perth.

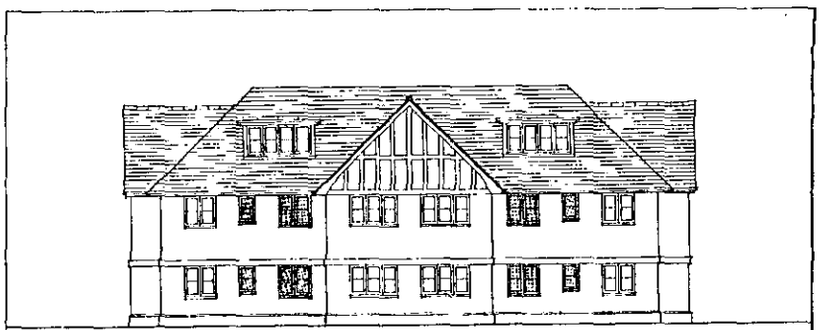
BWP presentation A1

Prepared with / without the benefit of a site survey.

Revision Date By



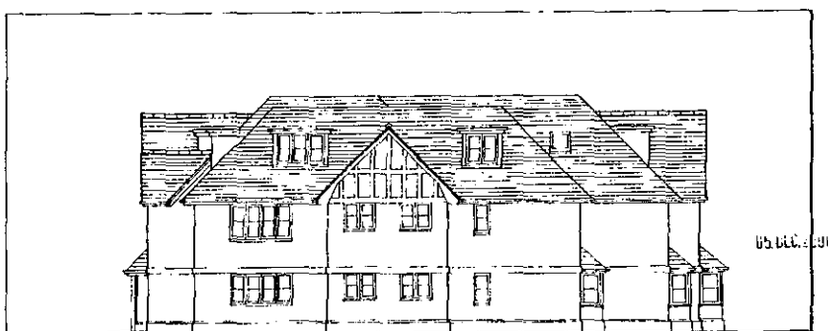
ELEVATION ONTO READING ROAD



ELEVATION ONTO WINNERSH GROVE



ENTRANCE ELEVATION



SIDE ELEVATION

KEY

Design changes from previous 13 flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
ELEVATIONS

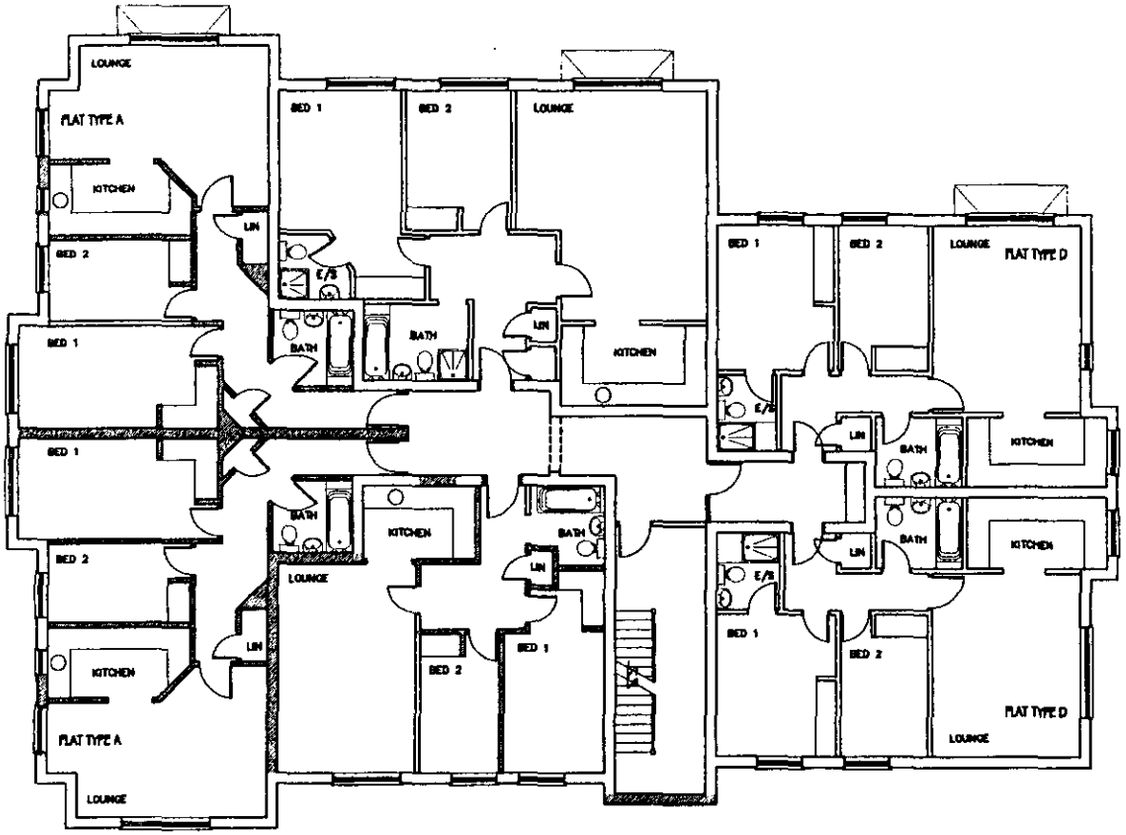
Date	Scale	Drawn by
3.12.99	1:100	RWB
Project No	Drawing No.	Revision
9481	P/55	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership (Reading) Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW
Tel: 0118 943 0000 Fax: 0118 943 0001

Revision Date By



1ST FLOOR PLAN

KEY

Design changes from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
FIRST FLOOR PLAN

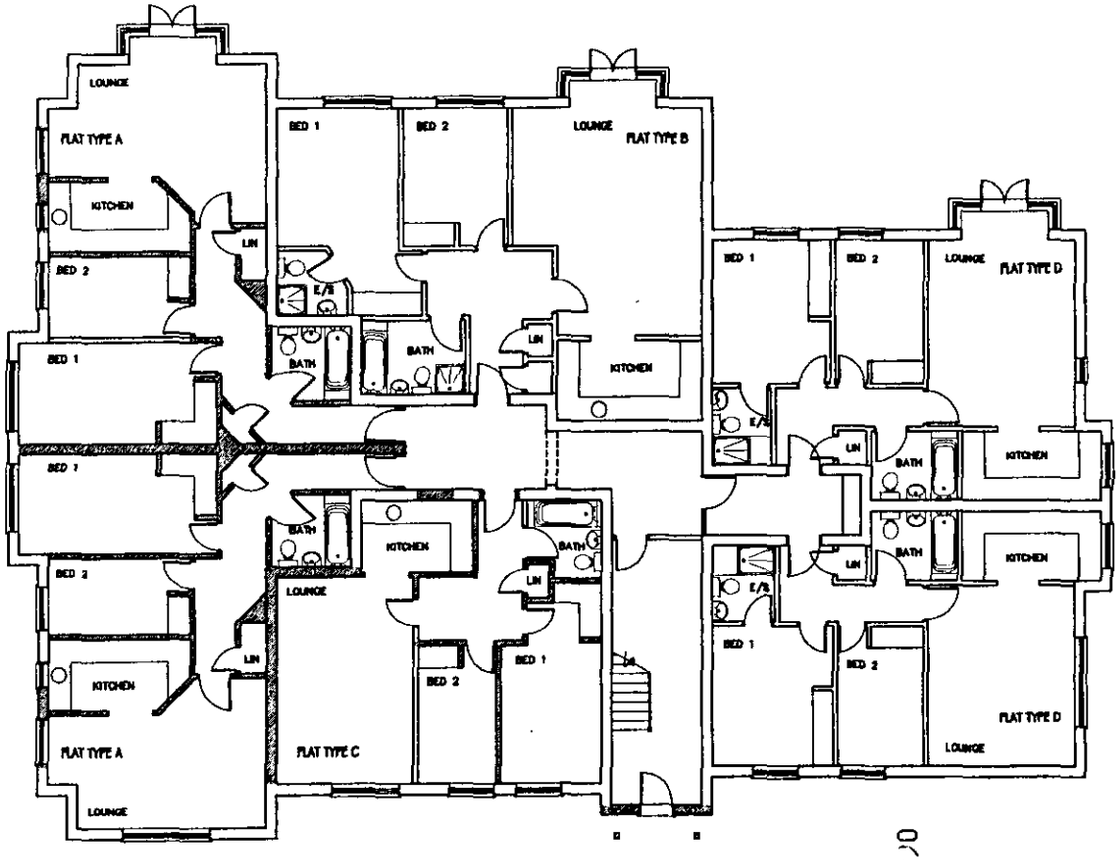
Date	Scale	Drawn by
3.12.99	1:100	SS
Project No	Drawing No	Revision
9481	P/53	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Stanford Dingley, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

Revision	Date	By



GROUND FLOOR PLAN

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
GROUND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SS
Project No	**Drawing No**	**Revision**
9481	P/52	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
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For Reference

Application No.	Received	Winnersh
99/70251/F	04.08.99	

Location : Ambulance Station, Reading Road, Winnersh
Proposal : Demolition of existing ambulance station and erection of 13 2-bedroomed flats and parking.

1. **Planning History**

This 0.24 ha site is located at the junction of Reading Road and Winnersh Grove. There are many mature trees on the site, including a large yew tree in the centre of the site and a significant tree screen to the eastern boundary. None of the trees is the subject of a TPO. To the east of the site, no. 342 Reading Road is a bed and breakfast establishment. To the west, on the opposite side of Winnersh Grove, is a children's day nursery and to the south are residential properties on Laburnum Road, which is a cul-de-sac and cannot be accessed from the site or Winnersh Grove.

The ambulance station is now surplus to requirements and the site is being sold by the National Health Trust. There is no relevant planning history.

2. **Proposal** – is for the demolition of the ambulance station and the erection of 13 2-bedroomed flats in a block of 2 stories with a third storey in the roof (3 units being located in the roof). Access would be from Winnersh Grove (the front access onto Reading Road would be stopped up) and parking would be to the rear of the site. The majority of trees would be retained but the central yew and 3 others would be removed.

3. **Consultations** -
   - ***Winnersh Parish Council*** – comments attached
   - ***Highway Authority*** – no objection subject to a section 106 agreement to secure a financial contribution of £15,000 towards highway improvements at Winnersh crossroads, and local sustainable transport intitiatives, and conditions.
   - ***Letters*** – one from the day nursery objecting on grounds of highway safety, and safety in relation to constrution vehicles, and one from residents to rear objecting on grounds of loss of privacy, amenity and wildlife.
   - ***Environmental Health Officer*** – no objection subject to conditions relating to sound insulation measures to ensure protection from traffic noise
   - ***Thames Valley Police Liaison Officer*** – is concerned that there are no secure private garden areas.

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

   A. Whether the principal of development is acceptable (Berkshire Structure Plan Policy H5, Loddon Area Local Plan Policy LH1, Wokingham District Local Plan (Deposit Draft) Policy WH1)

   B. Impact on character of the area and adjacent properties (Loddon Area Local Plan Policies LBE1, LBE2, LBE8; Wokingham District Local Plan (Deposit Draft) Policies WOS3, WBE13, WBE11)

   C. Layout and design (Policies LBE1,LBE2, LH8 and Loddon Area Local Plan, Policies WBE1 and WHE of Wokingham District Local Plan (Deposit Draft)).

   D. Highway Issues

   E. Services, Amenity and Infrastructure Requirements

   F. Concerns of local residents and the Parish Council

A. The principle of development
The site lies within the settlement and within an area which is predominately residential. The development of the former ambulance station for housing conforms in principle with Development Plan policies subject to its having an acceptable impact on the character of the area and to there being no unacceptable highway issues.

B. Impact on the character of the area and amenity of neighbouring properties.
The site currently comprises a centrally located building of 1 and 1½ stories with existing mature trees to the east and an open aspect to Reading Road and Winnersh Grove.

The proposal retains the majority of important trees to the east but the central building will be significantly larger than the existing ambulance station in terms of its east-west spread across the site and its height, and will involve the loss of the central yew tree which is currently a significant feature in the street scene. The loss of this tree has been accepted by the Arboriculturist as it is near the centre of the site and its retention would make redevelopment difficult. Replacement planting along the front of the site will compensate for the loss to the street scene. The majority of the other mature trees on the site are shown to be retained as they are recognised as having significant amenity value. Local Plan policies are thus complied with.

There are 3 flats proposed within the roofspace of the highest part of the building (9m); the bulk of the roof has, however, been broken up and the number of dormers kept to a minimum through the use of rooflights. The height of the proposal is not considered out of keeping with the neighbouring property at 342 Reading Road, which is 8.2 m high. The proposal mirrors the

gable design of this existing property in its elevation to Reading Road. The boundary treatment to Reading Road demonstrates continuity with the existing frontages in that a 2m high wall with screen planting on its road side is proposed. The building has been located so that it provides continuity in terms of the building line between existing properties in Winnersh Grove and number 342 Reading Road. All parking is to be located to the rear of the flats.

It is considered that the scale, form and design of the proposal are in keeping with the character of the location and that therefore in this respect there is no conflict with planning policy.

In terms of the impact of the proposal on neighbouring property, the retention of the mature tree screen between the proposal and no. 342 Reading Road has resulted in 17 metres separation flank to flank and has reduced any potential for overlooking. This relationship is therefore considered to be satisfactory. Revisions have secured an acceptable relationship with the property at the rear – number 68 Laburnam Road, avoiding overlooking or disturbance from car parking. There are no residential properties which may be overlooked on the west side of Winnersh Grove. The proposal is therefore considered to show a satisfactory relationship with existing properties.

C. Layout and Design

In terms of the mix of units, the proposal conforms with planning policy because it proposes 13 2-bedroomed units for which there is a demand, as shown by the District's Housing Need Survey.

The useable amenity space provided is in excess of the local plan requirement; although the majority of this is provided at the front of the site, this area will be shielded from road noise and rendered private by virtue of the 2 metre brick wall to Reading Road elevation.

The Thames Valley Police Liaison Officer has expressed concern about the lack of secure private garden areas; it is considered that, in this instance, to provide such areas would not be practical and would detract from the spacious character of the site. However, a condition is included to ensure small-scale enclosures around the ground-floor flats to provide some security.

In terms of its appearance, it is considered that the proposal will relate well to other neighbouring buildings along Reading Road. In terms of its design and layout, therefore, there is no conflict with development plan policy.

D. Highway Issues

The site is a sustainable location, being within walking distance of main bus routes and about 500 metres from Winnersh station. Car parking spaces are therefore acceptable at 1.5/unit. A Section 106 agreement is required to secure financial contribution of £15,000 towards improvements at Winnersh Crossroads and local sustainable transport initiatives.

E. Services, Amenity and Infrastructure requirements
A contribution of £15,000 has been offered towards local primary and secondary schools, to be secured through a section 106 agreement. A contribution of £2,187 will also be made through a legal agreement towards the provision of a new library in Winnersh. A financial contribution of £15,000 will also be made towards highway improvements at Winnersh Crossroads, and local sustainable transport intitiatives. It is considered that these contributions satisfactorily address the Services, Amenity and Infrastructure requirements resulting from this development

F. Concerns of local residents and the Parish Council
Highway concerns have been addressed in paragraph 4D above. Concerns with regard to loss of amenity have been overcome with the submission of revised plans.

5. Conclusion
The principle of the re-development of the site for residential use is acceptable. It is not considered that the proposal detracts from the character of the area or the street scene, or the amenity of neighbouring properties, and so conforms with development plan policies.

6. Recommendation – GRANT permission subject to a section 106 agreement to secure financial contributions towards the following:

- £15,000 towards facilities at local primary and secondary schools
- £2,187 towards the provision of a new library at Winnersh
- £15,000 towards improvements at Winnersh Crossroads, and local sustainable transport initiatives including public transport, walking and cycling facilities

and the following conditions:

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

2. This permission relates to the application as amended by and shall be carried out in accordance with revised plan No's 9481/P/O/A, 02A, 03A, 04A, 05A, 06A submitted to the Local Planning Authority on 22/10/99.

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

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

5. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning

Authority and these works shall be carried out as approved. These details shall include enclosures; hard surfacing materials; minor artefacts.

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

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

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before occupation.

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

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

11. 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.

12. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

13. No development of any kind shall be commenced on site until there has been submitted to and approved in writing by the Local Planning Authority a method statement for arboricultural works; the statement shall include details of the sequence of operations including felling and removal, remedial surgery works, location and erection of protective fences, the siting of and access to and from the works compound and details of the arboricultural supervision on site.

14. The approved protective fences shall be erected before any demolition or construction activity occurs on site and shall only be removed following written authorisation from the Local Planning Authority.

15. Details of the routes of all underground services and works there to must be submitted to and approved by the Local Planning Authority prior to the commencement of development and these approved details shall be implemented.

16. An area of at least 2 metres deep shall be delineated for each ground floor unit as secure private amenity space, and these details shall be included in the approved landscaping scheme.

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

18. No dwelling shall be occupied until secure bicycle storage details have been submitted and approved in writing by the Local Planning Authority.

19. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing no. 9481/P/01A. The land within the visibility splay shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

20. Provision shall be made for 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.

21. Adequate precautions shall be taken during construction to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

22. The existing access onto the front of the site off Reading Road shall be stopped up and abandoned and footway and verge crossings shall be re-instated to the satisfaction of the Local Planning Authority, before development commences.

23. The yellow hatched box markings fronting the site on Reading Road shall be removed prior to development commencing.

REASONS

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

2. For the avoidance of doubt.

3, 4, 8.
To safeguard the amenities of neighbouring residents and the locality.

5, 6, 7, 9, 10.
In the interests of visual amenity.

11. To ensure a satisfactory external appearance.

12. To protect future occupiers from road noise

13, 14, 15.
To protect the trees to be retained.

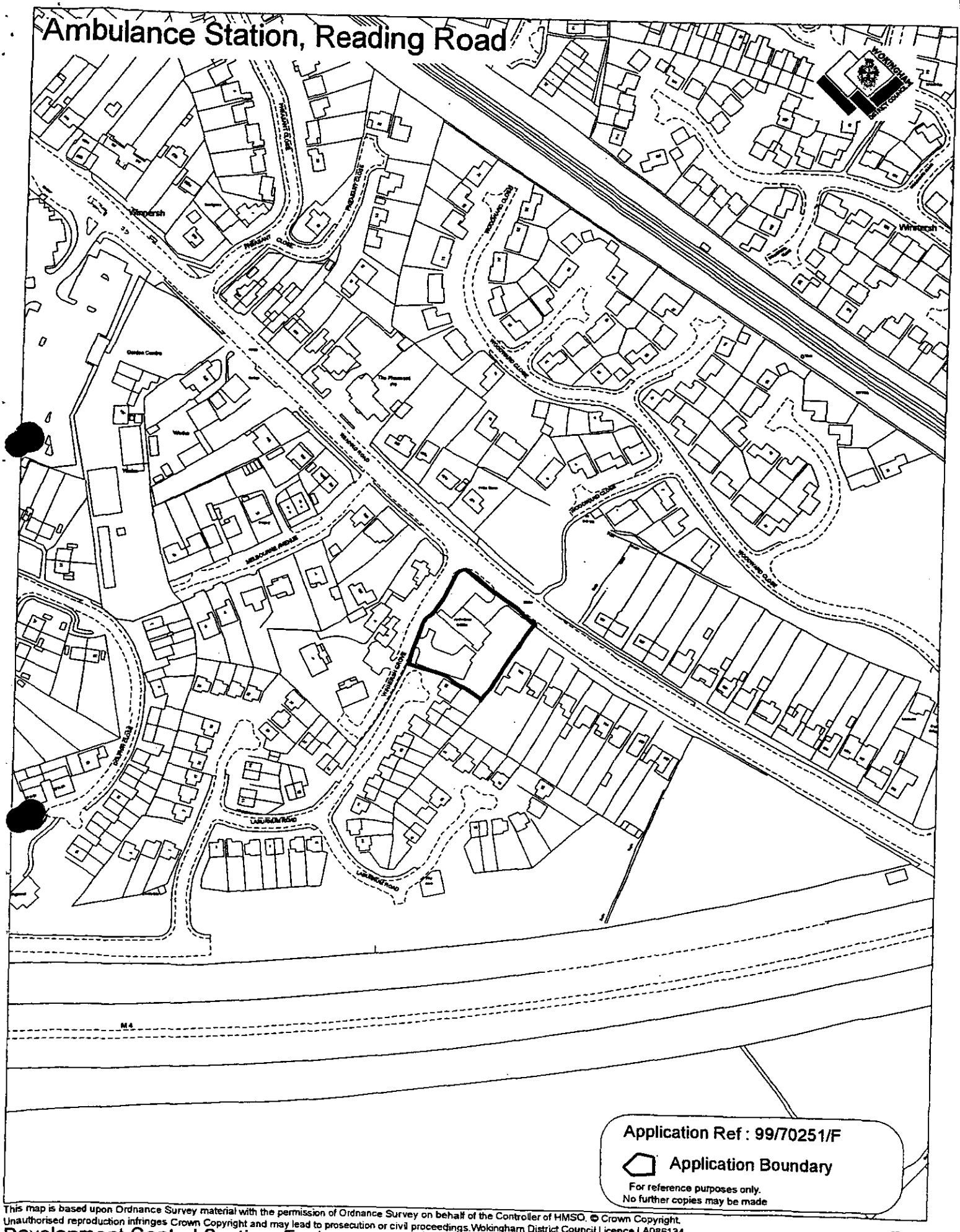
16. In the interests of security.

17, 19, 20, 21, 22, 23.
In the interests of highway safety.

18. In the interests of sustainability.

Lynette Baker

Ambulance Station, Reading Road



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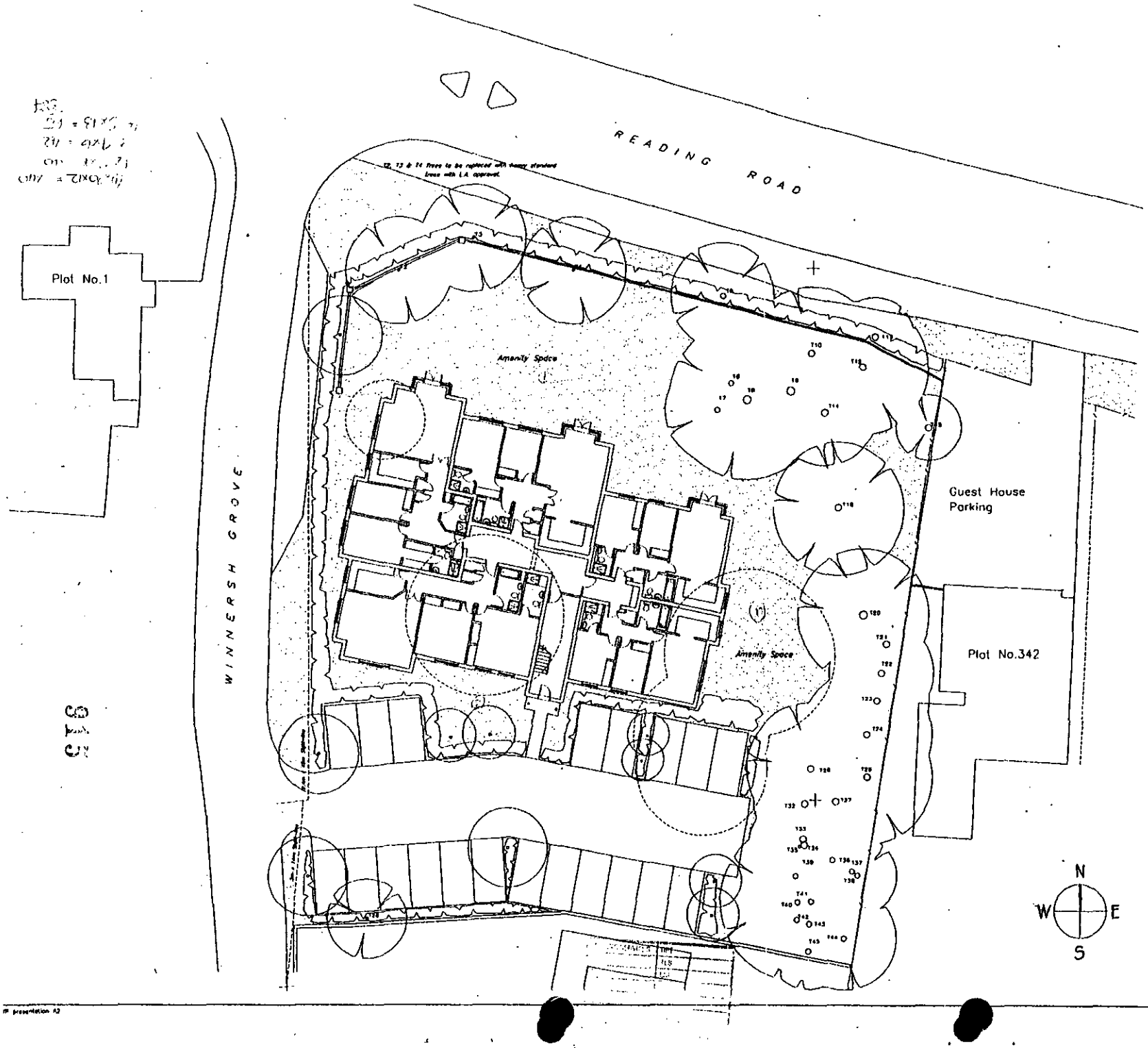
Development Control Section, Environmental Services, Wokingham District Council.
24 November 1999

Scale: 1 : 2500

Revision	Date	By
A Alteration to Flat layout & Visibility splay. Fence and hedging amended & notes added.	19/10/99	NH



KEY

- Proposed Planting
- Existing Trees to be retained
- Existing Trees to be removed
- 1.8m High screen wall/ fencing with continuous hedge planting around site boundary.

SITE AREA

0.24 Hectares
0.59 Acres

SCHEDULE OF UNITS

A	Type 2 Bed Flats	= 2
B	Type 2 Bed Flats	= 2
C	Type 2 Bed Flats	= 2
D	Type 2 Bed Flats	= 2
E	Type 2 Bed Flats	= 2
F	Type 2 Bed Flats	= 1
G	Type 2 Bed Flats	= 1
H	Type 2 Bed Flats	= 1
	TOTAL	= 13

Parking provision 20 spaces.

FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM SITE LAYOUT- including GROUND FLOOR FLAT

1:200

9481/P/01A

Date 23.7.99

Drawn by SE

bwp

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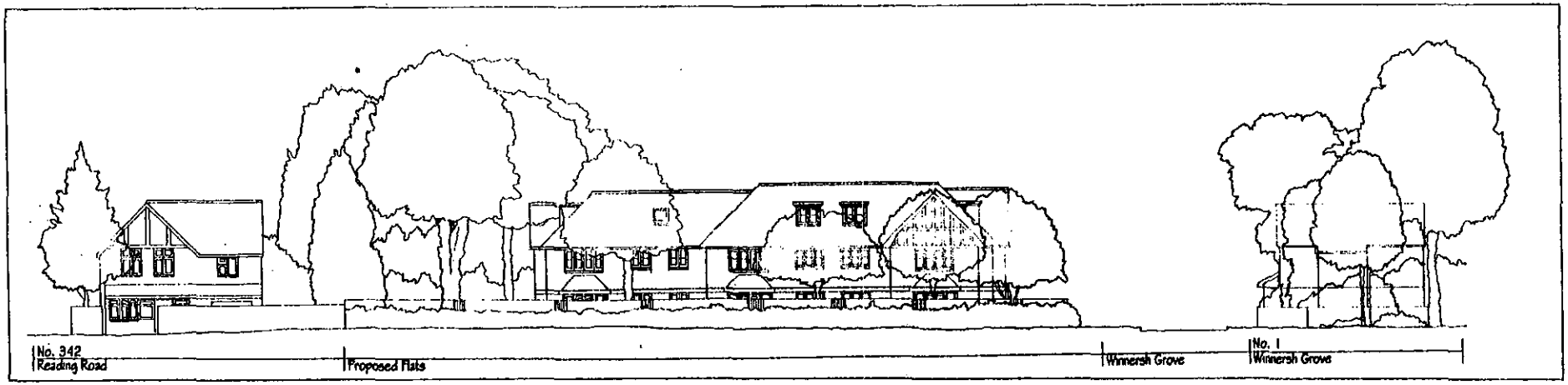
IP presentation A2

Revision	Date	By
A Amended East wing	20/10/99	TJ



WINNERSH GROVE
READING ROAD
WOKINGHAM

STREET ELEVATION

7.025'1

9481/P/06 A

1 : 200

Date 23/07/99 Drawn by TJ

bwp

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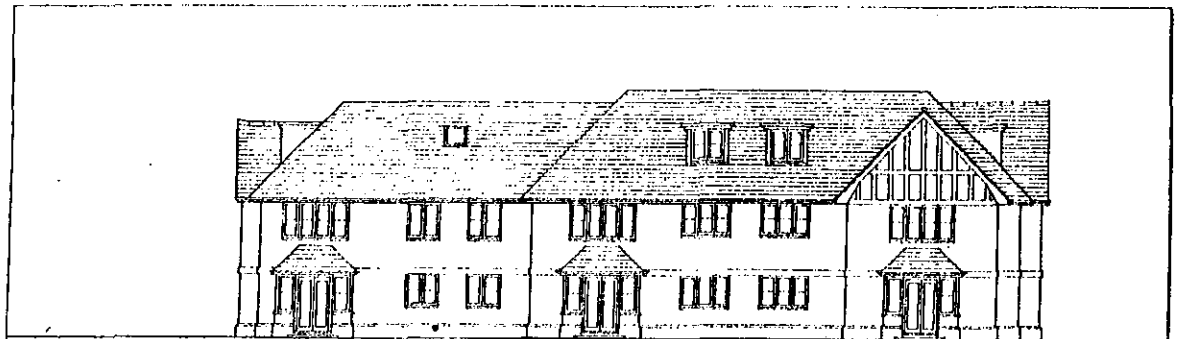
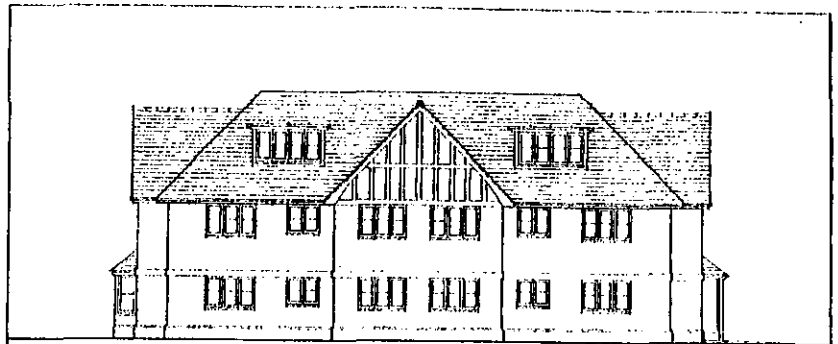
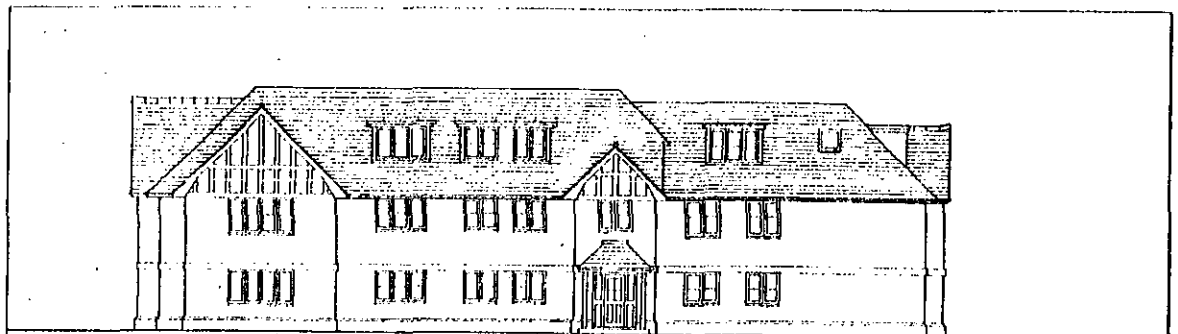


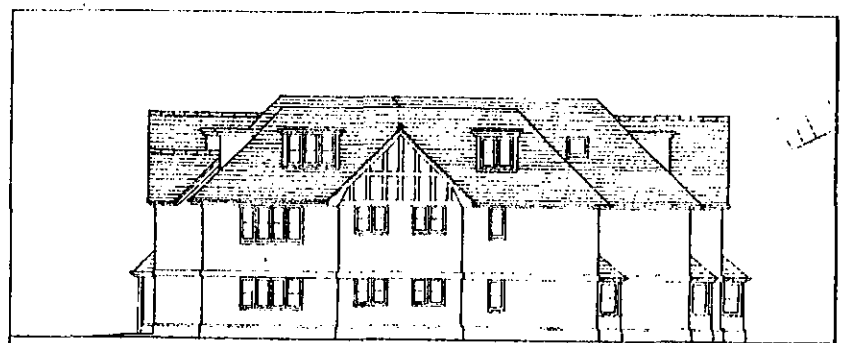
ELEVATION ONTO READING ROAD



ELEVATION ONTO WINNERSH GROVE



ENTRANCE ELEVATION



SIDE ELEVATION

WINNERSH GROVE
READING ROAD
WOKINGHAM
ELEVATIONS

9481/P/05A

1:100

Date 23/07/99 Drawn by BWB

bwp Chartered Architects Town Planners and Environmental Consultants

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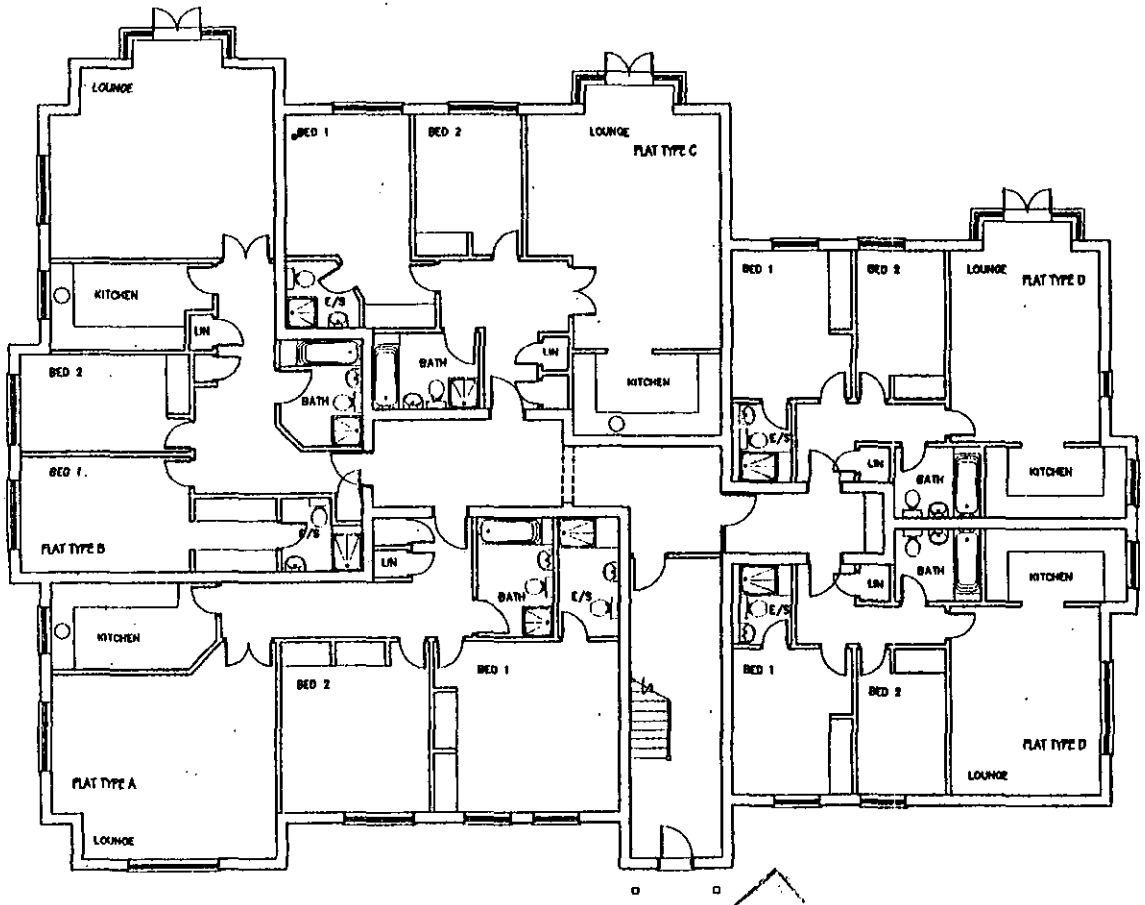
Prepared with / without the benefit of a site survey.

Revision	Date	By
A General amendments to Floor Plan	20/10/99	NH



GROUND FLOOR PLAN

WINNERSH GROVE
READING ROAD
WOKINGHAM

GROUND FLOOR PLAN

9481/P/02A

1 : 100

Date 23/07/99 Drawn by SE

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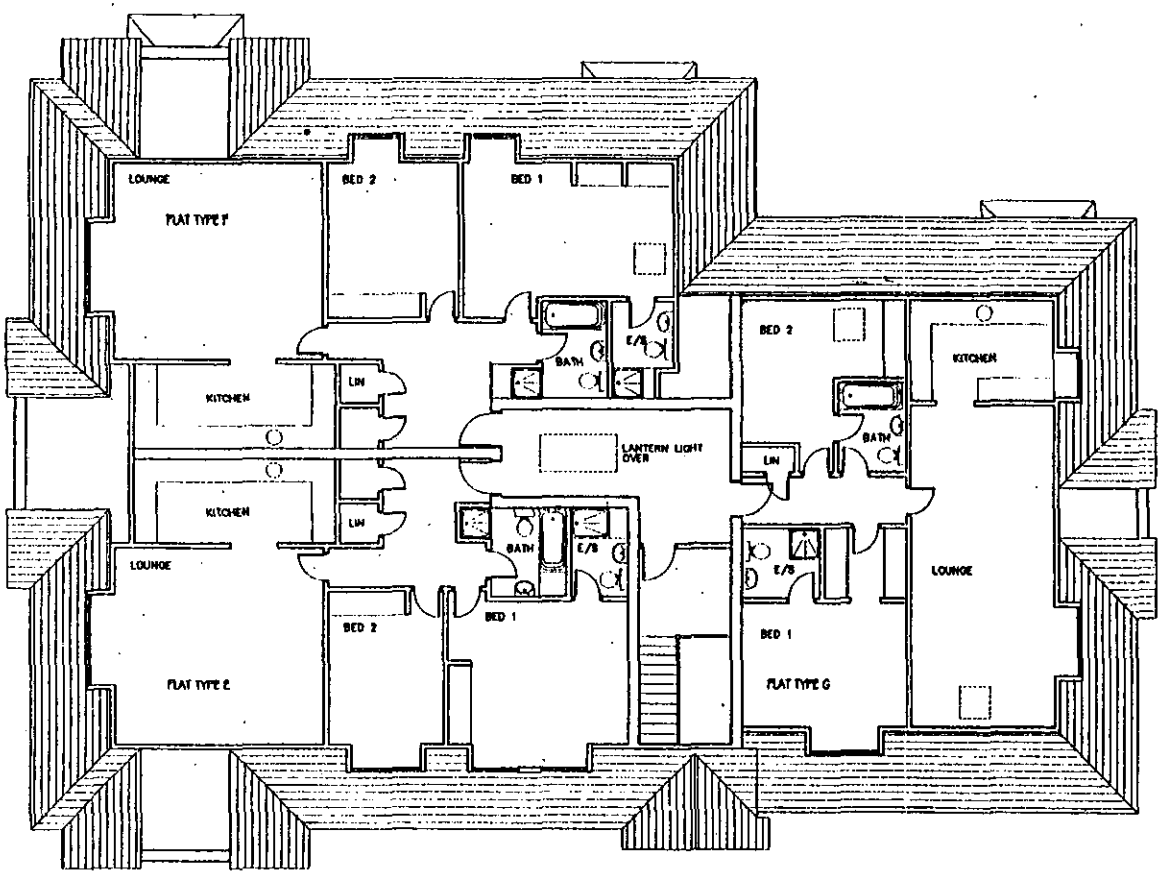
Revision	Date	By
A General amendments to Floor Plan	20/10/99	MH



2ND FLOOR PLAN

WINNERSH GROVE
READING ROAD
WOKINGHAM

SECOND FLOOR PLAN

9481/P/04A

1 : 100

Date 23/07/99 Drawn by SE

bwp

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70251

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL SUB-COMMITTEE HELD ON WEDNESDAY 24th NOVEMBER 1999 FROM 7:30 PM TO 10:20 PM

Present:- Mr A J Ross (Vice-Chairman – in the Chair), Mrs D C Beatty, Mr M J Bryant, Mr S R Conway, Mr T P Dredge, Mr R F N Eke, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 38(2): Mr D Ball, Mrs C Smith

120. MINUTES

The Minutes of the meeting of the Sub-Committee held on 3rd November 1999 were confirmed as a correct record and signed by the Chairman.

121. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs A N M C Drake.

122. ORDER OF BUSINESS

With the concurrence of the Sub-Committee, in order to expedite business, the order of business was changed.

125. APPLICATION No 99/70251/F – AMBULANCE STATION, READING ROAD, WINNERSH – DEMOLITION OF EXISTING AMBULANCE STATION AND ERECTION OF 13 2-BEDROOMED FLATS AND PARKING.

The Sub-Committee considered a report about this application (Agenda pages 907 to 920). Mr D Ball, a local Member, raised concerns regarding car parking and financial contributions towards local facilities. Members noted the concerns of Winnersh Parish Council regarding Health and Safety and car parking issues which had been received after the Agenda was despatched.

RESOLVED:

(1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other Statutory powers, relating to the securing of financial contributions towards local facilities and local transport initiatives;

(2) That subject to the completion and registration of the legal Agreement referred to in (1) above, Application No 99/70251/F be approved, subject to the conditions detailed on pages 910 to 913 of the Agenda.

Date: 26 June, 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number : 99/70251/F

Location : 58 Robin Hood Way, Winnersh

Proposal : Proposed two storey rear extension to dwelling.

Applicant : Mr & Mrs G Beale

Case Officer : Joss Miller

The new plans show: Details to comply with condition (iii) & (iv) of Appeal Decision T/APP/X0360/A/99/10340/P7 for the approval of landscaping.

Comments are required by 06/07/00.

Should you have any queries regarding this application please contact the case officer Joss Miller on extension 6463.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: John Mitchell, Development Control

My Ref: jpe/ambulance

Your Ref: F/200/0290

Date: 17 November 2000

PROPOSED DEMOLITION OF AMBULANCE STATION AND ERECTION OF 15 FLATS AND 22 PARKING SPACES – COMPLIANCE WITH CONDITION 11
READING ROAD, WINNERSH

Further to our discussion yesterday I confirm that the following works will be required to comply with the noise condition:-

1. Acoustic ventilators will need to be installed in all habitable rooms which overlook the Reading Road. They will need to be mechanical ventilators capable of providing sufficient ventilation to replace the need to open windows. The specification of the ventilators should be submitted for approval prior to installation.

2. A 2 metre acoustic barrier should be constructed around the communal garden area at the front of the properties. The location and specification of the barrier should be submitted for approval prior to construction.

As discussed I had concerns regarding potential contaminated land due to the underground petrol storage tanks located on the site. The tanks had been located on the site for many years and if the tanks were leaking there could be significant petroleum hydrocarbon contamination on the site. Although unfortunately a contaminated land condition was not imposed on the consent I understand that a contaminated land investigation and remediation was carried out by the developers. They have advised me that this report was submitted to the planning department in April 2000, please could you send me a copy of this report so I can assess whether the site has been adequately remediated.

I will be forwarding these comments to the developers and should you have any queries regarding these points please do not hesitate to contact me.

Ambulance Station, Reading Road, Winnersh



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Development Control Section, Environmental Services, Wokingham District Council.

15 March 2000

Scale: 1 : 2500

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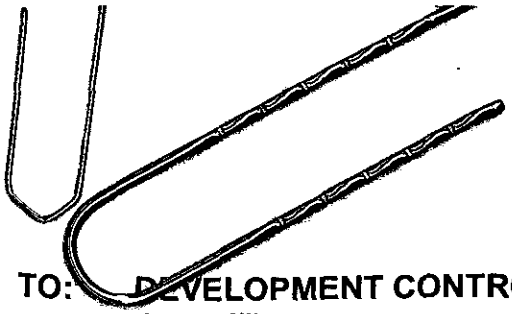

TO: DEVELOPMENT CONTROL
Joss Miller

FROM: Environmental Design

DATE: 3 November 2000

Location:	Former Ambulance Station, Reading Road, Winnersh
Proposal:	Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces
Application Number:	F/2000/0290

In response to your consultation dated 26 October 2000 for the above application, the landscape comments are as follows:

The trees along the boundary with Reading Road, T2, T3 & T4 (cherry trees) are very poor specimens and unlikely to be long lived and should be removed and replaced by new trees, especially as it is shown on the plan that a wall or fence is to be erected very close to, or through the trees! I thought that the applicant had agreed to the replacement of the trees in principle.

A revised landscape scheme should be submitted showing additional tree planting along this boundary providing suitable replacements for the cherry trees. The plan submitted (9481/L2/A) also needs to show the location of individual species as all the labels are missing.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6463 (Direct Line)

Date. 23 February, 2001

My ref. JM/JM/F/2000/0290

Your ref. 9481/A3/LRSV/JCR

Mr L Vernon
Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
RG31 7BW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Vernon,

RE: CONDITIONS RELATING TO THE DEVELOPMENT AT THE AMBULANCE STATION, READING ROAD, WINNERSH. (F/2000/0290)

Thankyou for your letter which was received on 8 January 2001.

I can inform you that all the conditions relating to this application are now considered acceptable and can be discharged.

I hope this information is of use to you. If you have any further questions relating to this matter the case officer, Joss Miller, can be contacted on the above telephone number.

Yours sincerely

JOHN MITCHELL

Development Control Manager

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

REPLY BY
23 JAN 2001

Barton Willmore

PLANNING Architecture
FOL
DC JRM 38382
APP JOSS
CS
04 JAN 2001
COPIES TO: ACK 9/1/01
LE

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

For the attention of J Mitchell Esq

Our Ref: 9481/A3/LRSV/JCR

4 January 2001

Dear Sirs

THE AMBULANCE STATION, READING ROAD, WINNERSH
PLANNING APP NO R/2000/0290 – CONDITIONS

We are writing in response to your letter dated 5 December 2000 and wish to comment as follows on the issues you have raised with regard to outstanding conditions.

Firstly however, we are enclosing two further copies of our Landscape Plan now drawing no 9481/L2B (originally submitted on 16 May 2000 and then again on 19 October 2000) and now amended as follows: -

- 1.8 metre high close boarded fencing amended to read 2 metre high close boarded fence, as requested by the Environmental Health Department. (**Condition 11**).
- Minimum 2 metre deep amenity space added to all ground floor flats. (**Condition 15**).
- Existing tree schedule attached to plan as requested by Environmental Design Department.

Please note that with regard to the flowering cherry trees, T2, T3 and T4, these give structure to the landscaping and currently make a valuable contribution to the Reading Road street scene. However, their condition will be reviewed when the 2 metre high close boarded fence is in position along the Reading Road frontage and the development is practically completed..

Certificate No. FS 24964

In your letter you refer to conditions 4, 5, 6, 7, 8, 9, 11, 12 and 15 and state that these have not been discharged.

We therefore wish to comment as follows: -

- **Condition Nos 4 and 5.** The landscape proposals have now been with you for a considerable period and from the Environmental Design Group's memo dated 3 November 2000 we believe that we have addressed all the issues relating to the landscape proposals. Please also note that the hard landscape proposals were included on the landscape plan as long ago as May 2000 and are now being implemented.

- **Condition No 6.** The landscape scheme will be implemented in the Spring of this year.

- **Condition No 7.** The boundary treatment is shown on the landscape plan.

- **Condition No 8** is an informative.

- **Condition No 9** is an informative

- **Condition No 11.** Our client has been in consultation with Environmental Health in order to implement a satisfactory scheme to discharge this condition.

- **Condition No 12.** See letter dated 28 March 2000 and 19 October 2000 regarding location and erection of protective fences and siting of the access to and from the works compound. On completion of the project an assessment of any need for remedial surgery works will be carried out and the Local Authority advised.

- **Condition No 15.** See landscape proposals plan.

We would be grateful for confirmation at the very earliest opportunity that conditions 4, 5, 6, 12 and 15 are now discharged. With regards to condition 11, the final details will be forwarded to you as and when they are finalised.

Yours faithfully

L R S VERNON

cc
G Meier – Millgate Homes

Tel. (0118) 974 6426 (Direct Line)
Fax. (0118) 974 6484
Email. Sandra.Bayden@wokingham.gov.uk
Date 9 January 2001
My ref. SB/F/2000/0290
Your ref.

3838Z

Mr L R S Vernon
The Barton Willmore Partnership Reading Ltd
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berkshire RG31 7BW

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

Dear Mr Vernon

THE AMBULANCE STATION, READING ROAD, WINNERSH
PLANNING APPLICATION NO. F/2000/0290 - CONDITIONS

Thank you for your letter of 4 January which has been passed to Joss Miller, Planning Assistant and is receiving attention.

Yours sincerely

SB

SANDRA BAYDEN
Management Support Assistant

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 4 June 2000

Location: Winnersh Ambulance Station, Reading Road, Winnersh

Proposal: Details to comply with condition 04 for the approval of slab levels.

Application Number: C/2000/1144 (99/70251/F)

In response to your consultation dated 12th April 2000 for the above application, the arboricultural comments are as follows:

I have no objections to the details submitted.

Neil Etherington
Senior Arboriculturist

9481/A3/LRSV/JCR 26 April 2000

WINNERSH GROVE ENVELOPE CONSTRUCTION

To comply with conditions

0290

EXTERNAL WALLS:	Brick outer leaf 90mm cavity partially filled with 40mm insulation 100mm Durox block inner leaf (7N strength) 13mm hardwall plaster finish
PARTY WALLS:	Party walls between flats or between staircase/landing areas and flats are to be 250mm wide cavity walls comprising 2 leaves of 100mm dense concrete block of average mass not less than 415Kg/m² in accordance with Building Regulations, approved document E, Wall type 2. Wall finish to be render and set coat.
WINDOWS:	Double glazed PVCU type.
PITCHED ROOF:	Concrete plain tiles on 25 x 38 battens on BS747 felt on 150mm deep rafters partially filled with 100mm insulation 30mm insulated plasterboard to inner face
FLAT ROOF AT UPPER LEVEL:	Sarnafil G410-12EL roof membrane on 22mm ply base on Roof joists (size to be determined) Roof void partially filled with 2 layers of 100mm thick insulation. 12.5 plasterboard finish to ceiling

EXTERNAL MATERIAL SPECIFICATION

TO COMPLY WITH CONDITIONS

DATE: 4/5/00
REV. A

0200

PLOTS: 1-15	**SITE:** Winnersh Grove, Reading Road, Wokingham
PROJECT NO: 102	**HOUSE TYPE:** Flats
Brickwork	Wold Blend Stocks
Brick Panels	N/A
Soldier Course	Ibstock Bath Stone
Dentil Course	N/A
Quoins	N/A
Plinths	Hamil Medium Multi Stocks, Two Courses of Tiles to
	Cant Top
Bricks below DPC	Ibstock Leicester Reds
Mortar and Pointing	Natural, Raised and Double Struck
Rendering	White Sand Faced
Tudor Timbers	Stained Burma Teak
Roof Tiles	Redland Plain Tile in Manor House Mix, with Matching
	Valley Tiles and Bonnet Hips
Feature Tiles and Ridges	Redland Round Ridges in Red, with Half
	Round and Plain Angle Scroll Finial to Gables Only
Tile Hanging	N/A
Fascias and Soffits	White UPVC, with Secret Fixings
Chimney Pots	N/A
Dormer Cheeks	Redland Plain Tile in Manor House Mix, Moulded
	Timber Fascia to Fronts
Rainwater Goods	Black Half Round Deep Flow Gutters

PLOTS: 1-15	SITE: Winnersh Grove, Reading Road, Wokingham
PROJECT NO: 102	HOUSE TYPE: Flats
Porch Roof/Bays and Posts	Eternit Burnt Flame Machine Mades, with Matching
	Valley Tiles. Hardwood Sawn Stained in Burma Teak
Windows Externally	White UPVC Balanced Casements with Internally and
	Externally Horiz. Glazing Bars
Window Cills	90mm UPVC Stub Cills
	Ibstock Bath Stone Stooled Cills
Front Door and Frame	Dynasty Georgia in Hardwood, Stained, Double Glazed
	Lights, White Painted Frame
External Doors (Others)	N/A
Casement/Patio Doors	Pair White UPVC Rebated Casement Doors all Bar,
	Double Glazed Lights
Meter Boxes	Wall Mounted as per Drwgs.
Balcony Railings	Black Metal
Path and Patio Finish	Buff Riven Slabs 600x600
Forecourt Finish	Black Tarmac Finish
Forecourt Edging	ECC Conservation Kerbs
Roadway Finish	N/A
Roadway Edging	N/A
Crossover Finish	Granite Setts
Garage Brickwork	N/A
Garage Roof	N/A
Garage Door/Frame and Size	N/A
Garage Window	N/A
Misc.	Brick Piers to be Hamil Medium Multis with Ibstock
	Bath Stone Pier Caps and Black Metal Railings as per
	Details.
	Velux Skylights

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
C/O The Barton Wilmore Partnership Reading Ltd
Beansheaf Farmhouse
Bourne Close
Calcot Reading
Berkshire
RG31 7BW

Application Number: F/2000/0290

Parish: **WINNERSH**

Location: **Former Ambulance Site, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.**

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

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

Condition
2. Construction work of any sort shall only take place within the area covered by the application between the hours of 8.00am and 6.00pm Monday to Fridays and 8.00am to 1.30pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

Condition
3. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

Condition
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local

Planning Authority and these works shall be carried out as approved. These details shall include enclosure, hard surfacing and minor artefacts.

Condition

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

Condition

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

Condition

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before occupation.

Condition

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

Condition

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

Condition

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

Condition

11. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Condition

12. No development of any kind shall be commenced on site until there has been submitted to and approved in writing by the Local Planning Authority, a method statement for arboricultural works; the statement shall include details of the sequence of operations including felling and removal, remedial surgery works, location and erection of protective fences, the siting of and access to and from the works compound and details of the arboricultural supervision on site.

Condition

13. The approved protective fences shall be erected before any demolition or construction activity occurs on site and shall only be removed following written authorisation from the Local Planning Authority.

Condition

14. Details of the routes of all underground services and works therto must be submitted to and approved by the Local Planning Authority prior to the commencement of development and these approved details shall be implemented.

Condition

15. An area of at least 2 metres deep shall be delineated for each ground floor unit as secure private amenity space, and these details shall be included in the approved landscaping scheme.

Condition

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

Condition

17. No dwelling shall be occupied until secure bicycle storage details have been submitted to and approved in writing by the Local Planning Authority.

Condition

18. Before the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 9481/P/01A/0290. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition

19. 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.

Condition
20. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
21. The existing access onto the front of the site off Reading Road shall be stopped up and abandoned and footway and verge crossings shall be reinstated to the satisfaction of the Local Planning Authority, before development commences.

Condition
22. The yellow hatched box markings fronting the site on Reading Road shall be removed prior to development commencing.

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

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

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

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

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

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. To ensure a satisfactory external appearance.

Reason
11. To protect future occupiers from road noise.

Reason
12. To protect the trees to be retained.

Reason
13. To protect the trees to be retained.

Reason
14. To protect the trees to be retained.

Reason
15. To protect the trees to be retained.

Reason
16. In the interests of highway safety.

Reason
17. In the interests of sustainability.

Reason
18. In the interests of highway safety.

Reason
19. In the interests of highway safety.

Reason
20. In the interests of highway safety.

Reason
21. In the interests of highway safety.

Reason
22. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 05/06/2000

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

01235 776075

PLANNING SERVICES APP 35943
POL | TS
DC | UNIT
APP
CS
31 OCT 2000
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FILE:

THAMES VALLEY POLICE

Crime Prevention Design Adviser (Berks.)
Thatcham Police Station
20, Chapel Street
Thatcham
BERKS.
RG18 4QL

F A X C O V E R S H E E T

DATE:	*30th October 2000*	**TIME:**	*1600*
TO:	Joss Miller WDC Planning Dept.	**PHONE:** **FAX:**	
FROM:	PC Dave STUBBS CPDA (Berks.)	**PHONE:** **FAX:**	01635 295156 01635 295126
RE:	F/2000/0290		
CC:			

Number of pages including cover sheet: [1]

Message

I fully support the provision of the secure cycle storage.

The fence / railings to keep the private amenity space secure from casual intrusion don't appear to have made it onto the plan though ! (The bit along the road boundary won't stop a peeping tom getting round the back or toddler from wandering into the car parking area !)

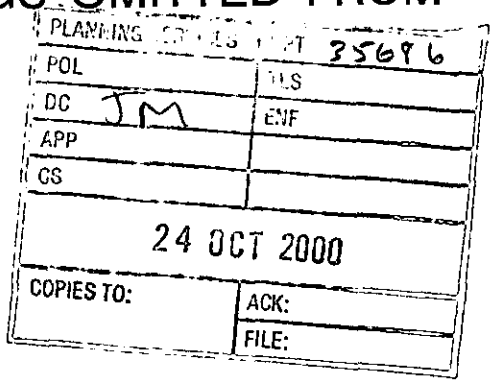
Regards.

Dave STUBBS

This facsimile message is intended solely for the use of the individual or entity to which it is addressed and may contain confidential or privileged information. If you receive it in error, please notify us immediately by telephone and destroy the original. If you are not the intended recipient, any copying or disclosure of this communication is unauthorized and contrary to the provisions of the Copyright Designs and Patents Act 1988.

23.10.00

PLEASE FIND ENCLOSED DRAWINGS OMITTED FROM OUR PREVIOUS LETTER.



Development Control
Wokingham District Council
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Joss Miller

Our Ref: 9481/A3/LRSV/JCR
19 October 2000

Dear Sirs

WINNERSH GROVE PLANNING APPROVAL REF F2000/0290

Following our discussions with Joss Miller on Monday, we are now writing to clarify the situation with regard to the above project and also as requested, to re-submit all the details to discharge planning conditions 3, 4, 5, 7, 10, 11, 12, 13, 14, 15, 17, 19, 21 and 22.

As you will appreciate, we have previously submitted the information necessary to discharge the planning conditions under both planning permission ref 99/70251/F and the revised planning permission ref 2000/0290, both approvals are very similar and, as a result, the details required to discharge the conditions are likewise very similar. Under the permission we did earlier receive confirmation that some details had been registered. However, we have been unable to hold any meaningful discussions regarding the conditions and we draw to your attention our last communication on 8 August 2000 as a starting point, and enclose a copy of this letter for your information. Please note that the materials samples were delivered by our client direct to Lynette Baker, which resulted in the informal approval.

As stated in an earlier letter, the development is now well advanced on site and it is intended to complete the project in accordance with the approval ref F2000/0290.

For ease of reference, we are enclosing all the previous correspondence updated to reflect the request that we now re-submit the proposals for your consideration.

- Letter 'A' and enclosures were originally submitted on 28 March 2000 in response to planning approval ref 99/70251/F. This letter and enclosures are now dated 19 October 2000 and seek to discharge Conditions 3, 12, 13, 14, 19, 21 and 22 of Planning Approval F2000/0290.

- Letter 'B' and enclosures were originally submitted on 26 April 2000 in response to planning approval ref 99/70251/F. This letter and enclosures are now dated 19 October 2000 and seek to discharge planning conditions 10 and 11 of planning approval F2000/0290.

- Letter 'C' and enclosures were originally submitted on 9 May 2000 in response to planning approval ref F2000/0290. This letter and its enclosure are now dated 19 October 2000 and seek to discharge Condition 17.
  Also note that we enclosed site plan drawing no 9481/51C amended to show the bin store and cycle store locations with amendment to parking layout and sought the Council's approval to these minor amendments. Although believed to be acceptable in discussions with Lynette Baker, we have had no formal response.

- Letter 'D' and enclosures were originally submitted on 16 May 2000 in response to planning approval ref F2000/0290. This letter and enclosures are now dated 19 October 2000 and seek to discharge conditions 4, 5, 7 and 15.

- Letter 'E' and enclosures were originally submitted on 19 June 2000 in response to planning approval ref F2000/0290. This letter and enclosures are now dated 19 October 2000 and seek to discharge Condition no 14.

Your urgent attention to these matters would be appreciated, however if you require any further information please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Recd 3.00pm 19.10.00

PLANNING SERVICES	HPT 35548
POL	TLS
DC JM	ENF
APP	
CS	
20 OCT 2000	
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	FILE:

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

Barton Willmore
Architecture

LETTER 'E'

Development Control
Wokingham District Council
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Joss Miller

Our Ref: 9481/A3/LRSV/JCR

19 October 2000

Dear Sirs

AMBULANCE STATION SITE WINNERSH GROVE READING ROAD WOKINGHAM– PLANNING APP REF F2000/0290

Following our letter of 9 June we are now writing with regard to condition No 14 of the above Planning Consent.

We have previously submitted details with regards to the public utilities and now enclose 2 copies of our drainage, Consultants drawing number D120/01B showing the foul and surface water proposals.

We would therefore be grateful for confirmation at your earliest convenience, that we have now fully discharge condition No14 of the above planning permission.

Yours faithfully

L R S VERNON

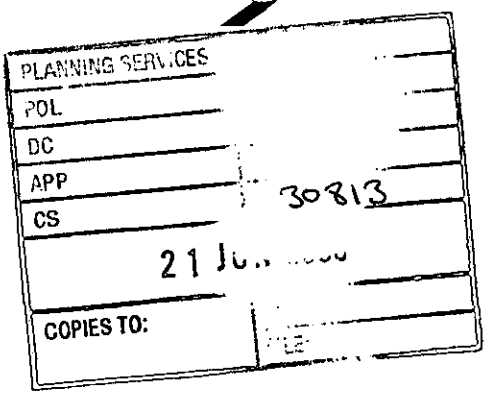
* DRAWINGS TO FOLLOW

cc
G Meier – Millgate Homes

Certificate No. FS 24864

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

Barton Willmore
Architecture



Development Control
Wokingham District Council
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Lynette Baker

Our Ref: 9481/A3/LRSV/JCR

9 May 2000

Dear Sirs

AMBULANCE STATION SITE WINNERSH GROVE READING ROAD WOKINGHAM– PLANNING APP REF F2000/2000

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Yours faithfully

L R/S VERNON

cc
G Meier – Millgate Homes

Certificate No. FS 24864

Recd 8.00pm 19.10.00

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

Barton Willmore

Architecture

PLANNING SERVICES	RPT 35549
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20 OCT 2000	
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Development Control
Wokingham District Council
Planning Services
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Joss Miller

Our Ref: 9481/A3/LRSV/JCR
19 October 2000

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Certificate No. FS 24864

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

- Letter 'B' and enclosures were originally submitted on 26 April 2000 in response to planning approval ref 99/70251/F. This letter and enclosures are now dated 19 October 2000 and seek to discharge planning conditions 10 and 11 of planning approval F2000/0290.

- Letter 'C' and enclosures were originally submitted on 9 May 2000 in response to planning approval ref F2000/0290. This letter and its enclosure are now dated 19 October 2000 and seek to discharge Condition 17.
  Also note that we enclosed site plan drawing no 9481/51C amended to show the bin store and cycle store locations with amendment to parking layout and sought the Council's approval to these minor amendments. Although believed to be acceptable in discussions with Lynette Baker, we have had no formal response.

- Letter 'D' and enclosures were originally submitted on 16 May 2000 in response to planning approval ref F2000/0290. This letter and enclosures are now dated 19 October 2000 and seek to discharge conditions 4, 5, 7 and 15.

- Letter 'E' and enclosures were originally submitted on 19 June 2000 in response to planning approval ref F2000/0290. This letter and enclosures are now dated 19 October 2000 and seek to discharge Condition no 14.

Your urgent attention to these matters would be appreciated, however if you require any further information please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

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

Our Ref: 9481/A3/LRSV/JCR

8 August 2000

Dear Ms Baker

FLATS AT WINNERSH GROVE
PLANNING APPROVAL REFERENCE F2000/0290

Following our telephone conversation yesterday and with particular regard to our letters dated 9 and 19 June 2000, you will be aware that the project is now into the construction stage on site and we understand that in discussions with our client you have verbally agreed to the schedule of materials for the site, ie Condition No 10 of the above approval.

We would therefore, be grateful for formal confirmation that Condition No 10 is now discharged, similarly with Conditions 3, 4, 5, 7, 11, 12, 13, 14, 15, 17, 19, 21 and 22.

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

Yours sincerely

L R S VERNON

cc
G Meier – Millgate Homes

Date: 26 October 2000

To: Highways

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

Application Number: F/2000/0290

Location: Former Ambulance Site, Reading Road, Winnersh, Wokingham.

Proposal: Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

Case Officer: ~~Lynette Baker~~ ~~Joss~~ Miller

The new plans show the following: Details to comply with condition 17 & relocation of bin store & parking places. Drawing P51.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

NO OBJECTIONS TO DRG. NO.S 14 & P/51
HOWEVER PARKING SPACES MUST BE UNALLOCATED.
C123, R123.

Adam Coggins 2/11/00.

Date: 26 October 2000

To: Highways

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

Application Number: F/2000/0290

Location: Former Ambulance Site, Reading Road, Winnersh, Wokingham.

Proposal: Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

Case Officer: ~~Lynette Baker~~ Joss Miller

The new plans show the following: Details to comply with conditions 03 (slab levels), 12 (arboricultural works), 13 (protective fencing), 14 (underground services) & 19 (parking & turning). Drawing nos P/60 & D120/01B.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

NO OBJECTIONS TO DRG NO. P/60;
REFERING TO CONDITION 19.

Adam Coggins

2/11/00.

Tel: (0118) 974 6447

Date:

My ref: F/2000/0290

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: F/2000/0290
Former Ambulance Site Reading Road Winnersh.
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ *under delegated powers.*

If you have any questions please do not hesitate to contact Lynette Baker on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/0290**
Former Ambulance Site Reading Road Wokingham.
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Print Name:_____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6447

Date:

My ref: F/2000/0290

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0290
Former Ambulance Site Reading Road Winnersh.
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Lynette Baker on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/0290**
Former Ambulance Site Reading Road Wokingham.
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Print Name:_____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6447

Date:

My ref: F/2000/0290

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: 33505 - Wokingham

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: F/2000/0290
Former Ambulance Site Reading Road Winnersh.
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact Lynette Baker on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____
Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/0290**
Former Ambulance Site Reading Road Wokingham.
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Print Name:_____

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: F/2000/0290

Proposal:

Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Location:

Former Ambulance Site Reading Road Winnersh.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/02/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/0290

Proposal:
Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Location:
Former Ambulance Site Reading Road Winnersh.

This application is being advertised in the WOKINGHAM TIMES newspaper on the 20.01.2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before the expiry of 21 days from the date of this notice. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

Erected LEB 19/1

Date: 20.01.2000

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0290

Applicant : Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

Location : Former Ambulance Site Reading Road Winnersh.

Proposal : Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces.

Site Notice Displayed ? :

YES	NO	DATE
✓		19/1

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 05/01/2000

Earliest Date for Decision : 06/02/2000

Latest Consultation Date/Site Notice Expiry Date : 06/02/2000

Application Expiry Date: 01/03/2000

Consultation Responses :

See Cmtt report

Planning Issues :

Application Number: F/2000/0290

Appraisal :

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

Application Number F/2000/0290
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC17	SR05	8-6 Mon-Fri 8-13.30 Sats
3	SC18	SR05	
4	SC40	SR09	enclosure, hard surfacing, minor artefacts
5	SC41	SR09	
6	SC42	SR09	
7	SC45	SR05	before occupation
8	SC48	SR09	
9	SC49	SR09	
10	SC52	SR12	
11	SC55	R	To protect future occupiers from road noise
12			
16	SC23	SR13	pkg & turning
17			No dwelling shall be occupied until secure cycle storage details have been submitted & approved in writing by the LPA
			R: In the interests of sustainability

RECORD OF SITE VISIT

SITE ADDRESS: Former Ambulance Site Reading Road Wokingham. APPLICATION NUMBER: F/2000/0290	OFFICER: Lynette Baker DATE OF SITE VISIT: 19/1

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

12 ~~13~~. No development of any kind shall be commenced on site until there has been submitted to and approved in writing by the Local Planning Authority a method statement for arboricultural works; the statement shall include details of the sequence of operations including felling and removal, remedial surgery works, location and erection of protective fences, the siting of and access to and from the works compound and details of the arboricultural supervision on site.

R: To protect the trees to be retained

13 ~~14~~. The approved protective fences shall be erected before any demolition or construction activity occurs on site and shall only be removed following written authorisation from the Local Planning Authority.

R "

14 ~~15~~. Details of the routes of all underground services and works there to must be submitted to and approved by the Local Planning Authority prior to the commencement of development and these approved details shall be implemented. R "

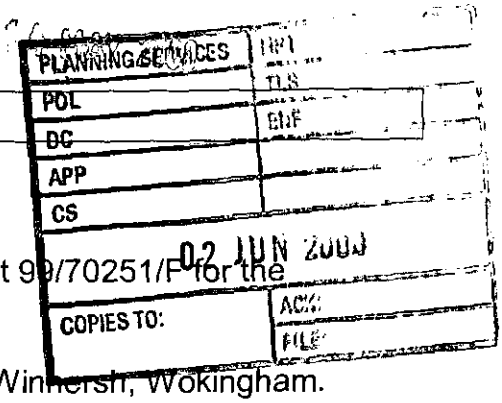
15 ~~16~~. An area of at least 2 metres deep shall be delineated for each ground floor unit as secure private amenity space, and these details shall be included in the approved landscaping scheme. R "

BOUNDARY TREATMENT

OTHERS

FROM: Lynette Baker

DATE: 12 May 2000



WINNERSH PARISH CONSULTATION SHEET

Application Number: C/2000/1358

Proposal: Details to comply with conditions 11 & 12 of consent 99/70251/F for the approval of materials..

Site Address: Winnersh Ambulance Station, Reading Road, Winnersh, Wokingham.

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Your observations are required in respect of this application **by 05/06/2000** .

No comment

SIGNED: _____ DATE: 01.06.00

Clerk To Winnersh Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 4 June 2000

Location: Winnersh Ambulance Station, Reading Road, Winnersh

Proposal: Details to comply with condition 14 for the approval of temporary security gates and fencing

Application Number: C/2000/1142 (99/70251/F)

In response to your consultation dated 13th April 2000 for the above application, the arboricultural comments are as follows:

I have no objections to the details submitted.

Neil Etherington
Senior Arboriculturist

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

Barton Willmore
Architecture

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

SECOND LETTER

For the attention of Lynette Baker

Our Ref: 9481/A3/LRSV/JCR

9 May 2000

Dear Sirs

AMBULANCE STATION SITE – PLANNING APPROVAL REF F2000/0290

Please can you clarify that the information provided in respect of protective fencing and the siting and access to and from the works compound satisfies the requirements of Condition no 12.

Whilst writing, we can confirm that the facing brick chosen for the development is the Wold Blend Stock. As referred to in our letter dated 26 April 2000 and, as stated, we have requested that our client deliver samples of the materials to your offices for approval.

We believe that we have now submitted all the necessary information to discharge the conditions that are relevant to the commencement of the development and we therefore set out below a résumé of the situation.

We have requested that Conditions 3, 10, 11, 12, 13, 14 and 19 be discharged under planning permission no 99/70251/F in the knowledge that they are also relevant to planning application no F2000/0290.

Certificate No. FS 24864

Our Ref: 9481/A3/LRSV/JCR

9 May 2000

We are advised that the Section 106 Agreement is now being signed by all parties and that the approval ref F2000/0290 can be issued shortly.

The conditions that we will seek to discharge under planning application no F/2000/0290 are nos 4, 5, 7, 15 and 17, where the details relate to the site layout for 15 units (ie increased parking provision).

Yours faithfully

L R S VERNON

cc
G Meier – Millgate Homes

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

Barton Willmore
Architecture

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

Our Ref: 9481/A3/LRSV/JCR

16 May 2000

Dear Sirs

AMBULANCE STATION SITE, WINNERSH GROVE
READING ROAD, WOKINGHAM – PLANNING APP F/2000/0290

Following our letter dated 9 May 2000, we are now enclosing for your consideration, two copies of our landscape proposals drawing no 9481/L2A.

We would be grateful for confirmation that you now have sufficient detailed information to discharge Condition Nos 4, 5, 7 and 15 of the above planning consent at the appropriate time.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Certificate No. FS 24664

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

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

Barton Willmore
Architecture

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

FIRST LETTER

For the attention of Lynette Baker

Our Ref: 9481/A3/LRSV/JCR

9 May 2000

Dear Sirs

AMBULANCE STATION SITE, WINNERSH GROVE, READING ROAD, WOKINGHAM PLANNING APP F/2000/0290

Please find enclosed, for your consideration the following drawings, prepared to address the issues of refuse and secure cycle storage space at the above location. They are 9481/P/51C and 9481/14 and 15.

Site Plan 9481/P/51C has been amended as follows: -

- Bin store located in southwest corner of site to provide easy access for residents' use and refuse collection. The displaced parking space is relocated opposite, fronting flat type 'C'. The bin store enclosure is as detailed on drawing no 9481/14.

- Secure cycle store provision is located in the south east corner of the site fronting onto the forecourt area and is to be constructed in brick and tiles to match the proposed flats and as detailed on drawing no 9481/15.

- Please note that the hard and soft landscape proposals drawing no 9481/L1A will be submitted under separate cover later this week to discharge conditions 4, 5, 7 and 15.

Certificate No. FS 24864

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

We are enclosing two copies each of the drawings 9481/P/51C, 14 and 15 and would be grateful for confirmation that the changes to the site layout are acceptable as a minor amendment to the above planning application and that the secure cycle store details are sufficient to discharge Condition 17.

If you require any further information, please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

PLANNING SERVICES	HPT
	LB
	ENF
CS	
10 MAY 2000	
COPIES TO:	ACK:
	FILE:

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

Barton Willmore
Architecture

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

Cons – these need new condition & files please, Nettie

7 ~~0~~ 2 5 1

For the attention of Lynette Baker

Our Ref: 9481/A3/LRSV/JCR

9 May 2000

Dear Sirs

AMBULANCE STATION SITE, WINNERSH GROVE, READING ROAD, WOKINGHAM PLANNING APP F/2000/0290

Please find enclosed, for your consideration the following drawings, prepared to address the issues of refuse and secure cycle storage space at the above location. They are 9481/P/51C and 9481/14 and 15.

Site Plan 9481/P/51C has been amended as follows: -

- Bin store located in southwest corner of site to provide easy access for residents' use and refuse collection. The displaced parking space is relocated opposite, fronting flat type 'C'. The bin store enclosure is as detailed on drawing no 9481/14.

- Secure cycle store provision is located in the south east corner of the site fronting onto the forecourt area and is to be constructed in brick and tiles to match the proposed flats and as detailed on drawing no 9481/15.

- Please note that the hard and soft landscape proposals drawing no 9481/L1A will be submitted under separate cover later this week to discharge conditions 05, 06, 08 and 16.

Certificate No. FS 24864

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

Our Ref: 9481/A3/LRSV/JCR

9 May 2000

We are enclosing two copies each of the drawings 9481/P/51C, 14 and 15 and would be grateful for confirmation that the changes to the site layout are acceptable as a minor amendment to the above planning application and that the secure cycle store details are sufficient to discharge Condition 18.

If you require any further information, please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

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

Barton Willmore
Architecture

Development Control
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Lynette Baker

Our Ref: 9481/A3/LRSV/JCR
28 March 2000

Dear Sirs

AMBULANCE STATION, WINNERSH GROVE, READING ROAD WINNERSH – CURRENT APPLICATION/APP NO F2000/0290

We are writing today with regard to the above planning application and we are enclosing, for your consideration, a copy of our drawing 9481/P/60, which shows the following: -

- Location of the tree protective fencing already in place on site.
- The access to the site is to be the existing access off Winnersh Grove but improved in accordance with the approved geometry, as shown on planning drawing no 9481/P/01A.
- The works compound, delivery and parking, including office and toilets is on the site of the existing car park.
- The proposed slab level for the flats of 9.95m is shown on the enclosed drawing, together with existing/proposed ground levels.
- A zone has been identified for all incoming services.
- Position of temporary security gates and fencing shown, which is already in place.

We trust that the enclosed drawing and above information provide sufficient detail to discharge conditions 3, 12, 13, 14, 15 and 19.

Certificate No. FS 24864

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

With regard to conditions numbered 18, 21 and 22, we can confirm that the Reading Road access has been stopped up and that the remainder of the works, including the new access and removal of yellow hatched box lines, will be actioned as required by the conditions at the commencement of the project.

The conditions that are currently being addressed for which schedules and drawings will be submitted shortly for your approval are numbers 4, 5, 7, 10, 11, 15 and 17.

Please note that when the development formally commences, it is intended to proceed under the recently confirmed approval ref F2000/0290 and, as the information required to discharge the planning conditions is similar in both cases, we trust that the above details can, at the appropriate time, be linked to this later approval.

Yours faithfully

L R S VERNON

G Meier – Millgate Homes

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

Barton Willmore
Architecture

Development Control
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Lynette Baker

Our Ref: 9481/A3/LRSV/JCR

26 April 2000

Dear Sirs

AMBULANCE STATION SITE, WINNERSH GROVE, READING ROAD, WOKINGHAM
PLANNING REF 99/70251/F

We write with regards to the above planning permission and particularly with regard to Conditions nos 10 and 11.

We are enclosing, for your consideration, our client's materials schedule and confirm that unless otherwise requested, samples of the tiles and bricks will be forwarded under separate cover.

We are also enclosing, for your information, a schedule of the construction details for these flats.

We would be grateful for confirmation at your earliest convenience that the details provided are sufficient to discharge Conditions 10 and 11.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

TO: **DEVELOPMENT CONTROL**
Mrs Lynette Baker

FROM: Environmental Design

DATE: 4 July 2000 cond?

Location:	Former Ambulance Station, Reading Road, Winnersh
Proposal:	PROPOSED DEMOLITION OF AMBULANCE STATION AND ERECTION OF 15 FLATS AND 22 PARKING SPACES
Application Number:	F/2000/0290

In response to your consultation dated 8 June 2000 for the above application, the landscape comments are as follows:

I thought it had been agreed and shown on previous drawings that trees T2, T3 & T4 (cherry trees) along the boundary with Reading Road were to be removed and replaced by new trees, as these were very poor specimens and unlikely to be long lived.

A revised landscape scheme should be submitted showing additional tree planting along this boundary providing suitable replacements for the cherry trees.

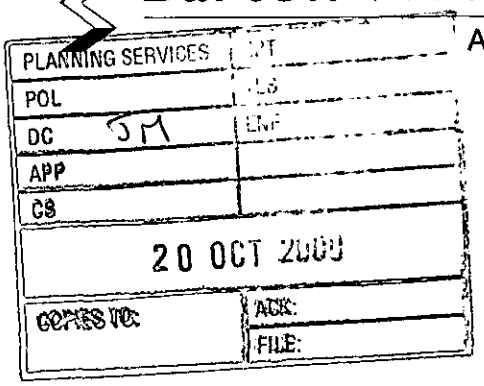
Catherine Brimble

Catherine Brimble
Landscape Architect

Recd 3.00pm 19.10.00

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

Barton Willmore
Architecture



LETTER 'D'

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

For the attention of Joss Miller

Our Ref: 9481/A3/LRSV/JCR

19 October 2000

Dear Sirs

AMBULANCE STATION SITE, WINNERSH GROVE
READING ROAD, WOKINGHAM – PLANNING APP F/2000/0290

Following our letter dated 9 May 2000, we are now enclosing for your consideration, two copies of our landscape proposals drawing no 9481/L2A.

We would be grateful for confirmation that you now have sufficient detailed information to discharge Condition Nos 4, 5, 7 and 15 of the above planning consent at the appropriate time.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Certificate No. FS 24954

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

Recd 3.00pm 19.10.00

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

Barton Willmore
Architecture

35552
JM

COPIES TO: ACK: FILE:

LETTER 'C'

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

For the attention of Joss Miller

Our Ref: 9481/A3/LRSV/JCR
19 October 2000

Dear Sirs

AMBULANCE STATION SITE, WINNERSH GROVE, READING ROAD, WOKINGHAM PLANNING APP F/2000/0290

Please find enclosed, for your consideration the following drawings, prepared to address the issues of refuse and secure cycle storage space at the above location. They are 9481/P/51C and 9481/14 and 15.

Site Plan 9481/P/51C has been amended as follows: -

- Bin store located in southwest corner of site to provide easy access for residents' use and refuse collection. The displaced parking space is relocated opposite, fronting flat type 'C'. The bin store enclosure is as detailed on drawing no 9481/14.

- Secure cycle store provision is located in the south east corner of the site fronting onto the forecourt area and is to be constructed in brick and tiles to match the proposed flats and as detailed on drawing no 9481/15.

Certificate No. FS 24884

Our Ref: 9481/A3/LRSV/JCR

19 October 2000

We are enclosing two copies each of the drawings 9481/P/51C, 14 and 15 and would be grateful for confirmation that the changes to the site layout are acceptable as a minor amendment to the above planning application and that the secure cycle store details are sufficient to discharge Condition 17.

If you require any further information, please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Recd 3.00pm 19.10.00

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

PLANNING SERVICES 35551
POL | TLS
DC JM | ENF
APP
CS
20 OCT 2000
COPIES TO: | ACK:
FILE:

Barton Willmore
Architecture

LETTER 'B'

Development Control
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Joss Miller

Our Ref: 9481/A3/LRSV/JCR

19 October 2000

Dear Sirs

AMBULANCE STATION SITE, WINNERSH GROVE, READING ROAD, WOKINGHAM PLANNING REF F2000/0290

We write with regards to the above planning permission and particularly with regard to Conditions nos 10 and 11.

We are enclosing, for your consideration, our client's materials schedule and confirm that unless otherwise requested, samples of the tiles and bricks will be forwarded under separate cover.

We are also enclosing, for your information, a schedule of the construction details for these flats.

We would be grateful for confirmation at your earliest convenience that the details provided are sufficient to discharge Conditions 10 and 11.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Certificate No. FS 24864

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

Recd 3.00pm 19.10.00

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

Barton Willmore
Architecture

LETTER 'A'

Development Control
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Joss Miller

[illegible] SERVICES	HPT 35550
POL	TLS
DC JM	ENF
APP	
CS	
20 OCT 2000	
COPIES TO:	ACK:
	FILE:

Our Ref: 9481/A3/LRSV/JCR
19 October 2000

Dear Sirs

AMBULANCE STATION, WINNERSH GROVE, READING ROAD WINNERSH – CURRENT APPLICATION/APP NO F2000/0290

We are writing today with regard to the above planning application and we are enclosing, for your consideration, a copy of our drawing 9481/P/60, which shows the following: -

- Location of the tree protective fencing already in place on site.
- The access to the site is to be the existing access off Winnersh Grove but improved in accordance with the approved geometry, as shown on planning drawing no 9481/P/01A (now 9481/51A).
- The works compound, delivery and parking, including office and toilets is on the site of the existing car park.
- The proposed slab level for the flats of 9.95m is shown on the enclosed drawing, together with existing/proposed ground levels.
- A zone has been identified for all incoming services.
- Position of temporary security gates and fencing shown, which is already in place.

We trust that the enclosed drawing and above information provide sufficient detail to discharge conditions 3, 12, 13, 14 and 19.

Certificate No. FS 24664

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

With regard to conditions numbered 18, 21 and 22, we can confirm that the Reading Road access has been stopped up and that the remainder of the works, including the new access and removal of yellow hatched box lines, have been actioned as required by the conditions at the commencement of the project.

Please note that the drawing number referred to in Condition No 18 of the planning permission as 9481/P/01A/0290 is incorrect and should read as 9481/P/51A, which is the approved site plan submitted with the application.

Yours faithfully

L R S VERNON

Enc

G Meier – Millgate Homes

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 17 April, 2000
My ref. Leb/F/2000/0290
Your ref. 9481/A3/RB/JCR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr. Bob Buchanan,
Barton Willmore,
Beansheaf Farmhouse,
Bourne Close,
Calcot
RG31 7BW

Dear Mr. Buchanan,

AMBULANCE STATION, READING ROAD, WINNERSH: F/2000/0290

Thank you for your letter of 7 April and plans showing proposed amendments to the above scheme. I can confirm that the changes to the windows and rooflights set out in your letter can be considered as acceptable Minor Amendments. However, the change to the entrance to the building involves an increase in the footprint, and will therefore require a new planning application.

If I can be of further assistance, please do not hesitate to contact me.

Yours sincerely,

LYNETTE BAKER
Senior Planning Officer

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

PLANNING SERVICES | HPT
POL | DLS
DC | CNF
APP |
CS |
10 APR 2000
COPIES TO: | ACK: FILE:

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
Civic Offices, Shute End
Wokingham
Berkshire
RG40 1BN

spk to MLT.

For the attention of Lynette Baker

Our Ref: 9481/A3/RB/JCR
7 April 2000

Dear Sirs

APPLICATION NO F/2000/0290
DEVELOPMENT OF 15 NO 2 BEDROOM FLATS AT THE FORMER AMBULANCE STATION SITE, WINENRSH GROVE, READING ROAD, WOKINGHAM

I write further to your decision to grant planning permission for the above.

Following this approval, a number of alterations have been requested by the client, these area:

Drawing 9481/P/51B

1 Building entrance amended extra floorspace?

Drawing 9481/P/52A

2 Building entrance amended "

3 Minor internal alterations OK.

Drawing 9481/P/54A

4 Windows added to gables

5 Minor internal alterations OK

6 Roof light added

Certificate No. FS 24664

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

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

Our Ref: 9481/A3/RB/JCR
7 April 2000

Drawing 9481/P/55A

Elevation onto Reading Road

7 2 No balconies over bays added OK .

8 Roof light added OK . no neighs affected

9 Window added to gable OK

10 Bay roof amended (now lead to, previous hipped)

Elevation onto Winnersh Grove

11 Window added to Gable OK . (already windows with elevn)

Entrance elevation

12 Entrance canopy and window amended ✓

13 Window added to gable OK (already wdw added)

Side elevation

14 Window added to gable " "

I enclose three copies of plans, amended to accord with the above and request that you treat these changes as a minor amendment to the previously approved application.

Yours faithfully

R Buchanan

R BUCHANAN

Encs

cc
G Meier – Millgate Homes

Tel. 0118 974 6447 (Direct Line)

Date. 29 March 1999

My ref. leb/winnersh pre-app.

Your ref.

(17)

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Mr. Nick Butcher,
Oakley Veterinary Clinic,
65, Oakley Road,
Caversham,
Reading RG4 7RN

Dear Mr. Butcher,

AMBULANCE STATION, READING ROAD, WINNERSH

Thank you for your inquiry regarding the above site. Following our meeting on 25 March, I can confirm that the principle of redevelopment of this site for residential use is likely to be acceptable, subject to the comments of the Highway Authority, and to there being no adverse impact on residential amenity of adjoining neighbours, on the street scene or on existing trees, as we discussed in detail at our meeting. Flats would be an appropriate form of development, although a 3-storey proposal is unlikely to be looked on favourably.

In principle, it is also likely that a vet's surgery as part of a residential scheme would be acceptable, subject again to the same considerations as detailed above.

I hope this is of some use to you.

Yours sincerely,

LEB

LYNETTE BAKER
Senior Planning Officer

Surgery = 1800'2 better.

(13)/15 flats - 2 beds

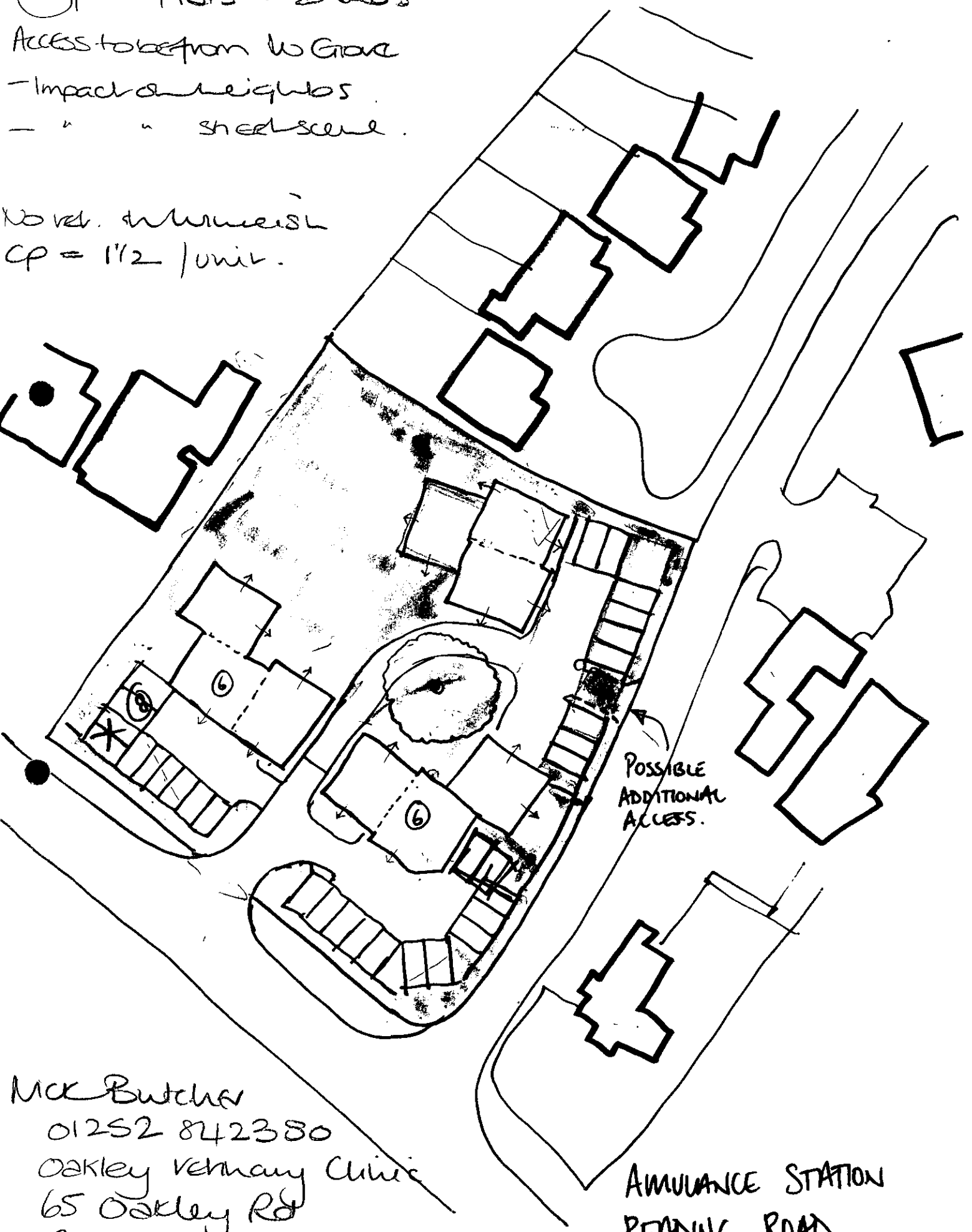
Access to be from W Grove

- Impact on neighbors

- " " sheet scene.

No ret. in Winnersh

CP = 1½ / unit.



Mick Butcher
01252 842380
Oakley Veterinary Clinic
65 Oakley Rd
Caversham
RG4 7RN.

AMBULANCE STATION
READING ROAD,
WINNERSH. 1:500.



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Development Control Section, Environmental Services, Wokingham District Council.
10 November 1998

Scale: 1 : 2500

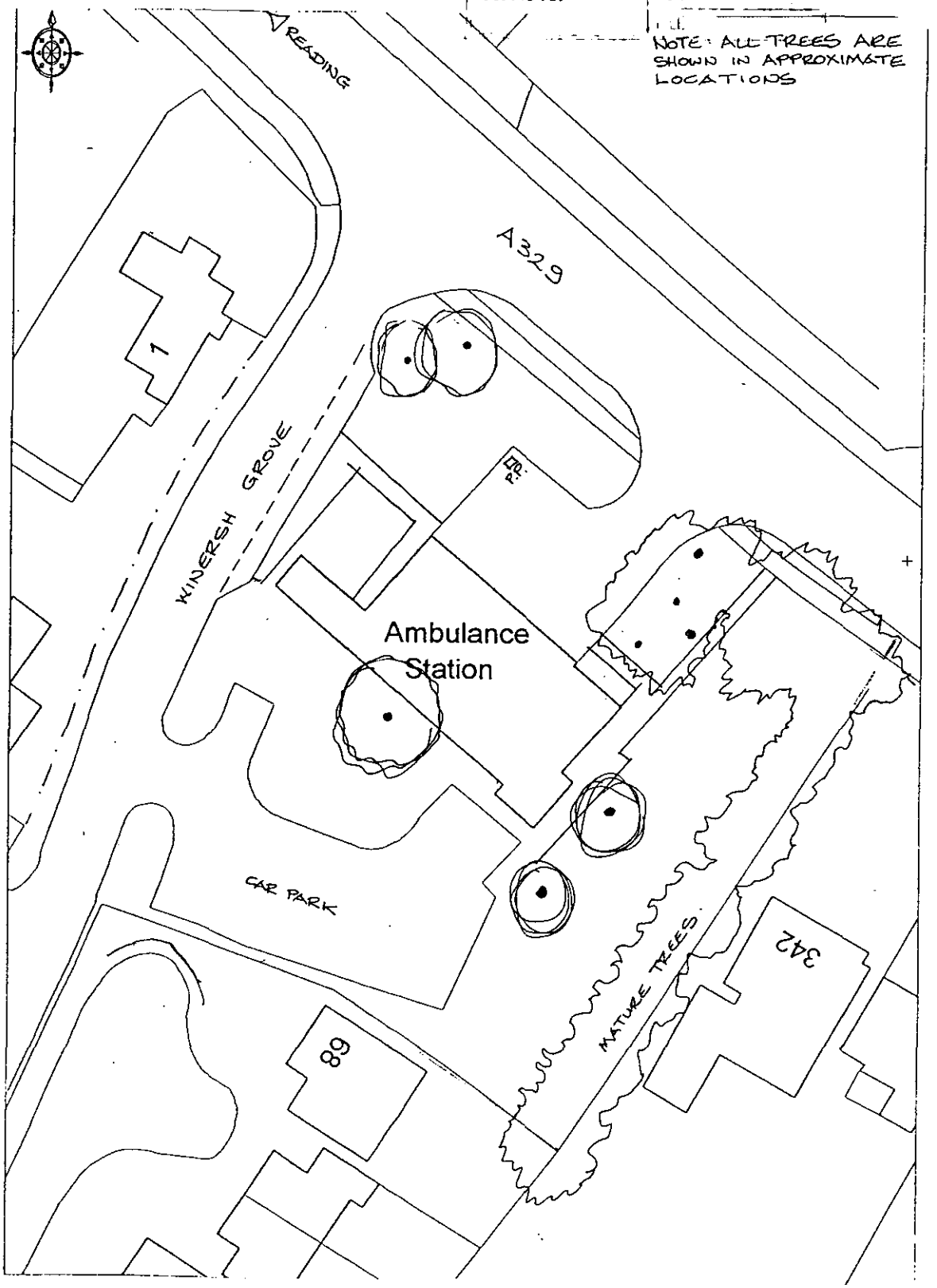
N
W E
S

KHA architects

EXISTING LAYOUT

COPIES TO:

NOTE: ALL TREES ARE SHOWN IN APPROXIMATE LOCATIONS



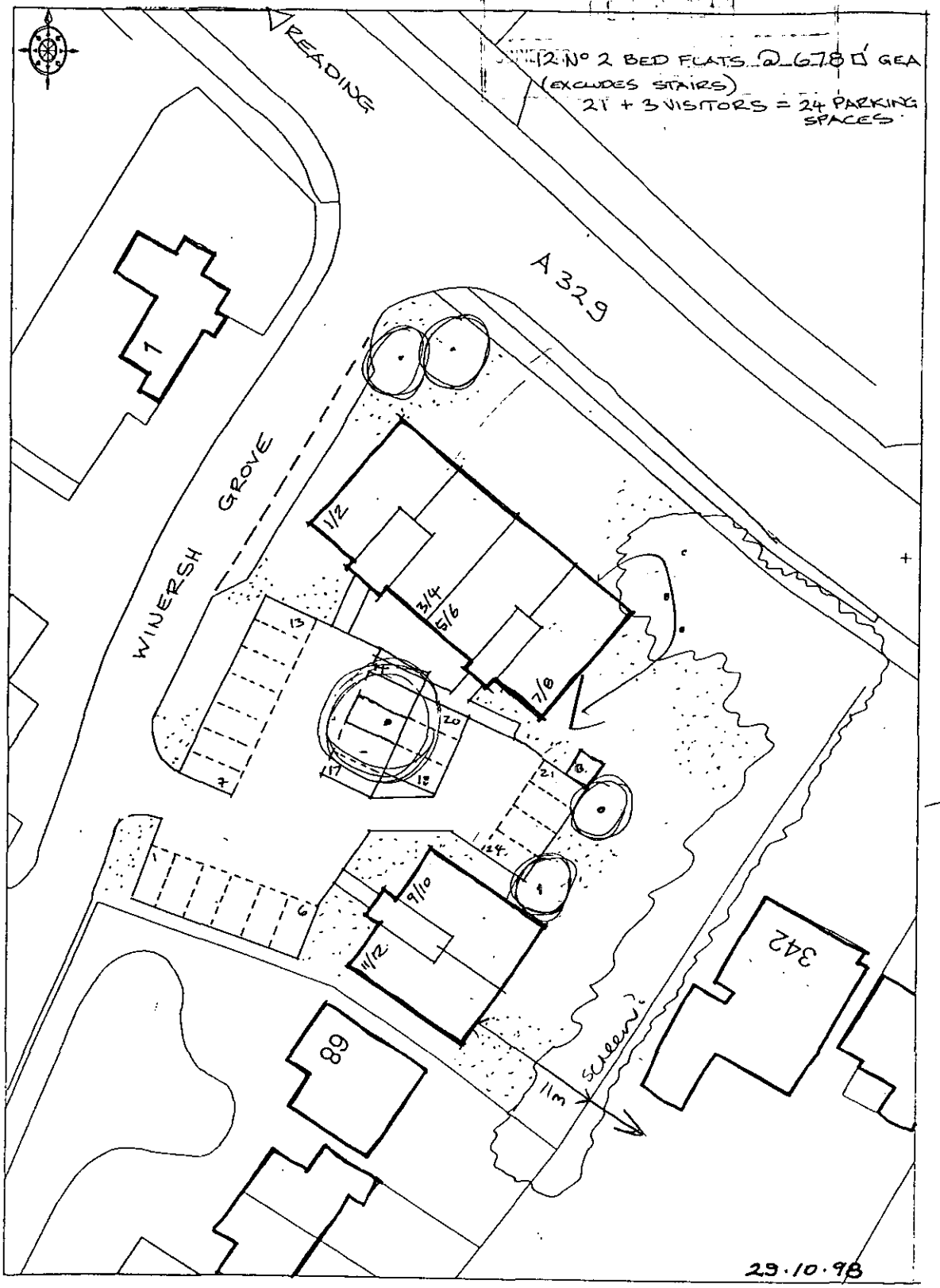
PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

OPTION A

12 No 2 BED FLATS @ 678 ft² GEA
(EXCLUDES STAIRS)
21 + 3 VISITORS = 24 PARKING SPACES



29.10.98

450
250
700 + OS.

PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

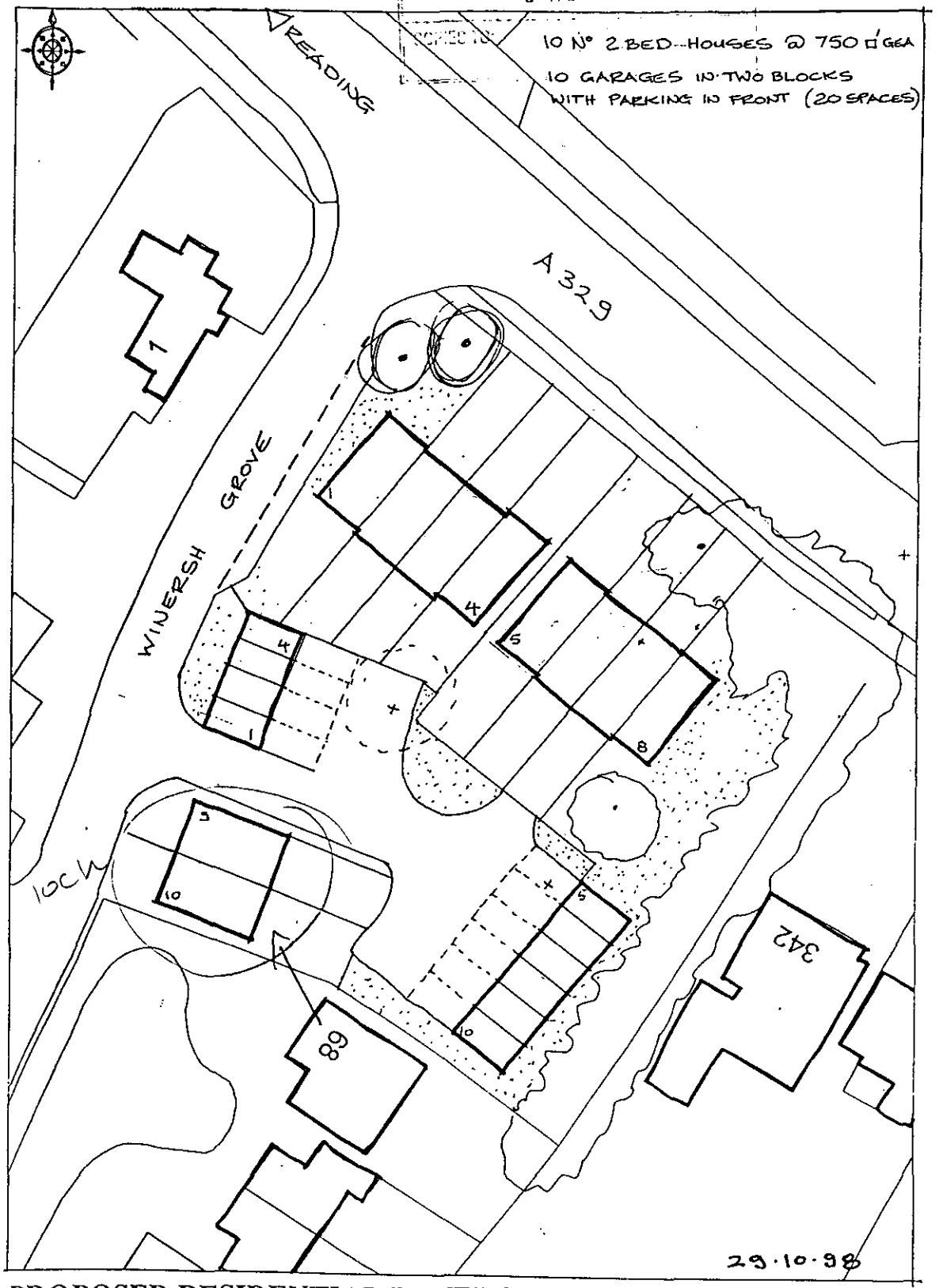
Scale 1:500 Extract from OS map

Subject to detailed site survey

- Tree
- frontage
- amenity space
- no cps } HA
- access }
- impact on 342
- rel'p with 68

KHA architects

OPTION B



PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

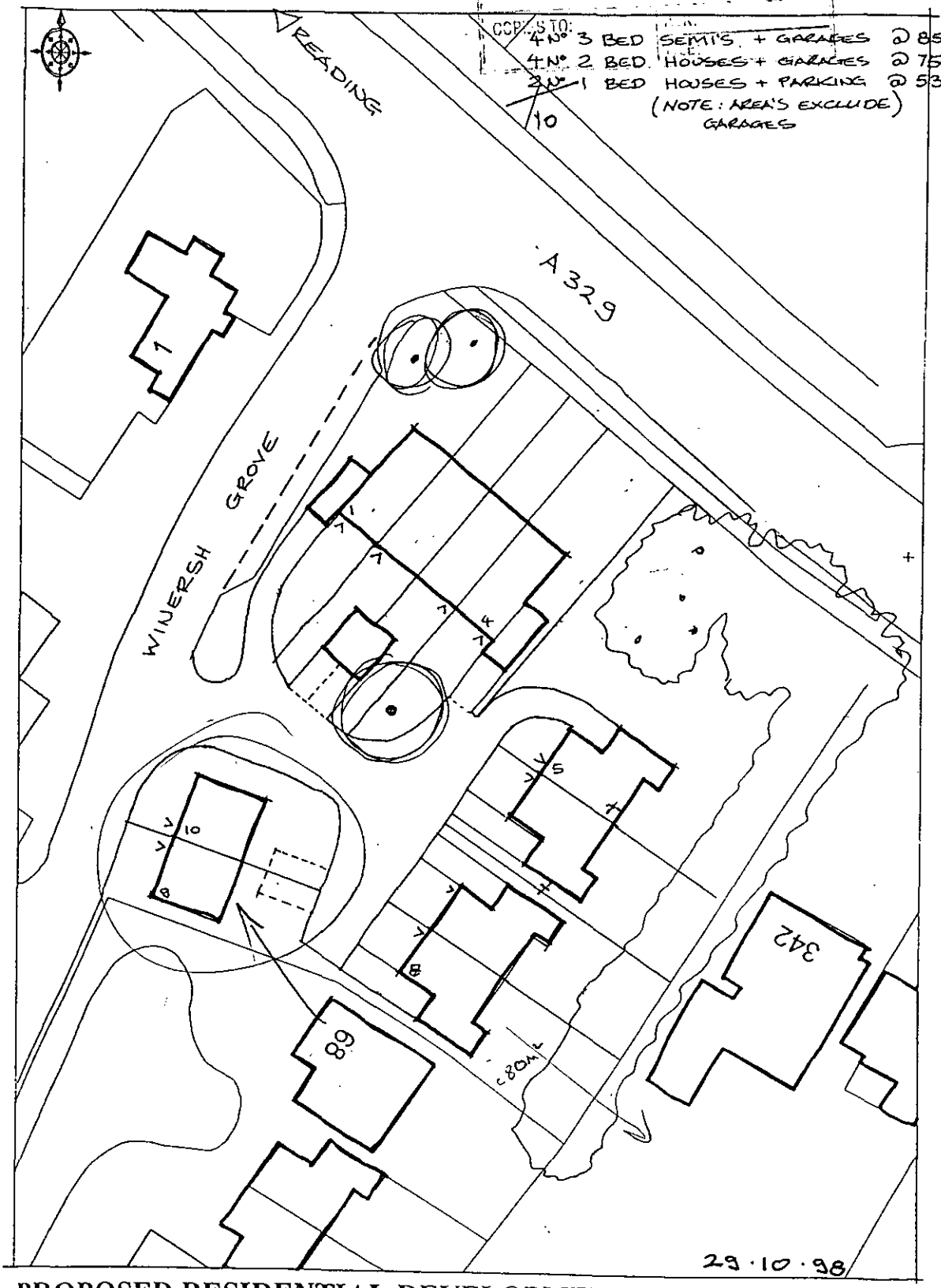
pattern frontage?

KHA architects

OPTION C

06 NOV 1998

4 No 3 BED SEMI'S + GARAGES @ 854 ft² GEA.
4 No 2 BED HOUSES + GARAGES @ 750 ft² GEA.
2 No 1 BED HOUSES + PARKING @ 535 ft² GEA.
(NOTE: AREA'S EXCLUDE GARAGES)



PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

pattern
frontage

KHA architects

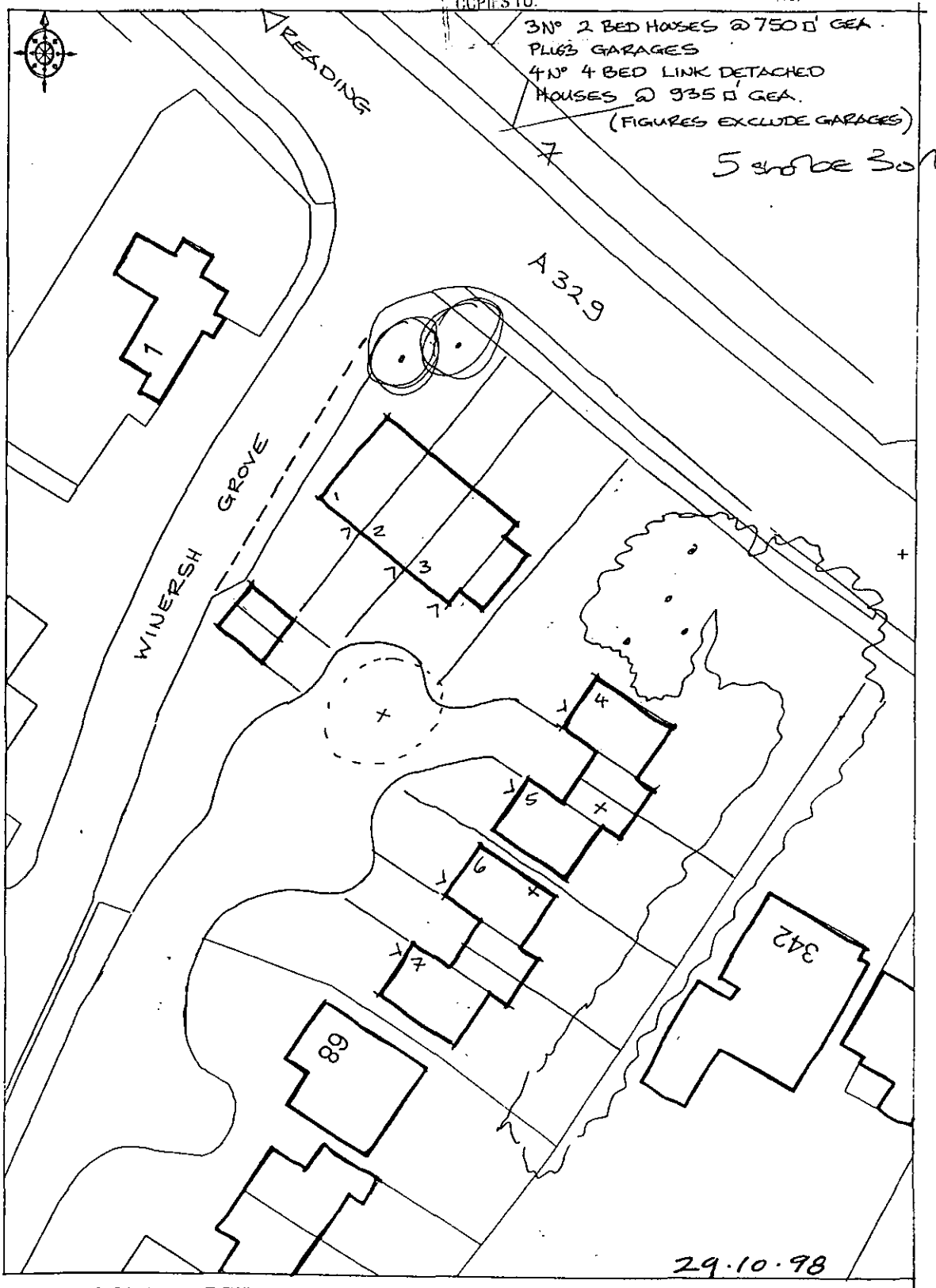
OPTION D.

PCL
CC
PP
CS
COPIES TO:

3N° 2 BED HOUSES @ 750 □' GEA.
PLUS 3 GARAGES
4N° 4 BED LINK DETACHED
HOUSES @ 935 □' GEA.
(FIGURES EXCLUDE GARAGES)

7

5 spaces 30 less



PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

frontage - mix

Scale 1:500 Extract from OS map
Subject to detailed site survey

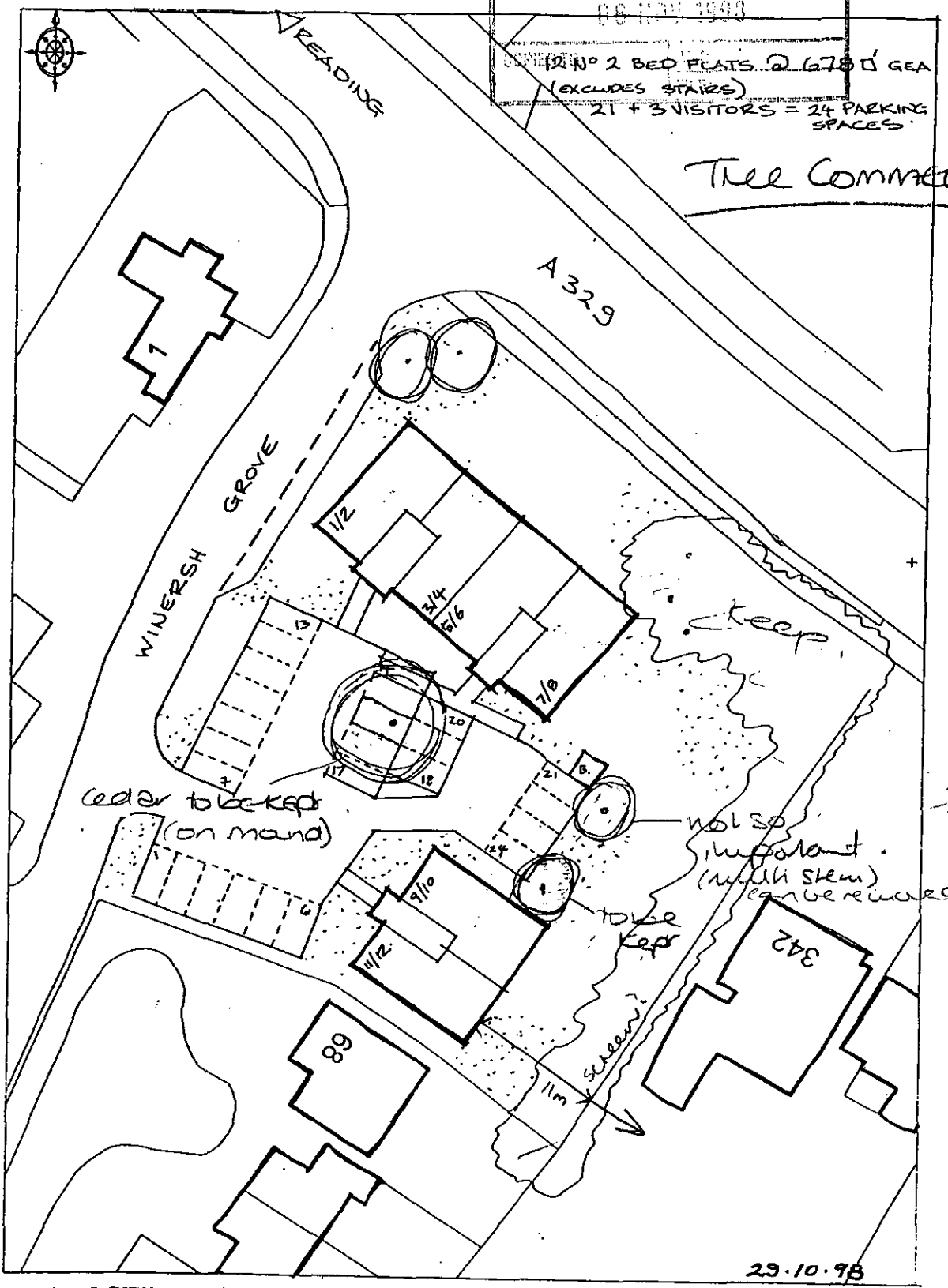
KHA architects

OPTION A

PLANNING SERVICES | PPT
POL
DC
APP
23
08 NOV 1998
SUPERSEDED

12 No 2 BED FLATS @ 678 □' GEA
(EXCLUDES STAIRS)
21 + 3 VISITORS = 24 PARKING SPACES

Tree Comments



450
250
700 + OS.

PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM
Scale 1:500 Extract from OS map
Subject to detailed site survey

- Tree
- frontage
- amenity space
- no cps } HA
- access }
- impact on 342
- rel'p with 68

KHA architects

OPTION B

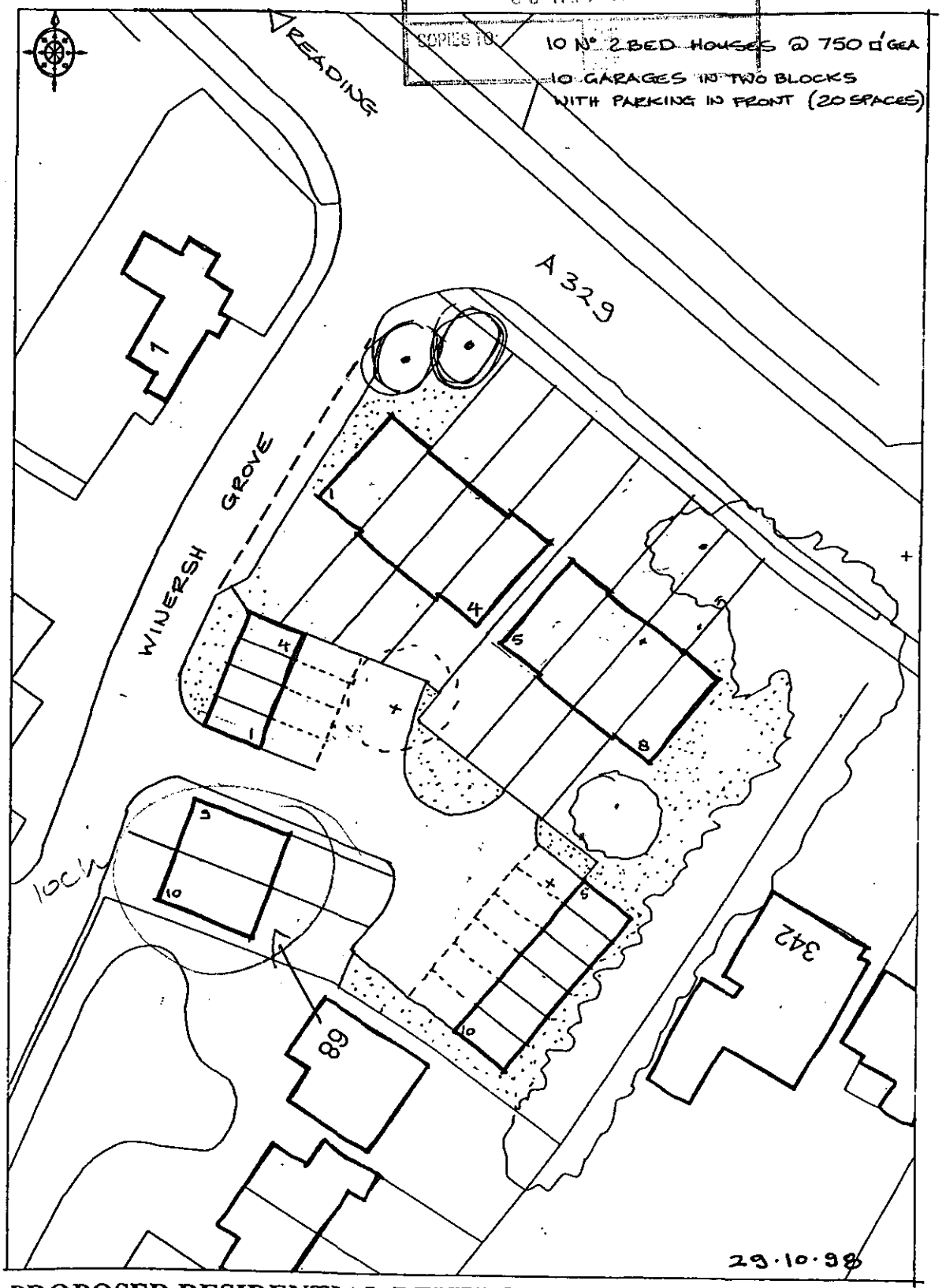
PLANNING SERVICES	HPT
POL	
DC	
AP2	
CS	

06 NOV 1998

COPIES TO:

10 No. 2 BED HOUSES @ 750 d'GEA

10 GARAGES IN TWO BLOCKS WITH PARKING IN FRONT (20 SPACES)



PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

pattern frontage?

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From:	Lynette Baker Senior Planner	**My Ref:**	leb/winnersh pre-app
		Ext:	6447
To:	Neil Etherington Tree Officer	**Your Ref:**	
cc		**Date:**	11.11.98

WINNERSH AMBULANCE STATION, READING ROAD

I have been approached about the possibility of developing the above site for residential use. I am concerned about the effect on the mature trees on the site, in particular what appears to be a cedar in the middle of the site. Before I respond to the inquiry, I would appreciate your opinion on the value of the tree(s), and whether it could be kept if necessary (see attached plan). Many thanks,

Lynette

Lynette Baker

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From:	Lynette Baker Senior Planner	**My Ref:**	leb/winnersh pre-app
		Ext:	6447
To:	Neil Etherington Tree Officer	**Your Ref:**	
cc		**Date:**	11.11.98

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Lynette Baker

REPLY REQUIRED

ROCKLANDS ESTATES LIMITED

790 Uxbridge Road
Hayes, Middlesex
UB4 0RS
Tel: 0181 813 6020
Fax: 0181 813 6019

763h

10845

Ltb

can I have a word

Mrs. Lynette Baker,
Town Planning Department,
Environmental Services,
Wokingham District Council,
Shute End,
WOKINGHAM, Berks
RG40 1BN

5th November, 1998

Dear Mrs. Baker,

Former Ambulance Station, Winnersh Grove, Winnersh,

In anticipation of a meeting with you to discuss alternative residential uses for this site, your colleague has asked us to send you some advance information so I am enclosing for your consideration some sketch plans as prepared by our architects; I believe the various alternatives proposed by these sketches all accommodate the parking requirements of which you advised me during our telephone conversation.

Would you advise whether your Authority would have a preference to recommend flats or smallish houses to your Committee; as you will see, the enclosed options propose a scheme for either flats or houses.

Any of the proposed alternatives can take access from Winnersh Grove (closing off the existing access to the A329), but it would be helpful to know whether the public adopted highway land in Laburnum Road abuts the ambulance station curtilage thereby permitting access onto the ambulance station land from Laburnum Road, ("option D"); would you kindly ask your Highways Department in advance of our meeting to establish whether this area forms part of the highways adoption agreement?

All of these options anticipate some loss of trees, which we would also need to consider with you.

I have suggested to your colleague that any time next Monday or Tuesday (November 9th or 10th) or between 9.30 and 11.00 a.m. and 3 to 5 p.m. on Wednesday, November 11th would be convenient for our architect and myself to meet you and therefore if you have some time available on any one of these days would you please let us know what would be convenient - or a later alternative. .

Yours sincerely,

H.C. Velissarides

c.c. C. Wilkin, Esq.,
Keith Hiley Associates Ltd.

ROCKLANDS ESTATES LIMITED
Facsimile Message

TO: Wokingham DC Planning Dept

FAX No: 01189 74 6484

F.A.O.: Mrs L. Baker

FROM: HZ Velissaridès

MESSAGE OF 7 PAGES INC. THIS PAGE

DATE: 6.11.98 TIME: 1020

Former Ambulance Station, Winnersh

Herewith, as promised, a duplicate set of the correspondence & plans.

See you for a chat at your office next Wednesday 0930 November 11th.

Thanks.

763h

Mrs. Lynette Baker,
Town Planning Department,
Environmental Services,
Wokingham District Council,
Shute End,
WOKINGHAM, Berks
RG40 1BN

0118 974 6000
0118 974 6447 direct

5th November, 1998

Dear Mrs. Baker,

Former Ambulance Station, Winnersh Grove, Winnersh.

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Yours sincerely,

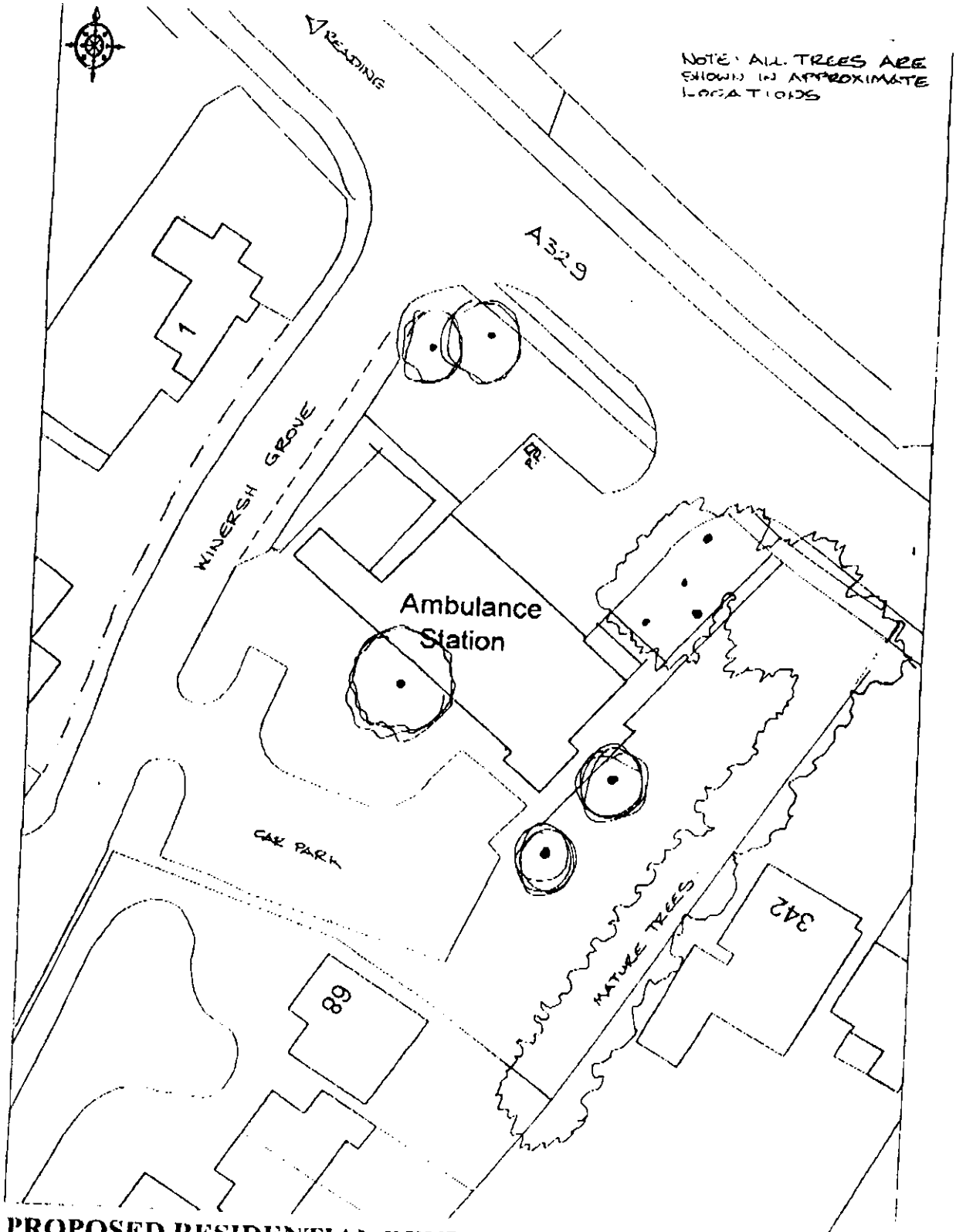
fax 01189 726484.

H.C. Velissarides

c.c. C. Wilkin, Esq.,
Keith Hiley Associates Ltd.

KHA

EXISTING LAYOUT



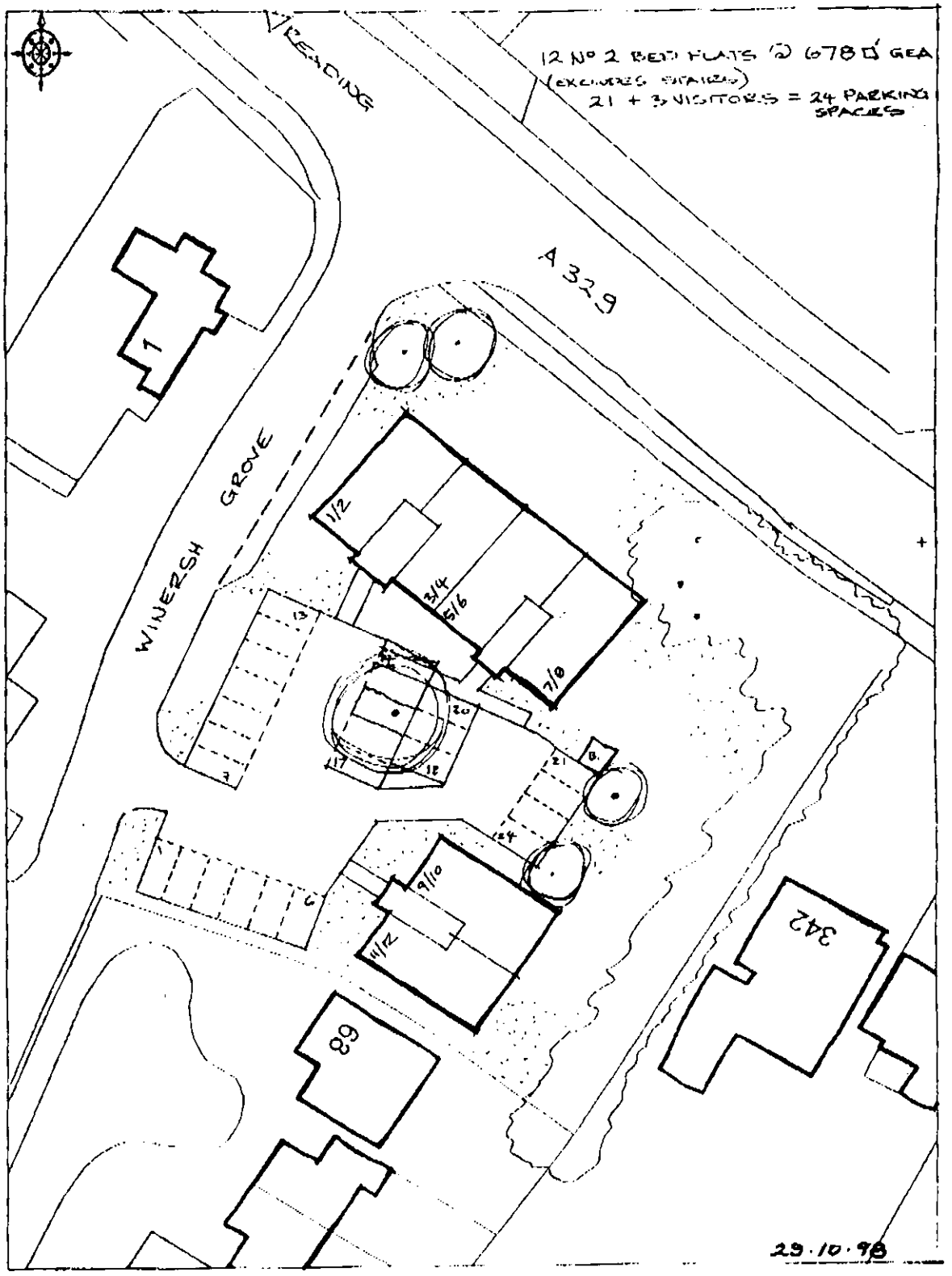
PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

KHA architects

OPTION A



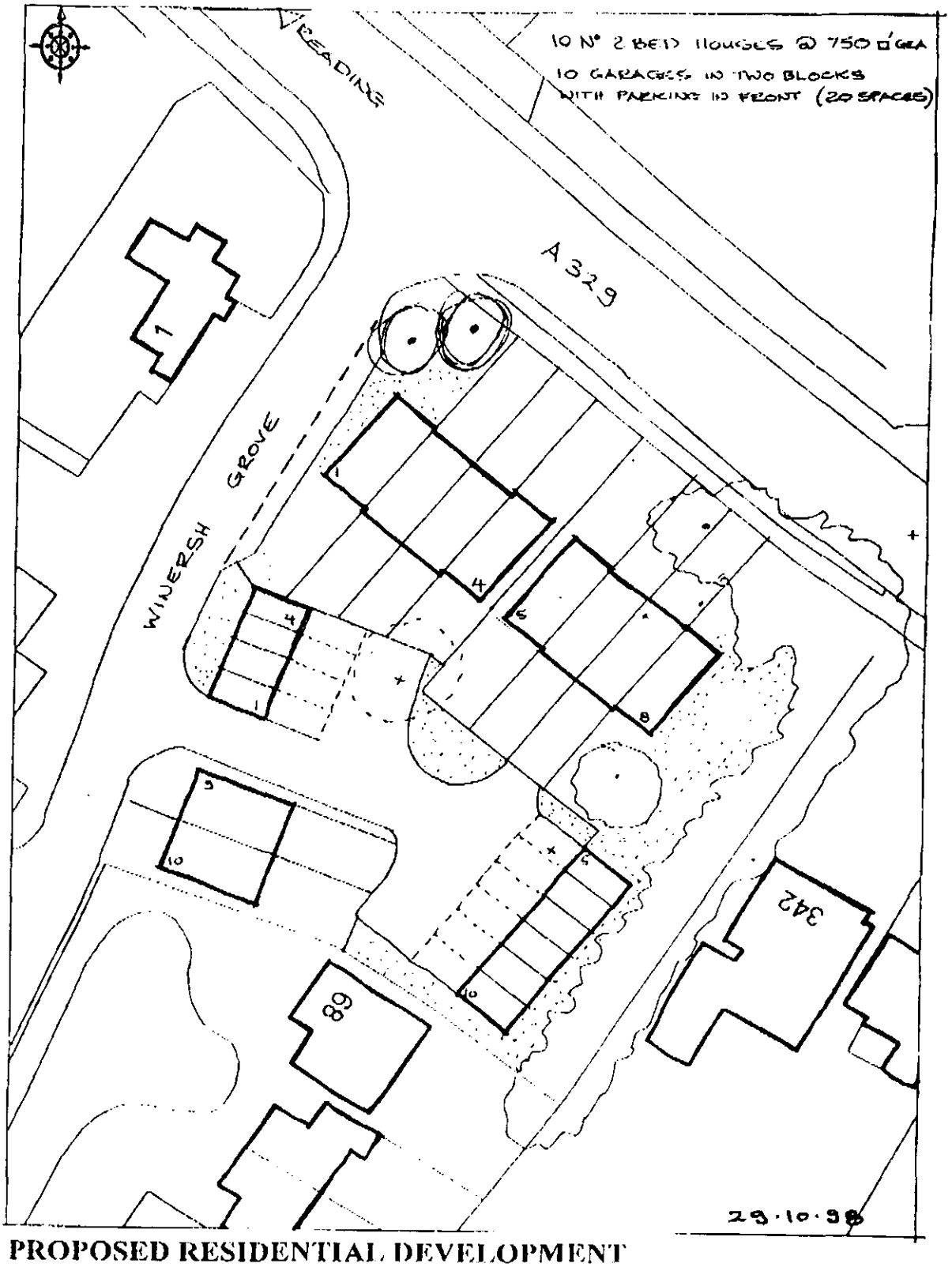
PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

KIIA architects

OPTION B



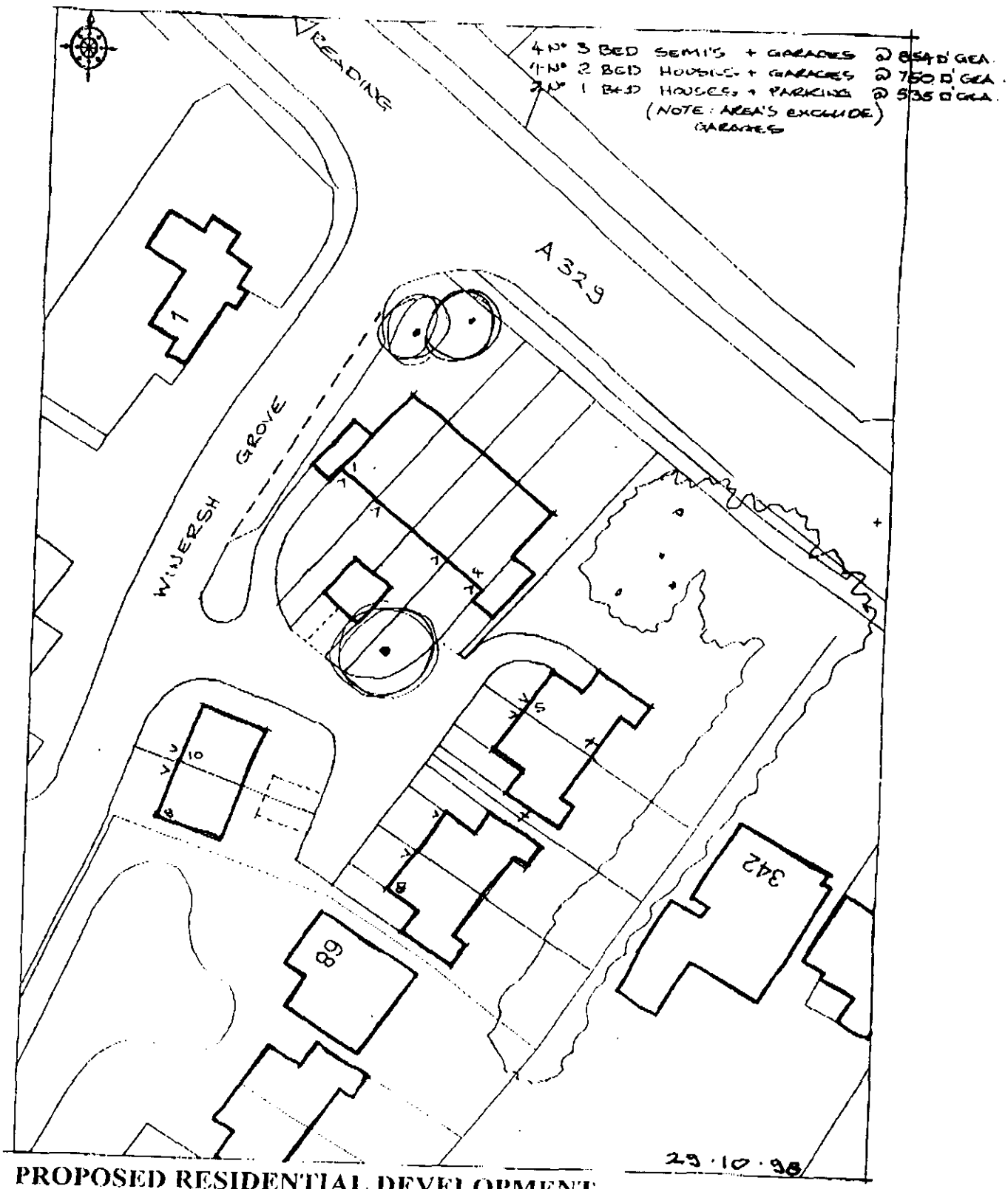
PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

KIA architects

OPTION C



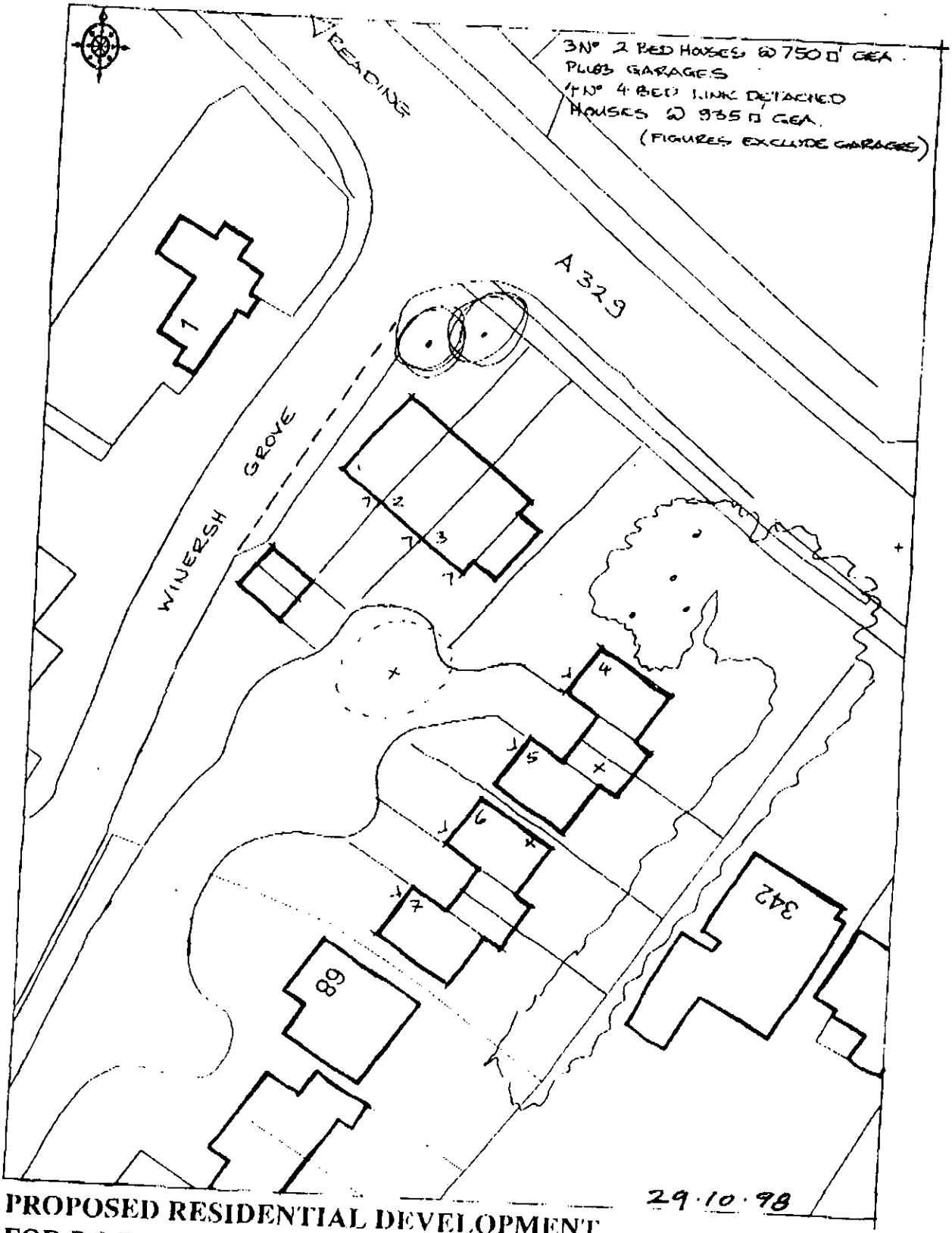
PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

KHA architects

OPTION D.



29·10·98

PROPOSED RESIDENTIAL DEVELOPMENT
FOR ROCKLANDS ESTATES
WINERSH GROVE
WINERSH, NR WOKINGHAM

Scale 1:500 Extract from OS map

Subject to detailed site survey

0290

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

39541
05 FEB 2001
ACC
FILE

John Mitchell
Head of Planning
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/94
1st February 2001

REPLY BY
19 FEB 2001

Dear Mr Mitchell,

RE: TOWN & COUNTRY PLANNING ACTS, REF N^{O} F/2000/0290
FORMER AMBULANCE STATION, READING ROAD, WINNERSH

We write to confirm that we are still awaiting the discharge of planning conditions for the above permission. This information was submitted last year and our development is now nearing completion with residents soon to be moving in.

I would confirm that we are awaiting approvals too:-

Conditions 5 & 6	-	Landscaping
Condition 7	-	Boundary treatment
Condition 11	-	Please refer to my last letter dated 11th November 2000 (which should actually read 11 January 2001). This is relevant to the sound insulation.
Condition 12	-	Arboricultural method statement
Condition 15	-	Private amenity space.

This is becoming extremely urgent and your reply to this would be appreciated by return.

Yours sincerely

GREG MEIER Dip.Arch.RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

MILLGATE
• HOMES •

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

SERVICES | INPT 36994
TLS
JM | ENF
24 NOV 2000
SERVICE TO: | ACK:
FILE:

Ms J Miller
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref: GM/SC/30
23rd November 2000

Reply Req

Dear Ms Miller,

RE: TOWN & COUNTRY PLANNING ACT 1990 - REF NO: F/2000/0290
SITE @ WINNERSH GROVE, READING ROAD, WINNERSH

We refer to condition n°11, of the above planning consent in which relevant information was sent to your department on 26th April 2000, for the discharge of this condition. Your letter of acknowledgement was received and dated 12th May 2000.

This condition relates to sound insulation of the proposed building and the method of construction.

It has now been over 6 months, and to date we have not received any form of reply or approval. As you know the building works have progressed rapidly, with the roof finish complete, and internal finished currently being progressed.

It has now been brought to my attention, having received today, a letter from Joanne Ellis (Environmental Health Officer) dated 20th November 2000 stating that mechanical acoustic ventilators will need to be installed to the Reading Road elevation.

We find it totally unreasonable that Wokingham District Council should now decide after 6 months, when the building works are nearing completion, that such works should be necessary. The costs and time associated in doing this, now the brickwork is up is very high.

We would ask that this restriction be lifted, in fairness, to the time it has taken to have any of the conditions discharged. To-date, we still await the discharge of all conditions attached to this consent, and ask that this be done urgently.

Contd.

Best Family Home
1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999

Best Luxury Home
1998 - 1999

House Beautiful magazine
Family Home of the Year 1997

Best Luxury
Home 1998 - 1999

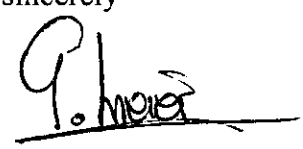
Best Small Builder
1996

Millgate Developments Ltd. Registered in England No. 2229073

We feel that it is unfair to hold us the developer to ransom and to stop us from commencing any building works, if it takes this amount of time to discharge such conditions.

We would appreciate your response by return, and hope that you will understand our point of view.

Yours sincerely



GREG MEIER Dip.Arch.RIBA
Chief Architect

cc: Lorne Vernon @ Barton Willmore
Bruce Blain @ Peter Brett Associates

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | RPT
DC | TLS
APP | ENF
GS | 36842
21 NOV 2000
COPIES TO: | ACK:
FILE:

From: Joanne Ellis, Environmental Health

To: John Mitchell, Development Control

My Ref: ~~Joe/ambulance~~

Your Ref: ~~F/200/0290~~

Date: 17 November 2000

PROPOSED DEMOLITION OF AMBULANCE STATION AND ERECTION OF 15 FLATS AND 22 PARKING SPACES – COMPLIANCE WITH CONDITION 11 READING ROAD, WINNERSH

Further to our discussion yesterday I confirm that the following works will be required to comply with the noise condition:-

1. Acoustic ventilators will need to be installed in all habitable rooms which overlook the Reading Road. They will need to be mechanical ventilators capable of providing sufficient ventilation to replace the need to open windows. The specification of the ventilators should be submitted for approval prior to installation.

2. A 2 metre acoustic barrier should be constructed around the communal garden area at the front of the properties. The location and specification of the barrier should be submitted for approval prior to construction.

As discussed I had concerns regarding potential contaminated land due to the underground petrol storage tanks located on the site. The tanks had been located on the site for many years and if the tanks were leaking there could be significant petroleum hydrocarbon contamination on the site. Although unfortunately a contaminated land condition was not imposed on the consent I understand that a contaminated land investigation and remediation was carried out by the developers. They have advised me that this report was submitted to the planning department in April 2000, please could you send me a copy of this report so I can assess whether the site has been adequately remediated.

I will be forwarding these comments to the developers and should you have any queries regarding these points please do not hesitate to contact me.

Transco

PLANNING SERVICES	HPT 25392
POL	TLS
DC	ENF
APP	
CS	LEB
01 FEB 2000	
COPIES TO:	ACK:
	FILE:

Your ref: F/2000/0290

WOKINGHAM DISTRICT COUNCIL
PLANNING SERVICES
DX33506
WOKINGHAM

South LDZ
Asset Management Team

3 Hampshire Corporate Park
Templars Way
Chandlers Ford
Hampshire SO53 3RY

DX 136756 Chandlers Ford 3
Telephone 02380 258258
24 hour gas escape
number 0800 111 999 *

* Calls will be recorded
and may be monitored

28 January 2000

Our ref:22169/NRSWA

Dear Sir / Madam

Re:FORMER AMBULANCE SITE

Thank you for your enquiry of 13/01/00.

Having checked our records, I can confirm that there is no Transco plant AFFECTED in the area that you have specified.

Please do not hesitate to contact me with any further enquiry.

Should you need to contact the Network Records Team direct, please telephone 02380 258281 or Fax 02380 258288.

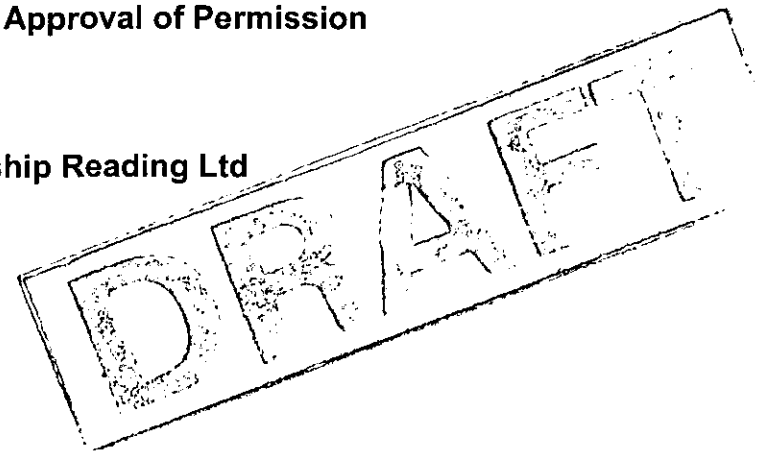
Yours faithfully,

Network Records Team

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



Millgate Homes
C/O The Barton Wilmore Partnership Reading Ltd
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berkshire RG31 7BW

Application Number: F/2000/0290

Parish: **WINNERSH**

Location: **Former Ambulance Site, Reading Road, Winnersh, Wokingham**

Proposal: **Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces**

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

Condition

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

SC07

Condition

2. Construction work of any sort shall only take place within the area covered by the application between the hours of 8.00 am and 6.00 pm Monday to Fridays and 8.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

SC17

Condition

3. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels by more than 300 mm.

SC18

Condition

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include enclosure, hard surfacing and minor artefacts.

SC40

Condition

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

SC41

Condition

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

SC42

Condition

7. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before occupation.

SC45

DRAFT

Condition

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

SC48

Condition

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

SC49

Condition

10. 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.

SC52

Condition

11. Before the use hereby permitted commences, the building shall be sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

SC55

Condition

12. No development of any kind shall be commenced on site until there has been submitted to and approved in writing by the Local Planning Authority, a method statement for arboricultural works; the statement shall include details of the sequence of operations including felling and removal, remedial surgery works, location and erection of protective fences, the siting of and access to and from the works compound and details of the arboricultural supervision on site.

N/S

Condition

13. The approved protective fences shall be erected before any demolition or construction activity occurs on site and shall only be removed following written authorisation from the Local Planning Authority.

N/S

Condition

14. Details of the routes of all underground services and works thereto must be submitted to and approved by the Local Planning Authority prior to the commencement of development and these approved details shall be implemented.

N/S

Condition

15. An area of at least 2 metres deep shall be delineated for each ground floor unit as secure private amenity space, and these details shall be included in the approved landscaping scheme.

N/S

DRAFT

Condition

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

SC23

Condition

17. No dwelling shall be occupied until secure bicycle storage details have been submitted to and approved in writing by the Local Planning Authority.

N/S.

Condition

18. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number 9481/P/01A/0290. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

SC29

Condition

19. 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.

SC33

Condition

SC34 20. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition

N/S 21. The existing access onto the front of the site off Reading Road shall be stopped up and abandoned and footway and verge crossings shall be reinstated to the satisfaction of the Local Planning Authority, before development commences.

Condition

N/S 22. The yellow hatched box markings fronting the site on Reading Road shall be removed prior to development commencing.

Reason

SR01 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

DRAFT

Reason

SR05 2. To safeguard the amenities of neighbouring residents and the locality.

Reason

SR05 3. To safeguard the amenities of neighbouring residents and the locality.

Reason

SR04 4. In the interests of visual amenity.

Reason

SR09 5. In the interests of visual amenity.

Reason

SR09 6. In the interests of visual amenity.

Reason

SR05 7. To safeguard the amenities of neighbouring residents and the locality.

Reason

SR09 8. In the interests of visual amenity.

Reason

SR09 9. In the interests of visual amenity..

Reason

SR12 10. To ensure a satisfactory external appearance.

Reason

N/S 11. To protect future occupiers from road noise.

Reason

N/S 12. To protect the trees to be retained.

Reason
13. To protect the trees to be retained.

Reason
14. To protect the trees to be retained.

Reason
15. To protect the trees to be retained.

Reason
16. In the interests of highway safety.

Reason
17. In the interests of sustainability.

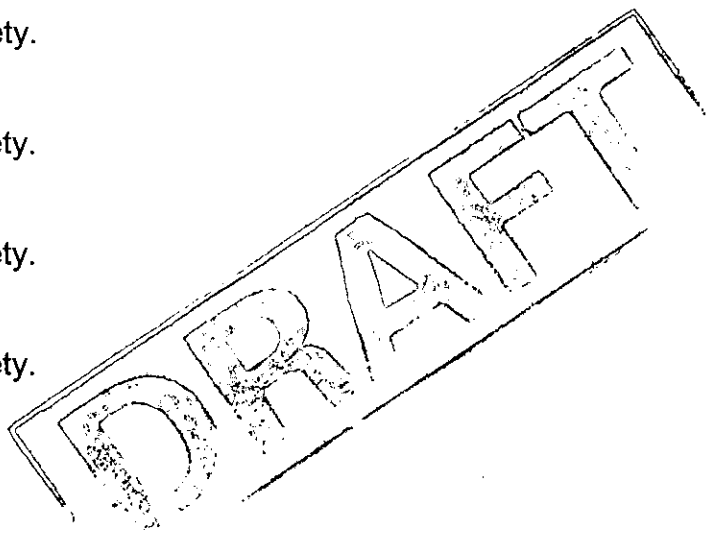
Reason
18. In the interests of highway safety.

Reason
19. In the interests of highway safety.

Reason
20. In the interests of highway safety.

Reason
21. In the interests of highway safety.

Reason
22. In the interests of highway safety.



Head of Planning and Transportation
Date: 16 March 2000

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

~~[illegible]~~

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	0290 LEB
BUILDING CONTROL NUMBER	FP2000/0621 Paul
APP~~LICANT~~/AGENT	Barton Willmore Partnership
ADDRESS OF SITE	Former Ambulance Station Winnersh Grove/Reading Road WINNERSH
DESCRIPTION OF PROPOSED WORK	15 flats

New P. application rec'd 5/9/00 for ~~[illegible]~~ advertising board. minor amendment

DRAWING NUMBERS

	BC inc bin store + cycle store	DC
BLOCK PLAN	9481 002	9481 P/51B
ELEVATIONS	9481-008 9481-009	9481 P/55A
FLOOR PLANS ground first	9481-004 9481-005	9481 P/52A 9481-P/53
Second	9481-006	9481-P/54A.

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED Awaiting Legal Agreement		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ? Seen Nettie	BC - roof/light side elevation omitted - additions/deletions to dormers (looks like mistakes on plans) - doors open to balconies 1st floor	
DATE	9/5/00.	

PROBLEMS

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Lynette Baker
Senior Planner

To: Colin Lawley
Principal Solicitor

My Ref: leb/f/1999/0290

Ext: 6447

Your Ref:

Date: 17.03.00

AMBULANCE STATION, READING ROAD, WINNERSH: F/1999/0290

As you are aware, the Development Control Sub-Committee considered the above application on 15 March, and resolved to grant permission subject to conditions and a section 106 agreement. Please would you now draft the agreement, which was to cover the following:
A financial contribution of £17,300 towards highway improvements and local sustainable transport initiatives including public transport, walking and cycling facilities
A financial contribution of £17,300 towards facilities at local primary and secondary schools
A financial contribution of £2,523 towards the provision of a new library at Winnersh

I enclose the planning application form, draft decision notice, plan and committee report for your information; I also draw your attention to the fact that a similar legal agreement was completed on this site in February on consent 99/70251/F.

LB

Lynette Baker

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Lynette Baker
Senior Planner

To: Cllr. Mrs. Siggery
Cllr. D. Ball
Cllr. R. Turner

My Ref: leb/F/2000/0290

Ext: 6447

Your Ref:

Date: 08.03.00

AMBULANCE STATION, READING ROAD, WINNERSH: 99/2000/0290

The above application proposes the erection of 15 2-bedroomed flats at the above site (you may remember that consent was given for 13 2-bedroomed units on this site in November of last year).
The following contributions have been negotiated to be included in a section 106 agreement:

- £17,300 towards facilities at local primary and secondary schools
- £2,523 towards the provision of a new library at Winnersh
- £17,300 towards highway improvements and local sustainable transport initiatives including public transport, walking and cycling facilities.

Please let me know if you have any comment on the content of the proposed agreement.

LB

Lynette Baker

Education and Cultural Services Memorandum

26333

WOKINGHAM DISTRICT COUNCIL

To: Lynette Baker, Planning

From: Helen Rowlay, Education

Re: *Ambulance Station, Reading Road*

Ref F/2000/0290

Date: 24 February 2000

Lynette,

Further to your E-mail note dated 13 January, based on 15 new dwellings being built in this development the revised education contributions are calculated as follows:-.

No new dwellings* child yield factor * DfEE cost multiplier * regional factor

For primary this equates to 15 * 0.3 * 4592 * 1.06 = £21,903
And for the secondary sector – 15 * 0.2 * 6084 *1.06 = £19,347

NB – The DfEE cost multiplier will increase in the 2000/01 financial year.

These contributions have been calculated in line with the current Education Policy regarding developer contributions adopted by Committee in June 1999. However, in line with previous advices and other developments we will concede that it is unlikely that families with secondary aged pupils will move into the type of accommodation proposed. A full contribution will therefore only be required for the primary sector.

Apologies for the delay in my response. If you have any queries let me know.

HR

Helen Rowlay

R'CD F+P 17/1

See part 1 plans.

To:
Policy And Plans Section

To

~~**From:**~~ Lynette Baker

Liz Walker. - there are previous schemes on the site: can we do especially as dust.

Date: 13 January 2000

Application Number: F/2000/0290

Proposal: Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces..

√15

Site Address:
Former Ambulance Site, Reading Road, Winnersh.

24845 31/1

REPLY REQUIRED

Applicant:
Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

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

Please see attached sheet.

POLICY AND PLANS CONSULTATION

Case Officer: Lynette Baker

Location: Former Ambulance Station, Winnersh Grove, Reading Road, Winnersh

Application Number: F/2000/290

Proposed Demolition of Ambulance Station and Erection of 15 flats and 22 Parking Spaces

---

Planning History
The principle of redeveloping this site for 13 x 2-bed flats and 20 parking spaces was established with the resolution to grant planning permission for application 99/70251/F, subject to the completion of a legal agreement.

Revised Drawings
The revised drawings show alterations to the internal layout in order to build 15 x 2-bed flats within the same size and shaped building as illustrated in application 99/70251/F. Minor changes have been made to the fenestration pattern. Two additional parking spaces have been added.

The site is located in a very sustainable location on a main bus route, within 600m of a railway station and 100m from the edge of the local retail centre at Winnersh. In light of the growing emphasis on maximising the potential of development within existing urban areas (WOS1i), and minimising the need to travel (WOS1d & WOS3c), this site is suitable for higher density development.

The need for 2-bed units in the District has been shown by the District Housing Need Survey, so there remains no policy objection to the dwelling type indicated.

Conclusions
Provided that the contributions negotiated for application 99/70251/F plus any necessary additional contributions, are secured, and that the previous agreements on landscape issues remain, there is no policy objection to this proposal.

Liz Walker

seen

Liz Walker
Policy & Plans
26.1.00

TO: **DEVELOPMENT CONTROL**
Mrs Lynette Baker

FROM: Environmental Design

DATE: 31 January 2000

Location:	Former Ambulance Station, Reading Road, Winnersh
Proposal:	PROPOSED DEMOLITION OF AMBULANCE STATION AND ERECTION OF 15 FLATS AND 22 PARKING SPACES
Application Number:	*F/2000/0290*

In response to your consultation dated 13 January 2000 for the above application, the landscape comments are as follows:

The revised drawing no. 9481/P/51A, showing an additional 2 parking spaces is acceptable in principle, however the area of land left for planting between the entrance to the flats and parking spaces to the east is insufficient. I suggest that the 1m strip of planting between the 2 no. and 4 no. parking spaces is removed making a block of 6 spaces, thereby creating a larger area adjacent to the footway for planting.

No development of any kind shall be commenced on site until there has been submitted to and approved in writing by the Local Planning Authority a method statement for arboricultural works; the statement shall include details of the sequence of operations including felling and removal, remedial surgery works, location and erection of protective fences, the siting of and access to and from the works compound, all matters relating to trees and details of the arboricultural supervision on site.

The approved protective fences shall be erected before any demolition or construction activity occurs on site and shall only be removed following written authorisation from the Local Planning authority.

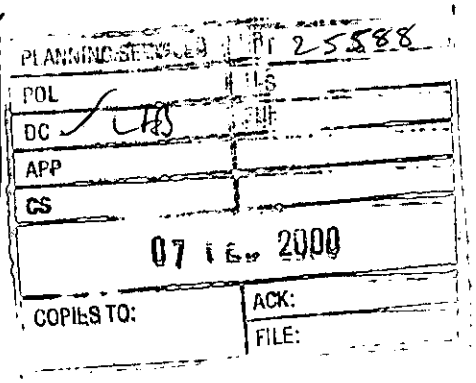
A landscape scheme showing details of all tree and shrub planting, boundary treatment and hard and soft surfaces must be submitted and approved prior to development commencing.

Details of routes of all underground services must be submitted and approved prior to development commencing.

Catherine Brimble

Catherine Brimble
Landscape Architect

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 2nd February 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mrs. L. Baker
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 2000/0290

Dear Mrs. Baker

Former Ambulance Station, Reading Road, Winnersh.

Thank you for the details of this application.

The proposals externally appear very similar to those I commented on in September last year.

I note that the key shows 1.8 meter high screen wall / fencing with continuous hedging around the site boundary. In fact the indicative fencing is even shorter on drawing 9481P/51 than it was on 9481 P/01 when I first raised the query. I reiterate the need to deter casual intrusion around free standing flats, and following recent serious injury to a child in a similar site layout, the further factor of danger to toddlers who can run unobstructed from garden area in to the car parking / manoeuvring area.

There would still appear no provision of bin stores or secure cycle storage.

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 potential crime risks facing this proposal include domestic burglary and car crime coupled with casual intrusion around the building.

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.

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

Check 25503 prev. response

From: Joanne Ellis, Environmental Health ✓LAB My Ref: JPE/ambulance2

To: Lynette Baker, Planning Your Ref: F/2000/0290

Date: 02 February 2000

PROPOSED ERECTION OF 15 FLATS AND PARKING SPACES DEMOLITION OF EXISTING AMBULANCE STATION
AMBULANCE STATION, WINNERSH GROVE, READING ROAD, WINNERSH

These proposals have been evaluated and I have the following comments:

SOIL CONTAMINATION
This site is likely to be contaminated due to petroleum storage tanks located on the site, a detailed investigation is needed to establish the full extent and nature of contamination. This information will be essential in deciding whether the site is suitable for the proposed end use or whether it would need to be decontaminated prior to development. Such works can have financial implications for the feasibility of the development, therefore I recommend that details are discussed and agreed with this department prior to planning consent being granted.

The site is also within 250 metres of an old landfill site so a gas risk assessment needs to be carried out to determine if any gas safety measures need to be incorporated into the design of the building. The Environment Agency should also be consulted on this matter.

TRAFFIC NOISE
The Reading Road is very busy with a large amount of traffic, I have concerns that the flats will experience excessive levels of noise from the traffic due to there close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions are imposed:

1. The ground conditions on the site must be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination must be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority is to be consulted at all key stages in this investigation process.
   Reason: To protect health of future occupants.

2. Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works which form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless an alternative period is agreed in writing by the Authority.

   Reason: To protect future occupants from road traffic noise.

3. Before the development is commenced a detailed investigation shall be carried out to determine the present and likely future impact of landfill gas on the site. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.
   Reason: To protect safety of future occupants.

4. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.
   Reason: To protect neighbouring properties from construction noise.

5. All reasonable steps, including damping down site roads, shall be taken to minimise dust and litter emissions from the site whilst works of construction and demolition are in progress.

   Reason: To protect neighbouring properties from dust.

Should the application be granted with conditions , 2 and 3 imposed I would like to be consulted on the compliance with these conditions prior to any works commencing.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

To:
Highways

From: Lynette Baker

Date: 13 January 2000

Application Number: F/2000/0290

Proposal: Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces..

Site Address:
Former Ambulance Site, Reading Road, Winnersh.

Applicant:
Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

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

CONDITIONAL APPROVAL

CONDITIONS AS PREVIOUS.

HIGHWAY CONTRIBUTIONS TO BE IN LINE WITH THOSE ALREADY AGREED AND INCREASED PRO-RATA.

N.S. Tether

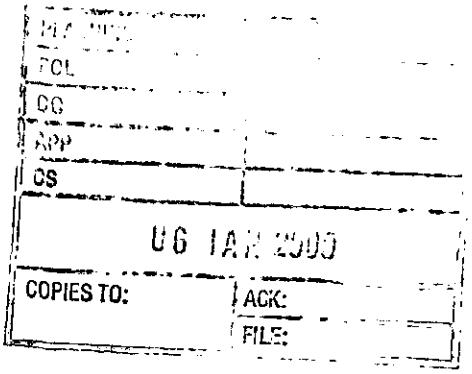
24-01-00

Tel: 0118 974 6330 (Direct Line) Fax. 0118 974 6313

Date: 4 January, 2000

Your Ref:

My Ref: NT/KMJ/P1417041



Mr L R S Vernon
Barton Wilmore Partnership
Beansheaf Farmhouse
Bourne Close
CALCOT
Reading
Berkshire RG31 7BW

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Vernon

RE: WINNERSH GROVE, READING ROAD, WOKINGHAM – PLANNING APPLICATION *99/70251/F*

I refer to your letter dated 17 December 1999.

I can confirm that in this instance and without prejudice, the Highway Authority will accept a reduced parking provision of 22 spaces for 15 flats at the above location, subject to increased highway contributions.

If you require any further information please do not hesitate to contact me at the above address.

Yours sincerely

NT
NEIL TROTTER
TECHNICIAN, HIGHWAY DEVELOPMENT CONTROL

c.c. Lynette Baker, Planning Officer

FROM: Lynette Baker

DATE: 13 January 2000

PT 25206

Winnersh Parish Council Consultation Sheet

Application Number: F/2000/0290

Proposal: Proposed demolition of ambulance station and erection of 15 flats and 22 parking spaces..

Site Address: Former Ambulance Site Reading Road Winnersh.

Applicant: Millgate Homes C/O The Barton Wilmore Partnership Reading Ltd.

Your observations are required in respect of this application **by 06/02/2000** .

The Committee **OBJECTED** to the application on the following grounds:

1 There would be inadequate parking

The Committee also **COMMENTED** that there might be inadequate provision for evacuation in the event of fire

SIGNED: _____ DATE: 25.01.00

CLERK TO Winnersh Parish Council

(*) PRE-APPS ATTACHED (*)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	5 JAN 2000
Officer: LB	Application No. F/1999/0290

Map No. 600 Site 0.25

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED DEMOLITION OF AMBULANCE STATION AND ERECTION OF 15 FLATS AND 22 PARKING SPACES

Location: LAND OFF WINNERSH GROVE READING ROAD

Parish: WINNERSH Ward: Winnersh 13.1.2000

Applicant: MILLGATE HOMES

Fee Received 2850-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13:1:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

2x Pre-apps attached (other pre-apps are with file 70251)

NEIGHBOURS:

S/N in Reading Road

+ 342 Reading Road ✓

68 Laburnum Road

1, 2, 3 Winnersh Grove

By hand 4/1/00.

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

05. DEC. 2000* 0250

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
Civic Offices, Shute End
Wokingham
Berkshire
RG40 1BN

9481/A3/LRSV/VCR

23 December 1999

Dear Sirs

RESIDENTIAL DEVELOPMENT OF 15 TWO BED FLATS AT THE FORMER AMBULANCE STATION SITE, WINNERSH GROVE, READING ROAD, WINNERSH

Following recent discussions with Lynette Baker and Neil Trotter we have now completed a review of our proposals for the residential development at the above location.

Please therefore find enclosed, for your consideration, a detailed planning application for 15 two bed flats, together with our client's cheque in the sum of £2,850 which is we believe the appropriate plan fee.

We are also enclosing six copies each of the following drawings in support of our application proposals.

9481/P/50	Location Plan Scale 1:500
9481/P/51A	Site Plan
9481/P/52	Ground Floor Plan
9481/P/53	First Floor Plan
9481/P/54	Second Floor Plan
9481/P/55	Elevations
9481/P/06A	Street Elevation

Also enclosed, for inclusion with our application, is a coloured version of the street elevation drawing no. 9481/P/06A.

Currently the site benefits from a resolution to grant planning permission for 13 large 2 bed flats, subject to the completion of a legal agreement under planning application no. 99/70251/F. The completion of this agreement is being actively pursued by our client in order to commence development early in the New Year.

However the proposals now before you seek to increase the number of units to 15 by providing smaller 2 bed flats to meet the considerable market demands for this type of accommodation in this locality.

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

Contact: Nigel Normington, Lorne Vernon,
Dominic Jarman, Roger Head, Clive Rand, Simon Barton,
Scott Calder, Ray Curl

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

As with the previous scheme these proposals are for the demolition of the redundant ambulance station building. The existing parking facilities are retained and extended to provide 22 spaces at approximately 1.5 spaces per dwelling. These standards have been accepted by your Highways Department due to the sites close proximity to existing public bus and rail facilities. The existing access onto Reading Road is to be permanently closed with the introduction of screen walling and continuous hedge planting around the site.

For ease of reference we set out below the differences between the scheme for 13 units referred to above and the proposals now before you.

- **Site Plan Drawing No. 9481/P51A** - In all respects the site layout is as previously approved but with the addition of 2 parking spaces, one either side of the entrance to the flats.

- **Ground and First Floor Plans Drawing Nos. 9481/P52 and P53** - There are no changes to the overall size of this block of flats and all the design changes are as shown shaded on the plans i.e. internal alterations to the siting of party walls and partitions in flats and entrance hall. Also minor changes to the kitchen and lounge windows in the 'A' type flats.

- **Second Floor Plans Drawing No. 9481/54** -Two very minor changes to the landing and staircase partitions.

- **Elevations Drawing No. 9481/55** - On the elevation to Winnersh Grove there are minor changes to provide a 2 light window to the lounge and single light window to the kitchen in flat type 'A' only at ground floor and first floor levels (these two windows replace a single 3 light window in the previous scheme).

- **Street Elevation Drawing No. 9481/06A** – No change.

We confirm that the siting of the block of flats, its form, size and height are all as previously approved. The external appearance of the flats differs only in minor changes at ground and first floor levels to the windows referred to above.

In our previous proposals there were design changes made to address concerns raised by Neil Etherington, the Council's tree officer and also by the owners of No 68 Laburnam Road. In all respects these design constraints have been incorporated into the proposals now before you.

In the event that contributions are required, we trust that these can be dealt with by way of a supplemental agreement to the legal agreement currently being progressed for Application No 99/70251/F.

We trust that you have sufficient information to register our application, however if you wish to discuss the project further please contact the writer.

Yours faithfully

L R S VERNON

Encs.
cc: N Jackson – Millgate Homes

1933

ADDRESS AMBULANCE STATION READING ROAD PARISH WINNERSH
(BETWEEN 342-354)

PLOT No. ORD. SHEET No. SU 7870 (60)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
386/73	BCC	AMBULANCE STATION	28-3-73	CIA

MINISTRY DECISION

SPECIAL ORDERS

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

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD
		BINFIELD, BERKSHIRE
	POST CODE	RG42 5HZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE BARTON WILLMORE PARTNERSHIP READING LTD
	ADDRESS	BEANSHEAF FARMHOUSE, BOURNE CLOSE
		CALCOT, READING, BERKSHIRE
	POST CODE	RG31 7BW PHONE 0118 9430 000
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	LAND OFF WINNERSH GROVE, READING ROAD WINNERSH
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF AMBULANCE STATION IN FAVOUR OF A RESIDENTIAL DEVELOPMENT OF 15 TWO BED FLATS AND 22 PARKING SPACES OFF A PRIVATE DRIVE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.24 HECTARES OR 0.59 ACRES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED LETTER

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		SITING	☐
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. **WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S)** e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

VACANT
FORMER AMBULANCE STATION

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.**

TO BE AGREED WITH LOCAL AUTHORITY

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.*

EXISTING AND PROPOSED SCREEN WALLS/FENCING AND HEDGEROW PLANTING

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

LOCAL AUTHORITY SEWERS

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

2 NO EXISTING VEHICULAR/PEDESTRIAN ACCESSES THE ACCESS OFF WINNERSH GROVE IS TO BE RETAINED AND THE READING ROAD ACCESS IS TO BE STOPPED UP.

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

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	15/45 *	- / - *	- / - *
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.*

£2,850

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 pp The Barton Willmore Partnership Reading Ltd ON BEHALF OF MILLGATE HOMES DATE 23 DECEMBER 1999

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

05.DEC.2000 0220

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
ROYAL BERKSHIRE AMBULANCE NHS TRUST	C/O JOHN LEACH AMBULANCE HEADQUARTERS 44 FINCHAMPSTEAD ROAD WOKINGHAM, BERKS RG40 2NN	23 DECEMBER 1999

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 . . . . . .

pp The Barton Willmore Partnership Reading Limited

On behalf of . . MILLGATE HOMES . . . . . .

Date . . 23 DECEMBER 1999 . . . . . .

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



Revision		Date	By
A	ADMENDMENT TO PARKING SPACES	17.12.99	AR

KEY

- Proposed Planting
- Existing Trees to be retained
- Existing Trees to be removed
- 1.8m High screen wall/ fencing with continuous hedge planting around site boundary.

SITE AREA

0.24 Hectares
0.59 Acres

SCHEDULE OF UNITS

A Type 2 Bed Flats = 4
B Type 2 Bed Flats = 2
C Type 2 Bed Flats = 2
D Type 2 Bed Flats = 4
E Type 2 Bed Flats = 1
F Type 2 Bed Flats = 1
G Type 2 Bed Flats = 1

TOTAL = 15

Parking provision 22 spaces.

Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE

Project No	Drawing No	Revision
9481	P/51	A

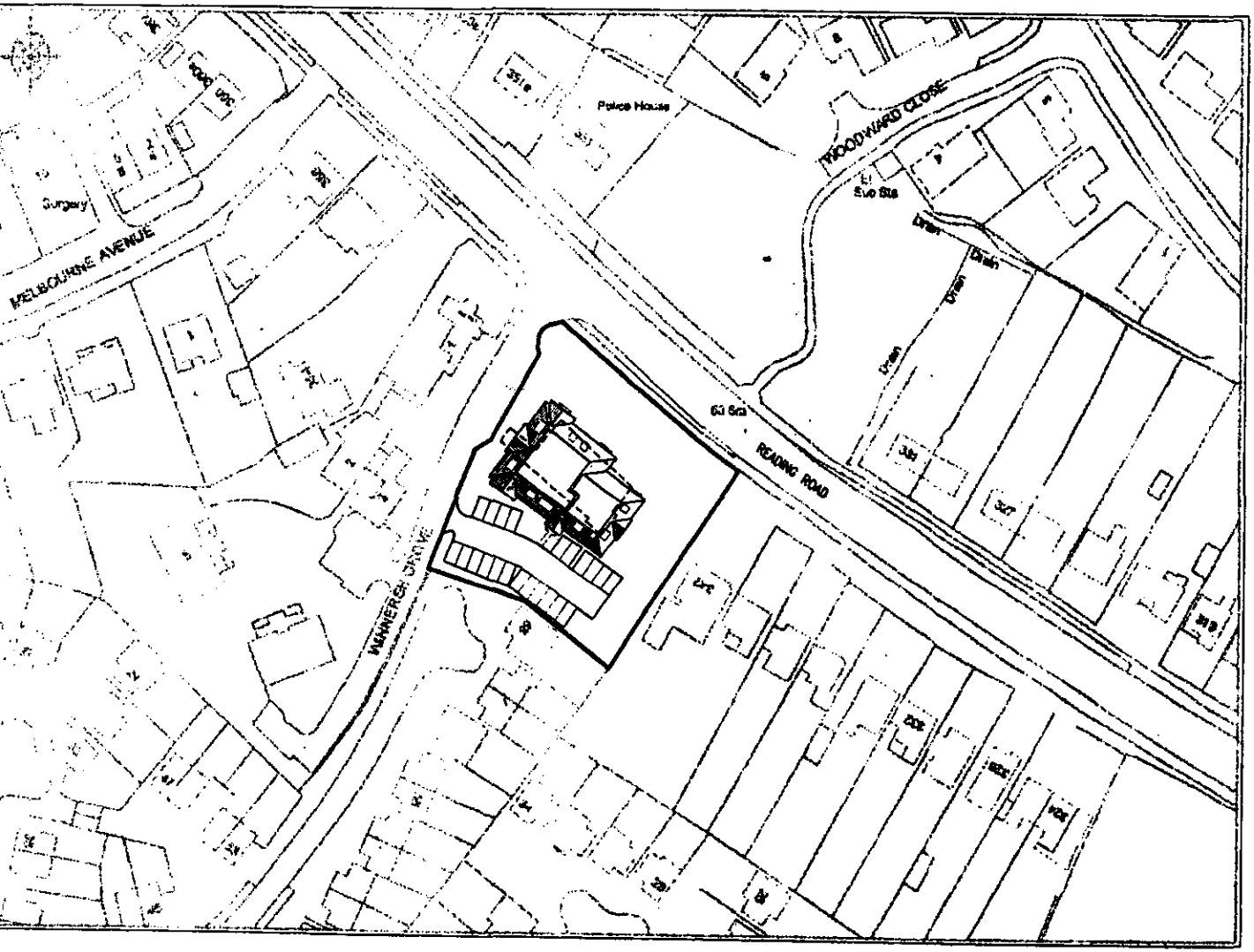
Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Surveyors

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001
email: reading@bartonwillmore.co.uk

Associated offices at Bristol Cambridge Edinburgh Leeds London Manchester Reading (Head)

Revision	Date	By
C.2000		



AMBULANCE STATION TO BE DEMOLISHED

Project
FLATS AT WINNERSH GROVE
READING ROAD, WOKINGHAM

Drawing Title
LOCATION PLAN

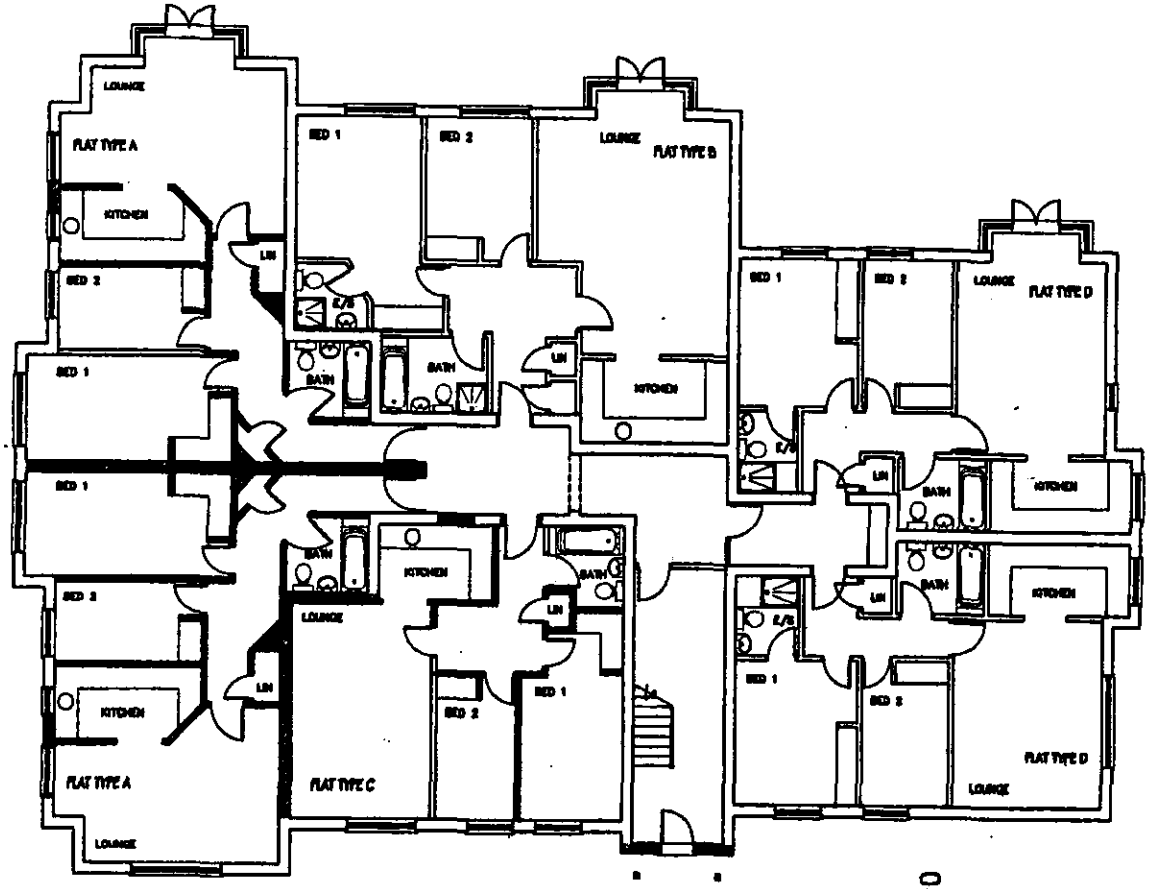
Date	Scale	Drawn by
23.12.99	1:1000	SE
Project No	**Drawing No**	**Revision**
9481	50	–

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Managers

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

Revision	Date	By



GROUND FLOOR PLAN

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
GROUND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	**Drawing No**	**Revision**
9461	P/52	-

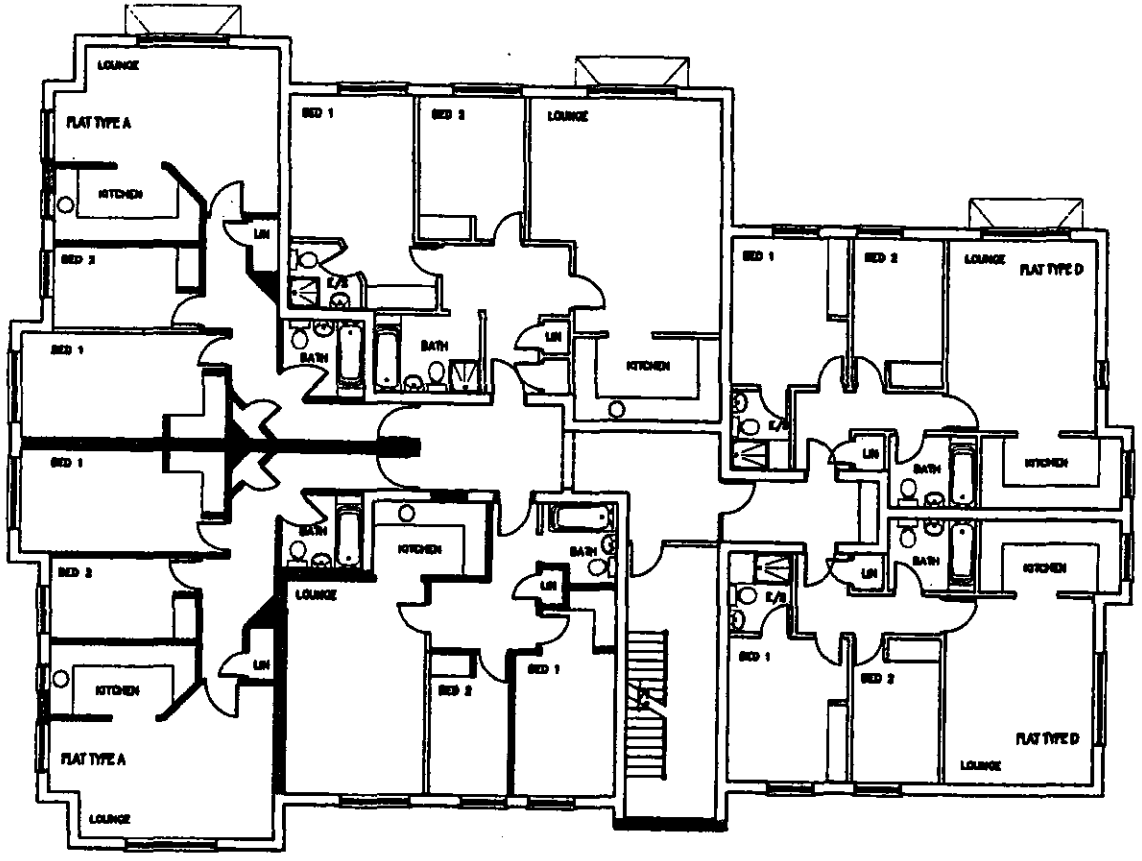
Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beaufort Foundation, Source Close,
Oxford, Reading, RG01 7BH.
Tel: 0118 [illegible] Fax: 0118 [illegible]

Principal offices at [illegible]

Revision Date By



1ST FLOOR PLAN

KEY

Design changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
FIRST FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	SB
Project No	**Drawing No**	**Revision**
9481	P/53	-

Barton Willmore
Architecture

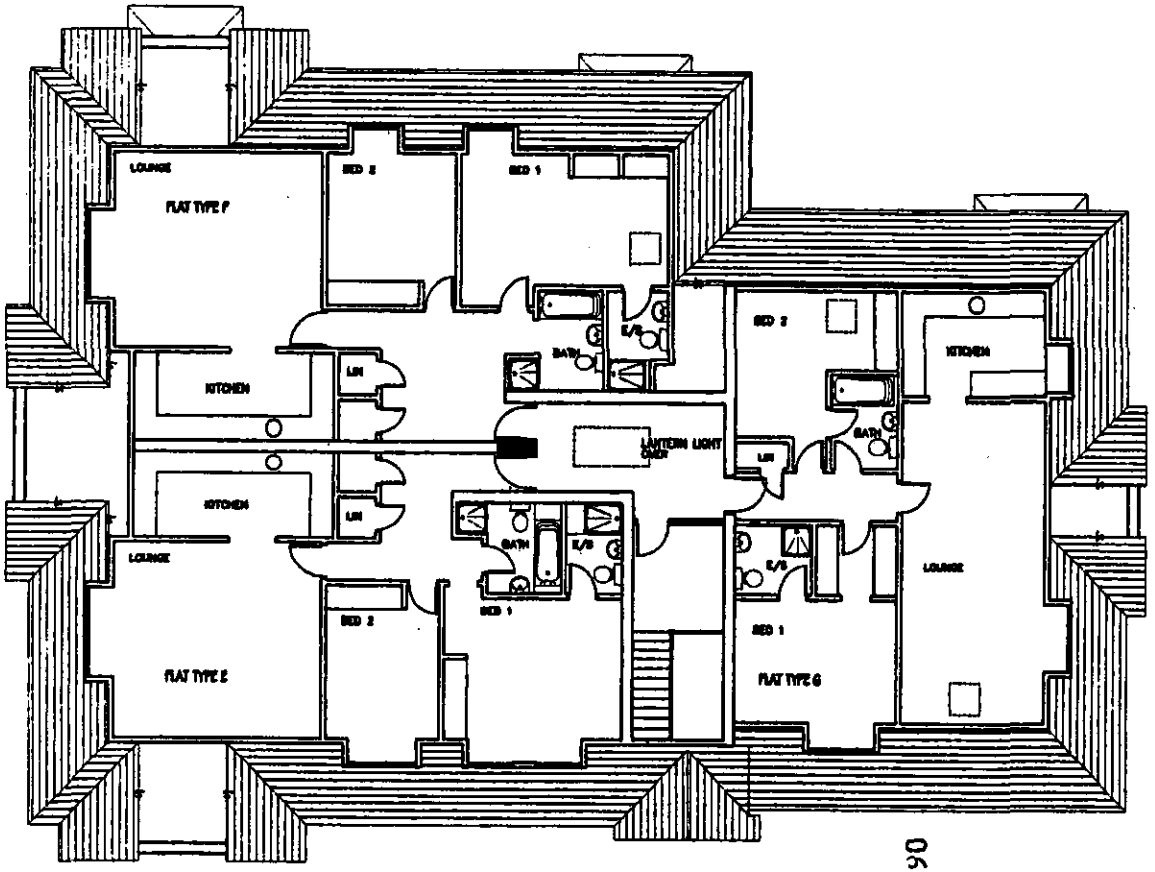
Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 945 6000 Fax: 0118 945 6001

Associated offices at Bristol Cambridge Edinburgh Leeds London West Malvern (Perth)

05 DEC 2000

Revision Date By



2ND FLOOR PLAN / ATTIC

KEY

Drawn changes (from previous 13 Flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
SECOND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	BB
Project No	Drawing No	Revision
9461	P/54	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership (Reading) Limited
Beansheaf Farmhouse, Bourne Close,
Oxford, Reading, RG41 7QE.
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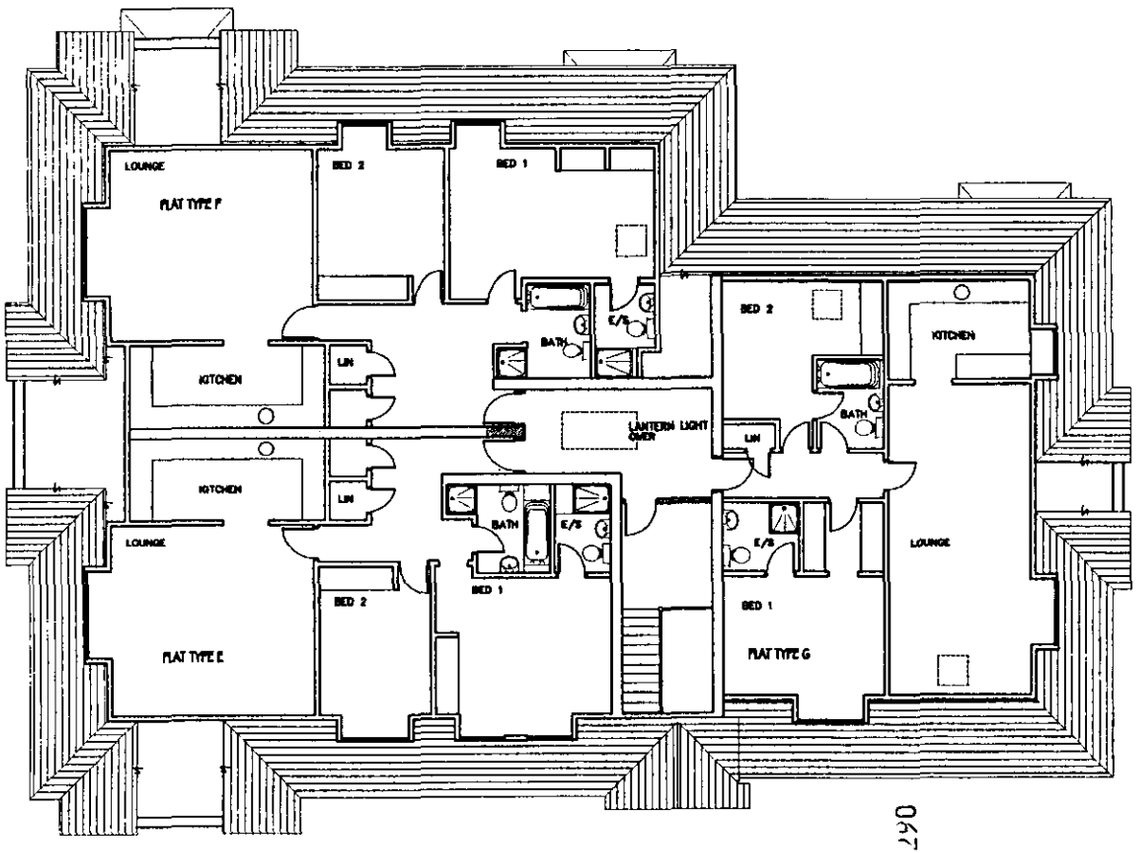
Associated offices in Bristol, Cambridge, Edinburgh, Leeds, London, Manchester

Revision Date By



2ND FLOOR PLAN / ATTIC

06.DEC.2000 08:29:0

KEY

Design changes (from previous 13 flat scheme determined under Planning application no. 99/70251/F) to accommodate proposal for 15no. 2 Bed flats.

Project
WINNERSH GROVE
READING ROAD
WOKINGHAM

Drawing Title
SECOND FLOOR PLAN

Date	Scale	Drawn by
3.12.99	1:100	GS
Project No	**Drawing No**	**Revision**
9481	P/54	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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Calcot, Reading, RG31 7BW.
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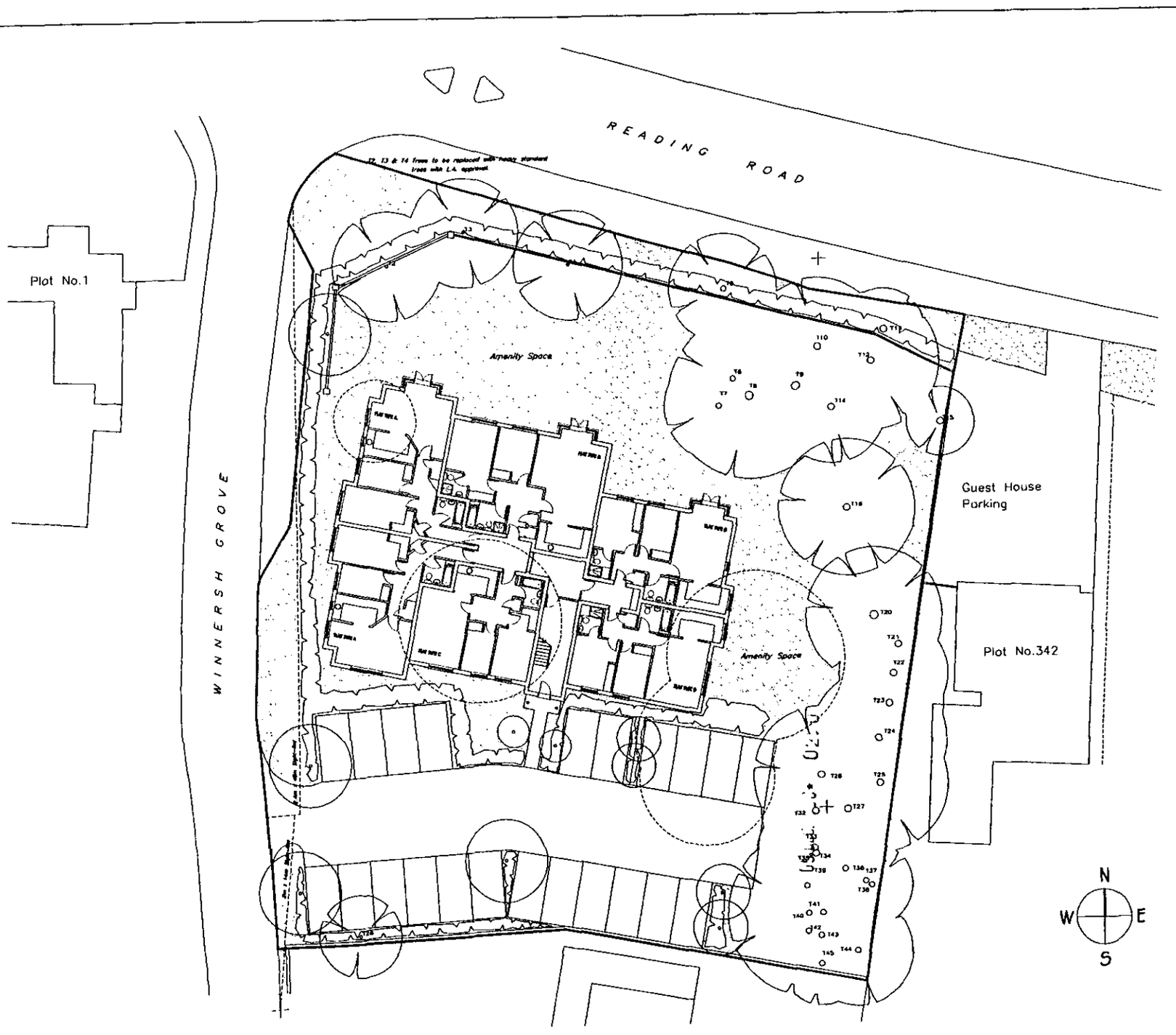

Revision	Date	By
A ADMENDMENT TO PARKING SPACES	17.12.99	AR

KEY

Proposed Planting

Existing Trees to be retained

Existing Trees to be removed

1.8m High screen wall/ fencing with continuous hedge planting around site boundary.

SITE AREA

0.24 Hectares
0.59 Acres

SCHEDULE OF UNITS

A Type 2 Bed Flats = 4
B Type 2 Bed Flats = 2
C Type 2 Bed Flats = 2
D Type 2 Bed Flats = 4
E Type 2 Bed Flats = 1
F Type 2 Bed Flats = 1
G Type 2 Bed Flats = 1

TOTAL = 15

Parking provision 22 spaces.

Project
FLATS AT WINNERSH GROVE READING ROAD, WOKINGHAM

Drawing Title
SITE LAYOUT - Including GROUND FLOOR FLATS

Date	Scale	Drawn by
7.12.99	1:200	SE

Project No	Drawing No	Revision
9481	P/51	A

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

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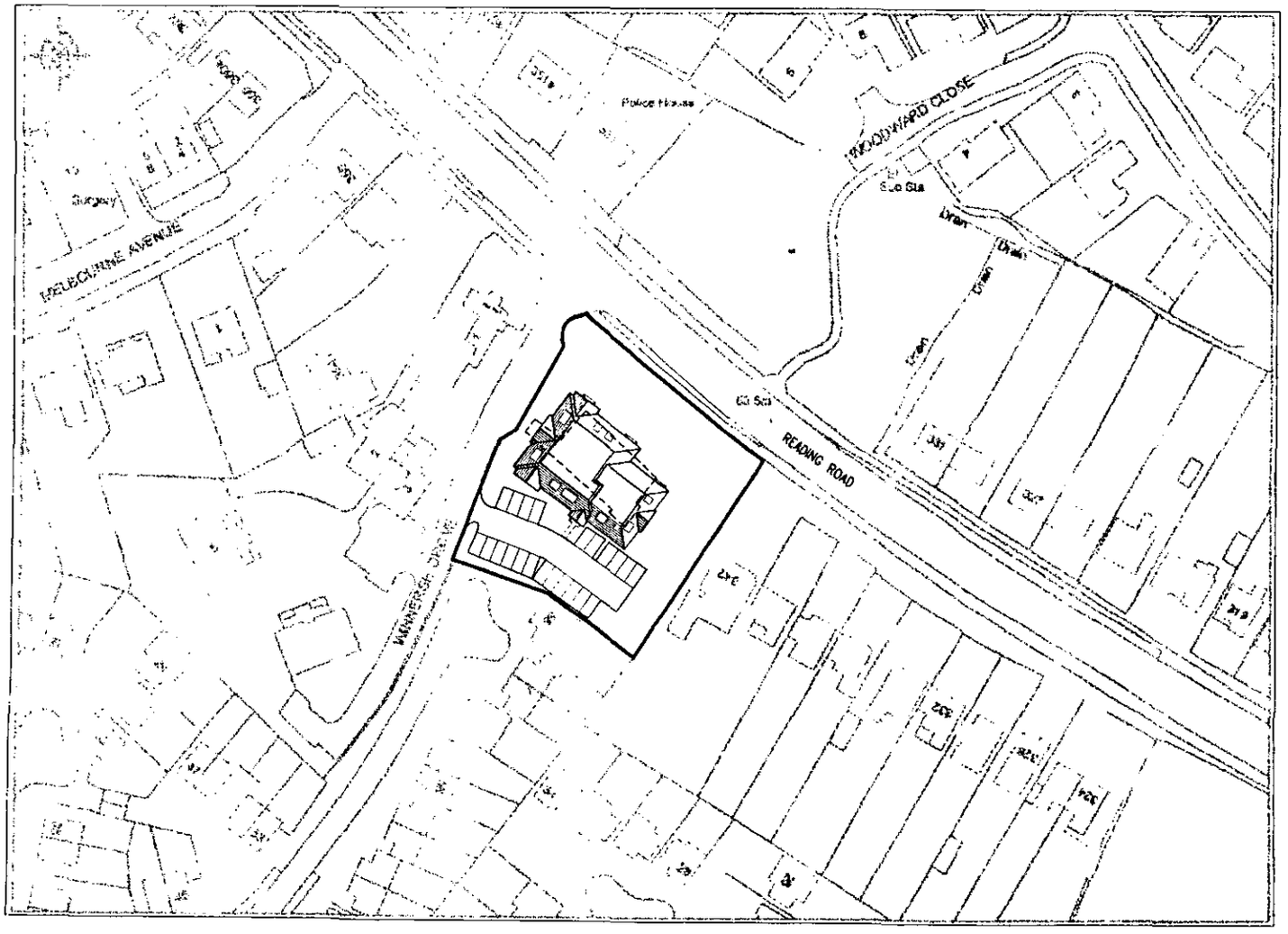
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7BW.
Tel: 0118 943 0000 Fax: 0118 943 0001

Revision	Date	By
	C.2000	



AMBULANCE STATION TO BE DEMOLISHED

Project
FLATS AT WINNERSH GROVE
READING ROAD, WOKINGHAM

Drawing Title
LOCATION PLAN

Date	Scale	Drawn by
23.12.99	1:1000	SE
Project No	**Drawing No**	**Revision**
9481	50	–

Barton Willmore
Architecture

Architects Master Planners Town Planners
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