APPLICATION NO:
CON/2000/1919

LOCATION:
Land Adjacent To Railway Line Smallmead Road, Reading .

APPLICANT:
Prudential Assurance Co C/O Gibb Ltd

PROPOSAL:
Consultation from West Berkshire B C on outline application for a railway station with bridge access, 2 platforms with footbridge, disabled access ramps and shelter, lighting, bus turning facilities, parking and associated works.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
04/08/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

Tel. (0118) 974 6444 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Thorp@wokingham.gov.uk
Date 12 September 2000
My ref. DC/MLT/CON/2000/1919
Your ref. 157625

Planning & Transport Strategy
West Berkshire District Council
Council Offices
Market Street
NEWBURY
Berkshire, RG14 5LD

F.A.O. Gale Westwood

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Madam,

PROPOSED RAILWAY STATION ETC. AT SMALLMEAD ROAD, READING

I refer to your letter of 4 July 2000, inviting this Council's observations on the above application.

This application has been considered at officer level, and the additional rail halt on the Reading to Basingstoke line is welcomed in order to improve the sustainability of the Green Park Employment Area.

Parking provision may be required at the station to satisfy the train operator. Though the station by its siting would appear to be principally to serve those going to and from the Business Park, parking may also be advantageous to serve the needs of those in the Spencers Wood/Burghfield/Grazeley area.

Please find attached a letter from Shinfield Parish Council (the nearest parish in our District to the proposed development) supporting the proposal.

Yours faithfully

JOHN R MITCHELL
Development Control Manager

WORK SHEET FOR : Simon Lewis

Application Number : CON/2000/1919

Applicant : Prudential Assurance Co C/O Gibb Ltd.

Location : Land Adjacent To Railway Line, Smallmead Road, Reading, .

Proposal : Consultation from West Berkshire B C on outline application for a railway station with bridge access, 2 platforms with footbridge, disabled access ramps and shelter, lighting, bus turning facilities, parking and associated works.

Site Notice Displayed ? : N/A.

YES	NO	DATE

Date of Neighbour Notifications : N/A.

Date of Site Visit : .....

Date Registered : 07/07/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 04/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Shinfield P.C. support.

Planning Issues :

See P+P obs on CON/2000/1919.

Application Number: CON/2000/1919

Appraisal :

Would not adversely affect this District.
Would make Green Park more sustainable.
See also P+P obs.

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

RAISE NO OBJECTIONS. / WELCOME

FROM: Simon Lewis

DATE: 11 July 2000

PLANNING SERVICES	
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COPIES TO:	ACK.
	FILE:

SHINFIELD PARISH CONSULTATION SHEET

Application Number: CON/2000/1919

Proposal: Consultation from West Berkshire B C on outline application for a railway station with bridge access, 2 platforms with footbridge, disabled access ramps and shelter, lighting, bus turning facilities, parking and associated works..

Site Address: Land Adjacent To Railway Line, Smallmead Road, Reading, .

Applicant: Prudential Assurance Co C/O Gibb Ltd.

Your observations are required in respect of this application **by 28/07/2000** .

We support this proposal in view of the potential to reduce traffic through Shinfield Parish.

SIGNED: J Baines. DATE: 3 Aug. 2000.

Clerk To Shinfield Parish/Town Council.

0118 954 7115

PLANNING SERVICES PT 32660
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04 Aug 2
COPIES TO: ACK:
FILE:

FROM: Simon Lewis

DATE: 11 July 2000

SHINFIELD PARISH CONSULTATION SHEET

Application Number: CON/2000/1919

Proposal: Consultation from West Berkshire B C on outline application for a railway station with bridge access, 2 platforms with footbridge, disabled access ramps and shelter, lighting, bus turning facilities, parking and associated works..

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We support this proposal in view of the potential to reduce traffic through Shinfield Parish.

SIGNED: J Bamer. DATE: 3 Aug 2000.

Clerk To Shinfield Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 7/7/00	
Officer: SL	Application No. CON/2000/1919

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

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

Description:
(CON) CONSULTATION from West Berkshire BC on outline application for a railway station with bridge access - 2 platforms with footbridge, disabled access ramps & shelter, lighting, bus turning facilities parking & associated works

Location: Green Park - Land adjacent to Railway line, Small Mead Road

Parish: Reading **Ward:** .....

Applicant: Prudential Assurance Co

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation See also CON/2000/1692

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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CON/2000/1919

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COPIES TO:

4 July, 2000

WOKINGHAM DISTRICT COUNCIL
CIVIC OFFICES
SHUTE END
WOKINGHAM
RG40 1BN

Planning and Transport Strategy
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 157625
Your Ref:
Please ask for: G Westwood
Direct Line: 01635 42400 ext 2362
Fax: 01635-519408
e-mail:

Dear Sir / Madam

CONSULTATION ON PLANNING APPLICATION GRID REF: 695/702.

This is to advise you that the attached application has been submitted to this Authority.

If you have any comments to make relating to the proposed development, I would appreciate them as soon as possible, but in any event within the next 21 days.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department of the Environment, unless your letter is clearly marked "Confidential".

Yours faithfully

for HEAD OF PLANNING & TRANSPORT STRATEGY

Enc.

If you need help or advice please telephone - During office hours only 8.30 am - 5 pm Mon-Thurs 8.30 am - 4.30 pm Fri

Planning Application

Part 1

WEST BERKSHIRE DISTRICT COUNCIL
25 MAY 2000
PLANNING AND TRANSPORT STRATEGY

West Berkshire COUNCIL

Council Offices Market Street Newbury RG14 5LD
Switchboard: (01635) 42400 Fax: (01635) 519408
Document Exchange: DX 30825 Newbury

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 send **four** copies of this form and support plans, drawings and photographs to Planning and Transport Strategy at West Berkshire District Council.

For Office Use Only 157625 [redacted]

1.	**Applicant's Name:** PRUDENTIAL ASSURANCE COMPANY **Address:** **Postcode:** **Phone:**	
2.	If the applicant has an agent, all correspondence will be sent to the agent **Agent's Name:** GIBB LTD **Address:** GIBB HOUSE, LONDON ROAD, READING, RG6 1BL **Contact Name:** M. SAVASTANO **Phone:** 0118 963 5000	
3.	Show the site in **red** on the plans. Other land in the applicant's ownership or control must be shown in **blue**. **Site Location:**	GREEN PARK, SHINFIELD SOUTH READING
4.	Give the area in hectares or part of a hectare **Area of Site:**	0.7 ha
5.	**Description of Proposed Development** Give brief details and state for what purpose the site and any buildings will be used.	RAILWAY STATION WITH ROAD ACCESS - TWO PLATFORMS WITH FOOTBRIDGE, DISABLED ACCESS RAMPS AND SHELTER, LIGHTING, BUS TURNING FACILITIES, PARKING AND ASSOCIATED WORKS

Does the application involve any of the following? Tick the boxes

Change of Use:	☑	**New Building:**	☑
Demolition:	☐	**Redevelopment:**	☐
		Alteration or Extension:	☐

7. **What kind of application is this?** Tick one box only

Outline Permission:	☑	See question 8
Full Permission:	☐	
Approval of details (Reserved Matters):	☐	State relevant outline permission no.
Temporary Permission:	☐	State period required
Relaxation of Conditions: (Please amplify your application in a covering letter)	☐	State relevant applicaiton no.

8. **If this is an Outline Application,** which details, if any, do you wish to be considered as part of this application?

External Appearance:	☑	**Siting:**	☑
Means of Access:	☑	**Design:**	☑
		Landscaping:	☑

9. **What is the existing use of the land?** e.g. residential, industrial, etc. If the site is vacant, say so, and also state its previous use.	RAILWAY LINE AND WASTE TRANSFER SITE	
10. **Is there any public right of way across the site?**	N/A	If so, show it clearly on the plans.
11. **Are there any trees on the site?**		If so, show their positions, spread and species on the plans and which, if any, are to be felled.
12. (a) **State Material and Colour of Walls** (b) **State Material and Colour of Roofs** If more than one material or colour is used, show their use on the plans.	N/A	
13. **How will the site be [redacted]** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots say how each is to be enclosed.	RAILWAY BY 5 WIRE FENCE, CONCRETE POSTS ROADWORKS BY TIMBER POST AND RAIL	
14. **How will Surface Water be disposed of?**	TO EXISTING WATERCOURSE	
15. **How will Foul Sewage be disposed of?** If you are unsure of the position of the main sewer check with this Council. If a septic tank or cesspool is proposed, refer to notes to help applicants.	N/A	
16. **Is it proposed to construct a new access or alter an existing access?** Give details of pedestrian and vehicular access. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.	YES SEE PLAN	
17. **If this proposal involves residential development, complete the following table:**		

	No. of new dwellings proposed	Existing dwellings to be retained	Dwellings to be lost through demolition or change of use
House			
Bungalow			
Flat/Maisonette			
Other			

18. **Does the proposal involve anything other than housing, house extensions or work within the curtilage of a house?**	YES	If YES, complete Part 2 of the form.
19. **Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)?**	NO	If YES, complete Part 3 of the form.
20. **State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced fee is payable say why.		

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

Signed: Neville F Tait On behalf of: GIBB LTD / PRUDENTIAL Date: 30 May 2000

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. **An incorrect application will be returned.** Every application must be accompanied by the appropriate certificate and fee. See **Notes to Help Applicants.**

Part 2 - Planning Application

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.

21 **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 1. Retained in existing use	2. Lost by change of use or demolition	Proposed additional floorspace created by 3. New building	4. Change of use
A1	Shops				
A2	Financial and Professional Services				
A3	Food and Drink				
B1(a)	Office (other than A2)				
B1(b)	Research and Development				
B1(c)	Light Industrial				
B2	General Industrial				
B3-7	Special Industrial				
B8	Storage o Distribution				
C1	Hotels and Hostels				
C2	Residential Institutions				
D1	Non-residential Institutions				
D2	Assembly and Leisure				
Other	Please specify: SHELTERS				
Other	Please specify				
	Total				

22 **If a C1 or C2 use is proposed, please state number of bed spaces**

What provision is being made for parking?

	Cars	Lorries
Existing	—	—
Proposed	4	—

What is the estimated number of vehicles going to the site in a normal working day? 50

24 **Describe the activity or processes to be carried on.**
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.

25 **Who will occupy the premises?**
(a) give the name and current operating address of the proposed occupier.
(b) Will these premises be vacated?

RAILTRACK PLC. THAMES TRAINS LTD.
N/A.

26 **If known, how many people are likely to be employed on site after completion of the development:**

Existing Staff	Transferred staff	New Staff	Total
			NONE

27 **Does the proposal involve the use or storage of any hazardous substances**
If so, state which 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".

WEST BERKSHIRE DISTRICT COUNCIL
31 MAY 2000
RECEIVED