APPLICATION NO:
VAR/2000/1026

LOCATION:
Block B Eskdale Road, Winnersh Wokingham.

APPLICANT:
Intel Corporation C/O Weatherall Green And Smith

PROPOSAL:
Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

EARLIEST DATE FOR DECISION: **28/04/2000**

APPLICATION EXPIRY DATE: **18/05/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Intel Corporation
C/O Weatherall Green And Smith
22 Chancery Lane
London
WC2A 1LT

Application Number: VAR/2000/1026

Parish: **WINNERSH**

Location: **Block B, Eskdale Road, Winnersh, Wokingham.**

Proposal: **Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.**

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. The use hereby permitted shall be carried out only by Intel Corporation and/or its subsidiaries. When the premises are vacated by Intel, the floorspace shall revert to its original use i.e. Class B8 warehousing.

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

Condition
4. Before the development hereby permitted is commenced, the associated space shall be laid out within the site in accordance with approved layout drawing number W3A-80 relating to the location of additional parking spaces

Condition
5. 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
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), the total gross floorspace of the building hereby approved shall not exceed 9,880 m2 in total (plus 475 m2 external plant) and no extensions or alterations, either internal or external, involving an increase in floorspace shall be carried out without the prior written permission of the Local Planning Authority.

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

Reason
2. In order to preserve warehousing inline with development plan policy.

Reason
3. In the interests of highway safety.

Reason
4. In the interests of highway safety.

Reason
5. In the interests of highway safety.

Reason
6. To retain control over the intensification of uses on the site.

John Mitchell

John Mitchell
Development Control Manager
Date: 23rd May 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.

Application No.	Received	Winnersh
VAR/2000/1026	23.03.00	

Applicant : **Intel Corporation**
Location : **Block B, Eskdale Road, Winnersh Triangle**
Proposal : **Variation to Condition 6 of 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure**

1. **Planning History** – The site was one of the original buildings to be developed at Winnersh Triangle; its original use (under consent 23181) was for a customer repair facility and distribution centre, transit warehouse and offices for Hewlett Packard. Condition 07 of that consent required the offices to remain ancillary to the industrial/storage use. The current division of floorspace comprises 2,942 square metres of B1 (offices) and 6,938 square metres of B8 (storage and distribution) floorspace.

   In November 1999, the Sub-Committee considered an application (99/70547/F) for a change of use of the building from warehousing (B8) to a web-hosting facility and associated plant. The application was given consent on the basis that although the proposed use was not a traditional B8 warehousing use, its impact in terms of employment would be similar. Block B comprises an unusual configuration for a warehousing building in that it consists of a high proportion, one third, of office floorspace. Its appeal to traditional warehousing firms was therefore limited. No additional floorspace was being proposed. On balance, the proposal was considered to be in line with the employment policies, and therefore acceptable in this location.

2. **Proposal** – The web-hosting facility is considered to be a sui generis use. Intel proposes to use Block B as its European Headquarters for internet and e-commerce services. Most of the floorspace is taken up by 14,000 servers connected to a network, and these servers are unstaffed except for maintenance. The operation involves the storage of information for websites on servers for access via the internet (in essence this is a modern-day storage facility). The offices within the building are used for support services, including the marketing and management of the Company's UK and European operations.

   Variation of condition 06 of 99/70547/F
   Condition 06 of consent 99/70547/F sought to control any future increase in the amount of office floorspace in the building (in line with employment policies in the development plan) by restricting any variation in the proportion of office/sui generis use from that given consent. This application seeks to change 563 square metres of the office accommodation to sui generis use, so that the proportion of office /sui generis floorspace changes as follows:

	existing floorspace sq.m.	proposed floorspace sq.m.
B1 *office*:	2,942	2,379
Sui generis: (data storage)	6,938	7,501
TOTAL	9,880	9,880

The proposal involves no additional floorspace, and entails only a partial change of use on the ground floor from office accommodation to data storage use (sui generis).

The requirement for part change of use has come about as a result of rapid changes in the nature of the business. The proposed change of use is necessary because of the need to diversify the business to take account of these changes. In particular, the internet is moving from flat, static websites to rich media content with audio and video. The proposed internal changes will not result in an increase in the number of servers within the building, but will entail a diversification of services offered from the facility, providing accommodation for a different division within Intel, Internet Edge Services, or IES, to use for their operations. Intel aims to be the building block supplier to the internet economy. The IES component is therefore at the cutting edge of the technology.

Satellite Farm

The proposal also comprises the erection of 12 satellite dishes and an enclosure to the rear of the property. This requirement has arisen from the IES division proposing to occupy part of the accommodation, as the satellite dishes are an essential component needed to acquire live audio and video downlinks or broadcast content. The most reliable method of receiving information is via satellite, and therefore satellite dishes are vital for high-tech companies such as Intel to keep pace with the advanced and varied methods of communication available. The applicant asserts that the dishes are therefore essential to its efficient operations and its future business development.

The proposed satellite farm, comprising 12 satellite dishes, six measuring approximately 4.5 metres in diameter and six measuring 3.5 metres, are proposed to be located in the north east part of the car park, to the rear of the site. Other locations within the site were considered but it was decided that the proposed location provides both the appropriate technical clearance and is capable of being suitably screened to minimise any visual impact. It is proposed to erect an enclosure comprising a metal fence of 6 metres in height to the north side of the dishes, and a 2.5 metre chain link fence around the other three sides.

3. **Consultations** -
   - ***Winnersh Parish Council:*** No comment.
   - ***Highway Authority:*** recommends conditional approval.
   - ***Environmental Health Officer:*** No objections.

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

   A. Whether the principle of the change of use and satellite farm is acceptable (Berkshire Structure Plan policy BU2; Wokingham District Local Plan policy WEM2)
   B. Impact on the character of the area (Loddon Area Local Plan policy LBE2, Wokingham District Local Plan policy WOS3)

A. Whether the principle of development is acceptable

Although the proposed use does not fall within a Business, Industrial, Distribution or Storage Use as defined by the 1987 Use Classes Order, it is an employment generating use, and should therefore be considered against the employment policies of the development plans. These employment policies are aimed at retaining a diverse economy by restricting the amount of new office floorspace and protecting more traditional uses such as warehousing. The importance of existing local firms is also acknowledged and the policies in the Plan provide for the needs of local firms to expand within certain criteria.

The current proposal does not propose any additional floorspace; in fact, it proposes the loss of more employee-intensive office floorspace and its replacement with sui generis (modern-day warehousing) floorspace which does not generate the same intensity of employees. As the underlying aim of the employment policies is to ensure that employment proposals do not result in additional pressure for housing or transport resources, it is considered that this element of the proposal is not in conflict with the employment policies of the development plan.

The proposed sui generis use is a relatively new phenomenon in the economy, but one which demonstrates current trends in the high tech sector. The satellite farm proposed is essential for this type of business where advances in technology create changing technological and business requirements within short periods of time. This element of the proposal would consolidate the existing local operations already given consent. The location of the proposal on Winnersh Triangle Business Park is considered an appropriate one for such a use, being a core employment area within a settlement that has been purpose built to provide good communications by road and public transport. The proposal is considered to be compatible with the aims of development plan policies.

B. Impact on the character of the area

The proposed location of the satellite dishes is in the north east corner of the application site, which is considered to be the least obtrusive one. The dishes will be screened from the business neighbours to the north by the 6 metre high metal fence. Existing planting will restrict views into the site from the east. There are no residential properties nearby which could be affected by the dishes. Although no additional landscaping is proposed to the south side of the enclosure, because of the need to avoid the loss of any further car parking spaces, there is considerable landscaping around the perimeter of the site, which will help to soften the appearance of the compound. It is considered that it is acceptable for such plant to be located within a business

park, and that there is no conflict with development plan policies in this respect.

The proposal will result in a loss of 50 car parking spaces which would be displaced by the satellite dishes. At present, there are 306 spaces provided on site, with a total of 270 employees. 18 new car parking spaces are proposed to the north of the building, and a further 26 to the south of the existing car park; there will therefore be sufficient parking for employees.

5. **Conclusion** – It is considered that as the proposal will not result in additional floorspace or employees, there will be no conflict with the employment policies of the development plan. The proposed location for the satellite farm and enclosure minimises their visual impact, and their impact on the character of the area is therefore considered acceptable.

6. **Recommendation** – GRANT variation to condition 06 of consent 99/70547/F, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The use hereby permitted shall be carried out only by Intel Corporation and/or its subsidiaries. When the premises are vacated by Intel, the floorspace shall revert to its original use i.e. Class B8 warehousing.
3. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.
4. Before the development hereby permitted is commenced, the associated space shall be laid out within the site in accordance with approved layout drawing number W3A-80 relating to the location of additional parking spaces.
5. 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.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), the total gross floorspace of the building hereby approved shall not exceed 9,880 m2 in total (plus 475 m2 external plant) and no extensions or alterations, either internal or external, involving an increase in floorspace shall be carried out without the prior written permission of the Local Planning Authority.

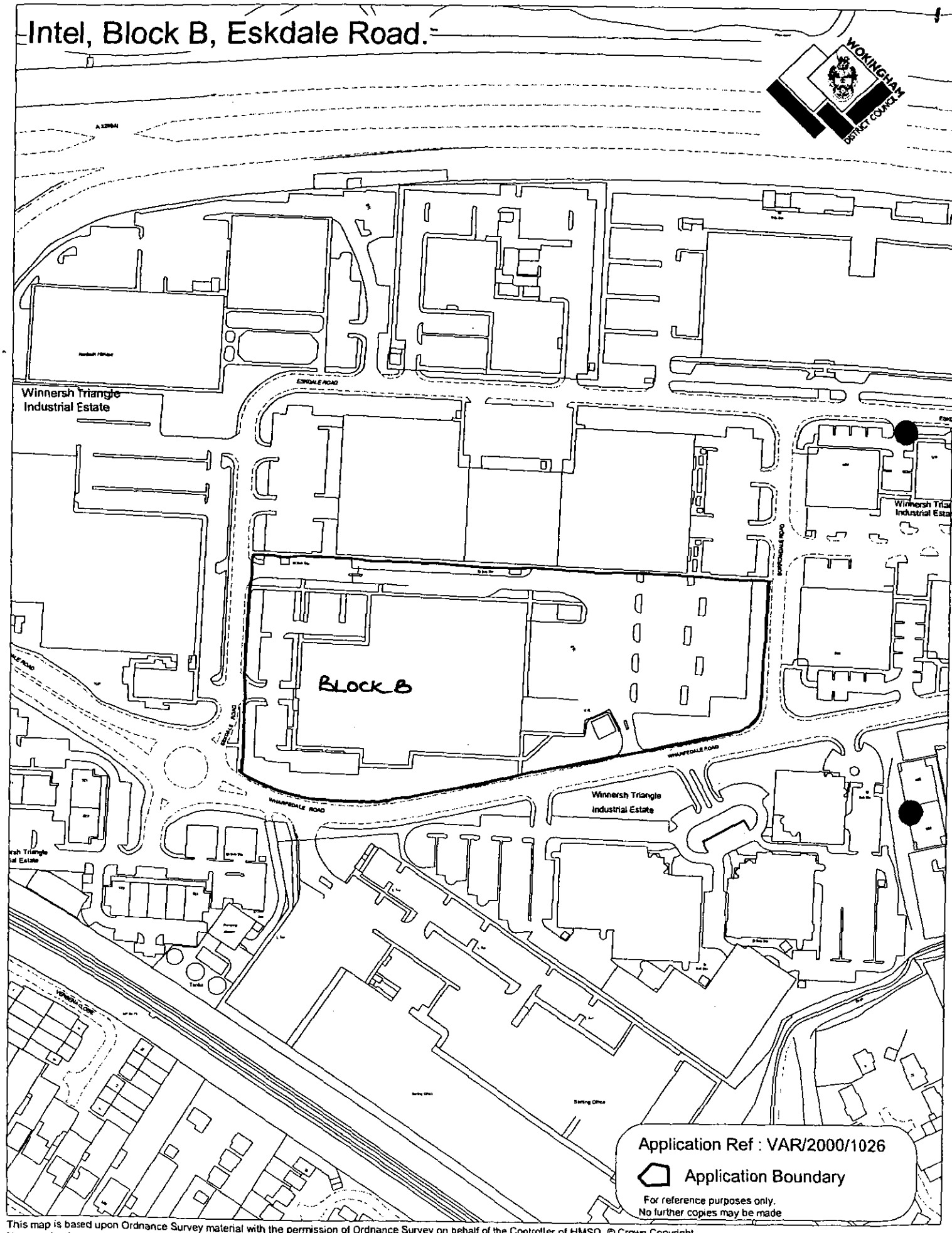
REASONS

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

2. In order to preserve premises for B8 warehousing in line with development plan policy.
3. To ensure that the approved parking spaces are provided for use by vehicles visiting the premises.
4. To ensure that the approved parking spaces are provided for use by vehicles visiting the premises.
5. In the interests of highway safety and convenience.
6. To retain control over the intensification of uses on the site.

Lynette Baker

Intel, Block B, Eskdale Road.



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Development Control Section, Environmental Services, Wokingham District Council.
23 May 2000

Scale: 1 : 2500

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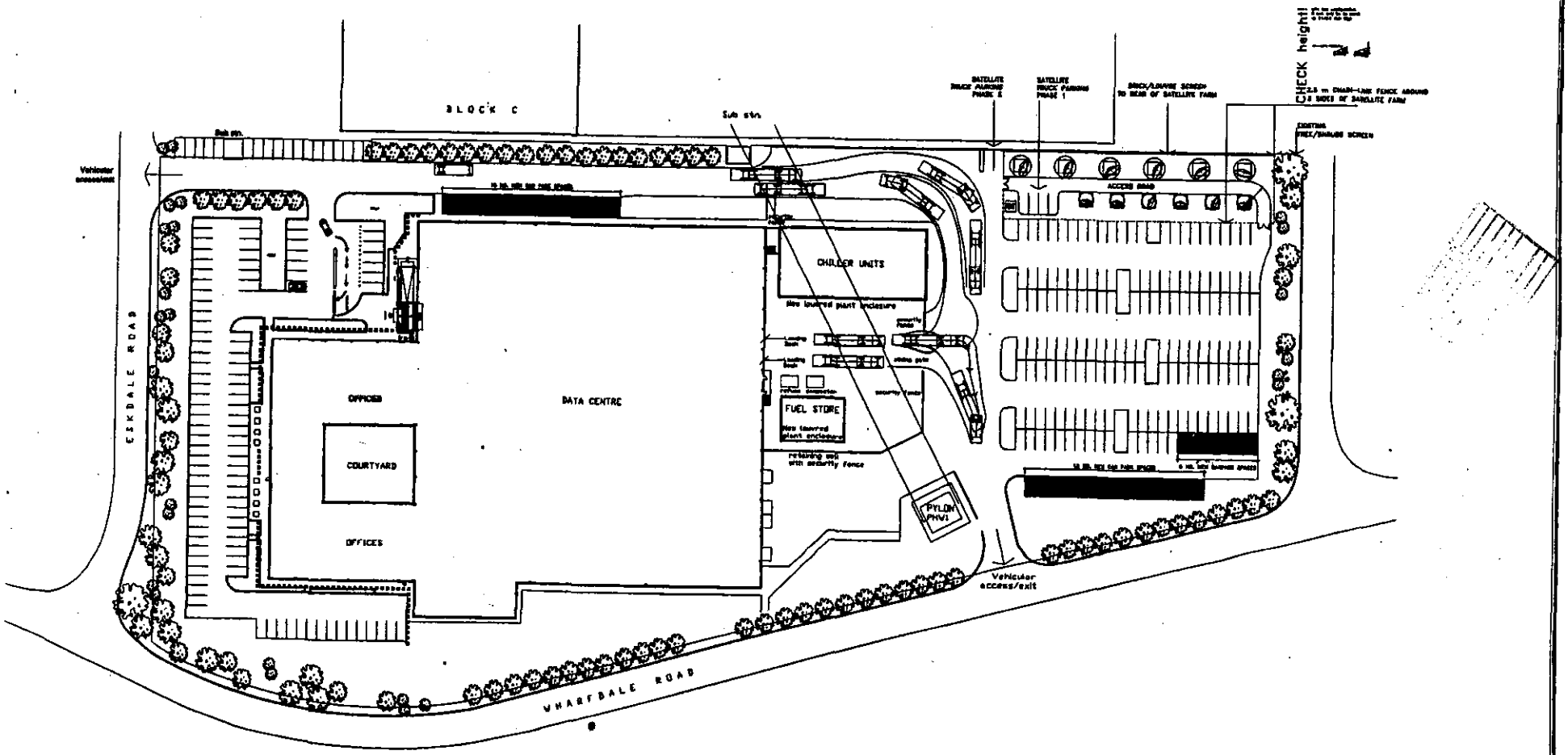
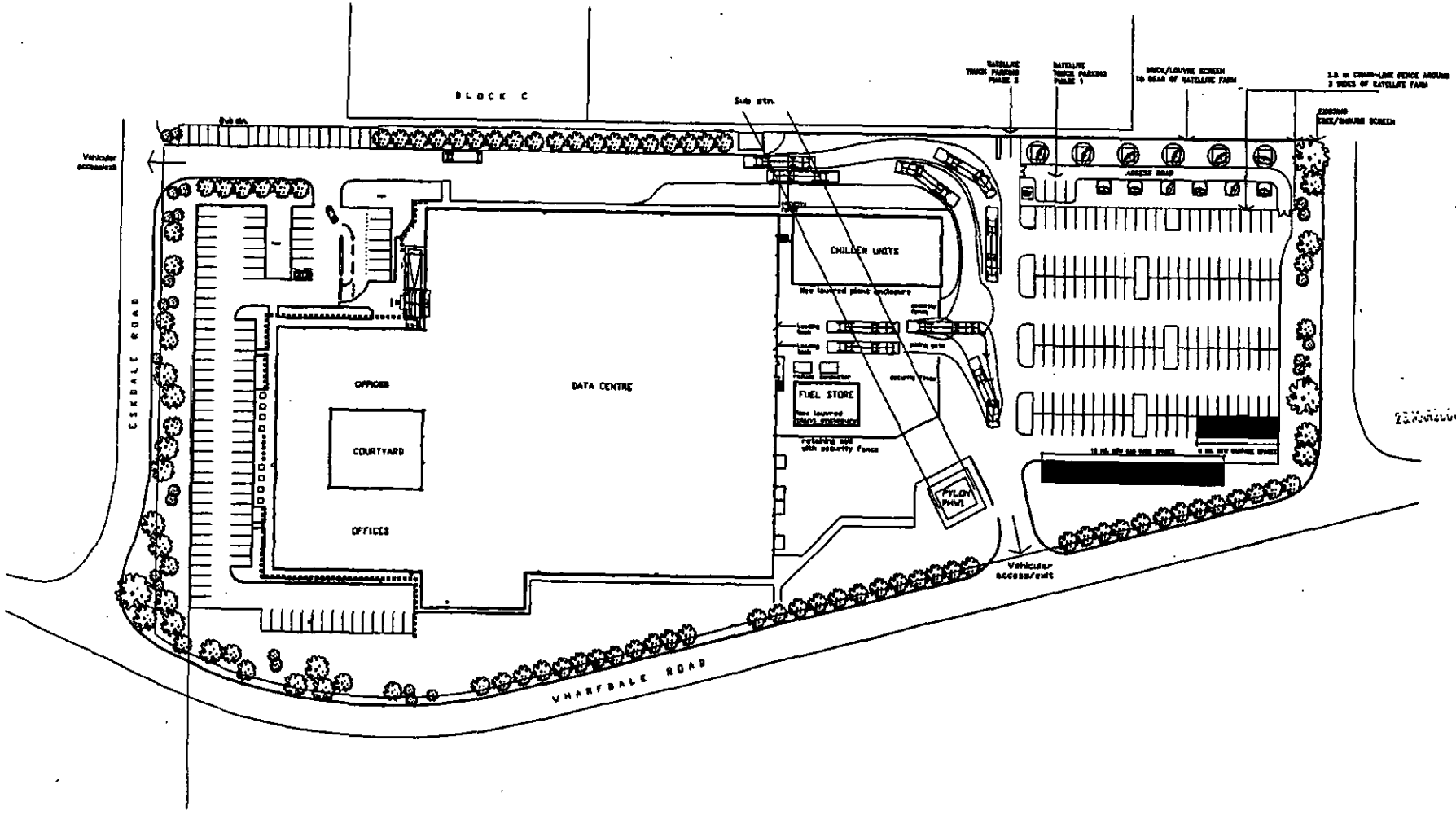


Additional

APPROVALS	DATE
	12-12-90

Intel

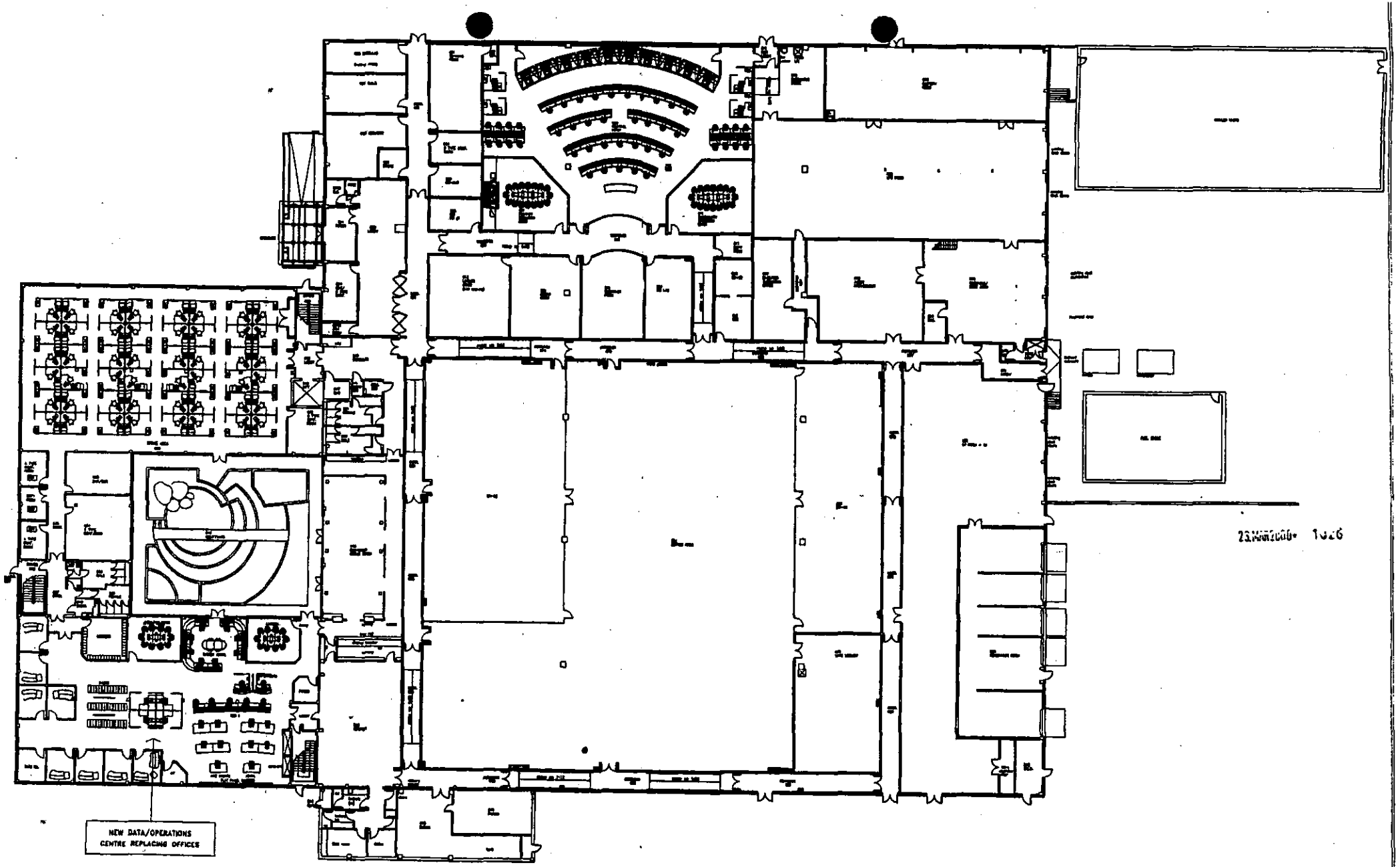
PROPOSED SITE PLAN



SITE PLAN
PROPOSED

APPROVALS | DATE

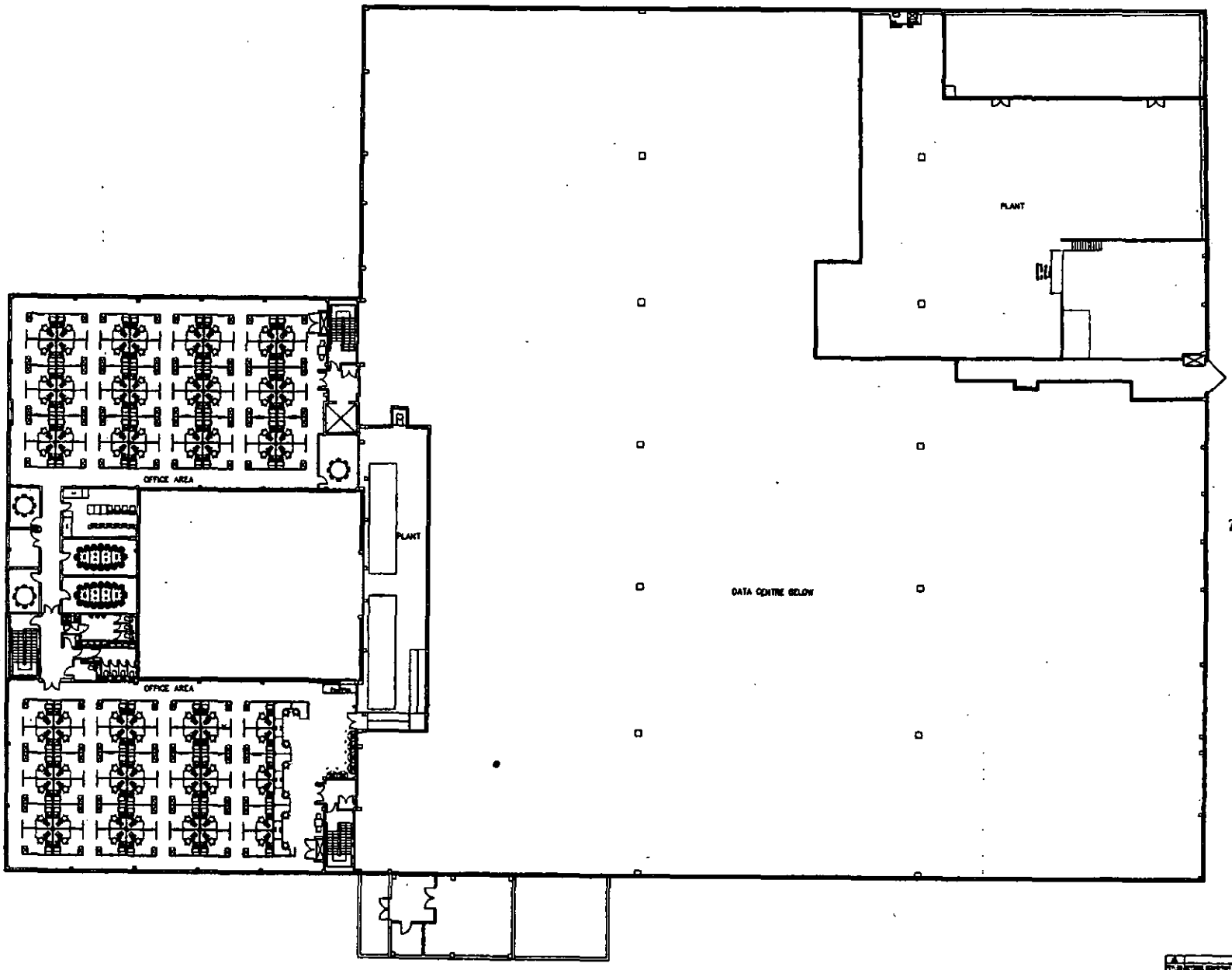
NORTH



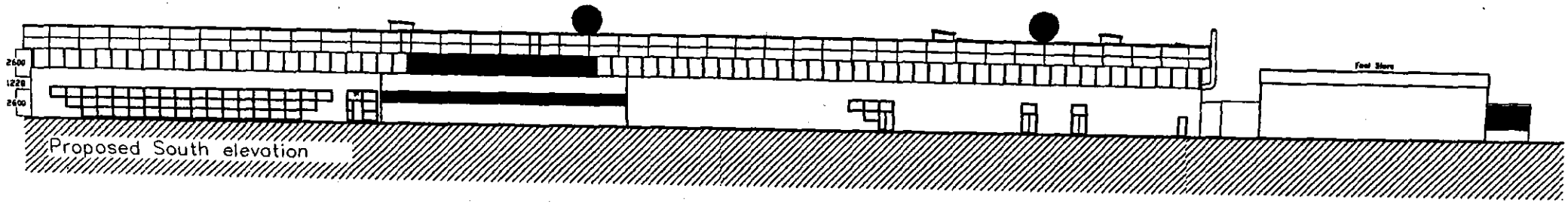
APPROVALS | DATE

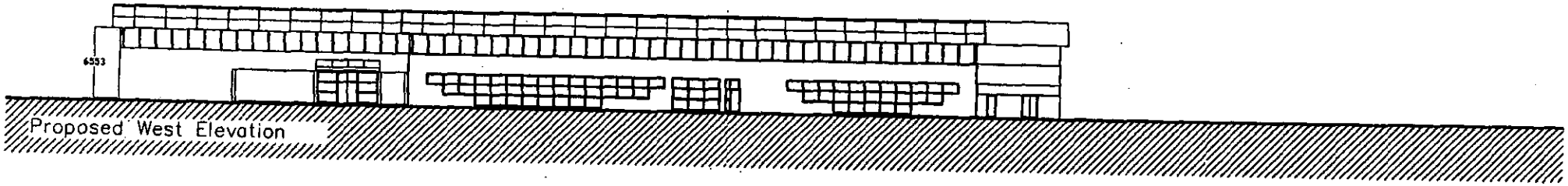
PROPOSED
GROUND FLOOR

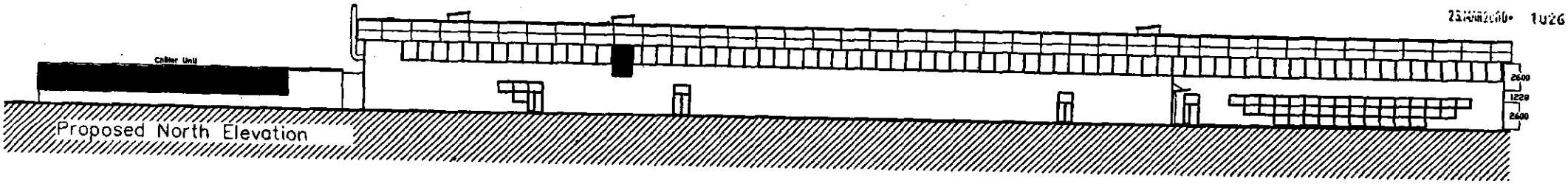
W3A-800

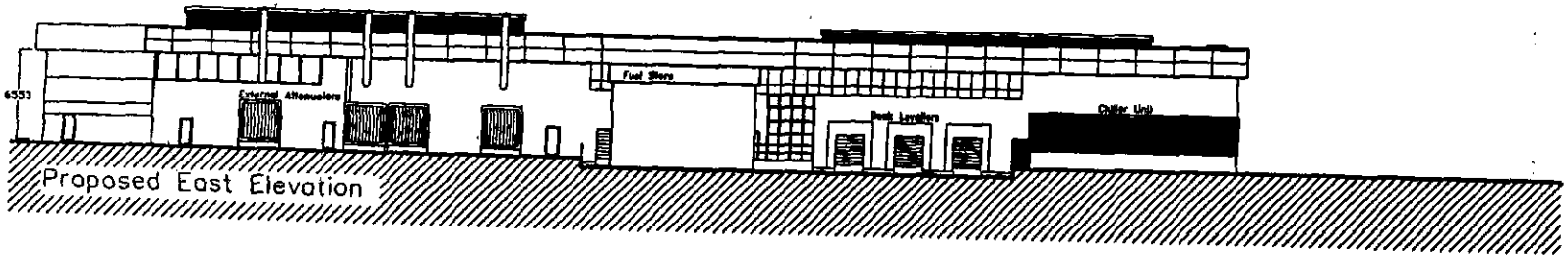


PROPOSED
FIRST FLOOR PLAN









PROPOSED ELEVATIONS

Tel: (0118) 974 6447

Date:

My ref: VAR/2000/1026

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: VAR/2000/1026
Block B, Eskdale Road, Winnersh, Wokingham.
Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

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: **VAR/2000/1026**
Block B, Eskdale Road, Winnersh, Wokingham.
Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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: VAR/2000/1026

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
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Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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: VAR/2000/1026

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

CONFIDENTIAL

Councillor D Ball
7 Grovelands Avenue
Winnersh
RG41 5JU

Dear Councillor

Application Number: VAR/2000/1026
Block B, Eskdale Road, Winnersh, Wokingham.
Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

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: **VAR/2000/1026**
Block B, Eskdale Road, Winnersh, Wokingham.
Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Ball

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: VAR/2000/1026

Proposal:
Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

Location:
Block B, Eskdale Road, Winnersh, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.

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 28/04/2000. 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

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PLANNING SERVICES | RPT 28994
POL | TLS
DC | ENF
APP |
CS |
04 MAY 2000
COPIES TO: | ACK:
FILE:

Fax

Weatherall
Green & Smith

To:	Lynette Baker
Company:	Planning Department - Wokingham District Council
Fax no:	0118 974 6486
Pages:	3
From:	Lorraine Hughes
Copy to:	R Parsons - HLM - 020 88744 2964
Subject:	Block B, Winnersh Triangle
Date:	04/05/00 10:09 AM
Status:	URGENT

22 Chancery Lane
London WC2A 1LT

Switchboard 020 7338 4000
Fax 020 7430 2628
DX 157 LDE

Personal fax
ljh@weatheralls.co.uk
www.weatheralls.co.uk

Dear Ms Baker

APPLICATION REFERENCE:VAR/2000/1026

Further to our my earlier fax setting out a response to your queries in respect of the above application, please find attached elevations of the proposed satellite dishes which I trust will be of some assistance. I shall send out copies in the post to you also. The drawings demonstrate that there will be minimal visual impact.

I trust that you now have the necessary information to determine this application favourably, however, should you require any additional information of further clarification, please do not hesitate to call me.

Yours sincerely

Lorraine Hughes
Associate

This fax contains information which is privileged, confidential and protected from disclosure.
If you are not the intended recipient of this fax or any part of it, please telephone the sender immediately.
You should not disclose or copy the contents to any other person.

client
INTEL

project
IES 03 INTERNET FACILITY

title
SATELLITE FARM :
INDICATIVE ELEVATION

scale @ A1 1:200 | date april 2000 | drawn RP

HLM ARCHITECTS
1 OLD LODGE PLACE
ST MARGARETS
TWICKENHAM TW1 1RQ
TEL NO. 0181 744 1616
FAX NO. 0181 744 2944

drawing no. A00.121 sk001 rev

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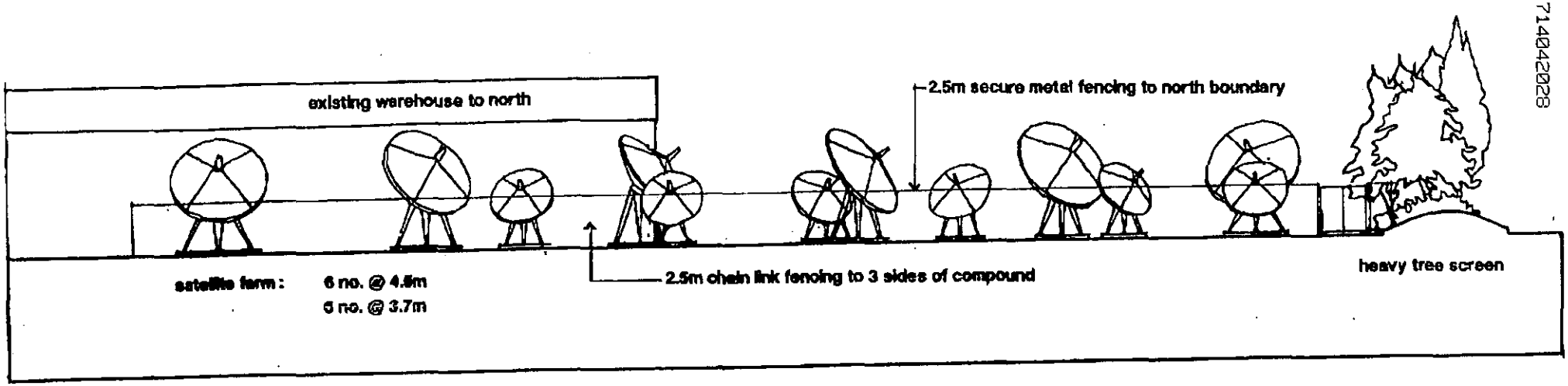

SOUTH ELEVATION

04/05 '00 THU 09:26 FAX 01714042028 WGS CONSULTING 01714042028 002

client
INTEL

project
IES INTERNET FACILITY

title
SATELLITE FARM :
VIEW FROM ADJACENT PROPERTY

scale @ A1 1:200 | date april 2000 | drawn RP

drawing no. A00.121 sk 002 P4

HLM ARCHITECTS
8 OLD LODGE PLACE
ST MARGARETS
TWICKENHAM TW1 1RQ
TEL. NO. 0181 744 3666
FAX. NO. 0181 744 3668

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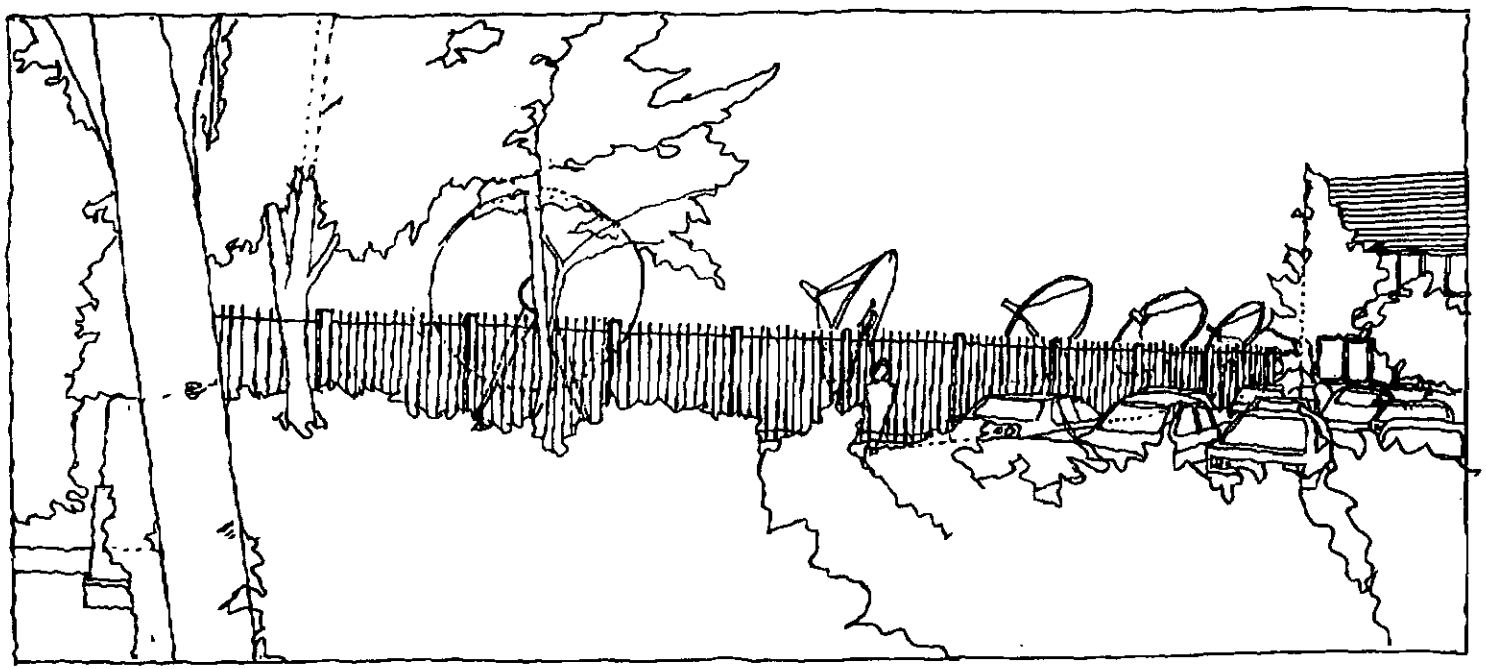

VIEW FROM NORTH

04/05 '00 THU 09:26 FAX 01714042028 WGS CONSULTING 003
01714042028

LOCATION PLAN

N

29 MAR 2000* 1026



Scale	1:50 000
O/S Ref.	
Ref.	WGS 1
Date	March 2000

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Green & Smith

London Birmingham Bristol Edinburgh Leeds
Manchester Jersey Paris Frankfurt Berlin
Düsseldorf Essen Munich Madrid Belfast Dublin
Copenhagen The Hague Rotterdam Amsterdam Brussels
Antwerp Milan Moscow New York
Associated with Commonwealth Advisors (USA)
and Sallmanns (Far East)

22 Chancery Lane London WC2A 1LT

client
INTEL

project
ES INTERNET FACILITY

title
SATELLITE FARM :
VIEW FROM ADJACENT PROPERTY

scale @ A3 1:200 | date april 2000 | drawn RP

HLM ARCHITECTS
1 OLD LODGE PLACE
ST MARGARETS
TWICKENHAM TW1 1RQ
TEL NO. 0181 744 1666
FAX NO. 0181 744 2964

drawing no. A00.121 sk 002

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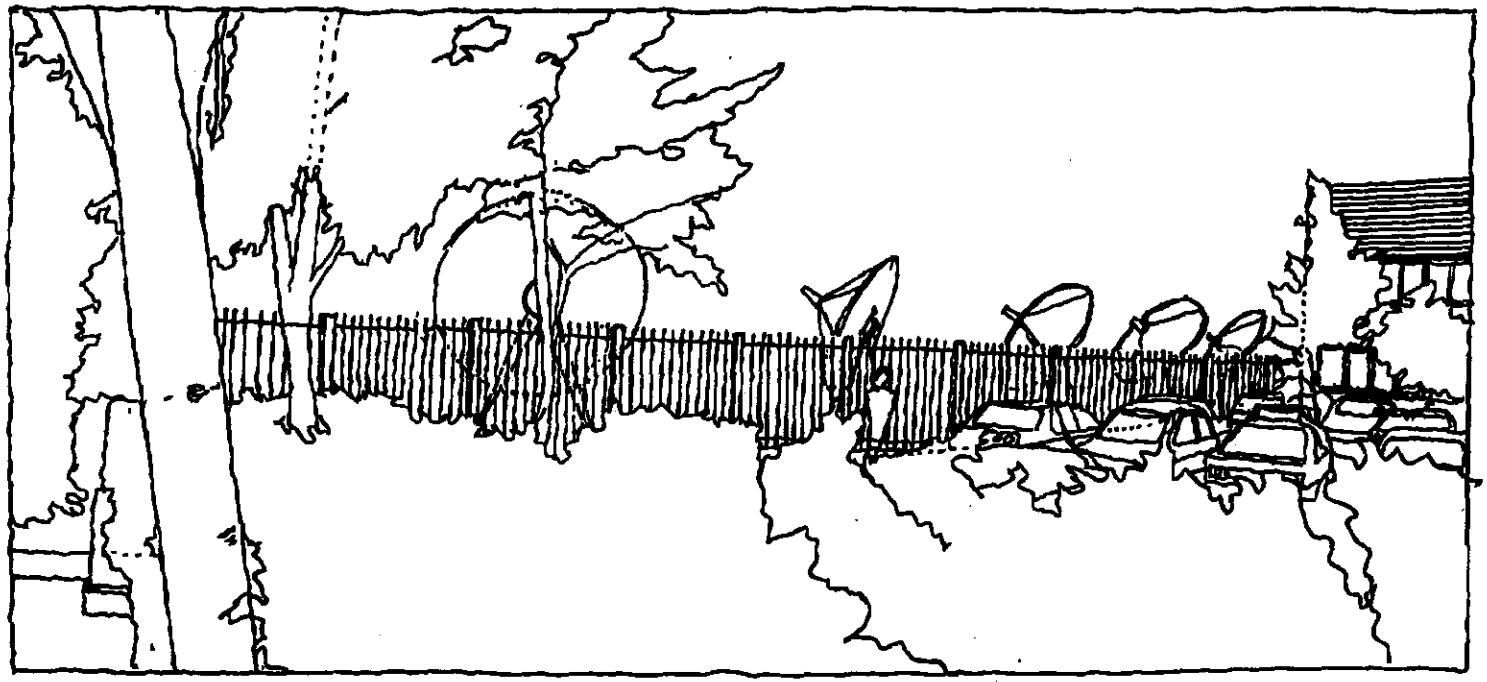
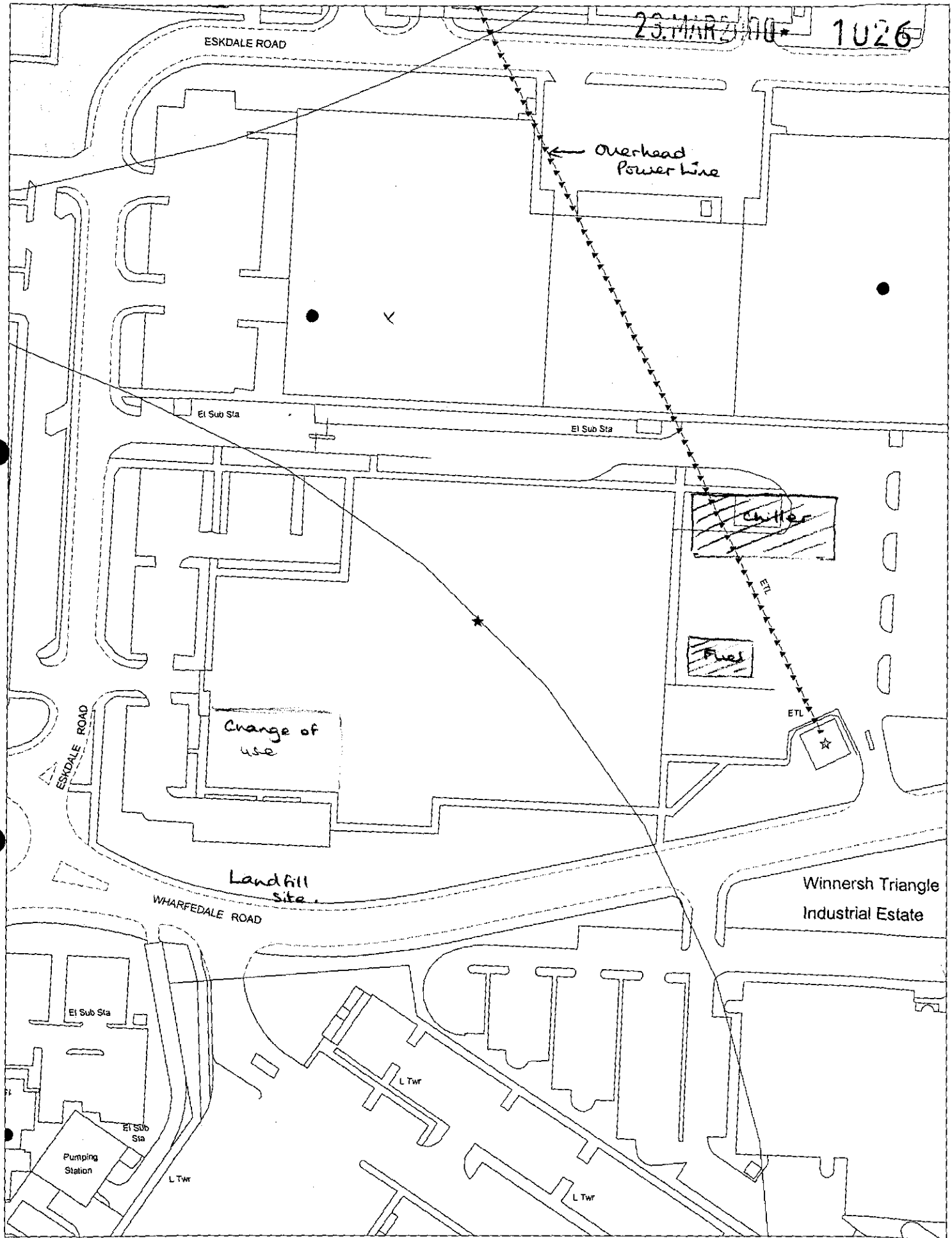


VIEW FROM NORTH



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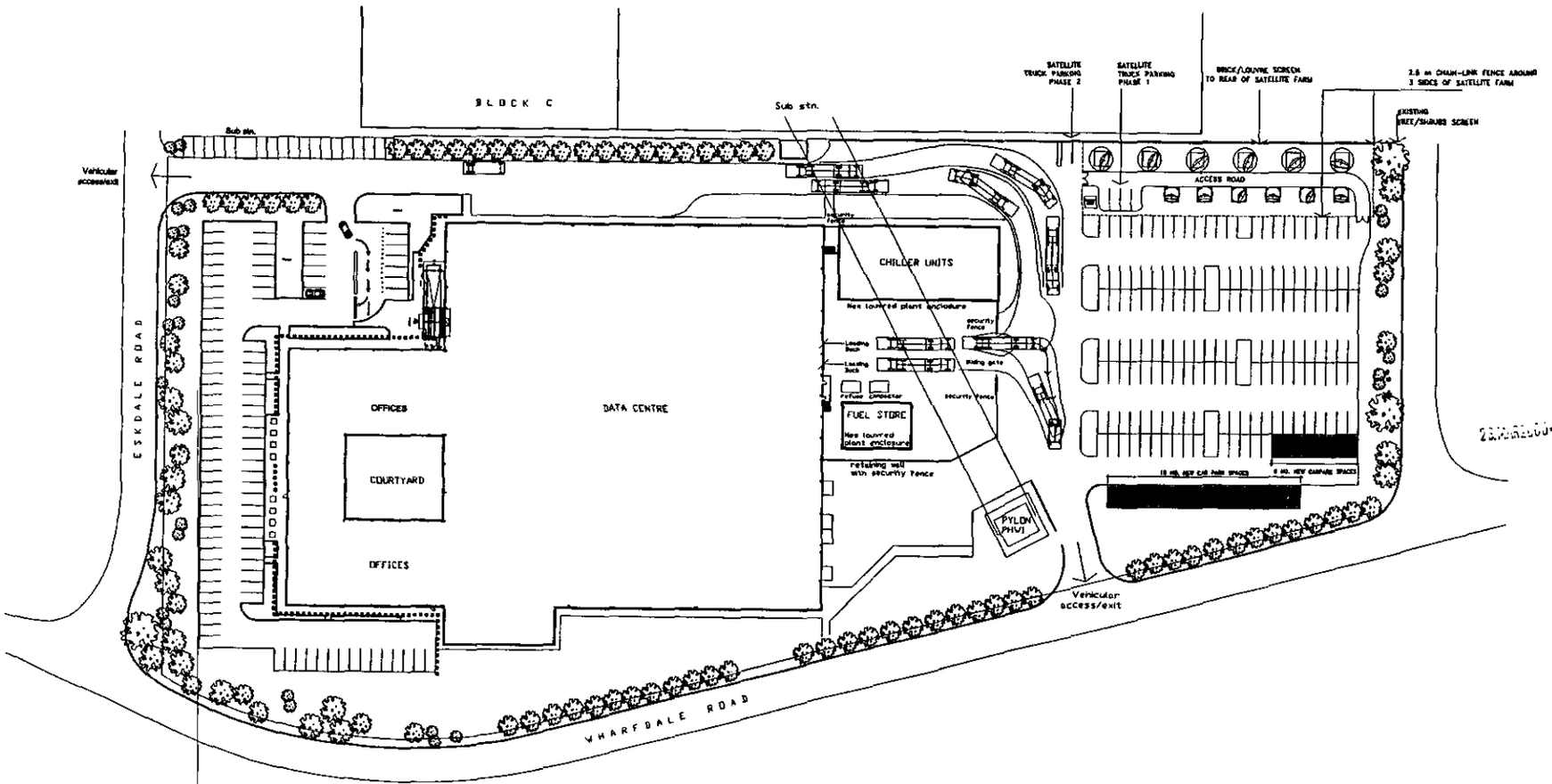
Development Control Section, Environmental Services, Wokingham District Council.

29 March 2000 Scale: 1 : 1250

N W E S



APPROVALS	DATE
JM	15-03-90

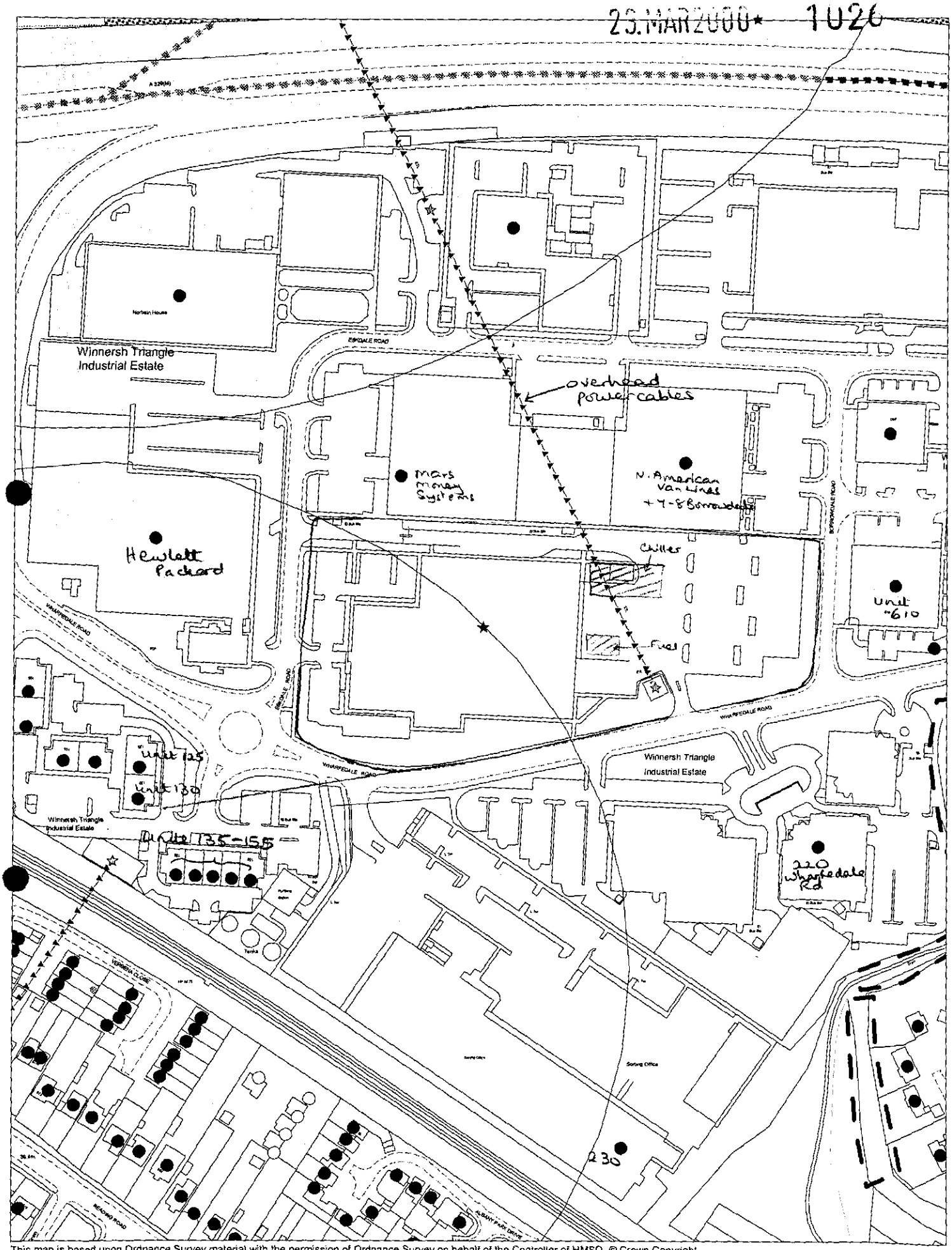
intel

INTEL UK Limited
Pond Hill House
VILTHAM
SN3 3RJ

SITE PLAN
PROPOSED

W3A-8007

1:500 1:500 1



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Development Control Section, Environmental Services, Wokingham District Council.
29 March 2000

Scale: 1 : 2500

N
W E
S

H L M A R C H I T E C T S

PLANNING SERVICES	HPT 28553
POL	TLS
DC LB	ENF
APP	
CS	
20 APR 2000	
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	FILE:

RP/sjw/A99.067/4.01

copy -> TC
" -> Slough 3/5

19 April 2000

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham
Berkshire
RG40 IWR

For the attention of Lynette Baker

Dear Sirs

Re: Block B, Winnersh Triangle, Reading

Further to our recent Planning Application on the above site, please find enclosed two copies of our updated drawing no. W3A – 8007 Rev 2, showing some additional parking to the North of the building to replace the parking lost to the satellite farm.

Yours faithfully

RICHARD PARSONS
Regional Director
for **HLM Architects**

encls

cc+encls. L Hughes - Weatherall Green & Smith
S Holborough - Slough Estates
D Browne - Intel Site

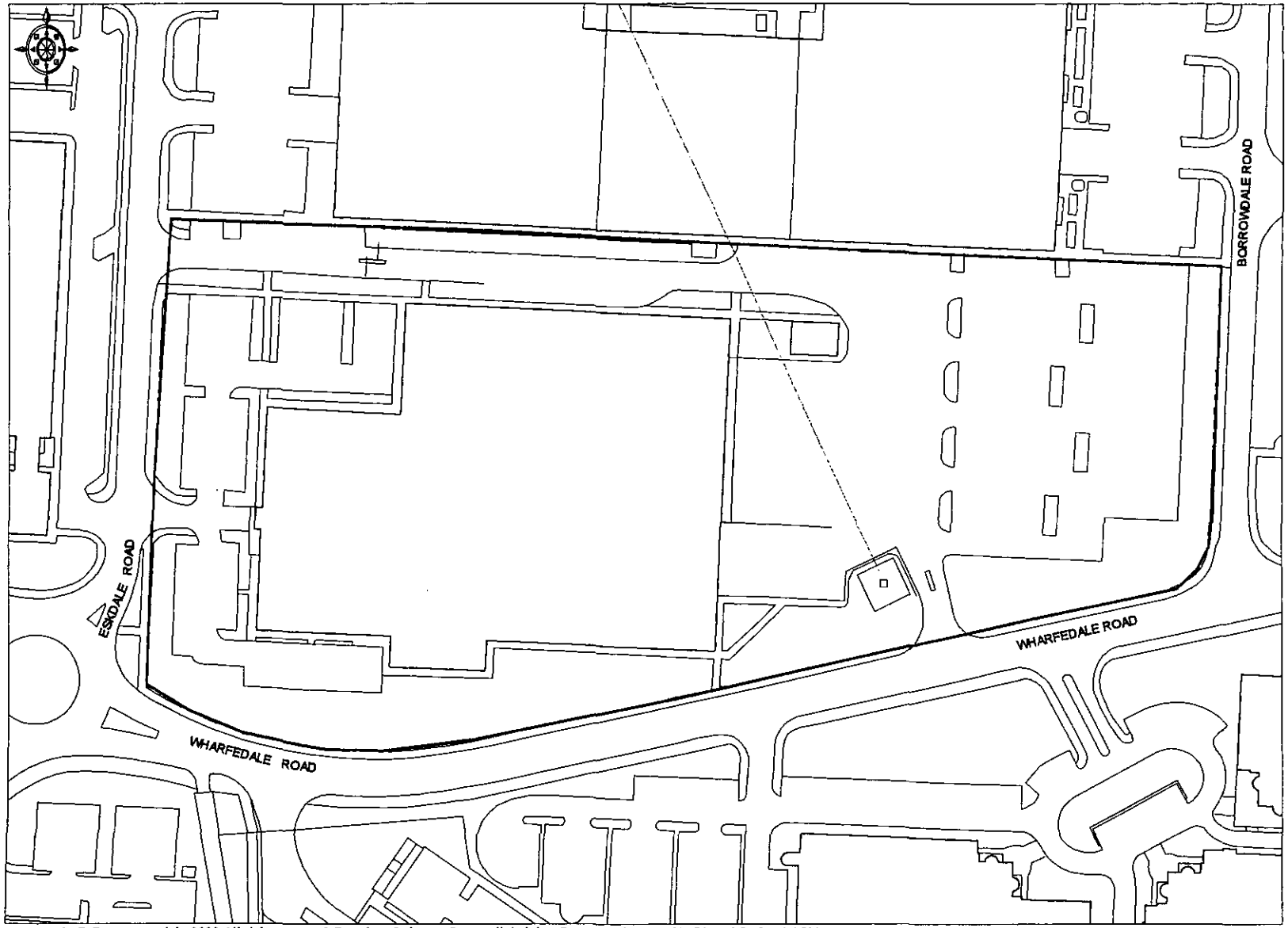
Directors Christopher Liddle BA(Hons) DipArch(Dist) RIBA ARIAS FFB (Chairman) Roderick Fraser FCA ATII (Chief Executive) Leslie Welch BArch(Hons) RIBA ARIAS
John Ferguson BA(Hons) DipArch(Dist) MA RIBA David Cafferty BSc(Hons) BArch RIBA Company Secretary Karen Beecroft
Consultant Graham Locke DipArch(UCL) DipTP(Land) RIBA ARIAS MRTPI (Professional Services Director)

1 Old Lodge Place St. Margarets Twickenham Middlesex TW1 1RQ
Telephone 0181 744 1666 Fax 0181 744 2964 E-mail address *contact.name*@hlm.co.uk

Sheffield 0114 266 8266 Glasgow 0141 221 7241

HLM Design Limited - Registered Office 1 Old Lodge Place St Margarets Twickenham Middlesex TW1 1RQ Registered in England No. 2122275

Block B, Eskdale Road, Winnersh.



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Ordnance Survey
Value Added Reseller

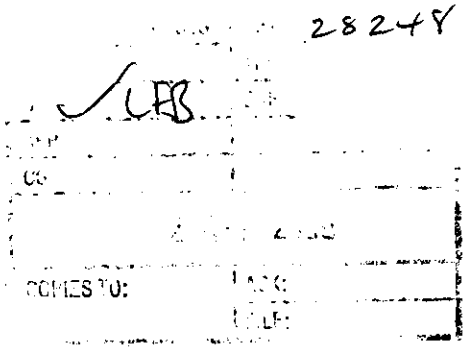
Weatherall
Green & Smith

23 MAR 2000* 1026

28248

Your ref
Our ref LJH/swy/003360

11 April 2000



Weatherall Green & Smith
22 Chancery Lane
London WC2A 1LT

Switchboard 020 7338 4000
Fax 020 7430 2628

DX 157 LDE

Direct dial 020 7338 4067

ljh@weatheralls.co.uk
www.weatheralls.co.uk

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

For the attention of Lynette Baker

Dear Madam

BLOCK B, ESKDALE ROAD, WINNERSH
APPLICATION REFERENCE: VAR/2000/1026

Further to your recent note, we would like to confirm on behalf of our client that there are no proposed changes to the elevations of the rear plant enclosure, in respect of the above planning application.

Should you have any further queries, please do not hesitate to contact Lorraine Hughes at this office.

Yours faithfully

Weatherall Green and Smith.

client
INTEL

project
IES 03 INTERNET FACILITY

title
SATELLITE FARM :
INDICATIVE ELEVATION

scale A1 1:200 | date april 2000 | drawn RP

RLM ARCHITECTS

1 OLD LODGE PLACE
ST MARGARETS
TWICKENHAM TW1 1RQ
TEL NO. 0181 744 1666
FAX NO. 0181 744 2855

drawing no. 0.121 sk001

rev

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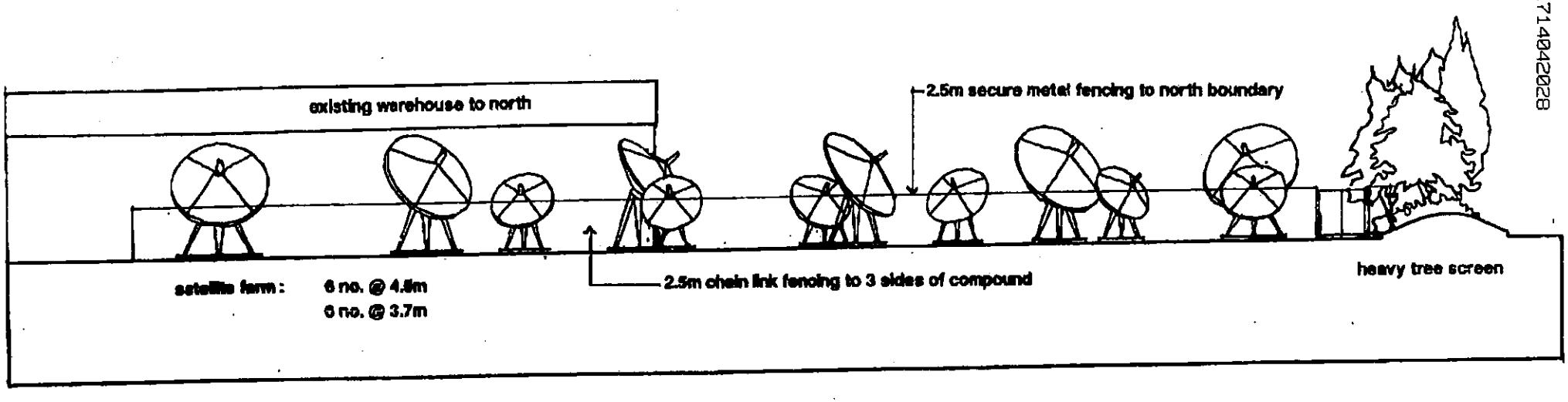
Do not scale from this drawing



SOUTH ELEVATION

01714042028

client
INTEL

project
IES INTERNET FACILITY

title
SATELLITE FARM :
VIEW FROM ADJACENT PROPERTY

scale	date	drawn
1:200	april 2000	RP

HLM ARCHITECTS
1 OLD LODGE PLACE
ST MARGARETS
TWICKENHAM TW1 1RQ
TEL. NO. 0181 744 1666
FAX. NO. 0181 744 3964

drawing no.
A00.121 sk 002

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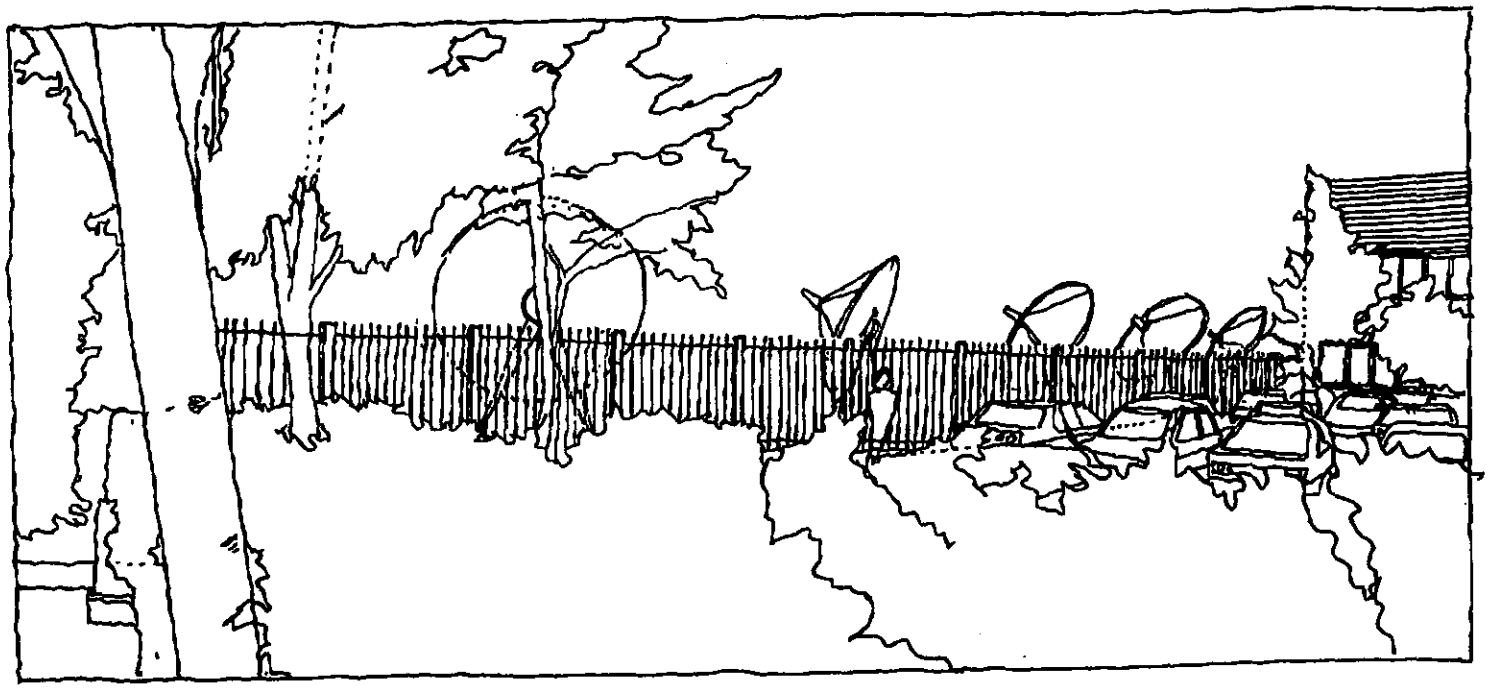
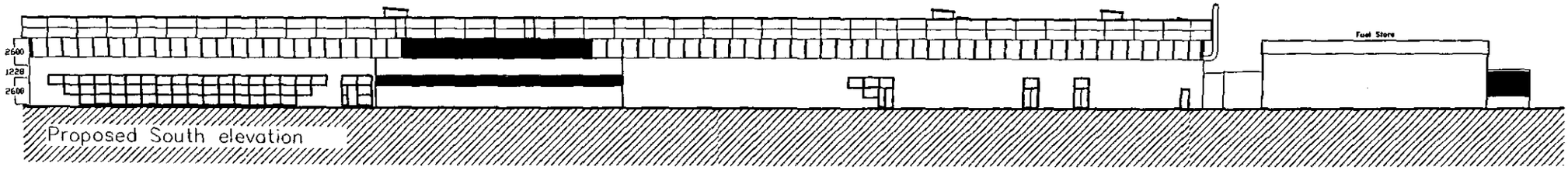
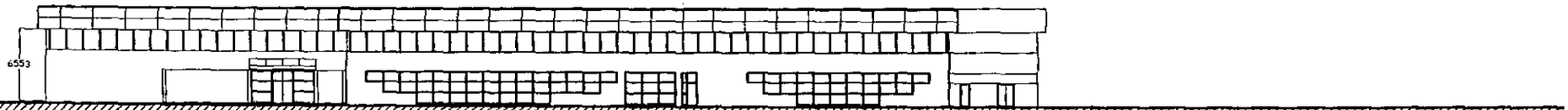


VIEW FROM NORTH

01714042028

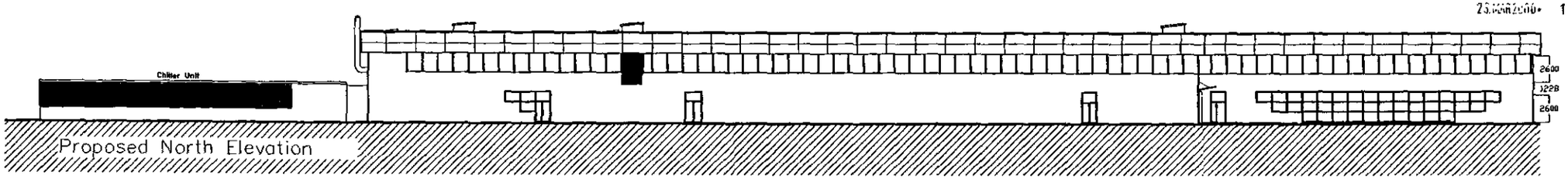


Proposed South elevation



Proposed West Elevation

23.MAR.2000 10:26



Proposed North Elevation



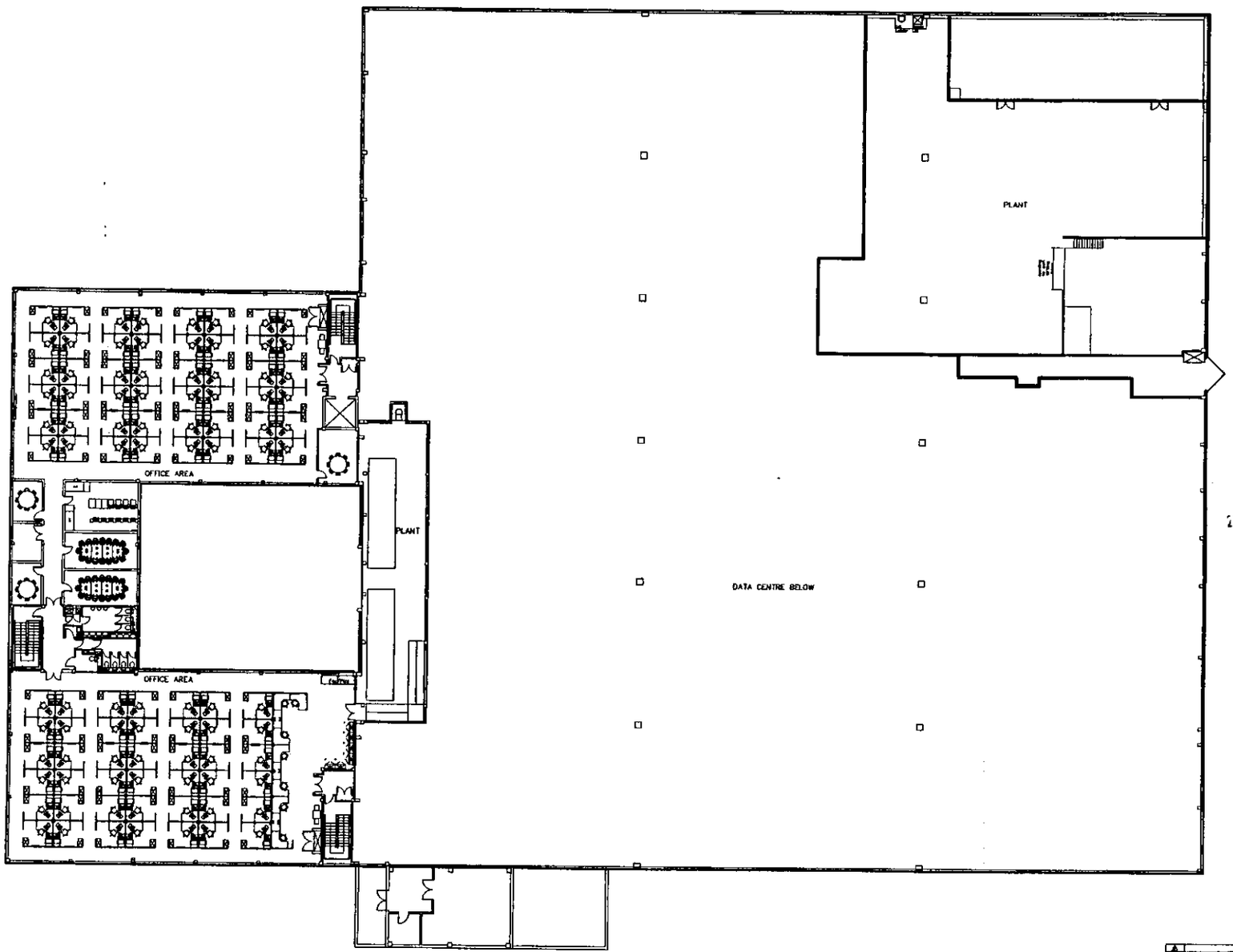
Proposed East Elevation

APPROVALS	DATE

intel

PROPOSED ELEVATIONS

W3A-8004



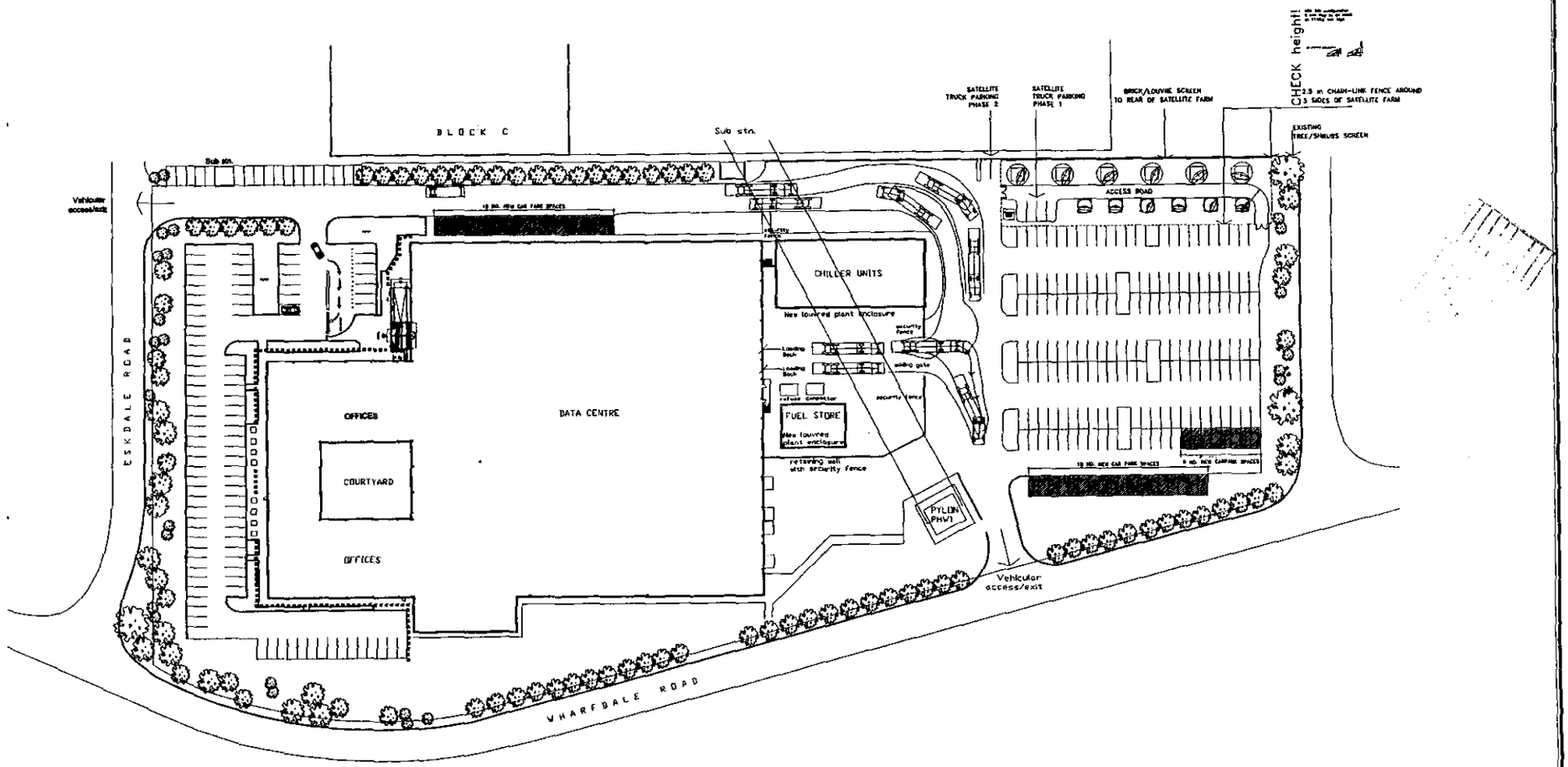
APPROVALS	DATE
JK	14-03-99
BP	

intel

PROPOSED
FIRST FLOOR PLAN

W3A-8005

1:1 1:200 1 1

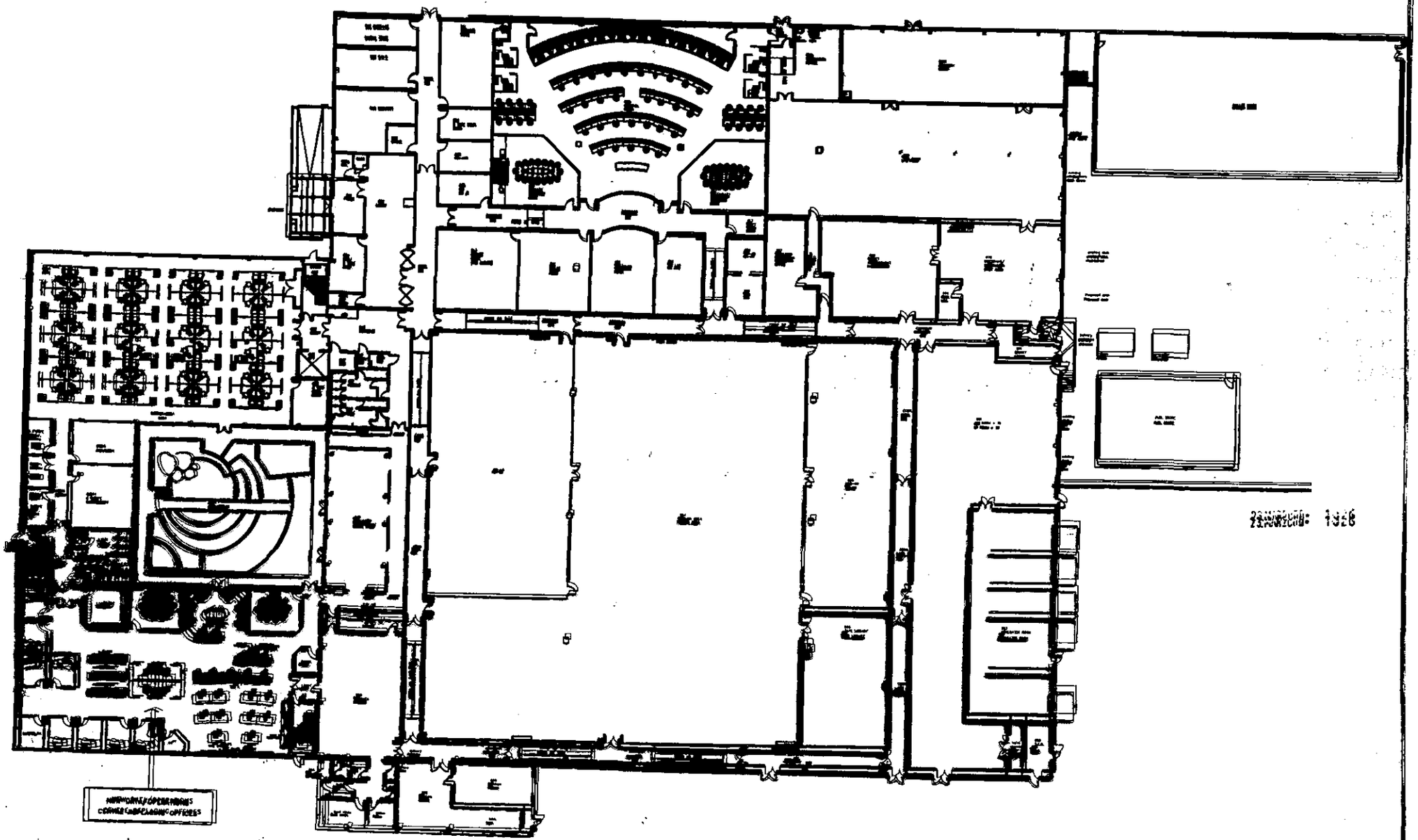


Additional

APPROVALS	DATE
	17-02-06

PROPOSED SITE PLAN

W3A-8007



PROPOSED
GROUND FLOOR

W3A-8008

HLM ARCHITECTS

26460
LEB
CS
25 FEB 2000
COPIES TO:
CK:

RP/sjw/A99.067/4.01

25 February 2000

Wokingham District Council
Planning Department
Council Offices
Shute End
Wokingham
Berkshire
RG40 IWR

For the attention of Lynette Baker

Dear Sirs

Re: Block B, Eskdale Road, Winnersh Triangle – Intel Web – Hosting Facility

Further to our meeting at your offices last week when we tabled our latest drawings for the above project, we understand that the following items can be treated as minor amendments to the Planning Approval .

1.00 Site Plan

1.01 Reconfigured entrance to the site, to replace the security barriers and gatehouse with collapsible bollards.
1.02 Increased footprint to Chiller units, but decreased footprint to fuel storage. Chiller unit compound has significantly reduced in height and is enclosed by brick/louvre walls in place of louvre walls. Fuel store has moved away from site boundary.
1.03 Addition of refuse compactor to rear of building.
1.04 Additional secure compound to delivery area.
1.05 5 additional parking spaces to maintain 304 spaces on site.

2.00 Ground Floor Plan

2.01 Details of new entrance added.
2.02 Minor modifications to size of SEB room.
2.03 Minor modifications to delivery entrance at rear of building.

3.00 First Floor Plan

3.01 The battery and UPS rooms are to be fully enclosed and incorporate a concrete slab over the top. The air handling units to be positioned on this slab (instead of the roof) and are themselves to be fully enclosed with stud partitions to prevent the breakout of noise to the rooms below. This plant platform is to be accessed by a stair from below, and incorporates an internal emergency escape stair to the North.

Directors Christopher Liddle BA(Hons) DipArch(Dist) RIBA ARIAS FFB (Chairman) Roderick Fraser FCA ATII (Chief Executive) Leslie Welch BArch(Hons) RIBA ARIAS
John Ferguson BA(Hons) DipArch(Dist) MA RIBA David Cafferty BSc(Hons) BArch RIBA Company Secretary Karen Beecroft
Consultant Graham Locke DipArch(UCL) DipTP(Lond) RIBA ARIAS MRTPI (Professional Services Director)

1 Old Lodge Place St. Margarets Twickenham Middlesex TW1 1RQ
Telephone 0181 744 1666 Fax 0181 744 2964 E-mail address *contact.name*@hlm.co.uk

Sheffield 0114 266 8266 Glasgow 0141 221 7241

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4.00 Roof

4.01 The air intake/extract louvres have been rationalised to form penthouse louvre boxes in place of individual intake/extract boxes. These are set back from the roof parapet wall to minimise impact from the ground.

5.00 Elevations

5.01 Minor modifications to size of new doors and position of new dock doors to rear of building.

We also understand that you do not require any further details of the new parapet cladding and glazing which is currently replacing the existing cladding/glazing on site, and that any proposed change to the soft landscaping surrounding the site will be subject to a separate submission.

We submitted copies of our latest drawings with you at our meeting last week, and look forward to your confirmation of approval to the above minor modifications in the near future.

Yours sincerely

pp **RICHARD PARSONS**
Regional Director
for **HLM Architects**

cc. Denis Brown - Intel
Sharon Holborough - Slough Estates
Ken Newing - JA Jones

01714042028

29690

PLANNING SERVICES	RPT
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DC	S.F
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Weatherall Green & Smith

22 Chancery Lane
London WC2A 1LT

Switchboard 020 7338 4000
Fax 020 7430 2628
DX 157 LDE

Personal fax
ljh@weatheralls.co.uk
www.weatheralls.co.uk

To: Lynette Baker
Company: Wokingham District Council
Fax no: 0118 974 6484
Pages: 1
From: Lorraine Hughes
Copy to: HLM - 020 8744 2964
Subject: Block B Winnersh Triangle
Date: 22/05/00 14:40 PM
Status:

Dear Ms Baker

A revised drawing was sent to you by HML on 12 May 2000, drawing number W3A - 8007, revision 2. This showed revisions to the car parking layout. We, however, wish to withdraw this drawing, so that the original drawing submitted remains relevant for the purposes of the application.

HLM is sending direct to you acetates showing the siting of the dishes.

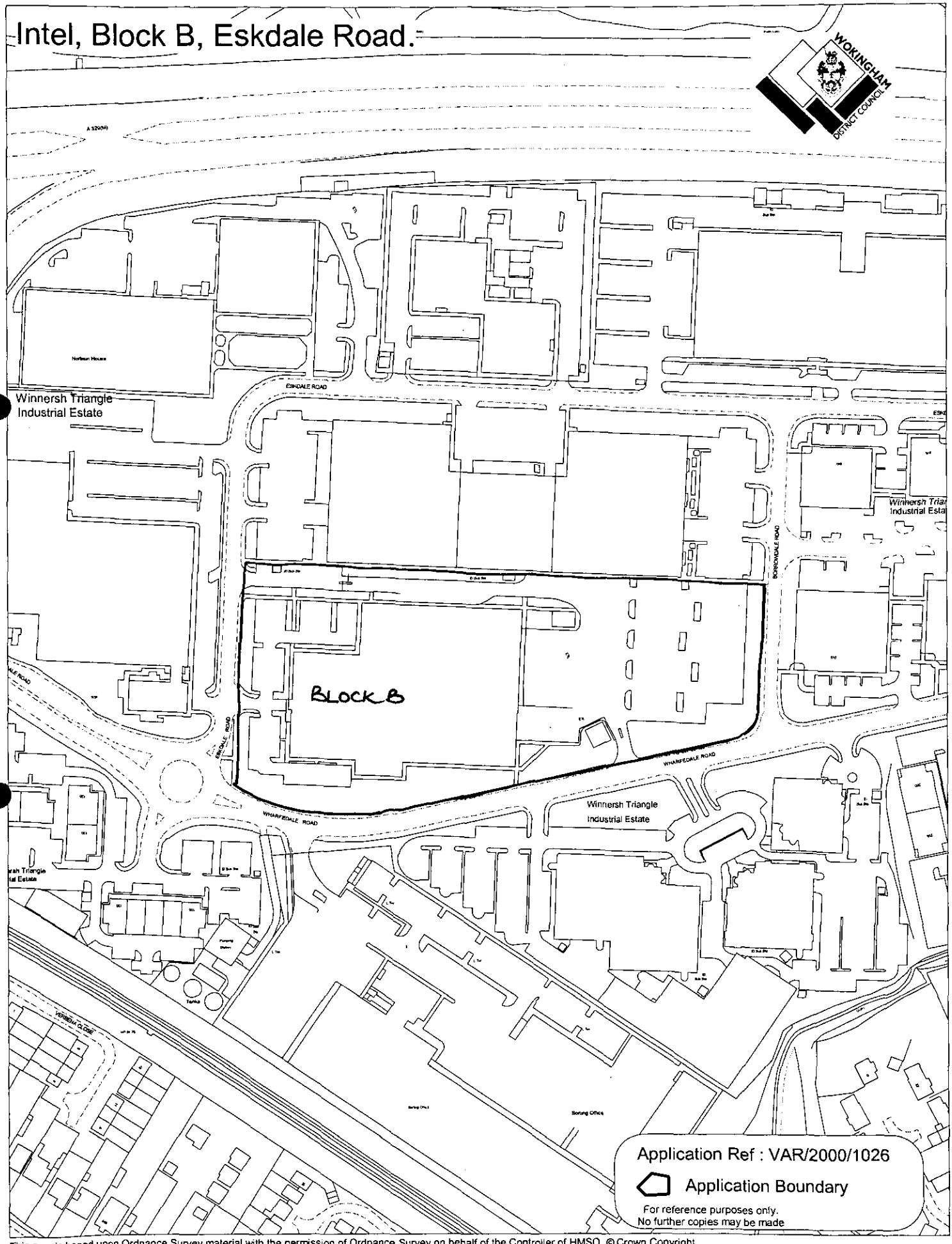
Should you have any queries in respect of this matter, please do not hesitate to call me.

Yours sincerely

Lorraine Hughes
Partner

This fax contains information which is privileged, confidential and protected from disclosure.
If you are not the intended recipient of this fax or any part of it, please telephone the sender immediately.
You should not disclose or copy the contents to any other person.

Intel, Block B, Eskdale Road.



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Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 2500

N
W E
S

✓ Rec'd 28th May

Bevan Ashford

Julia Mountford
Development Control Department
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

Date: 19 May 2003
Your ref:
Our ref:
Direct line: +44 (0)117 975 1616
Direct fax: 69205

christopher.charlton@bevanashford.co.uk

J.M.

20 MAY 2003

COPIED

Dear Ms Mountford

Block B Eskdale Road Winnersh - Planning Permissions 99/70547/F and VAR/2000/1026
Intel Corporation Limited

Further to our telephone conversation earlier today I thought it as well to write in anticipations of submitting an application to vary the above permission. I appreciate you may not be the person to deal with this so would be grateful if you hand this letter on to an appropriate officer (with my apologies for having inconvenienced you).

I attach copies of the planning permissions concerned and you will note at condition 2 that the present use of the unit is only permitted by Intel after which the use must revert to Class B8. The present position is that Intel are intending to sub let the unit to another company who would be carrying on the same use (i.e. as a web hosting facility). The present terms of condition 2 would seem to prevent such a sub lease. However, there would seem to be very little harm that could be done by a new company carrying on the use as opposed to Intel doing so.

As discussed I am seeking instructions to submit an application to vary the condition. In the meantime it would be very useful if you could give me an informal view on the prospects for success of an application to vary condition 2 to say:

"2 Notwithstanding the Town and Country Planning (Use Classes) Order 1987 the premises shall not be used other than as hereby permitted or a use falling within the former use of the premises namely B8 warehouse and distribution "

or wording to similar effect.

I would be grateful to hear from you as soon as possible as my client's negotiations for the sub lease have reached an advanced stage before this issue has come to light.

Yours sincerely

Chris Charlton
Associate
cc Caroline Taylor

020 7415 6111

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

3 DEC 1999

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Intel Corp & Hewlett Packard Ltd
C/O HLM Architects (Attn Richard Parson)
1 Old Lodge Place
St Margarets
Twickenham
Middx
TW1 1RQ 020 8744 1666

Application No : 99/70547/F

Parish : WINNERSH PARISH

Proposal : PROPOSED CHANGE OF USE FROM WAREHOUSE (B8) TO WEB-HOSTING FACILITY (OTHER) WITH ASSOCIATED PLANT

Location : BLOCK B ESKDALE ROAD, WINNERSH

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING 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(S) :

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
The use hereby permitted shall be carried out only by Intel Corporation and/or its subsidiaries when the premises are vacated by Intel, the floorspace shall revert to its original use.

03
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.

04
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.

05
Notwithstanding the provisions of the Town and Country Planning Guidance (GPD) Order 1995 (or any other Order revoking and renacting that Order) the total gross floorspace of the building hereby approved (shall not exceed 9880 m2 in total (plus 606 m2 external plant) and no extensions or alterations, either internal or external, involving an increase in floorspace, shall be carried out without the prior written permission of the Local Planning Authority.

06
The proportion of office and other floorspace of the total floorspace in the building shall not vary from that existing, i.e. office 30%, other 70%.

07
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.

REASON(S) :
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
02
In order to preserve premises for B8 warehousing in line with development.
03
In the interests of highway safety.
04
In the interests of highway safety.
05
To certain control over intensification of uses on the site.
06
To certain control over intensification of uses on the site.
07
In the interests of highway safety.

Development Control Manager

Date 26 November 1999

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. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

APPROVED

WOKINGHAM DISTRICT COUNCIL

31 MAY 2000

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Intel Corporation
C/O Weatherall Green And Smith
22 Chancery Lane
London
WC2A 1LT

Application Number: VAR/2000/1026

Parish: **WINNERSH**

Location: **Block B, Eskdale Road, Winnersh, Wokingham.**

Proposal: **Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.**

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. The use hereby permitted shall be carried out only by Intel Corporation and/or its subsidiaries. When the premises are vacated by Intel, the floorspace shall revert to its original use i.e. Class B8 warehousing.

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

Condition

4. Before the development hereby permitted is commenced, the associated space shall be laid out within the site in accordance with approved layout drawing number W3A-80 relating to the location of additional parking spaces

Condition

5. 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

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), the total gross floorspace of the building hereby approved shall not exceed 9,880 m2 in total (plus 475 m2 external plant) and no extensions or alterations, either internal or external, involving an increase in floorspace shall be carried out without the prior written permission of the Local Planning Authority.

Reason

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

Reason

2. In order to preserve warehousing inline with development plan policy.

Reason

3. In the interests of highway safety.

Reason

4. In the interests of highway safety.

Reason

5. In the interests of highway safety.

Reason

6. To retain control over the intensification of uses on the site.

John Mitchell
Development Control Manager
Date: 23rd May 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.

Tel. 0118 974 6447 (Direct Line)
E-mail: Lynette.Baker@wokingham.gov.uk
Date. 29 August, 2000
My ref. BC/DC/VAR/2000/1026

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

C/o HLM Architects
1 Old Lodge Place
St Margarets
Twickenham
Middx
TW1 1RQ

Dear Sirs

PLANNING PERMISSION VAR/2000/1026
SITE: BLOCK B, ESKDALE ROAD, WINNERSH, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number VAR/2000/1026 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

Lynette Baker
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	VAR/2000/1026. LEB
BUILDING CONTROL NUMBER	FP 2000/099.8. Howard
APPLICANT/AGENT	HLM Architects
ADDRESS OF SITE	Block B, Eskdale Road WINNERSH.
DESCRIPTION OF PROPOSED WORK	fit out, control centre. Variation of condition 6 of consent 99/70547/F to allow ancillary permitted floorspace proposals inc Wall Satellite dishes + rear plant enclosure.

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	E3A -0701	W3A 8007
ELEVATIONS	no external elevations	W3A 7401.
FLOOR PLANS ground	E3A-7002	W3A-7002
FLOOR PLANS first	E3A-0201	W3A-7003.

BC - only courtyard elevations

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	23/8/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	17/8/00.	

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	

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON TUESDAY 23 MAY 2000 FROM 7.00 PM TO 10.20 PM

Present:- Mr S Conway (Chairman), Mr M J Bryant, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mr .K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 38:- Mr F D Browne, Simon Etheridge and Mr C Preston.

3. MINUTES

The Minutes of the meeting of the Sub-Committee held on 22 May 2000 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES FOR ABSENCE

Apologies for absence were submitted from Mrs D C Beatty and Mrs M A Long.

5. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public and representatives of Parish and Town Councils had indicated a wish to speak could be dealt with first.

18. APPLICATION NO.2000/1026 VARIATION TO CONDITION 6 OF 99/70547 TO ALTER CURRENTLY PERMITTED FLOORSPACE PROPORTIONS AND INSTALLATION OF SATELLITE DISHES AND REAR PLANT ENCLOSURE. BLOCK B, ESKDALE ROAD, WINNERSH TRIANGLE FOR INTEL CORPORATION.

The Committee considered a report about this application set out on Agenda pages 138 to 148.

Members noted that the reference to "a metal fence of 6 metres", in the last paragraph on page 139 of the Agenda should read "2.5 metres".

RESOLVED: That Application No.2000/1026 be approved, subject to the conditions set out on page 141 of the Agenda.

Application No. VAR/2000/1026 | **Received** 23.03.00 | **Winnersh**

Applicant : Intel Corporation
Location : Block B, Eskdale Road, Winnersh Triangle
Proposal : Variation to Condition 6 of 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure

1. **Planning History** – The site was one of the original buildings to be developed at Winnersh Triangle; its original use (under consent 23181) was for a customer repair facility and distribution centre, transit warehouse and offices for Hewlett Packard. Condition 07 of that consent required the offices to remain ancillary to the industrial/storage use. The current division of floorspace comprises 2,942 square metres of B1 (offices) and 6,938 square metres of B8 (storage and distribution) floorspace.

   In November 1999, the Sub-Committee considered an application (99/70547/F) for a change of use of the building from warehousing (B8) to a web-hosting facility and associated plant. The application was given consent on the basis that although the proposed use was not a traditional B8 warehousing use, its impact in terms of employment would be similar. Block B comprises an unusual configuration for a warehousing building in that it consists of a high proportion, one third, of office floorspace. Its appeal to traditional warehousing firms was therefore limited. No additional floorspace was being proposed. On balance, the proposal was considered to be in line with the employment policies, and therefore acceptable in this location.

2. **Proposal** – The web-hosting facility is considered to be a sui generis use. Intel proposes to use Block B as its European Headquarters for internet and e-commerce services. Most of the floorspace is taken up by 14,000 servers connected to a network, and these servers are unstaffed except for maintenance. The operation involves the storage of information for websites on servers for access via the internet (in essence this is a modern-day storage facility). The offices within the building are used for support services, including the marketing and management of the Company's UK and European operations.

   Variation of condition 06 of 99/70547/F
   Condition 06 of consent 99/70547/F sought to control any future increase in the amount of office floorspace in the building (in line with employment policies in the development plan) by restricting any variation in the proportion of office/sui generis use from that given consent. This application seeks to change 563 square metres of the office accommodation to sui generis use, so that the proportion of office /sui generis floorspace changes as follows:

	existing floorspace sq.m.	proposed floorspace sq.m.
B1 office:	2,942	2,379
Sui generis: (data storage)	6,938	7,501
TOTAL	9,880	9,880

The proposal involves no additional floorspace, and entails only a partial change of use on the ground floor from office accommodation to data storage use (sui generis).

The requirement for part change of use has come about as a result of rapid changes in the nature of the business. The proposed change of use is necessary because of the need to diversify the business to take account of these changes. In particular, the internet is moving from flat, static websites to rich media content with audio and video. The proposed internal changes will not result in an increase in the number of servers within the building, but will entail a diversification of services offered from the facility, providing accommodation for a different division within Intel, Internet Edge Services, or IES, to use for their operations. Intel aims to be the building block supplier to the internet economy. The IES component is therefore at the cutting edge of the technology.

Satellite Farm

The proposal also comprises the erection of 12 satellite dishes and an enclosure to the rear of the property. This requirement has arisen from the IES division proposing to occupy part of the accommodation, as the satellite dishes are an essential component needed to acquire live audio and video downlinks or broadcast content. The most reliable method of receiving information is via satellite, and therefore satellite dishes are vital for high-tech companies such as Intel to keep pace with the advanced and varied methods of communication available. The applicant asserts that the dishes are therefore essential to its efficient operations and its future business development.

The proposed satellite farm, comprising 12 satellite dishes, six measuring approximately 4.5 metres in diameter and six measuring 3.5 metres, are proposed to be located in the north east part of the car park, to the rear of the site. Other locations within the site were considered but it was decided that the proposed location provides both the appropriate technical clearance and is capable of being suitably screened to minimise any visual impact. It is proposed to erect an enclosure comprising a metal fence of 6 metres in height to the north side of the dishes, and a 2.5 metre chain link fence around the other three sides.

3. **Consultations** -
   - ***Winnersh Parish Council:*** No comment.
   - ***Highway Authority:*** recommends conditional approval.
   - ***Environmental Health Officer:*** No objections.

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

   A. Whether the principle of the change of use and satellite farm is acceptable (Berkshire Structure Plan policy BU2; Wokingham District Local Plan policy WEM2)
   B. Impact on the character of the area (Loddon Area Local Plan policy LBE2, Wokingham District Local Plan policy WOS3)

A. Whether the principle of development is acceptable

Although the proposed use does not fall within a Business, Industrial, Distribution or Storage Use as defined by the 1987 Use Classes Order, it is an employment generating use, and should therefore be considered against the employment policies of the development plans. These employment policies are aimed at retaining a diverse economy by restricting the amount of new office floorspace and protecting more traditional uses such as warehousing. The importance of existing local firms is also acknowledged and the policies in the Plan provide for the needs of local firms to expand within certain criteria.

The current proposal does not propose any additional floorspace; in fact, it proposes the loss of more employee-intensive office floorspace and its replacement with sui generis (modern-day warehousing) floorspace which does not generate the same intensity of employees. As the underlying aim of the employment policies is to ensure that employment proposals do not result in additional pressure for housing or transport resources, it is considered that this element of the proposal is not in conflict with the employment policies of the development plan.

The proposed sui generis use is a relatively new phenomenon in the economy, but one which demonstrates current trends in the high tech sector. The satellite farm proposed is essential for this type of business where advances in technology create changing technological and business requirements within short periods of time. This element of the proposal would consolidate the existing local operations already given consent. The location of the proposal on Winnersh Triangle Business Park is considered an appropriate one for such a use, being a core employment area within a settlement that has been purpose built to provide good communications by road and public transport. The proposal is considered to be compatible with the aims of development plan policies.

B. Impact on the character of the area

The proposed location of the satellite dishes is in the north east corner of the application site, which is considered to be the least obtrusive one. The dishes will be screened from the business neighbours to the north by the 6 metre high metal fence. Existing planting will restrict views into the site from the east. There are no residential properties nearby which could be affected by the dishes. Although no additional landscaping is proposed to the south side of the enclosure, because of the need to avoid the loss of any further car parking spaces, there is considerable landscaping around the perimeter of the site, which will help to soften the appearance of the compound. It is considered that it is acceptable for such plant to be located within a business

park, and that there is no conflict with development plan policies in this respect.

The proposal will result in a loss of 50 car parking spaces which would be displaced by the satellite dishes. At present, there are 306 spaces provided on site, with a total of 270 employees. 18 new car parking spaces are proposed to the north of the building, and a further 26 to the south of the existing car park; there will therefore be sufficient parking for employees.

5. **Conclusion** – It is considered that as the proposal will not result in additional floorspace or employees, there will be no conflict with the employment policies of the development plan. The proposed location for the satellite farm and enclosure minimises their visual impact, and their impact on the character of the area is therefore considered acceptable.

6. **Recommendation** – GRANT variation to condition 06 of consent 99/70547/F, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. The use hereby permitted shall be carried out only by Intel Corporation and/or its subsidiaries. When the premises are vacated by Intel, the floorspace shall revert to its original use i.e. Class B8 warehousing.
3. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space.
4. Before the development hereby permitted is commenced, the associated space shall be laid out within the site in accordance with approved layout drawing number W3A-80 relating to the location of additional parking spaces.
5. 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.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), the total gross floorspace of the building hereby approved shall not exceed 9,880 m2 in total (plus 475 m2 external plant) and no extensions or alterations, either internal or external, involving an increase in floorspace shall be carried out without the prior written permission of the Local Planning Authority.

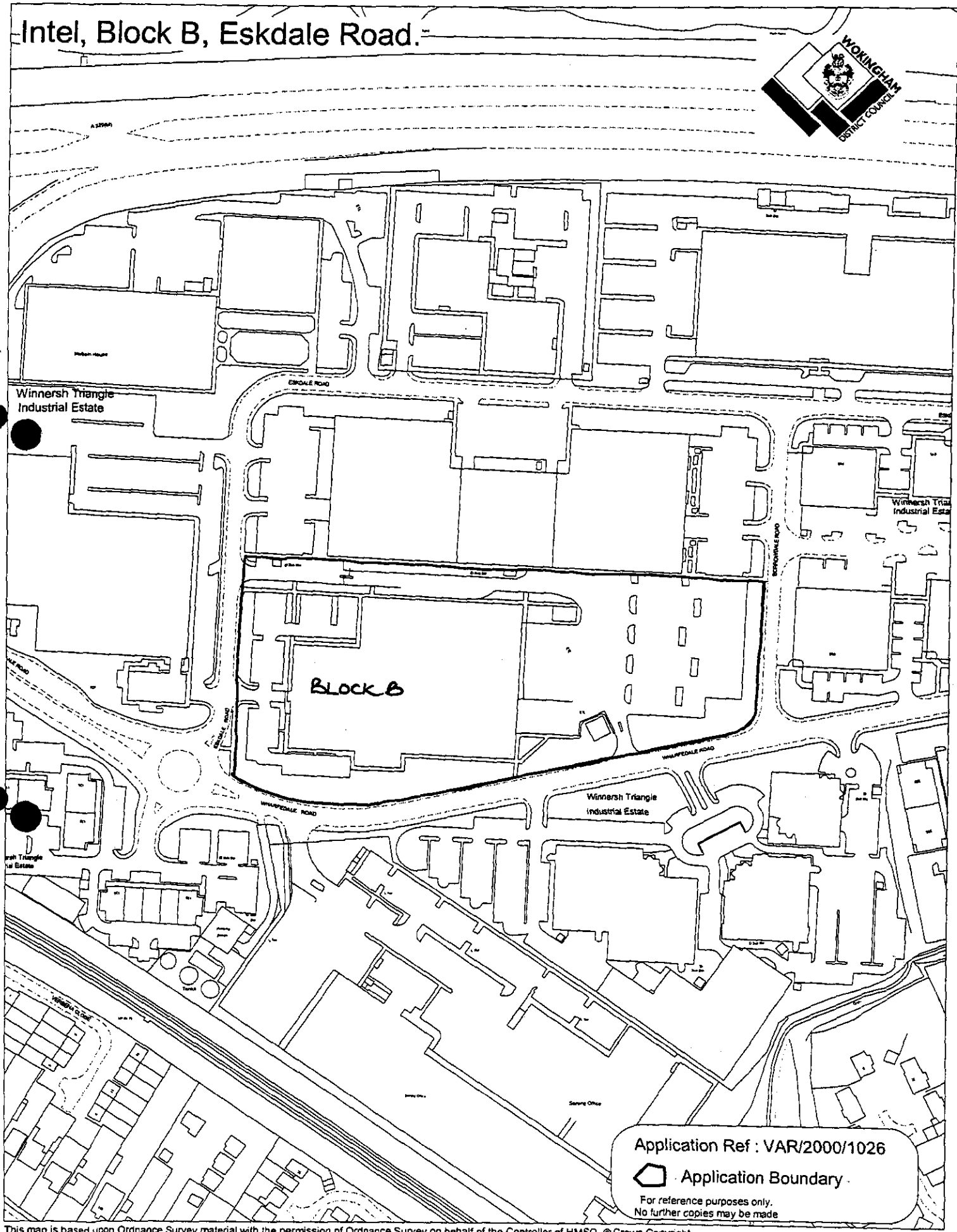
REASONS

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

2. In order to preserve premises for B8 warehousing in line with development plan policy.
3. To ensure that the approved parking spaces are provided for use by vehicles visiting the premises.
4. To ensure that the approved parking spaces are provided for use by vehicles visiting the premises.
5. In the interests of highway safety and convenience.
6. To retain control over the intensification of uses on the site.

Lynette Baker

Intel, Block B, Eskdale Road.



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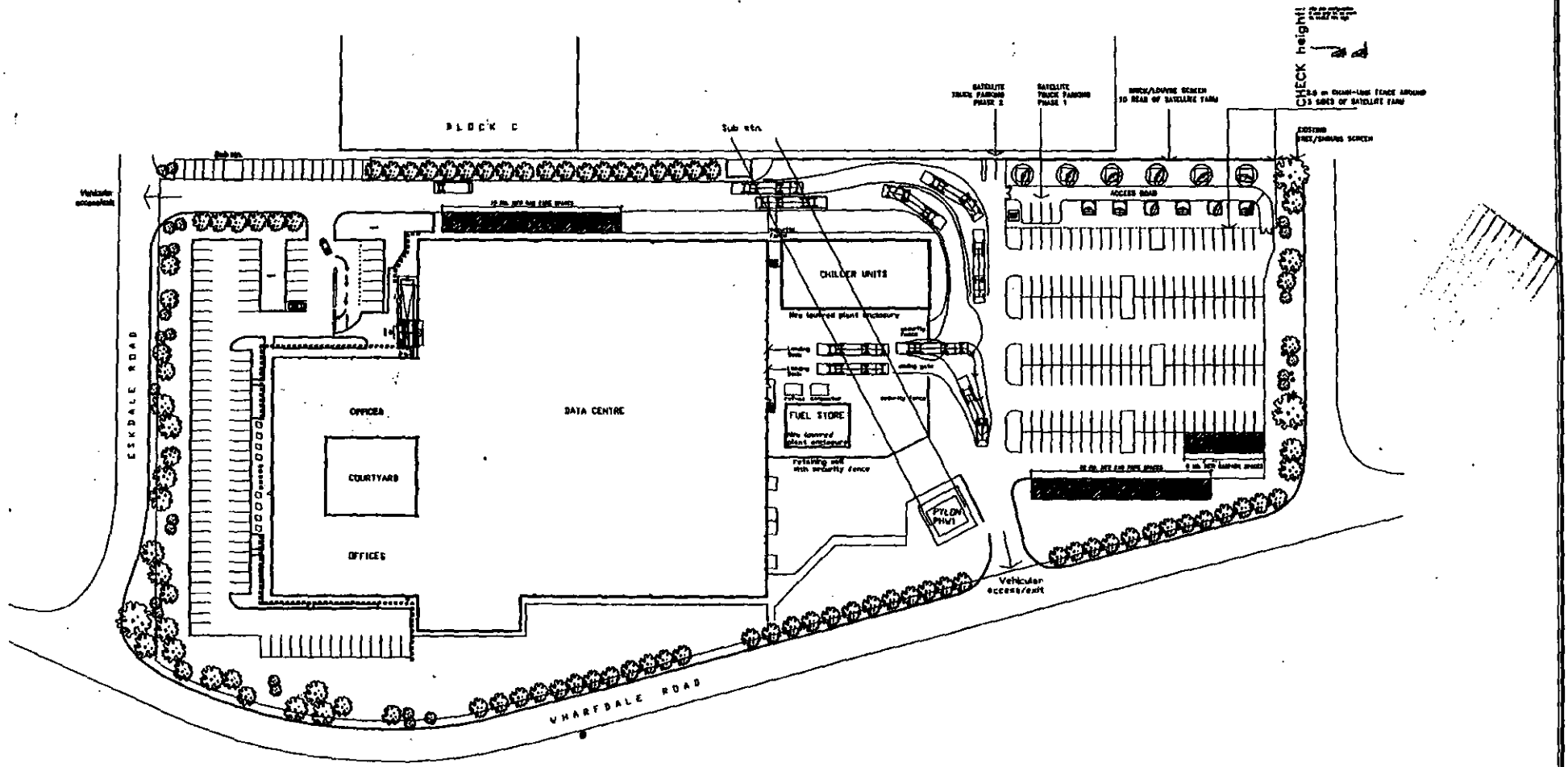
Development Control Section, Environmental Services, Wokingham District Council.

23 May 2000

Scale: 1 : 2500

N W E S

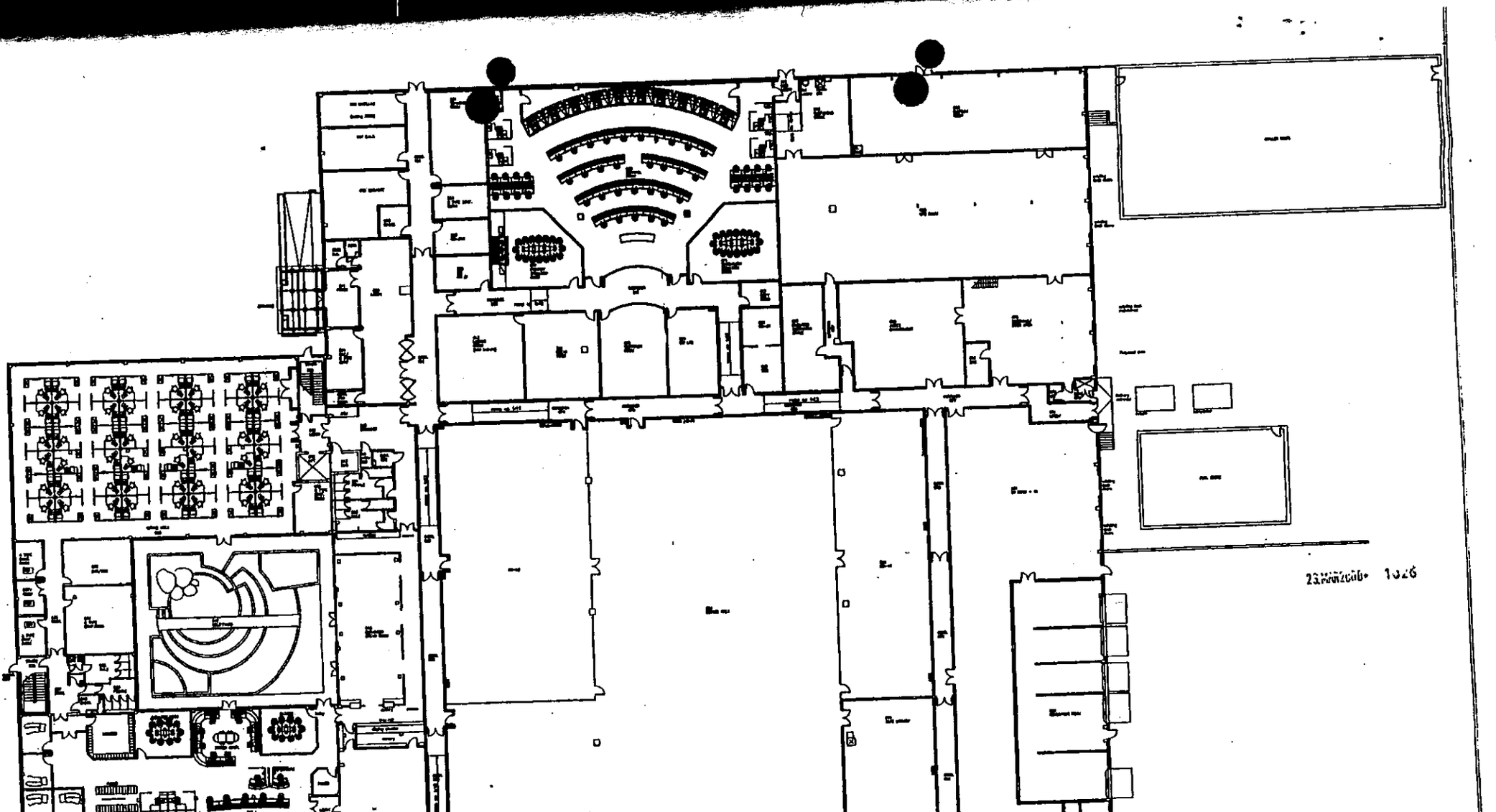


Additional

APPROVALS | DATE

PROPOSED SITE PLAN

144

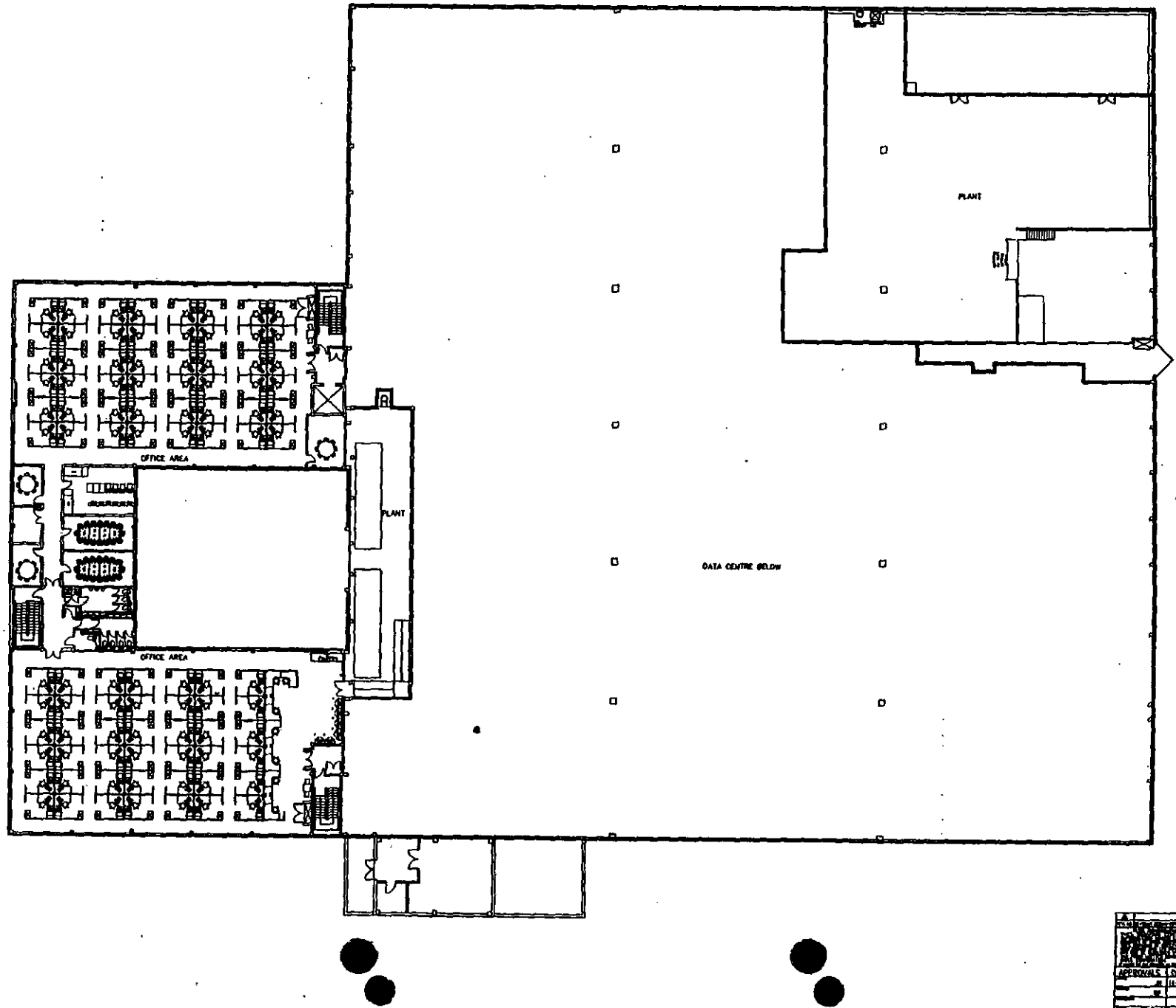


APPROVALS | DATE

PROPOSED
GROUND FLOOR

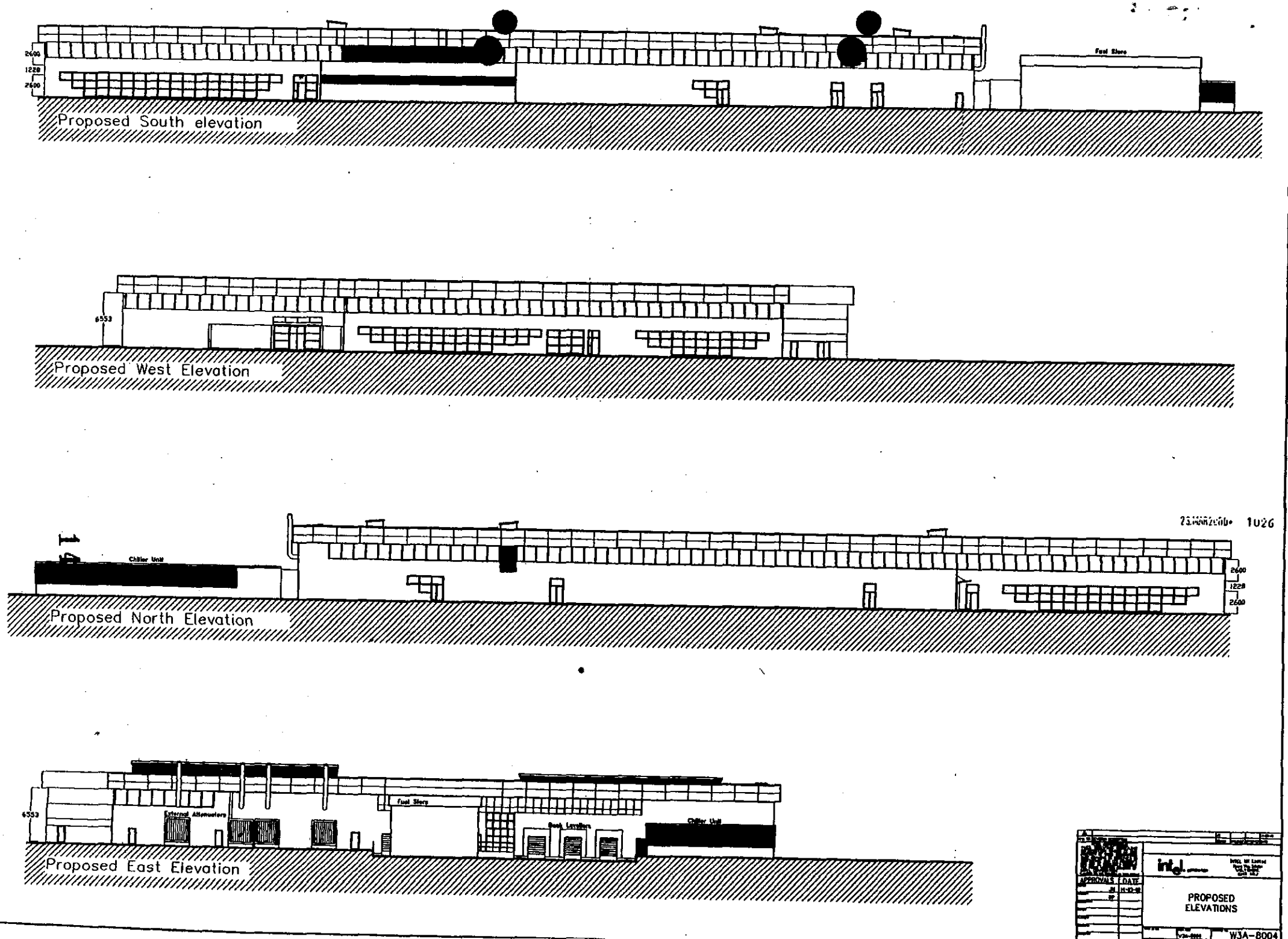
W3A-800

145



PROPOSED
FIRST FLOOR PLAN

W3A-8005



2600
1228
2600
Fuel Store
Proposed South elevation
6553
Proposed West Elevation
Chiller Unit
2600
1228
2600
Proposed North Elevation
6553
External Attenuators
Fuel Store
Chiller Unit
Proposed East Elevation
APPROVALS
DATE
PROPOSED ELEVATIONS
W3A-8004

project
ES 03 INTERNET FACILITY

title
SATELLITE FARM :
INDICATIVE ELEVATION

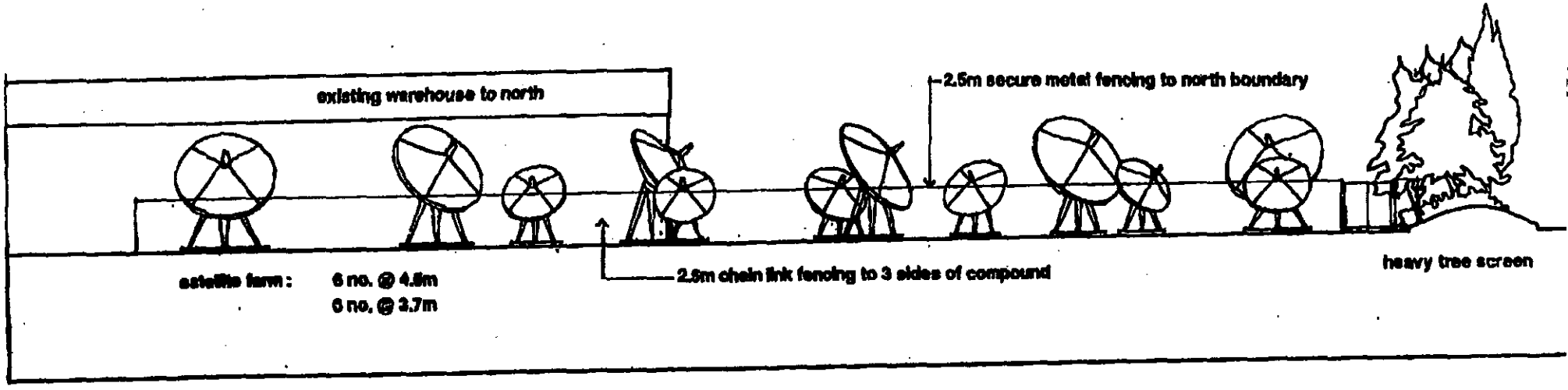
scale @ A3 1:200 | date April 2000 | drawn RP

HLM ARCHITECTS
1 OLD LODGE PLACE
ST MARGARETS
TWICKENHAM TW1 1RQ
TEL. NO. 0181 744 1000
FAX NO. 0181 744 2014

21 sk001

This Drawing is Copyright ©

Do not scale from this drawing



SOUTH ELEVATION

148

WORK SHEET FOR : Lynette Baker

Application Number : VAR/2000/1026

Applicant : Intel Corporation C/O Weatherall Green And Smith.

Location : Block B, Eskdale Road, Winnersh, Wokingham.
Proposal : Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 23/03/2000

Earliest Date for Decision : 28/04/2000

Latest Consultation Date/Site Notice Expiry Date : 28/04/2000

Application Expiry Date: 18/05/2000

Consultation Responses :

See Cmtt report

Planning Issues :

Application Number: VAR/2000/1026

Appraisal :

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

Application Number VAR/2000/1026
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			
			See attached sheet

RECORD OF SITE VISIT

SITE ADDRESS: Block B Eskdale Road Winnersh Wokingham.

APPLICATION NUMBER: VAR/2000/1026

OFFICER: Lynette Baker

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

park, and that there is no conflict with development plan policies in this respect.

The proposal will result in a loss of 50 car parking spaces which would be displaced by the satellite dishes. At present, there are 306 spaces provided on site, with a total of 270 employees. 18 new car parking spaces are proposed to the north of the building, and a further 26 to the south of the existing car park; there will therefore be sufficient parking for employees.

5. **Conclusion** – It is considered that as the proposal will not result in additional floorspace or employees, there will be no conflict with the employment policies of the development plan. The proposed location for the satellite farm and enclosure minimises their visual impact, and their impact on the character of the area is therefore considered acceptable.

6. **Recommendation** – GRANT variation to condition 06 of consent 99/70547/F, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission. SC01 SR02
2. The use hereby permitted shall be carried out only by Intel Corporation and/or its subsidiaries. When the premises are vacated by Intel, the floorspace shall revert to its original use i.e. Class B8 warehousing. N/S Reason: below
3. The area shown on the permitted drawings for vehicle parking, turning, loading and off-loading shall be kept available for such uses and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved space. SC24 SR13
4. Before the development hereby permitted is commenced, the associated space shall be laid out within the site in accordance with approved layout drawing number W3A-80 relating to the location of additional parking spaces. N/S SR13
5. 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 SR13.
6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), the total gross floorspace of the building hereby approved shall not exceed 9,880 m2 in total (plus 475 m2 external plant) and no extensions or alterations, either internal or external, involving an increase in floorspace shall be carried out without the prior written permission of the Local Planning Authority. N/S. Reason: below

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. In order to preserve warehousing in line with development plan policy
6. To retain control over the intensification of uses on the site

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 04 April 2000

Application Number: VAR/2000/1026

Proposal: Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

Site Address:
Block B, Eskdale Road, Winnersh, Wokingham.

Applicant:
Intel Corporation C/O Weatherall Green And Smith.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

---

1) SC24 - SR08
2) Before the development hereby permitted is commenced the associated space shall be laid out within the site in accordance with approved layout drawing number W3A-80 relating to the location of additional parking spaces
SR08
3) SC33 - SR14

Signed: _____ **Print name:** T CUELL

8/5/00

Tel. 0118 974 6051

Date: 12 May 2000

Your Ref:

My Ref: **Lynette Baker - VAR/2000/1026**

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

Intel Corporation
C/O Weatherall Green And Smith
22
Chancery Lane
London
WC2A 1LT

Dear Sir/Madam

Application Number: VAR/2000/1026

Site Address: Block B, Eskdale Road, Winnersh, Wokingham.

Proposal: Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure..

Your application relating to the above is to be presented to the Development Control Sub-Committee on the 23/05/2000 with a recommendation that it should be approved .

You may attend the meeting and speak if you wish and a leaflet is enclosed explaining the process.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

01714042028

Fax

Weatherall Green & Smith

To:	Lynette Baker
Company:	Planning Department Wokingham District Council
Fax no:	0118 974 6484
Pages:	1
From:	Lorraine Hughes
Copy to:	R Parsons - HLM - 020 88744 2964
Subject:	Block B, Winnersh Triangle
Date:	04/05/00 09:13 AM
Status:	URGENT

22 Chancery Lane
London WC2A 1LT

Switchboard 020 7338 4000
Fax 020 7430 2628
DX 157 LDE

Personal fax
ljh@weatheralls.co.uk
www.weatheralls.co.uk

Dear Ms Baker

APPLICATION REFERENCE:VAR/2000/1026

Further to our telephone conversation today, I set out below a response to your queries.

(a) Change of Use

The requirement for part change of use of the property has come about as a result of rapid changes in the nature of the business. The proposed change in the way the existing permitted floorspace is used, changing 563 sq m of the office accommodation to use as a data storage facility, has arisen due to the need to diversify the business to take account of the requirements of the IT industry. This is particularly the case as the internet is moving from flat, static websites to rich media content with audio and video. The proposed internal changes will not result in an increase in the number of servers within the building but will entail a diversification of the services offered from the facility, providing accommodation for a different division within Intel, Internet Edge Services or IES, to use for their operations. Intel aims to be the building block supplier to the internet economy. The IES component is therefore at the cutting edge of the technology.

(b) Satellite Dishes

The dishes are required so that Intel can keep pace with the advanced and varied methods of communication available. The requirement for the dishes has arisen from the IES division proposing to occupy part of the accommodation. The satellite dishes are an essential component needed to acquire live audio and video downlinks of broadcast content.

I am to confirm that the screening to the satellite dish enclosure will measure 2.5 metres in height. Chain link fencing is proposed on three sides of the enclosure whilst along the northern boundary metal fencing is now proposed rather than the originally proposed brick/louvre screen.

This fax contains information which is privileged, confidential and protected from disclosure.
If you are not the intended recipient of this fax or any part of it, please telephone the sender immediately.
You should not disclose or copy the contents to any other person.

Following your request, drawings showing the elevations of the satellite dishes, demonstrating that there will be minimal visual impact, will be forwarded to the Council in the next day or so.

(c) Car Parking

The proposed satellite farm will displace a total of 50 car parking spaces. The intention is that all of the displaced se spaces will be reprovided on site as Intel requires the full component of 306 spaces to be available to it to provide the flexibility required in terms of employee and visitor parking. Also, a key issue is that Slough Estates, as landlords, require the full component to be reprovided on site as part of their approval to the scheme.

I trust that you now have the necessary information to determine this application favourably, however, should you require any additional information of further clarification, please do not hesitate to call me.

Yours sincerely

Lorraine Hughes
Associate

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

28273
12

From: Joanne Ellis, Environmental Health

My Ref: JPE/PA

To: Lynette Baker, Planning

Your Ref:

Date: 11 April, 2000

APPLICATION NO. VAR/2000/1026
PROPOSED: VARIATION TO CONDITION 6 OF CONSENT 99/70547/F TO ALTER CURRENTLY PERMITTED FLOORSPACE PROPORTIONS AND INSTALLATION OF SATELLITE DISHES AND REAR PLANT ENCLOSURE
SITE ADDRESS: BLOCK B, ESKDALE ROAD, WINNERSH

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 04 April 2000

Application Number: VAR/2000/1026

Proposal: Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure.

Site Address:
Block B, Eskdale Road, Winnersh, Wokingham.

Applicant:
Intel Corporation C/O Weatherall Green And Smith.

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☑ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

1) SC24 - SR08
2) Before the development hereby permitted is commenced the associated space shall be laid out within the site in accordance with approved layout drawing number W3A-80 relating to the location of additional parking spaces
SR08
3) SC33 - SR14

Signed: _____ **Print name:** T CUELL

8/5/00

FROM: Lynette Baker

DATE: 04 April 2000

- 7 APR 2000

WINNERSH PARISH CONSULTATION SHEET

PLANNING SERVICES	HPT
POL	
DC	CNF

20 APR 2000

COPIES TO: ACK: FILE:

Application Number: VAR/2000/1026

Proposal: Proposed variation to condition 6 of consent 99/70547/F to alter currently permitted floorspace proportions and installation of satellite dishes and rear plant enclosure..

Site Address: Block B, Eskdale Road, Winnersh, Wokingham.

Applicant: Intel Corporation C/O Weatherall Green And Smith.

Your observations are required in respect of this application **by 28/04/2000** .

No comments

SIGNED: _____ DATE: 18.04.00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

53

Start date: 23 MAR 2000	Map No. 3.. Site .....
Officer: LEB | Application No. VAR|2000|1026	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(V) PROPOSED VARIATION TO CONDITION 6 OF CONSENT 99/70547/F TO ALTER CURRENTLY PERMITTED FLOORSPACE PROPORTIONS AND INSTALLATION OF SATELLITE DISHES AND REAR PLANT ENCLOSURE

Location: BLOCK B ESKDALE ROAD

Parish: WINNERSH Ward: Winnersh

Applicant: INTEL CORPORATION

Fee Received 190-00 Required ..... Additional ..... Refund .....

(10)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	No change in elevations for rear plant enclosure – is this correct?	requested with Site	
6	Floor plans			Notice
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No new pre-apps .....

NEIGHBOURS:

S/N + Block B, Eskdale Rd, Winnersh Triangle, Wokingham
Mars Money Systems, Eskdale Rd, Winnersh
N. American Van Lines, Borrowdale Road, Winnersh, Wokingham
7-8 Borrowdale Rd, Winnersh
Unit 610 Wharfedale Rd, Winnersh
220 Wharfedale Rd, Winnersh
Hewlett Packard, Eskdale Rd,
Unit 125 & Unit 130 Wharfedale Rd, Winnersh
Units 135, 140, 145, 150, 155 " " "
Parcelforce, 230 Wharfedale Rd, Winnersh

(1)

ADDRESS WINNERSH TRIANGLE PARISH WINNERSH

PLOT No. BLOCK B ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08308				
23181	NIMGROVE DEVS.	CUSTOMER REPAIR FACILITY DISTR. CENTRE, TRANSIT WARE HOUSE & OFFICES: WAIVE COND 51 ON 08308 (WORKING HOURS)	4.4.85	N/A C/A
BR25545	NIMPEY PROP HOLDINGS	W/HOUSE - OFFICE BLDG	28.5.86 ~~23.11.85~~	APP ~~REF~~
26141 N/P				
26306	NIMGROVE DEVS	3 NAMEBOARD, 1 FLAGPOLE	6.10.86	C/A
34025	MEMORY TELEX	2 SIGNS / NUMBERS ABOVE DOORS	28.9.89	C/A
96/63317/F	"	SATELLITE DISH	28.3.96	C/A
EP 97/6397	HEWLETT PACKARD	SECURITY TURNSTILES	29.5.97	APP
98/67451/A	W/DR.			

DATE OF COMPLETION

98/68202/F	HONDA	C/O/USE TO OFFICES & TRAINING WORKSHOPS ETC	6.11.98	REF

SPECIAL ORDERS

DRAINAGE

~~091074~~ 99/69693/F

(2) 4933

ADDRESS WINNERSH TRIANGLE PARISH WINNERSH

PLOT No BLOCK B ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70547/F	Intel Corp & Hewlett Packard	C. of U. - B8 to Web hosting facility with Assoc. Plant	26.11.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

Your ref
Our ref LJH/swy/003360

23.MAR2000* 1026

Weatherall Green & Smith

22 March 2000

22 Chancery Lane
London WC2A 1LT

Switchboard 020 7338 4000
Fax 020 7430 2628

DX 157 LDE

Direct dial 020 7338 4067

ljh@weatheralls.co.uk
www.weatheralls.co.uk

District Planning Officer
Wokingham District Council
Planning Department
PO Box 157, Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990
BLOCK B, ESKDALE ROAD, WINNERSH TRIANGLE, WOKINGHAM

We submit on behalf of our client, Intel Corporation (UK Ltd), a planning application in respect of Block B, Eskdale Road, Winnersh, to vary condition 6 of planning application reference 99/70547/F, to alter the currently permitted floorspace proportions, transferring some of the existing office accommodation to sui generis use, and for satellite dishes and enclosure to the rear of the property.

In support of the application we enclose the following documentation:

1. Completed application form;

2. Certificate B;

3. Local Authority planning fee of £190;

4. Location Plan, WGS1;

5. Site Plan, WGS2;

6. Drawings, numbers W3A-8000 - existing elevations, 8001 - existing first floor plan, 8002 - existing floor plans, 8003 - site plan existing, 8004 - proposed elevations, 8005 - proposed first floor plan, 8006 - proposed ground floor, 8007 - proposed site plan.

Site Description

The property, which was built in 1987, measures 9,880 sqm (106,000 sq ft), and comprises office accommodation and web-hosting facility (sui generis). The office component of the property currently measures approximately 2,942 sqm (31,667 sq ft) and represents a very high ratio for a unit of this nature. The facility also has a high car parking provision of 306 spaces.

The property is situated in the Winnersh Triangle, which is one of the premier business park locations in the west of London / M4 Motorway corridors. Block B was specifically designed for Hewlett-Packard Limited's purposes and therefore, it was assumed that any subsequent occupier of the building following its construction, would have to, in all likelihood, alter the building from its existing configuration.

The Winnersh Triangle Business Park is not a typical warehouse and distribution centre and is in fact much more suited to high quality business occupiers rather than traditional warehouse and industrial firms. The character of the park has improved and evolved over time to become a unique business area. The Park is attractive, well landscaped, occupied by a number of prestigious companies and comprises many high quality buildings.

Planning History

Planning permission was granted on 26 November 1999, reference:99/70546/F, for the change of use of warehouse (Class B8) to web-hosting facility (sui generis) with associated plant. The consent was conditional and included Condition 6 which stated:

> **"The proportion of office and other floorspace of the total floorspace in the building shall not vary from that existing, i.e. office 30%, other 70%."**

In August 1999, there was a planning application by Synstar Plc, to change 1,855 sqm of the existing warehouse use to offices, and to construct a mezzanine floor of 1,530 sqm for office use, increasing the office floorspace in the building by 3,385 sqm. The Committee resolved to grant planning permission subject to a legal agreement which related to financial contributions for highways improvements. However, the legal agreement was never signed.

In November 1998, an application by Honda (UK) for change of use of the building from B8 to B1 (offices) plus an additional mezzanine floor for offices, was refused by the Local Authority on the basis that it was contrary to the Development Plan policies relating to employment.

The Proposal

The application proposal involves two elements, firstly a variation of condition 6 of application reference 9/70547/F, to vary the way the floorspace is used and, secondly, a number of satellite dishes to be accommodated to the rear of the site. These are detailed further below:

(a) Variation of Condition 6

Intel proposes to use Block B as its European Headquarters for internet and e-commerce services. As explained in the supporting information with application 99/70547/F, approved by the Council in November 1999, Intel currently has two existing similar operations in the USA and the Winnersh Triangle operation will serve to meet its European demand. Most of the floorspace is taken up by 14,000 servers connected to a network which are unstaffed except for maintenance. The operation involves the storage of information for websites on servers for access via the internet. This facility is therefore, in essence, a modern day storage facility. The offices within the building are used for support services, including the marketing and management of the Company's UK and European operations.

The application involves no additional floorspace or changes to the external appearance of the property and entails only a partial change of use of the ground floor from office accommodation to data storage use, which has been defined as a sui generis use in that it cannot be identified as falling within any of the existing use classes, particularly either Class B8 or B1.

The table below sets out a breakdown of floorspace in the building, both existing and proposed.

Block B Winnersh Triangle - Floorspace Analysis

	Existing Floorspace (Sqm)	Proposed Floorspace (sqm)
B1 Office	2,942	2,379
Data storage facility, sui generis	6,938	7,501
Total	**9,880**	**9,880**

(b) Satellite Farm

The most reliable method of receiving information is via satellite, so that satellite dishes are vital for hi-tech companies such as Intel to keep pace with the advanced and varied methods of communication available. The dishes are therefore essential to Intel's efficient operations and its future business development.

The proposed satellite farm, comprising 12 satellite dishes, six measuring approximately 4.5 metres in diameter and six measuring 3.5 metres, will be located in the car park area of the site, to the east of the unit. Other locations on site were considered for the potential location of the satellite dishes, including on the roof and on the side elevations of the unit, however, it is considered that the proposed location is the preferred siting given that the dishes can obtain appropriate clearance and be suitably screened to minimise any visual impact. The siting of the dishes is not in an environmentally sensitive location and there are no adjacent residential occupiers who overlook the satellite farm.

Planning Policy Context

The use of the property by Intel is classified under the Use Classes Order as a sui generis use, however, as an activity it is acknowledged to be an employment generating use and therefore, as with application reference 99//70547/F, the Council will assess the proposals in the context of the employment policies of the Development Plan.

The Council notes that the employment policies in the Plan are aimed at retaining a diverse economy by restricting the amount of new office floorspace and protecting more traditional uses such as warehousing. The importance of existing local firms is also acknowledged and the policies in the Plan provides for the needs of local firms to expand within certain criteria.

The case officer in her Committee Report in November 1999, stated that the proposed use of the property was a relatively new phenomenon in the economy but one which demonstrates current trends in the hi-tech sector. She stated that the existing Use Classes Order and

the Council's employment policies are not formulated to account for such a use, making assessment against policies difficult. She advised, however, that:

> **"The location of the proposal on Winnersh Triangle Business Park is considered an appropriate one for such a use, being a core employment area within a settlement that has been purpose built to provide good communications by road and public transport. The proposals are considered to be compatible with the aims of Development Plan policies."**

In considering the satellite farm, we have reviewed Policy WOS3: Development Control Principles which refers to the requirements of the Council in assessing development proposals. It states that, inter alia, proposals must:

> **"Be appropriate in scale of activity and character to the area in which they are located and be integrated into their local context without detriment to the amenities of adjoining land users and occupiers."**

We consider that we have taken account of this policy in considering the location and screening of the proposals so that we are in accordance with Policy WOS3, such that there is a presumption in favour of the development.

Planning Considerations

It is clear that condition 6 of the original consent was only imposed to restrict the growth of further office floorpsace in the building rather than to control the amount of floorspace dedicated to the web-hosting facility. Loss of office space is certainly not contrary to the Council's employment policies, and the Council has a policy of diversifying its business base and reducing the commitment of office development. The application proposals do not involve any additional floorspace being created or any changes to the number of staff at the site. We would conclude therefore that there is no policy conflict with the proposed alteration to the way the floorspace within the property is to be used.

The proposed satellite farm within the car park area will displace a total 50 car parking spaces. At present there are 306 spaces provided on site, with a total of 270 employees. It is intended that all of the displaced car parking spaces will be re-provided in the southern part of the car park through reconfiguration of the existing car park. The Company will therefore have sufficient spaces to meet their operational requirements, and so the proposals will not result on on-street car parking by employees. The proposals will therefore remain in accordance with the Council's car parking standards.

The dishes are essential for the business activities of Intel. Their number, size and location has been carefully considered in terms of the business case and in respect of their impact on adjacent land users. The dishes will be enclosed within a high quality screened area which is comprised of a brick/louvre screening to the north elevation, and chain link fencing to the other three sides. Existing planting will restrict views into the site from the east. The dishes can be coloured other than white to ensure that their visual impact is minimised. The proposed location of the dishes is the most discreet location for them, minimising their visual impact.

Conclusions

We consider that the proposals are in accordance with the relevant planning policies. The Council advises that one of its key objectives is to meet the needs of local businesses and to encourage services that support the business function of employers. Clearly, the Local Authority by approving the application will facilitate the effective running of Intel, serving to meet one of its key business objectives.

Intel has made a major commitment to the Wokingham area and seeks the support of the Local Authority in being able to operate effectively and successfully. The business is changing at an immensely fast pace and it is vital that the Company is allowed reasonable flexibility to meet changing business needs. We conclude that the proposed development would be beneficial and there would be minimal impact as a result of the development proposals.

We trust that you will consider the application favourably, however, should you have any queries or require any further information in respect of the application, please do not hesitate to contact Lorraine Hughes at this office.

Yours faithfully

Weatherall Green and Smith

Weatherall Green & Smith

1789/a

SECTION 66 CERTIFICATE

Application No.

23.MAR2000* 1026

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
SLOUGH ESTATES PLC	234 BATH ROAD SLOUGH SL1 4EE	20.3.00

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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 Christine Weatherall green and smith

On behalf of Intel Corporation (UK) Ltd.

Date 20.03.00

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

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

23.11.2005 1026

1.	APPLICANT'S NAME	INTEL CORPORATION
	ADDRESS	C/O WEATHERALL GREEN & SMITH
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	WEATHERALL GREEN & SMITH
	ADDRESS	22 CHANCERY LANE LONDON
	POST CODE	WC2A 1LT PHONE L HUGHES 020 7338 4067
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	BLOCK B, ESKDALE ROAD WINNERSH TRIANGLE, WOKINGHAM
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		VARIATION OF CONDITION 6 OF APPLICATION REF: 99/70547/F AND FOR SATELLITE DISHES AND ENCLOSURE TO REAR OF PROPERTY.
5. Give the area in hectares or part of a hectare	AREA OF SITE	3.1 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED COVER 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: 99/70547/F

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 ? N/A

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

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

SUI GENERIS -
WEB HOSTING FACILITY

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES (NO)

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES (NO)

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SATELLITE ENCLOSURE - BRICK / LOUVRE WALL (6m)
CHAIN LINK FENCE (3m IN HEIGHT)

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system (YES) NO

If no, please give details

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

AS EXISTING

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

AS EXISTING

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

N/A

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

(YES) NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES (NO)

If YES, please ask for and complete Part 3 of the form

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

£190.00

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

SIGNED [signature] ON BEHALF OF Intel Corporation (UK) Ltd DATE 20.03.00

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)	2,379	563	—	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify WEB HOSTING FACILITY	6,938		—	563
OTHER	Please Specify				
	TOTAL	9,317	563		563

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES: N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	307	2
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
SEE ATTACHED LETTER

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
INTEL CORPORATION (UK) LTD
AS EXISTING
NO

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
SEE ATTACHED LETTER			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and .s such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'