SYSTEMS LTD

APPLICATION NO:
F/2000/1613

LOCATION:
University Of Reading Dept Of Food Studies & Plant Sciences Pepper Lane, Earley Reading.

APPLICANT:
Universit Of Reading C/O Architon Group Practice

PROPOSAL:
Proposed erection of link bridge between buildings and louvred plant enclosure.

EARLIEST DATE FOR DECISION: **02/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
26/07/2000

CASE OFFICER: ~~Lynette Baker~~ Nicola Hoka

(NLA)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University Of Reading
C/O Architon Group Practice
Regency House
17 West Street
EPSOM
Surrey
KT18 7RL

Application Number: F/2000/1613

Parish:	**EARLEY**
Location:	**University Of Reading, Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading**
Proposal:	**Proposed erection of link bridge between buildings and louvred 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. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

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

Reason

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

John Mitchell
Development Control Manager
Date: 25/01/2001

Notice checked by: _____

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

Application Number:F/2000/1613
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
2.	C012	R012.	

CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT	2.			
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS: University Of Reading
Dept Of Food Studies & Plant Sciences
Pepper Lane Earley Reading.

APPLICATION NUMBER: F/2000/1613

OFFICER: Lynette Baker

DATE OF SITE VISIT: 9.10.2000

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

University Campus.

3. DESCRIPTION OF SITE/BUILDING

The Buildings are a mix of periods and the proposal would join to new plant centre onto the Food Science Buildings which has a modern front two level extension

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 ~~6447~~ 6451

Date: 19 Jan 2001

My ref: F/2000/1613

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 Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/1613
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.
Proposed erection of link bridge between buildings and louvred 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~~ Nicola Hales 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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 ~~6447~~ 6481

Date: 19 Jan 2001

My ref: F/2000/1613

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 F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/1613
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.
Proposed erection of link bridge between buildings and louvred 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~~ Nicola Hake on (0118) 974 ~~6447~~ 6481.
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 29 Jan 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1613**
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.
Proposed erection of link bridge between buildings and louvred plant enclosure.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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~~ 6481

Date: 19 Jan 2001

My ref: F/2000/1613



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 A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/1613
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.
Proposed erection of link bridge between buildings and louvred 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 Nicola Lake 6481 ~~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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/1613

Applicant : University of Reading

Location : University of Reading Dept of Food Studies & Plant Sciences, Pepper Lane, Earley.

Proposal : Proposed erection of link bridge between buildings and louvred plant enclosure.

Site Notice Displayed ? :

YES	NO	DATE
✓		19.10.00

Date of Neighbour Notifications :

Date of Site Visit : 19.10.00

Date Registered : 31.05.00

Earliest Date for Decision : 02.07.00

Latest Consultation Date/Site Notice Expiry Date : 02.07.00

Application Expiry Date: 26.07.00

Consultation Responses :
Earley Town Council: See comments on F/2000/1433
Earley T C: *Revised Plans*: No Objection.
Environmental Health: No objection.
Environmental Health *Revised Plans:* No objections.
Highways: No objection.
Reading Borough Council: No comment.

Planning History :
The campus has had a large number of alterations and new developments.

Planning Issues :
Site Designation: Employment University of Reading WEM5 & 6.

1. Impact upon the character and appearance of the surrounding area.

Application Number: F/2000/1613

Appraisal :

1. **Impact upon the character and appearance of the surrounding area.**

The proposed development is for the erection of a pedestrian link bridge at first floor to connect the dept. of Plant Science and Food Studies and to replace the existing louver plant rooms with new louvered plantrooms. There are also soleils to provide shade to the windows. The replacement louver plantrooms and soleil screens are in keeping with the character of the existing building and the wider area.

The proposed first floor footbridge would help to improve pedestrian link between two existing structures. The Food Studies dept. is a four storey building. The Link Bridge would join the east side elevation at the first floor. The vertical supports would continue above the main structure of the bridge to the third floor. The bridge would then continue on to the east to cross the existing road. It would then turn to the south, to cross another road and to connect with the Plant Science building. This section of the Plant Science building is only two storeys in height. While the proposed vertical supports would project above the main structure they would be largely viewed against the background of the Food Science and the research center building.

Therefore the proposed development would have no significant detrimental impact upon the character or appearance of the surrounding area.

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

1953

(3) FOOD RES. & STUDIES BUILDINGS

ADDRESS & LORD ZUCKERMAN RESEARCH CENTRE EARLEY

PLOT No. WHITEKNIGHTS PARK ORD. SHEET No. SU. 7371-71

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
45025 ~~95/6111/FL~~	READING SCIENTIFIC SERVICES	STORAGE CONTAINER AT LORD ZUCKERMAN CENTRE	8.11.95	C
RTP/1999/0166	University of Reading	Renewal of F.P. 43745 for siting of Terrapin	10.2.00	A

MINISTRY DECISION

SPECIAL ORDERS

(1A) FOOD RESEARCH

ADDRESS WHITEKNIGHTS PARK PARISH EARLEY

PLOT No. ORD. SHEET No. SU 7371-7471 (57, 52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23174	UNIV. OF READING O/L	NEW BLDG. TENANTED BY UNITED BISCUITS WITH USE BY UNIV'S RESEARCH STAFF & STUDENTS	18.6.85	O/L
33305	"	RESEARCH LABS. & ADMIN. FACILITIES FOR AFRC INST. OF FOOD RESEARCH	7.6.89	O/A
BRA 7776	"	"	28.9.89	APP
38487	AFRC. INST. FOOD RESEARCH	ENCLOSE GENERATOR / BICYCLE STANDS	2.1.92	C/
38755	"	GLAZED ROOF OVER COURTYARD AREA TO CREATE STAFF REST ROOM	6.2.92	C/
BRA 11069	"	GENERATOR ENCL & 2 BICYCLE SHEDS	6.12.91	APP

DATE OF COMPLETION ~~38855~~

MINISTRY DECISION

SPECIAL ORDERS 33305 - LA - ISSUED - 24.6.91

DRAINAGE

091074

(1) ADDRESS FOOD RESEARCH & STUDIES BUILDINGS WHITEKNIGHTS PARK PARISH EARLEY

PLOT No. LORD ZUCKERMAN RESEARCH CENTRE ORD. SHEET No. SU.7371-74 (57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
396/50	UNIVERSITY OF READING	OUTLINE	12.12.50	N/A C/A
104/51	"	OUTLINE & LAYOUT	12.6.51	N/A C/A
11061	"	FOOD RESEARCH & ADMIN	WITHDRAWN	
• 11896	"	" " "	22.11.79	N/A C/A
• BR15155 LZ	"	"	10.7.80	APP. N/A
BR15909	"	DIV. OF DRAINS & WATER MAIN	5.12.80	APP. N/A
• 14707	"	FOOD STUDIES DEPT. BLDG.	15.1.81	N/A C/A
BR • 16502 LZ	"	" "	20.3.81	APP NA
BR16173	"	DRAINAGE ETC.	27.3.81	APP. N/A
BR 19911	"	EXT. TO FOOD STUDIES BLDG.	20.1.83	APP N/A
BR 21285	"	Cycle Shed & Store	16/8/83	APP. N/A
20084 LZ	"	"	20.9.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS AFRC IFR PARISH EARLEY

PLOT No. WHITEKNIGHTS PARK ORD. SHEET No. SU.7571-747 (57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38951	READING UNIV.	VAR. COND. ON 33305 USE BY AFRC + READING UNIV.	12.2.92	C/A
BRA11184	AFRC IFR.	GLAZED ROOF OVER COURTYARD	25.3.92	APP
40893	UNIV. OF READING	FOOD SCIENCE & TECHNOLOGY DEPT. EXT. TO TEACHING & RESEARCH BLDG.	12.5.93	C/A
XP/93/1496 A	"	"	6.8.93 ~~4.7.93~~	~~Ref.~~ C/APP
44439	FOOD RESEARCH INSTITUTE	CONSERVATORY	14.9.93	C/A
41888	"	CHILLER UNIT ON EX. BOILERHOUSE ROOF	15.12.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

~~XP 94/3160~~ " ~~S/ST. OFFICE BLDG.~~ ~~12.12.94~~ ~~APP~~

091074

43745

NICKI

Tel: (0118) 974 ~~6447~~ 6481

Date: 19 Jan 2001

My ref: F/2000/1613

PLANNING SERVICES | HPT
POL | TLS
DC | ENV
APP
CS
24
COPIES TO: | ASH | FILE

WOKINGHAM DISTRICT COUNCIL

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 F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/1613
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.
Proposed erection of link bridge between buildings and louvred 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~~ Nicola Hake on **(0118) 974 ~~6447~~ 6481**.
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 29 Jan 2001

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM 10

Case officer: **Lynette Baker** Application Number: **F/2000/1613**
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.
Proposed erection of link bridge between buildings and louvred plant enclosure.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 20/1/01

Councillor F Rolls

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

Date: 29 November 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1613

Location: University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.

Proposal: Proposed erection of link bridge between buildings and louvred plant enclosure.

Applicant: Universit Of Reading C/O Architon Group Practice.

Case Officer: Nicola Lake

The new plans show the following: Full elevations of building with which walkway would adjoin. Drawing no 2165-100.

Comments are required by 20/12/2000.

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

(RING ONE)

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

App No. (Planaps) /F/2000/1643 (Ludhouse) Date Rec. 14 DEC 2000.

Location: University of Reading, Dept of Food Studies + Plant Sciences, Upper Late Parish Earley.

Applicant: University of Reading

Description of attached plans Additional plans showing full elevations of Building to walkway would adjoin

Drawing No's: 2165 - 100

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: no - consult everyone.

		Drawing No's	
1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		☐
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 21 Days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice (Y) N - To no places.

New Description

CASE OFFICER NJL.

Consultations Sent by Admin. on 29.11.00.

Yellow - Part One Copy
Green - Officer's Copy

ARCHITON GROUP PRACTICE

REGENCY HOUSE
17 WEST STREET
EPSOM
SURREY
KT18 7RL

TEL 01372 745600
FAX 01372 745016
EMAIL agp@architon.com

PLAN... 36495
PCL
DC NL
ENF
APP
CS
14 NOV 2000
COPIES TO:
ACK:
FILE:

Nicola Lake
Planning Department
Wokingham District Council
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1NR

Ref: 2165/AH/SEF
13 November 2000

ADDITIONAL PLAN

1813

PART 1 REGISTER

Dear Miss Lake

RE: THE UNIVERSITY OF READING, BRIDGE LINK

As requested please find enclosed 6 copies of drawing 2165-100 showing the link connection in relation to the Plant Sciences Building.

If you require any further information please do not hesitate to contact me.

Yours sincerely

ANTHONY HENSON
for Architon Group Practice

cc: Mr M Westacott University of Reading

CHARTERED ARCHITECTS - PLANNING SUPERVISORS - INTERIOR DESIGNERS - FURNITURE / ERGONOMICS CONSULTANTS - 3D MODELLING - COMPUTER IMAGING - VIDEO ANIMATIONS

CERTIFICATE NO 946220

PRINCIPALS: CALUM DAVIS Dip Arch RIBA - Greg Long B Arch Dip Arch - Charles Taylor BA (Hons) Dip Arch RIBA - Sean Woulfe B Arch (Hons) RIBA
ASSOCIATES: Jonathan Eyre BA (Hons) Dip Arch RIBA - Anthony Henson BA (Hons) Dip Arch (Hons) RIBA - Dawn Hutchings BA (Hons) MA (Arch) RIBA - **QA & CDM CONSULTANT:** Keith Bennett MBIAT

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis
Senior Environmental Health Officer
Public Protection – Environmental Services

My Ref: JRE/PA
Ext. 6361

ACK:
FILE:

To: Nicola Lake
Planning

Your Ref:

Date: 05 December 2000

APPLICATION NO: F/2000/1613
LOCATION: UNIVERSITY OF READING DEPT OF FOOD STUDIES & PLANT SCIENCES, PEPPER LANE EARLEY
PROPOSAL: PROPOSED ERECTION OF LINK BRIDGE BETWEEN BUILDINGS AND LOUVRED PLANT ENCLOSURE

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

Joanne Ellis

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO:	F/2000/1613	PLANNING OFFICER:	
PARISH:	EARLEY		
PROPOSAL:	Additional Plans: showing elevation of buildings with adjoining walkway		
ADDRESS:	Department of Food Studies & Plant Sciences at Whiteknights Campus		
APPLICANT:	University of Reading		

COPIES TO: | ACK: | FILE:

No Objection

SIGNED: _____ DATE: 14 DEC 2000

CLERK TO EARLEY TOWN COUNCIL

Date: 29 November 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1613

Location: University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.

Proposal: Proposed erection of link bridge between buildings and louvred plant enclosure.

Applicant: Universit Of Reading C/O Architon Group Practice.

Case Officer: Nicola Lake

The new plans show the following: Full elevations of building with which walkway would adjoin. Drawing no 2165-100.

Comments are required by 20/12/2000.

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

Comments as previous.

Adam Coggins. 6/12/00.

The University of Reading
Bridge Link.

25.10.2000.
Telephoned agent to ask for revised plans. Left message and asked him to call me.

26.10.2000.
Telephone agent left message asking him to contact me.

30.10.2000
Spoke to Mr Hanson, complained that the elevation did not show the building to which the bridge would ~~adj~~ adjoin the said he would send them in ASAP.

Received by Wokingham District Council

Application No: F/2000/1613

PROPOSAL:
Proposed erection of link bridge between buildings and louvred plant enclosure.

LOCATION:
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday.
(TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 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 or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday.
(TEL: (0118) 986 8995)

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 02/07/2000. 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 of Planning and Transportation

08 June 2000

Reading BOROUGH COUNCIL

Mr Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700

34918 NL

COPIES TO: ACK: FILE:

Wokingham District council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Our Ref: WOKADJ
Your Ref: Lynette Baker/F/2000/1613

Direct: ☎(0118) 939 0450

28 September 2000

Your contact is: Christopher Bintcliffe

Dear Sirs

UNIVERSITY OF READING DEPT OF FOOD STUDIES AND PLANT SCIENCES PEPPER LANE EARLEY READING READING

Thank you for consulting Reading Borough on this application. I apologise for the delay in replying.

This is to confirm that the Council has no comment to make in this case, owing to the minor nature of the development.

Yours sincerely

CR Bintcliffe

Christopher Bintcliffe
Planning Technician

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 08 June 2000

Application Number: F/2000/1613

Proposal: Proposed erection of link bridge between buildings and louvred plant enclosure.

Parish: EARLEY TOWN

Site Address:
University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.

Applicant:
Universit Of Reading C/O Architon Group Practice.

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).

Signed: Lynette Baker SN ADTON **Print name:** 12.6.2000

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Lynette Baker, Development Control

My Ref: JPE/whiteknights

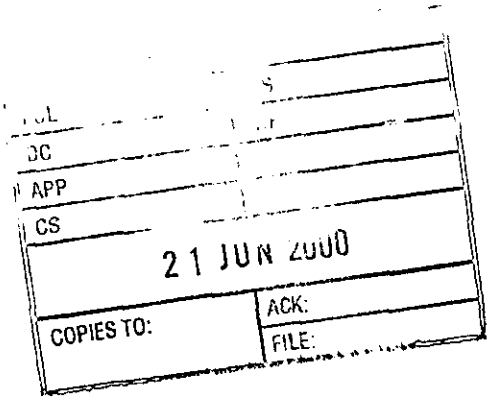
Your Ref: F/2000/1613

Date: 19 June 2000

PROPOSED ERECTION OF LINK BRIDGE BETWEEN BUILDINGS AND LOUVRED PLANT ENCLOSURE
READING UNIVERSITY, WHITEKNIGHTS, PEPPER LANE, EARLEY

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

Joanne Ellis



FROM: Lynette Baker

DATE: 08 June 2000

12 JUN 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1613

Proposal: Proposed erection of link bridge between buildings and louvred plant enclosure..

Site Address: University Of Reading Dept Of Food Studies & Plant Sciences, Pepper Lane, Earley, Reading.

Applicant: Universit Of Reading C/O Architon Group Practice.

Your observations are required in respect of this application **by 02/07/2000** .

Please see comments made under application F/2000/1433, as they apply to this application also.

CS

27 JUN 2000

COPIES TO: CX:

FILE:

SIGNED: _____

DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: ~~09 MAY 2000~~ 31 MAY 2000	Map No. 52 Site 1:34
Officer: LEB	Application No. F/2000/1613
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF LINK BRIDGE BETWEEN BUILDINGS AND LOUVRED PLANT ENCLOSURE

Location: DEPT FOOD STUDIES & PLANT SCIENCES, PEPPER LANE

Parish: EARLEY Ward: Redhatch 8.6.2000

Applicant: UNIVERSITY OF READING

Fee Received ~~665~~ 570-00 Required ..... Additional ..... Refund .....

(S)

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	Not supplied ✓	19/5	
(3)	Forms unsigned	Q3 Site address ✓ Q24 Areas - to work out fee ✓		
(4)	Correct S 66 certificate	should be signed obo applicant. ✓		✓
(5)	Elevation plans	Scale? Are W & E elevations labelled correctly?		✓
(6)	Floor plans	require: Scale? Position of louvres not marked on floor plans ✓		✓
7	Metric scale disclaimer			
8	Encroachment letter			
(9)	Miscellaneous Forms.	require floorspace to be stated	19/5	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Historic Park / Garden).
(Pre-app 914 dated 12/4, filed with Foxhill House applications may be relevant

NEIGHBOURS:

S/N + Leighton Park School — East Lodge, Pepper Lane
" " " — School House, Pepper Lane

1789/a

SECTION 66 CERTIFICATE

Application No.

31 MAY 2016*

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . THE UNIVERSITY OF READING . . . . .

Date . . . . 04/05/00 . . . . . .

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

ARCHITON GROUP PRACTICE

REGENCY HOUSE
17 WEST STREET
EPSOM
SURREY
KT18 7RL

TEL 01372 745600
FAX 01372 745016
EMAIL agp@architon.com

31.MAY2000* 1013

31 MAY 2000

Mrs Lynette Baker
Planning Department
Wokingham District Council
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Ref. 2165/AH/SF
30 May 2000

Dear Mrs Baker

RE: THE UNIVERSITY OF READING, BRIDGE LINK

Following your letter dated 18 May 2000, please find enclosed 4 sets of the revised application forms, an amended cheque for £570.00 and the following drawings:-

076	Site Plan at 1:2500
2165-021	Proposed Link Level 1 1:500
2165-022	Proposed Link Level 2 1:500
2165-024	Proposed Louvred Screens to Biocentre 1:100
2165-030	Proposed Link Elevations 1:100
2165-031	Proposed Link Plan 1:100

We hope this meets your requirements. If you have any queries, please do not hesitate to contact me.

Yours sincerely

ANTHONY HENSON
for Architon Group Practice

CHARTERED ARCHITECTS - PLANNING SUPERVISORS - INTERIOR DESIGNERS - FURNITURE / ERGONOMICS CONSULTANTS - 3D MODELLING - COMPUTER IMAGING - VIDEO ANIMATIONS

CERTIFICATE NO 946220

PRINCIPALS: CALUM DAVIS Dip Arch RIBA - Greg Long B Arch Dip Arch - Charles Taylor BA (Hons) Dip Arch RIBA - Sean Woulfe B Arch (Hons) RIBA
ASSOCIATES: *Jonathan Eyre BA (Hons) Dip Arch RIBA - Anthony Henson BA (Hons) Dip Arch (Hons) RIBA - Dawn Hutchings BA (Hons) MA (Arch) RIBA* - **QA & CDM CONSULTANT:** Keith Bennett MBIAT

(1A) FOOD RESEARCH

ADDRESS WHITEKNIGHTS PARK PARISH EARLEY

PLOT No. ORD. SHEET No. SU 7371-7471 (51, 52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23174	UNIV. OF READING O/L	NEW BLDG. TENANTED BY UNITED BISCUITS WITH USE BY UNIV'S RESEARCH STAFF & STUDENTS	18.6.85	O/L
33305	"	RESEARCH LABS. & ADMIN. FACILITIES FOR AFRC INST. OF FOOD RESEARCH	7.6.89	O/A
BRA 7776	"	"	28.9.89	APP
38487	AFRC. INST. FOOD RESEARCH	ENCLOSE GENERATOR / BICYCLE STANDS	2.1.92	C/L
38755	"	GLAZED ROOF OVER COURTYARD AREA TO CREATE STAFF REST ROOM	6.2.92	C/L
BRA 11069	"	GENERATOR ENCL & 2 BICYCLE SHEDS	6.12.91	APP

DATE OF COMPLETION ~~38851~~

MINISTRY DECISION

SPECIAL ORDERS 33305 - LA - ISSUED - 24.6.91

DRAINAGE

091074

1933

(3) FOOD RES. & STUDIES BUILDINGS

ADDRESS & LORD ZUCKERMAN RESEARCH CENTRE EARLEY

PLOT No. WHITEKNIGHTS PARK ORD. SHEET No. SU. 73 71-7 51

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
45025	READING SCIENTIFIC SERVICES	STORAGE CONTAINER AT LORD ZUCKERMAN CENTRE	8.11.95	C
RTP/1999/0166	University of Reading	Renewal of F.P. 43745 for siting of Terrapin	10.2.00	A

MINISTRY DECISION

SPECIAL ORDERS

(1) ADDRESS FOOD RESEARCH & STUDIES BUILDINGS WHITEKNIGHTS PARK

PARISH EARLEY

PLOT No. LORD ZUCKERMAN RESEARCH CENTRE

ORD. SHEET No. SU.7371-74 (57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
396/50	UNIVERSITY OF READING	OUTLINE	12.12.50	N/A C/A
104/51	"	OUTLINE & LAYOUT	12.6.51	N/A C/A
11061	"	FOOD RESEARCH & ADMIN	WITHDRAWN	
• 11896	"	" " "	22.11.79	N/A C/A
• BR15155 LZ	"	"	10.7.80	APP. N/A
BR15909	"	DIV. OF DRAINS & WATER MAIN	5.12.80	APP. N/A
• 14707	"	FOOD STUDIES DEPT. BLDG.	15.1.81	N/A C/A
BR • 16502 LZ	"	" "	22 3 81	app NA
BR16173	"	DRAINAGE ETC.	27.3.81	APP. N/A
BR 19911	"	EXT. TO FOOD STUDIES BLDG.	20.1.83	APP N/A
BR 21285	"	Cycle Shed & Store	14/8/83	APP. N/A
20084 LZ	"	"	20.9.83	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS AFRC IFR

PARISH EARLEY

PLOT No. WHITEKNIGHTS PARK

ORD. SHEET No. SU.7571-747 (57)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38951	READING UNIV.	VAR. COND. ON 33305 USE BY AFRC + READING UNIV.	12.2.92	C/A
BRA11184	AFRC IFR.	GLAZED ROOF OVER COURTYARD	25.3.92	APP
40893	UNIV. OF READING	FOOD SCIENCE & TECHNOLOGY DEPT. EXT. TO TEACHING & RESEARCH BLDG.	12.5.93	C/A
XP/93/1496 A	"	"	6.8.93 ~~4.7.93~~	~~Ref.~~ C/APP
44439	FOOD RESEARCH INSTITUTE	CONSERVATORY	14.9.93	C/A
41888	"	CHILLER UNIT ON EX. BOILERHOUSE ROOF	15.12.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

~~XP94/3160~~ 091074 " ~~S/ST. OFFICE BLDG. 12.12.94 APP~~

43745

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 1613

1. APPLICANT'S NAME THE UNIVERSITY OF READING
ADDRESS WHITENIGHTS CAMPUS
READING
POST CODE RG6 6BW **PHONE**

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME ARLINGTON GROUP PRACTICE
ADDRESS REGENCY HOUSE, 17 WEST STREET
EPSOM, SURREY
POST CODE KT18 7RL **PHONE** 01372 745600

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 THE UNIVERSITY OF READING, WHITENIGHTS CAMPUS, READING.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
LINK BRIDGE BETWEEN TWO EXISTING BUILDINGS & COUVRED PLANT ENCLOSURE TO EXISTING

5. Give the area in hectares or part of a hectare
AREA OF SITE

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP FREEHOLDER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS 2165-021, 2165-022, 2165-024 2165-030, 076 & 3D IMAGES

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

CHANGE OF USE	[ ]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[x]

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

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

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

EXTERNAL APPEARANCE	[ ]	SITING	[ ]
MEANS OF ACCESS	[ ]	DESIGN	[ ]
		LANDSCAPING	[ ]

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	EDUCATION
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.	STEEL, GLAZED CURTAIN WALLING, COMPOSITE CLADDING PANELS. EXTRUDED ALUMINIUM LOUVRES FOR PLANT ENCLOSURES & BRISE SOLEIL.
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	N/A
16. HOW WILL SURFACE WATER BE DISPOSED OF?	TO EXISTING
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO If no, please give details N/A
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	LINK BRIDGE ALLOWS FOR DISABLED ACCESS BETWEEN BUILDINGS.

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	
FLAT/MAISONETTE	/	*	/	*	/	*
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. £570.00

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 THE UNIVERSITY OF READING. DATE 04/05/00

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)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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 EDUCATION			155 m²	
OTHER	Please Specify				
	TOTAL				

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

. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	N/A
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. — N/A

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? — N/A

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

Existing Staff	Transferred Staff	New Staff	Total
AS EXISTING			

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

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.

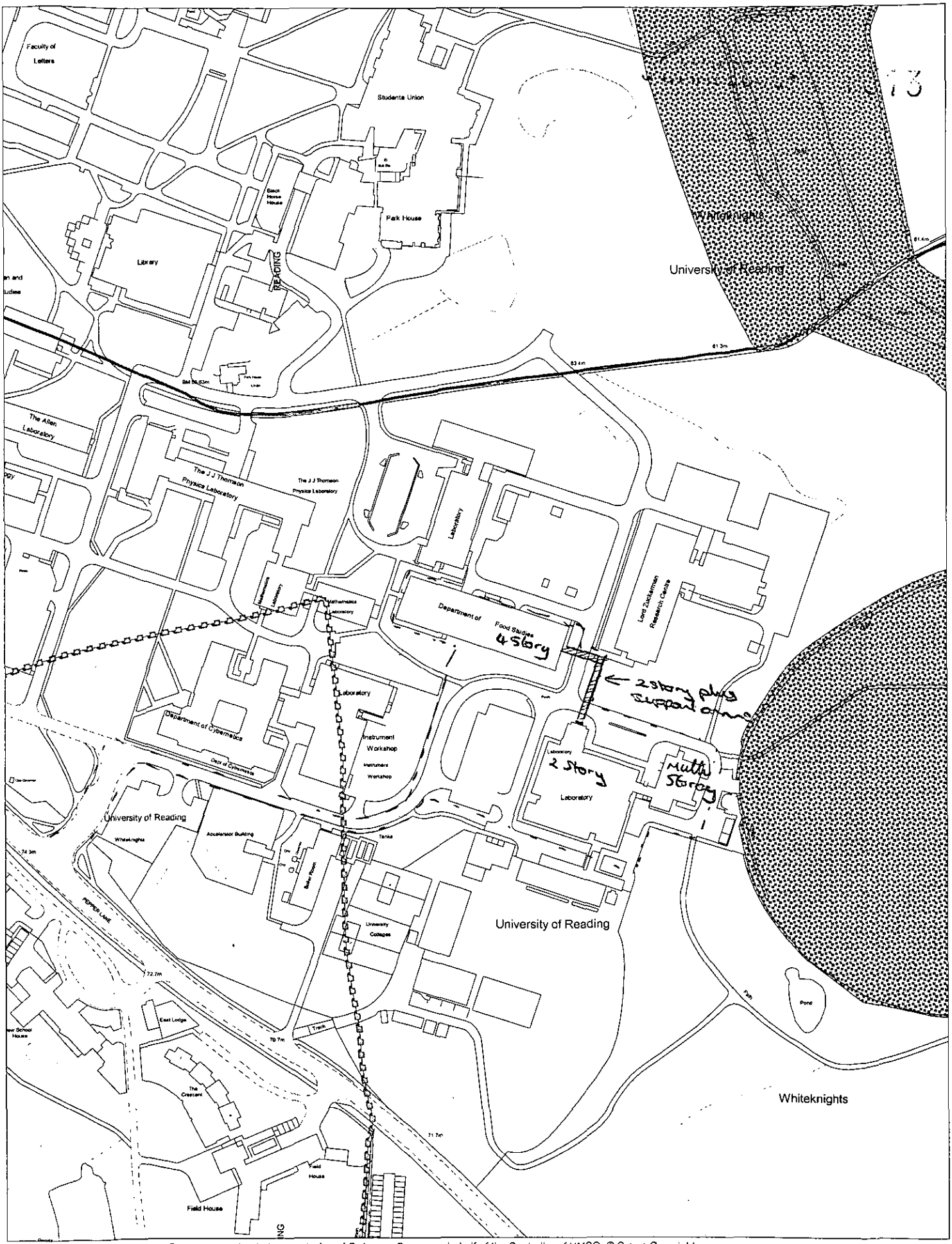
Your application may be refused. The reason will be listed on the Decision Notice.

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 as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



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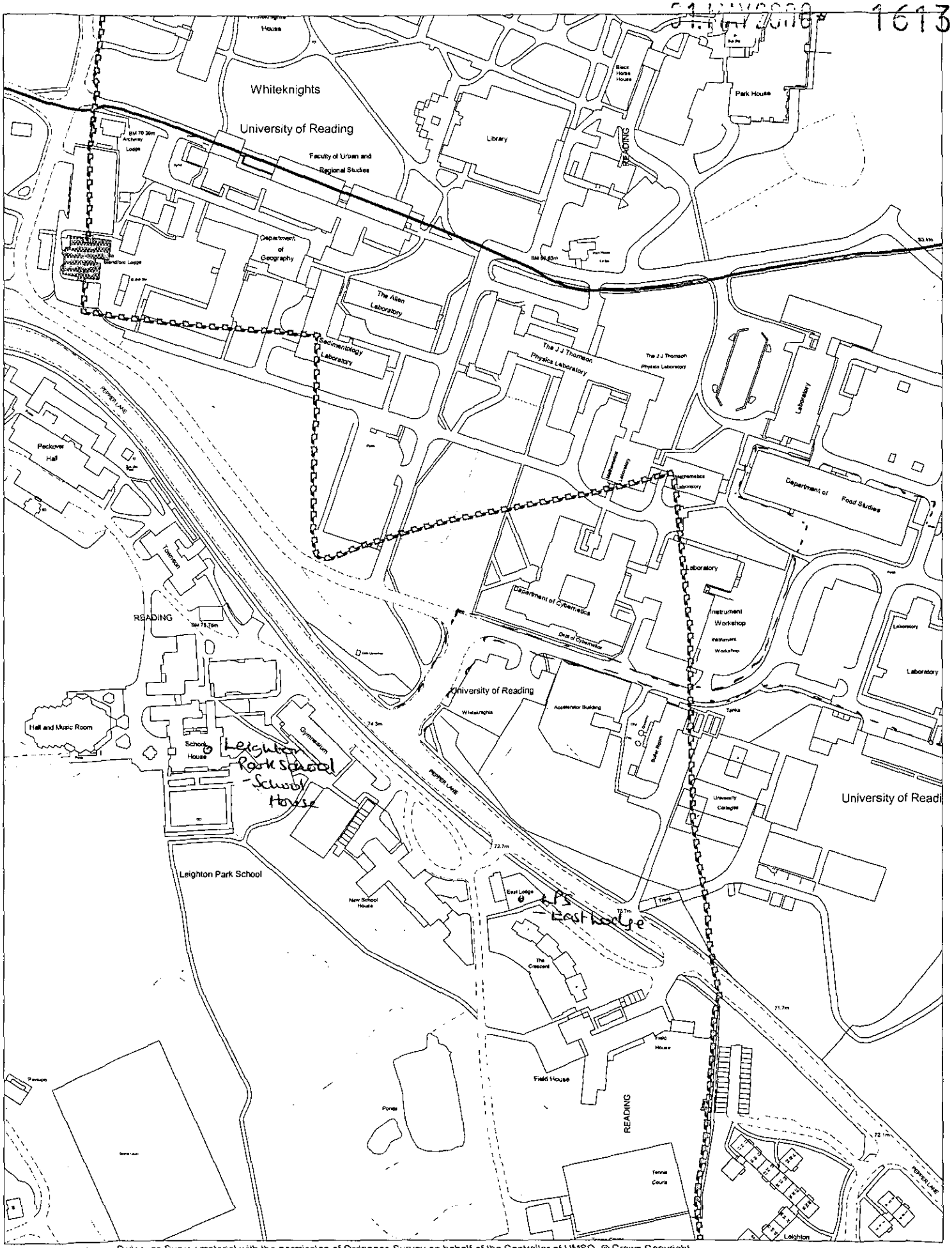
Development Control Section, Environmental Services, Wokingham District Council.

17 May 2000

Scale: 1 : 2500

N W E S



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

Scale: 1 : 2500

N
W E
S