APPLICATION NO:

O/2001/3517

LOCATION:

Ruralcrafts Ltd 374 Reading Road, Winnersh Wokingham.

APPLICANT:

Madford Developments Ltd C/O Dixon Pel Pozzo

PROPOSAL:

Outline application for the proposed erection of 5 dwellings and a building for A1 retail use.

EARLIEST DATE FOR DECISION: **08/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
30/04/2001

CASE OFFICER: **Emy Circuit**

APPROVED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Madford Developments Ltd
C/O Dixon Pel Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1HD

Application Number: O/2001/3517

Parish: **WINNERSH**

Location: **Ruralcrafts Ltd, 374 Reading Road, Winnersh, Wokingham.**

Proposal: **Outline application for the proposed erection of 5 dwellings and a building for A1 retail use.**

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

Condition

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the buildings and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

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

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

Condition
8. The details to be submitted in pursuance of condition (01) above shall show land for the parking, garaging and turning of motor vehicles, and for the loading and off-loading of commercial vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be

carried out on the land so shown or in such a position as to preclude vehicular access to this space.

Condition
9. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

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

Condition
12. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a)(i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

(ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out a suitably qualified and accredited consultant / contractor in accordance with a Quality Assured sampling and analysis methodology.

(iii) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

(iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site

Condition
13. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
14. Development shall not commence until full details of the scheme to protect the existing and proposed dwellings from noise from the adjacent A1 use has been submitted to and approved in writing by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be implemented as approved, prior to the retail unit starting trading or occupation of the permitted dwellings.

Condition
15. The A1 retail premises shall not be used except between 0700 hours and 2100 hours Monday to Saturday and between 0900 hours and 1800 hours on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.

Condition
16. Deliveries to the A1 retail premises by commercial vehicles shall only be made to and from the site between 0800 hours and 2000 hours Monday to Saturday and at no time on Sundays, bank or other public holidays without prior agreement in writing of the Local Planning Authority.

Condition
17. No external lighting shall be installed on the A1 retail site or affixed to any buildings on it unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
18. Details for the storage of waste on the A1 retail premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
19. Materials, goods, containers, plant and/or equipment shall not be stacked or deposited externally to a height exceeding two metres above the level of the ground at the location where they are stacked.

Condition
20. Upon the implementation of this consent any access from the site onto Melbourne Avenue shall be permanently closed and there shall be no pedestrian or vehicular access between the site and Melbourne Avenue thereafter.

Condition
21. The A1 retail premises shall be used for non-food retail use only.

Condition
22. Notwithstanding the plans submitted, prior to the A1 retail development commencing the access road and its junction with the A329 serving the retail store shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority.

Condition
23. Prior to the development commencing, detailed plans showing the on site car parking provision serving the retail unit shall be submitted to and approved by the Local Planning Authority. The number of on site car parking spaces shall not exceed 1 space per 20 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

Condition
24. The retail unit shall not be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

Condition
25. Before the residential development hereby permitted is occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
26. Access for construction traffic for both the residential and retail development shall be from Reading Road only.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

Reason
4. To safeguard visual amenities.

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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

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

Reason
12. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

Reason
13. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
14. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
15. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
16. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
17. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
18. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
19. In order to safeguard the visual amenities of the area.

Reason
20. To prevent public access through Melbourne Avenue, which is a private cul-de-sac.

Reason
21. A food retail of this size would generate additional traffic and parking requirements compared to a non-food retail use which the proposal does not make provision for.

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

Reason
23. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
24. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

Reason
26. In the interests of residential amenity.

Informative
1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

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

Berkshire Structure Plan policies LD5, LD6, EN1, WN2, H5, S4, T3
Loddon Area Local Plan policies LTV1, LH1, LBE1, LBE2, LBE8, LBE9, LT4, LT6, LT9, LT10
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WOS6, WOS7, WBE1, WBE10, WBE11, WH1, WSH1, WSH2, WSH3, WT7, WT10

John Mitchell

John Mitchell
Development Control Manager
Date: 31/12/2001

Notice checked by: CHurst

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

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Farrell
Solicitor

MY REF: ECMF/MM/106/WIN/11
EXT: 6526 D3498

TO: Kath Maguire, Land Charges
Libraries
Highways
Financial Services
Emy Circuit, Planning
Catherine Woodward, Legal

YOUR REF:

DATE: 8th January 2002

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374 READING ROAD, WINNERSH - S.106 AGREEMENT

Please find attached a copy of the completed Section 106 Agreement relating to the above, which was completed on 31st December 2001.

The Agreement includes library and highways contributions as well as a dedication of land to be used for cycleways.

Please would Land Charges make the relevant entry in the Land Charges Register.

Edwina Farrell.
Edwina Farrell

Enc.

Dated this 31st day of December 2001

SAINSBURY'S SUPERMARKETS LTD

-and-

WOKINGHAM DISTRICT COUNCIL

DEED OF PLANNING AGREEMENT MADE UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 RE: LAND AT 374 READING ROAD, WINNERSH

CMS Cameron McKenna
Mitre House
160 Aldersgate Street
London EC1A 4DD

T +44(0)20 7367 3000
F +44(0)20 7367 2000

This Deed is made on the 31st day of December 2001

By **SAINSBURY'S SUPERMARKETS LTD** (company registration number 03261722) of 33 Holborn, London EC1N 2HT ("**Developer**")

AND **WOKINGHAM DISTRICT COUNCIL** of Civic Offices, Shute End, Wokingham RG40 1BN ("**Council**")

WHEREAS

(1) The Council is the local planning authority for the purposes of Part III of the Town and Country Planning Act 1990 ("**1990 Act**") for the administrative area within which the Property is situated and is the freehold owner of the Property (H.M. Land Registry numbers BK331310 BK331311 and BK23888).

(2) The Developer is registered as freehold owner at HM Land Registry of land at 374 Reading Road, Winnersh ("**Property**") the area of which is shown by a thick black line for the purposes of identification only on the Site Plan.

(3) The Developer intends to develop the Property by way of the erection of five dwellings together with the construction of a building to be used for Class A1 use only as defined in the Town and Country Planning (Use Classes) Order 1987 ("**Development**").

(5) On 24th April 2001 an outline application was made for planning permission for the Development to the Council (reference 01/2001/3517) ("**Application**").

(6) In consequence of planning permission for the Development pursuant to the Application being granted by the Council in the form of the draft annexed hereto at Annex 2 ("**Permission**") the Developer hereby covenants to bind by way of planning obligations the Property in the manner hereinafter described.

(7) The Council believes that works to the highway the provision of a new cycle lane and the Library Contribution are necessary to make the Development acceptable and would not have granted the Permission without the securing of the covenants herein contained.

NOW THIS DEED WITNESSES AS FOLLOWS

1. Planning Obligations

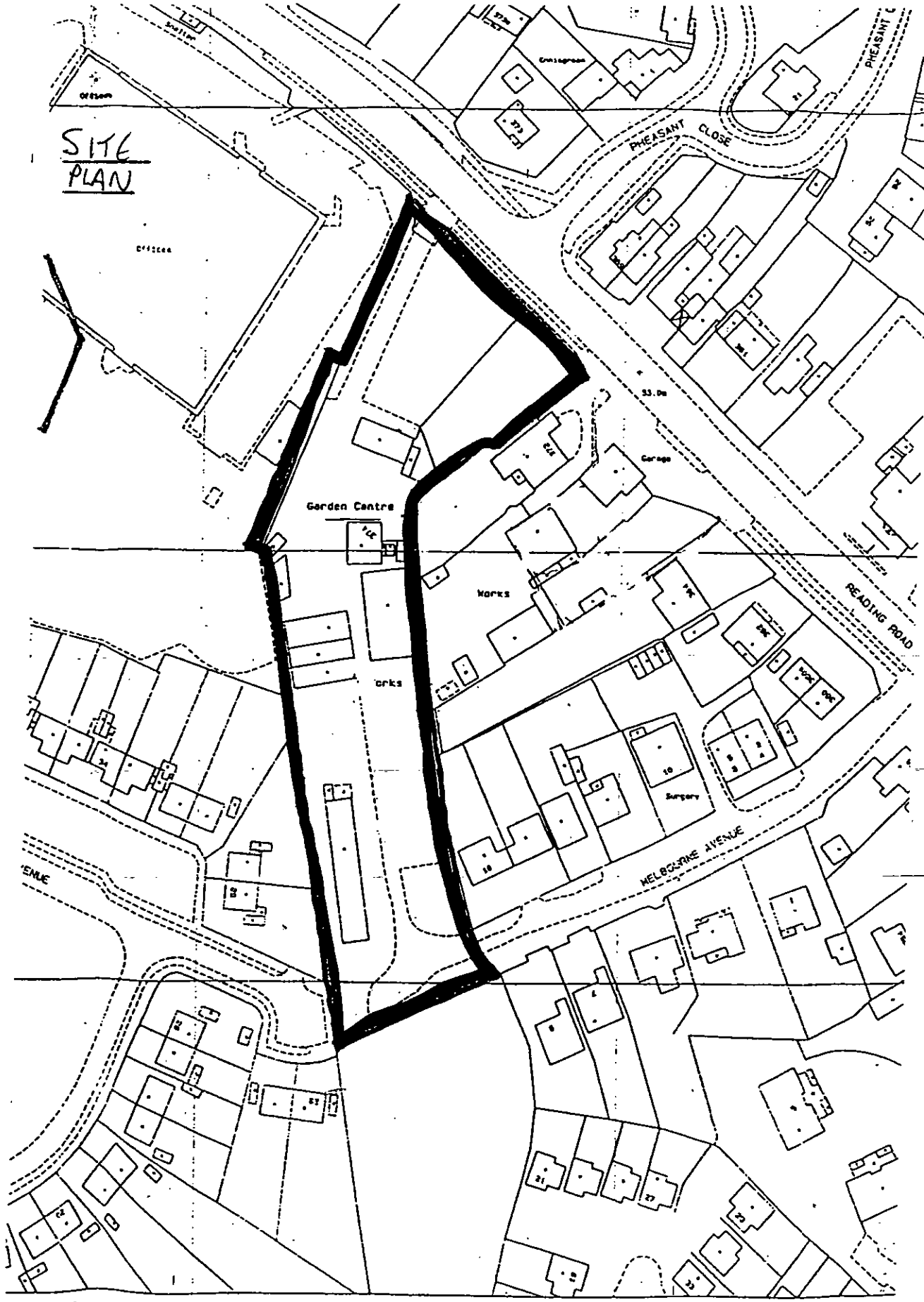
1.1 This Agreement is executed by the Parties as a deed and is made pursuant to Section 106 of the 1990 Act and all other powers enabling in that behalf and the undertakings herein contained on the part of the parties are given with the intent that they shall constitute planning obligations for the purposes of the said Section and are also given with the intent that save as otherwise stated they be enforceable by the Council without limit of time not only against the Developer but also against its successors in title to the Property or any part or parts thereof and any person corporate or otherwise claiming through or under the Developer an interest or estate in the Property or any part or parts thereof as if that person had also been a party to this Deed in respect of the interest or estate for the time being held by it.

1.2 The provisons of this Agreement shall not be enforceable as a planning obligation or otherwise against any person having an interest only in a single residential unit (whether as owner occupier or mortgagee) within the Property.

2. Interpretation Definitions and General

2.1 In this Deed the following words and expressions shall unless the context otherwise requires have the following meanings:-

"Highway Contribution"	means the sum of £60,000 to be paid by the Developer to the Council to be used by the Council only for the purpose of the improvements of the highway and for local sustainable transport initiatives and local traffic management schemes within 1 kilometre of the Site
"Library Contribution"	Means the sum of one thousand and twenty pounds (£1,020) to be paid by the Developer to the Council to be used as a Contribution towards library provisions in the Winnersh Area
"Cycle Lane Land"	means the land shown (for the purposes of identification only) by a thick black line on Plan 3MAD12/020/G annexed hereto to be


SITE PLAN
PHEASANT CLOSE
Garden Centre
Works
Works
Garage
Surgery
READING ROAD
MELBOURNE AVENUE
14954
782
783
20
40
60
100

	dedicated for highway purposes by the Owner to the Council to be used by the public for highway purposes forever
"Dedication Letter"	means a letter substantially in the form of that annexed hereto at Annex 1 from the Developer to the Council dedicating the Cycle Lane Land as highway
"Implement/ Implementation"	means the carrying out of a material operation as defined in Section 56(4) of the 1990 Act and for the avoidance of doubt and for the purposes of this Deed the carrying out of soil investigations archaeological investigations the provision of hoardings and the placing of materials on the Property shall not constitute a material operation
"Site Plan"	means the plan annexed hereto and marked 'Site Plan'.

2.2 Throughout this Deed the singular shall include the plural and the masculine include the feminine and neuter and should the Developer at any time be more than one person the covenants agreements and declarations herein contained shall be deemed to have been made jointly and severally by all such persons constituting the said party and the said covenants agreements and declarations may be enforced by the Council against such persons jointly and severally as the Council shall in its absolute discretion decide or circumstances then require.

2.3 The definitions in the recitals hereto are deemed to be incorporated within the operative provisions of this Deed.

2.4 Where in relation to any of the provisions herein contained it is stated that the agreement or approval of the Council is required then such agreement shall not be unreasonably withheld or delayed and if refused such refusal shall be given in writing together with an explanation of the reasons for that refusal.

3. Commencement of Obligations

3.1 The obligation to pay the Highway Contribution and the Library Contribution and to dedicate the Cycle Lane Land as highway within this Deed are given on the basis that they shall only bind the Developer upon all of the following having first occurred:-

3.1.1 The Permission being issued; and

3.1.2 The Developer Implementing the Permission.

4. The Contributions

4.1 The Developer shall upon Implementation pay the Highway Contribution and the Library Contribution to the Council.

4.2 All sums of money payable pursuant to this Agreement shall be index-linked with the effect that any sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this Agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said index the figure taken to be shown in the said index after such change shall be the figure which would have been shown in the said index if the reference base current at the date hereof had been retained. The Council shall forthwith upon receipt of the Contribution pay the Contribution into an interest bearing account and shall from time to time on the reasonable request of the Developer provide an account to the Developer to indicate how the Contribution has been used by the Council and what balance (if any) remains unspent from the Contribution and/or accrued interest by the Council.

4.3 The Council hereby covenants with the Developer that it shall use the Highway Contribution and the Library Contribution paid to it only for the purpose for which that Highway or Library Contribution has been paid and for no other purpose.

4.4 If at the end of a period of five years from the payment by the Developer of the Highway or Library Contribution all or any part of the Highway or Library Contributions including any accrued interest remains unspent the Council shall forthwith return such sum as remains together with any interest accrued on that sum to the person that paid the Contribution (and not any successor in title of that person) less any reasonable handling or administration costs incurred by the Council in fulfilling the obligation under this sub-clause.

5. The Cycle Lane Land

5.1 The Developer shall upon Implementation dedicate the Cycle Lane Land by the issue of the Dedication Letter to the Council.

5.2 The Council hereby confirms that upon receipt by it of the Dedication Letter the Council shall accept the Cycle Lane Land as highway maintainable at the public expense.

5.3 The parties hereby agree that upon receipt of the Dedication Letter by the Council any liability of the Developer to any person to maintain and keep safe the Cycle Lane Land shall cease and that the Developer has no obligation to implement any works within the Cycle Lane Land.

5.4 The dedication of the Cycle Lane Land is made subject to any pre-existing installations plant conducting media or equipment of statutory undertakers or other suppliers of services to the Property or other land that may exist within the Cycle Lane Land and the Council hereby agrees that it shall be fully responsible

for the costs of any altering relocating replacing and removing such installations plant conducting media or equipment and shall fully indemnify the Developer against any costs incurred by the Developer as a result of such alteration relocation replacement or removal.

6. **Miscellaneous**

6.1 Save in respect of any antecedent breach no person shall be bound by the obligations contained in this Deed after that person has parted with the whole of their interest in the Property subject to any pre-existing liability to the Council under this Deed at the time upon which they part with their interest in the Property.

6.2 In the event that the Permission is quashed as a result of legal proceedings or if the Permission shall expire before the Development is begun or shall at any time be revoked or modified then this Deed shall cease and determine and be of no further effect.

6.3 Nothing in this Deed shall prohibit or limit the right to develop any part of the Property in accordance with any planning permission (other than the Permission) granted (whether or not on appeal) after the date of this Deed.

6.4 This Deed is a local land charge and the Council is entitled to register it as such.

6.5 The Contracts (Rights of Third Parties) Act 1999 shall not apply to this Deed.

6.6 The Council shall forthwith upon the payment in full of the Contribution by the Developer confirm to the Developer in writing that the said payment has been made and note the same on its relevant register of local land charges and upon the issue of such confirmation the obligation of the Developer in relation to the Contribution shall cease.

6.7 The Council shall forthwith upon the receipt of the Dedication Letter confirm to the Developer in writing that the Cycle Lane Land has been dedicated for highway purposes and that the obligation contained in clause 5 has been completed in full by the Developer and note the same on its relevant register of local land charges and upon the issue of such confirmation the obligation of the Developer in relation to the Cycle Lane Land shall cease.

ANNEX 1

The Dedication Letter

Director of Transportation
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Sir

Re: Land at 374 Reading Road, Winnersh

Pursuant to the requirements of the Section 106 Agreement between the Council and the company dated [ ] I confirm on behalf of the [company] that it hereby dedicates the land shown by a thick black line on the attached plan [ref 3MAD12/020 rev G] as land to be available for highway purposes for the public forever.

I confirm the company is the freehold owner of the said land and dedicates the highway without encumbrances save for any pre-existing installations, plant conducting media or equipment of any statutory undertakers or other suppliers of services, whether to the Company's retained land or not, that may subsist in the land hereby dedicated.

I confirm I am authorised by the company to issue this letter of dedication.

Yours faithfully

ANNEX 2

DRAFT PERMISSION

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Madford Developments Ltd
C/O Dixon Pel Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1HD

Application Number: O/2001/3517

Parish: **WINNERSH**

Location: **Ruralcrafts Ltd, 374 Reading Road, Winnersh, Wokingham.**

Proposal: **Outline application for the proposed erection of 5 dwellings and a building for A1 retail use.**

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

Condition

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the buildings and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

Condition
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

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

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

Condition
8. The details to be submitted in pursuance of condition (01) above shall show land for the parking, garaging and turning of motor vehicles, and for the loading and off-loading of commercial vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be

carried out on the land so shown or in such a position as to preclude vehicular access to this space.

Condition
9. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

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

Condition
12. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a)(i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

(ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out a suitably qualified and accredited consultant / contractor in accordance with a Quality Assured sampling and analysis methodology.

(iii) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

(iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site

Condition
13. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank and Public Holidays without prior agreement in writing from the Local Planning Authority.

Condition
14. Development shall not commence until full details of the scheme to protect the existing and proposed dwellings from noise from the adjacent A1 use has been submitted to and approved in writing by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be implemented as approved, prior to the retail unit starting trading or occupation of the permitted dwellings.

Condition
15. The A1 retail premises shall not be used except between 0700 hours and 2100 hours Monday to Saturday and between 0900 hours and 1800 hours on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.

Condition
16. Deliveries to the A1 retail premises by commercial vehicles shall only be made to and from the site between 0800 hours and 2000 hours Monday to Saturday and at no time on Sundays, bank or other public holidays without prior agreement in writing of the Local Planning Authority.

Condition
17. No external lighting shall be installed on the A1 retail site or affixed to any buildings on it unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
18. Details for the storage of waste on the A1 retail premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
19. Materials, goods, containers, plant and/or equipment shall not be stacked or deposited externally to a height exceeding two metres above the level of the ground at the location where they are stacked.

Condition
20. Upon the implementation of this consent any access from the site onto Melbourne Avenue shall be permanently closed and there shall be no pedestrian or vehicular access between the site and Melbourne Avenue thereafter.

Condition
21. The A1 retail premises shall be used for non-food retail use only.

Condition
22. Notwithstanding the plans submitted, prior to the A1 retail development commencing the access road and its junction with the A329 serving the retail store shall be constructed in accordance with detailed plans submitted to and approved by the Local Planning Authority.

Condition
23. Prior to the development commencing, detailed plans showing the on site car parking provision serving the retail unit shall be submitted to and approved by the Local Planning Authority. The number of on site car parking spaces shall not exceed 1 space per 20 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

Condition
24. The retail unit shall not be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the Local Planning Authority. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

Condition
25. Before the residential development hereby permitted is occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
26. Access for construction traffic for both the residential and retail development shall be from Reading Road only.

Reason
1. a) No such details have been submitted.

b) & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

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

Reason
4. To safeguard visual amenities.

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

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of visual amenity.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

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

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

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

Reason
12. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

Reason
13. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
14. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
15. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
16. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
17. To safeguard the residential amenities of adjoining residents and the area generally.

Reason
18. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
19. In order to safeguard the visual amenities of the area.

Reason
20. To prevent public access through Melbourne Avenue, which is a private cul-de-sac.

Reason
21. A food retail of this size would generate additional traffic and parking requirements compared to a non-food retail use which the proposal does not make provision for.

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

Reason
23. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
24. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

Reason
26. In the interests of residential amenity.

Informative
1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative

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

Berkshire Structure Plan policies LD5, LD6, EN1, WN2, H5, S4, T3
Loddon Area Local Plan policies LTV1, LH1, LBE1, LBE2, LBE8, LBE9, LT4, LT6, LT9, LT10
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WOS6, WOS7, WBE1, WBE10, WBE11, WH1, WSH1, WSH2, WSH3, WT7, WT10

John Mitchell
Development Control Manager
Date: 11/07/2001

Notice checked by: _____

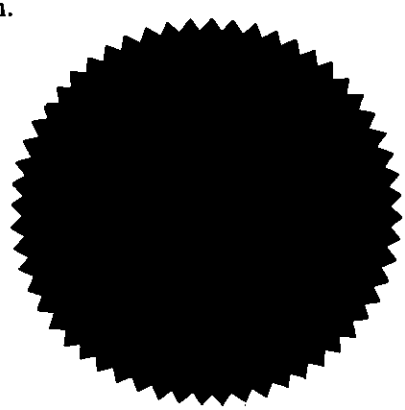
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

IN WITNESS WHEREOF these presents have been executed by the Parties hereto as a deed and delivered on the day and year first above written.

The Common Seal of)
SAINSBURY'S SUPERMARKETS LTD)
was hereunto affixed)
in the presence of)

authorised signatory

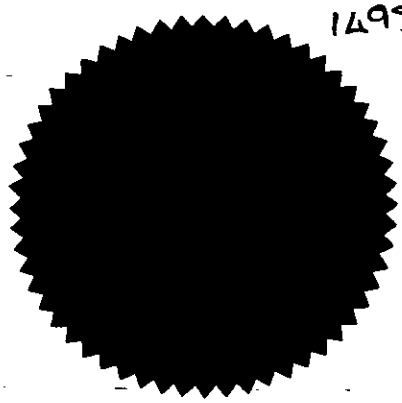
authorised signatory



The Common Seal of **WOKINGHAM**)
DISTRICT COUNCIL)
was hereunto affixed)
in the presence of)

Principal Solicitor

1495



initial	surname	address
telephone 16/5 – book + land & maybe libraries T.B.C.	Bray	45 Bluebell Meadow Winnersh WOKINGHAM RG41 5UW
E left message 16/5 to contact/will contact on Monday	Siggery	Willow 375 Reading Road Winnersh RG41 5LT
R spoke 16/5 book + land + maybe libraries to be confirmed	Turner	Rosedale Beech Hill Road Spencers Wood Reading RG7 1HL

Emy Circuit

From: Chris Hamilton
Sent: 23 May 2001 14:49
To: Emy Circuit
Cc: Jane Ashmore
Subject: Winnersh development

Importance: High

Emy:

Apologires for the dealy. I had aimed to discuss this with Conrad in relation to the draft guidelines, but he's on leave.

Here's my logic:

We have a clearly established requirement for a new library in Winnersh. Total capital cost including stock, fitting out, etc., will be approx. £420,000. It is intentend to serve the local community (of around 7,000). Cost per head is therefore approx. £60. If the proposed 5 houses will bring 17 new residents, the contribution ought to be £1020.

This seems sensible and reasonable, but I still think we (collectively) need to agree our approach.

Chris

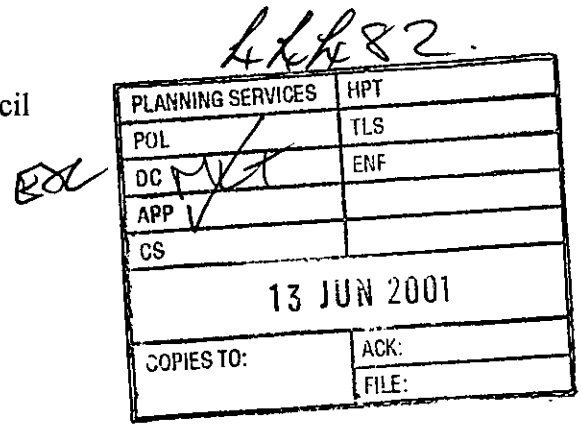
Chris Hamilton
Head of Libraries and Lifelong Learning
Wokingham District Council
Shute End, Wokingham, Berks RG40 1WN

Tel: 0118 974 6261 Fax: 0118 974 6259
Mobile: 07801 664382

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

Mr M Thorpe
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR



GDP SNB 3 MAD12/Dc

12 June 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

I refer to our telephone communication today and confirm your assurance that our Application is on the Agenda for the Planning Committee meeting to be held on 20 June 2001 with a recommendation to approve.

Yours sincerely

Giovanni Del Pozzo

cc: A H Lyons - Madford

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 12 June 2001
My ref: EXC/O/2000/3517
Your ref: GDP SNB MAD 12/Dc

Giovanni Del Pozzo
Dixon Del Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1BD

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 Mr Del Pozzo

PROPOSED A1 RETAIL AND RESIDENTIAL REDEVELOPMENT OF 374 READING ROAD, WINNERSH – O/2001/3517

Further to your fax of 25 May and letter of 31 May, I can confirm that, at the meeting of the Development Control Committee on 23 May, the application was deferred by members, for submission of an updated Transport Assessment (TA), to take into account the non-food retail aspect of the proposal and current traffic flows along Reading Road. The TA has now been received and will be reported to the committee at their next meeting, on 20 June 2001. The officers' recommendation remains for approval.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs. PE19 1BD Tel: 01480 475746 Fax: 01480 218928

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Mr M Thorpe
Wokingham District Council
Planning Department
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND POST

GDP SNB 3 MAD12/Dc

31 May 2001

374 Reading Road
Winnersh

COPY

Dear Mr Thorpe

I refer to our telephone communication yesterday and I can confirm the following.

1. Ian Fielding of the Denis Wilson Partnership will ensure that his traffic report reaches Mr T Callaghan by close of play on Monday 11 June 2001.

2. Mr Callaghan has agreed to give you his comments no later than lunchtime on Tuesday 12 June 2001, so long as the report is in an acceptable form. This will be the case because Mr Callaghan will have already seen it in draft the previous week and will have the opportunity to comment on its format. All that will be missing at that time will be the traffic counts which cannot take place until Friday 8 June and Saturday 9 June 2001.

You have given me an assurance that so long as the courses of action described in 1 and 2 above transpire you will be able to ensure that our Application will go to Committee on 20 June 2001 with, subject to the contents of the traffic report, a recommendation to approve. For good order I would be grateful for a letter from you confirming that you concur with all of the foregoing. Consequently I look forward to hearing from you in early course.

Yours sincerely

Giovanni Del Pozzo

COPY

cc: I Fielding – Denis Wilson Partnership
T Callaghan – Highways, Wokingham DC
A H Lyons – Madford Developments
E Circuit – Planning, Wokingham DC

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

FACSIMILE TRANSMISSION

TO: Emy Circuit

FROM: Giovanni Del Pozzo

CONTENTS: 374 Reading Road, Winnersh

DATE: 25 May 2001 **REF: -MAD12/Dc**

NO OF PAGES (Inclusive of this sheet): One

COPIES: -

MESSAGE:

Dear Ms Circuit

My Client had requested a written notice of the decision to defer and reasons why.

Could I have this as soon as possible please.

Kind regards

Giovanni Del Pozzo

Reply by 43796

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Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

FACSIMILE TRANSMISSION

TO: Emy Circuit

FROM: Giovanni Del Pozzo

CONTENTS:

DATE: 23 May 2001 **REF:** MAD12/Dc

NO OF PAGES (Inclusive of this sheet): One

COPIES: -

MESSAGE:

Dear Ms Circuit

Further to your telephone conversation with my Secretary today, please accept this fax as confirmation that a contribution toward library books in the sum of £1,020 will be made.

Yours sincerely

Giovanni Del Pozzo

(Dictated by GDP and signed in his absence)

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

Ms E Circuit
Wokingham District Council
Planning Department
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

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GDP SNB 3 MAD12/Dc

15 May 2001

374 Reading Road
Winnersh

Dear Ms Circuit

I refer to our telephone communication yesterday when you informed me that, following the Agenda Planning Panel our Application would be going forward to Committee on 23 May 2001 with a recommendation to approve. As you are aware my Client would greatly appreciate confirmation of this in writing and I am writing just to remind you that you promised to let me have this immediately.

Consequently I look forward to receipt in early course.

Yours sincerely

Giovanni Del Pozzo

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 16 May 2001
My ref: EXC/O/2000/3517
Your ref: GDP SNB MAD 12/Dc

Giovanni Del Pozzo
Dixon Del Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1BD

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 Mr Del Pozzo

PROPOSED A1 RETAIL AND RESIDENTIAL REDEVELOPMENT OF 374 READING ROAD, WINNERSH – O/2001/3517

I can now confirm that the above application will be reported to Development Control Committee at their meeting on 23 May 2001 and that the officer's recommendation is for approval.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

FAX COVER SHEET

TO: Giovanni Del Pozzo

FROM: Emy Cuvinit

DESTINATION FAX No: 01480 218928

DATE: 11th May 2001

TIME: 17:00

SUBJECT: Rivalcraft, 374 Reading Rd

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

* * * COMMUNICATION RESULT REPORT (16.MAY.2001 17:12) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
526	MEMORY TX		901480218928	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

FACSIMILE TRANSMISSION

TO: Emy Circuit

FROM: Gio Del Pozzo

CONTENTS: 374 Reading Road

DATE: 15-5-01 **REF:** MAD12/D.c.

NO OF PAGES (Inclusive of this sheet): x2

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MESSAGE:

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architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

Ms E Circuit
Wokingham District Council
Planning Department
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

GDP SNB 3 MAD12/Dc

15 May 2001

374 Reading Road
Winnersh

Dear Ms Circuit

I refer to our telephone communication yesterday when you informed me that, following the Agenda Planning Panel our Application would be going forward to Committee on 23 May 2001 with a recommendation to approve. As you are aware my Client would greatly appreciate confirmation of this in writing and I am writing just to remind you that you promised to let me have this immediately.

Consequently I look forward to receipt in early course.

Yours sincerely

Giovanni Del Pozzo

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

Reply Req

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Emy Circuit
Wokingham District Council
Planning Department
PO BOX 157
Shute End
Wokingham
RG40 1WR

GDP SNB 3 MAD12/Dc

14 May 2001

374 Reading Road
Winnersh

Dear Ms Circuit

Following on from your telephone communication with my office last Friday I understand that it is intended to deal with land transaction on the Reading Road frontage of our site by way of a Section 106 Agreement. If this is the case, does this mean that the best we can obtain from the Planning Committee meeting on 23 May 2001 will be a Resolution to Grant subject to the Agreement?

I would be very grateful for your confirmation in this regard.

Yours sincerely

Giovanni Del Pozzo

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

42777

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Ms E Circuit
Wokingham District Council
Planning Department
PO BOX 157
Shute End
Wokingham
RG40 1WR

~~BY FAX AND~~ **BY POST**

GDP SNB 3 MAD12/Dc

30 April 2001

also fax received 30/4

374 Reading Road
Winnersh

Dear Ms Circuit

I refer to our telephone communication today following the meeting of the Social Amenities and Infrastructure Panel.

I have conferred with my Client and I am able, on his behalf, to agree to the contribution the Council requires in the sum of £60,000 which would become due upon the implementation of the Planning Permission if granted.

On this basis I understand from you that there will be no further impediment to our Application going before the Planning Committee on 23 May 2001.

Yours sincerely

Giovanni Del Pozzo

cc: A Henry Lyons – Madford
Tom Callaghan – Wokingham DC

Confidential

SAI PANEL BRIEFING NOTE

Application No:	O/2001/3517
Location:	Ruralcrafts, 374 Reading Road, Winnersh
Proposal:	Outline application for erection of five dwellings and a building for A1 retail use.
Applicant:	Madford Developments
Case Officer:	Emy Circuit

The proposal relates to a 0.69 hectare site, within the Identified Settlement of Winnersh. The site is located on the south-western side of Reading Road, close to Winnersh Crossroads and adjacent to Sainsburys.

The site, formerly a nursery, now sells garden landscaping materials: predominantly sheds, fencing and paving. There are a number of retail, storage and workshop buildings on the site, plus external display areas. It is indicated on the application form that there is 780m^2 existing retail floorspace on the site. Previous applications suggest there is also 485m^2 of B2, General Industrial floorspace on the site.

In May 1984 planning permission was granted for the demolition of the existing shop and offices and erection of replacement shop, office and storage buildings (21354) and this was renewed in1989 (33290). In 1996 a similar proposal for demolition of the existing shop and offices and erection of replacement shop, office and storage buildings was granted planning permission (96/63691/F) (an increase of 350m^2).

In 1997 an application for a 1620m^2 supermarket and 4 dwellings was submitted but this application was withdrawn (43751)

The current application is an outline proposal for a 1115m^2 A1 retail unit on the northern part of the site and five detached dwellings, with a total of 29 habitable rooms, to the south.

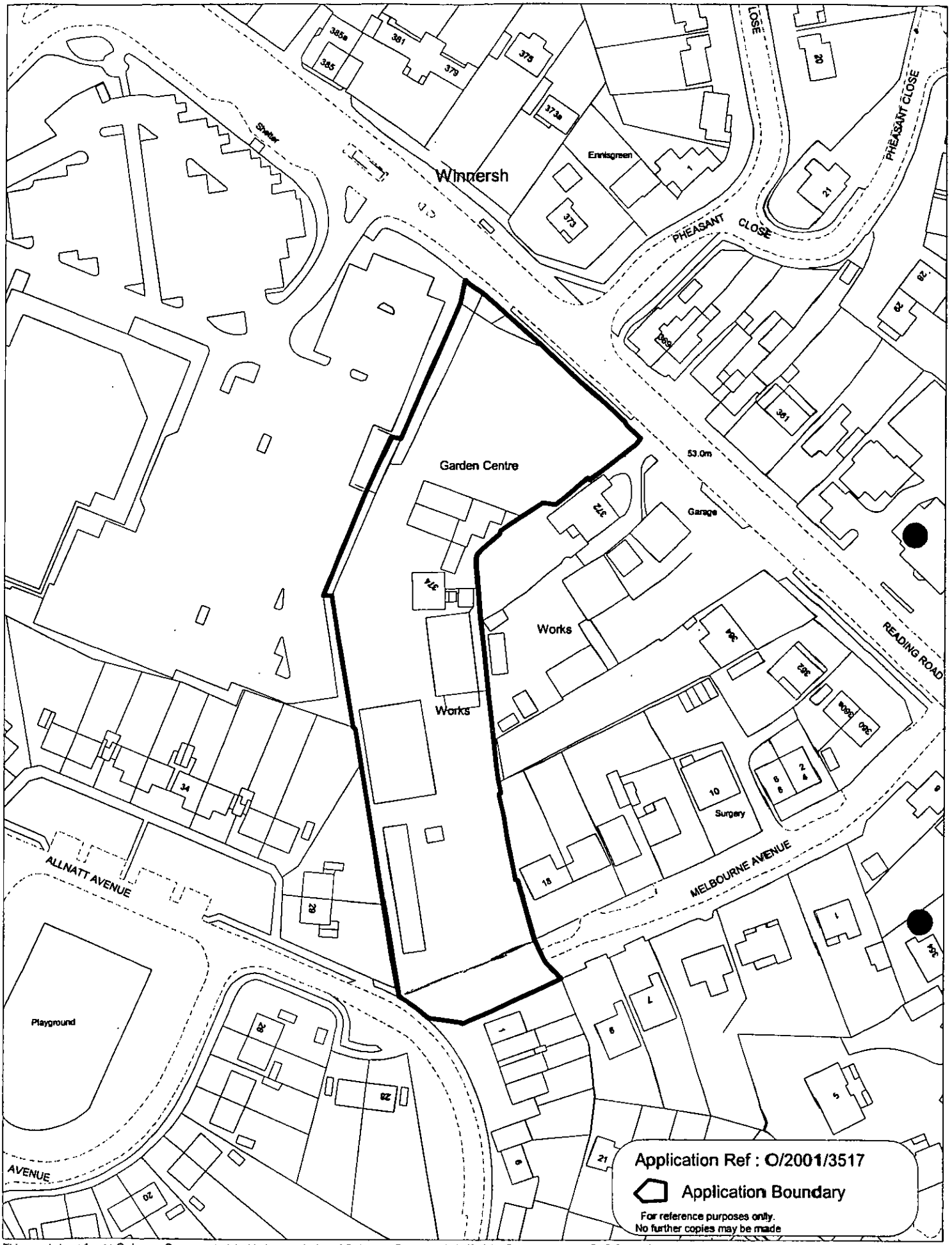
Primary considerations for the SAI panel are:

- Highway requirements: contributions/improvements
- Public Open Space: possible contributions
- Education/Community Facilities/Libraries: possible contributions
- Social Housing: no requirement as the proposed development is for fewer than 25 dwellings on a site of less than one hectare

60k contribution a highways cycleway improvements

no ed

Winnersh Library ?



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

N
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Dixon Del Pozzo architects planning and design consultants
No 12 Huntingdon Street St. Neots Cambs PE19 1BG
tel 01480 475746 fax 01480 218928

Preapps - 0/2001/3517

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20 FEB 2001
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FACSIMILE TRANSMISSION

TO: Mr. Thorpe

FROM: Mr. DeL Pozzo

CONTENTS: 374 Reading Road

DATE: 19-2-01 REF: MADI2/Dc

NO. OF PAGES (inclusive this sheet): x3

~~MESSAGE:~~

Copy: Mr A Henry-Lyons - Madford Developments.
: Mr T Callaghan - Wokingham D.C.

Hard copy to follow.

Emy
Please have a look at this
+ give me your comments
Mike

Dixon Del Pozzo architects planning and design consultants
No 12 Huntingdon Street St. Neots Cambs PE19 1BD
tel 01480 475746 fax 01480 218928

Mr M Thorpe
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

GDP SNB 3 MAD12/Dc

19 February 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

I refer to our telephone communication last week.

As promised I enclose a revised residential site with access from Allnatt Avenue. I believe this layout incorporates all comments made by the Highway Officer including a 2m service zone clear of both the highway width and the length of the parking spaces. It is crucial, however, that you accept Denis Wilson Partnership's Track Assessment for the refuse vehicle.

Upon receipt of further and final comments I will prepare a measured drawing. I, therefore, look forward to hearing from you in early course.

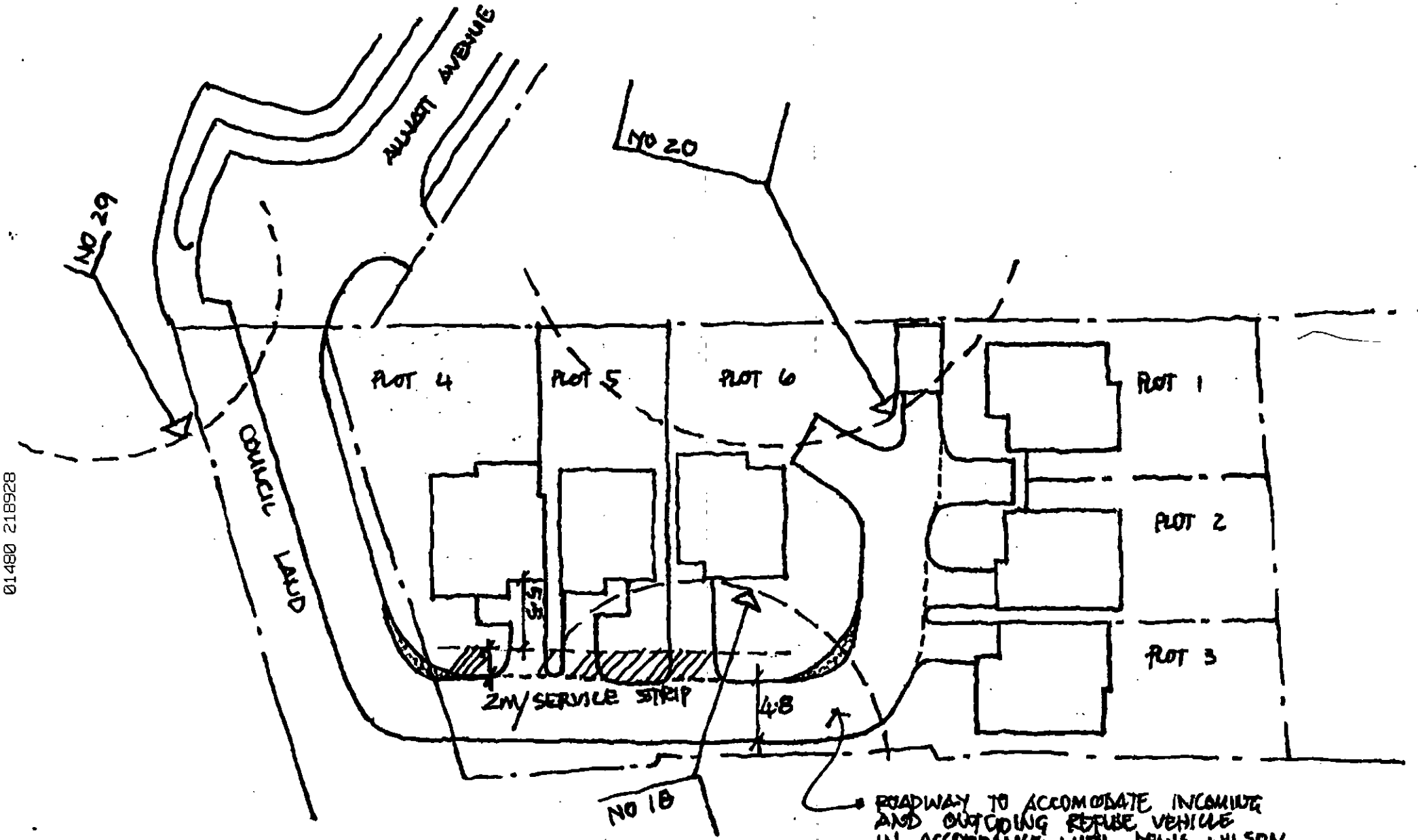
Yours sincerely

Giovanni Del Pozzo

Enc

cc: A Henry Lyons – Madford Developments
T Callaghan – Wokingham DC

DIXON DEL POZZO Fax:01480-218928 19 Feb '01 12:49 P.03/03
01480 218928



REVISED RESIDENTIAL LAYOUT

Dixon Del Pozzo architects planning and design consultants

No 12 Huntingdon Street St. Neots Cambs PE19 1BD

tel 01480 475746 fax 01480 218928

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Mr M Thorpe
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

GDP SNB 3 MAD12/Dc

19 February 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

I refer to our telephone communication last week.

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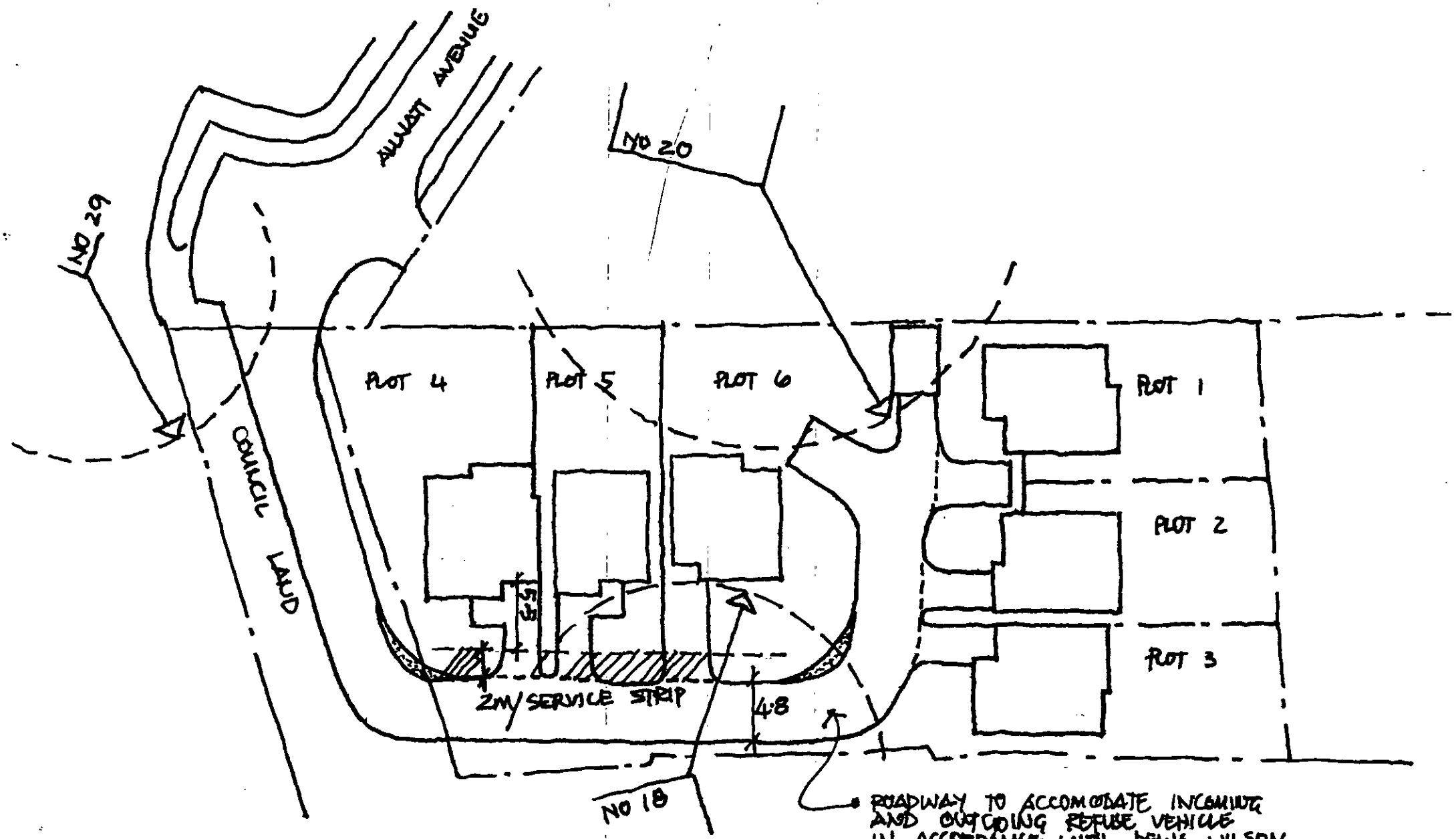
Upon receipt of further and final comments I will prepare a measured drawing. I, therefore, look forward to hearing from you in early course.

Yours sincerely

Giovanni Del Pozzo

Enc

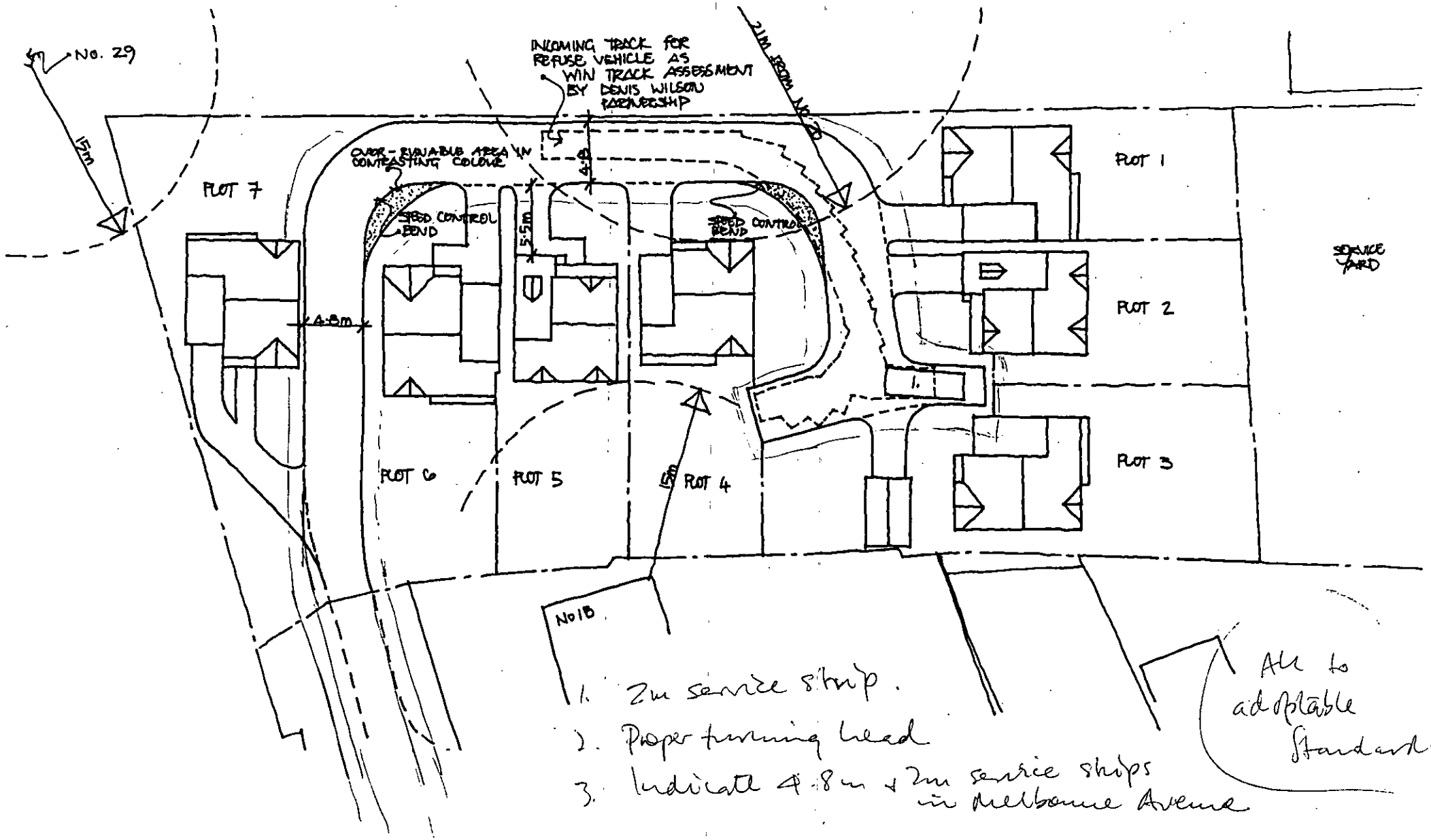
cc: A Henry Lyons – Madford Developments
T Callaghan – Wokingham DC



REVISED RESIDENTIAL LAYOUT

1:200 (50% REDUCTION)

PLAN A
(INCOMING REF VEHICLE)



1. 2m service strip.
2. Proper turning head
3. Indicate 4.8m & 2m service strips in Melbourne Avenue

All to adoptable Standards

FAX MESSAGE COVERSHEET

STATUS: (Urgent, Very Urgent)

Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: 0118 974 6000
Fax: **0118 9746313**
DX 33506 WOKINGHAM

DATE: :25th April 2001
TO: :Dixon Del Pozzo
ATTENTION OF: :Mr G Del Pozzo
FROM: :Tom Callaghan
TELEPHONE NO: :0118 974 6323
FAX NO: :
NO. OF PAGES: :0
COMMENTS: : **PLANNING APPLICATION O/2001/3517 RURAL CRAFTS LTD, 374 READING ROAD WINNERSH PROPOSED ERECTION OF BUILDING FOR A1 RETAIL USE AND 5 DWELLINGS.**

Further to our recent telephone conversations, please find enclosed 2 plans showing the extent of land required to facilitate the proposed cycleway along the A329. I have also again briefly checked the planning records of the site, in particular the level of financial contribution agreed for the previous proposal in 1997. I note that a total of £70,000 contribution towards highway and transport related matters was agreed with Rural Crafts and I would therefore be seeking a similar level of contribution for this proposal. As discussed, I would be willing to offset from this amount the value of land being offered for the cycleway. As I explained, I believe that this would be in the order of £5000.

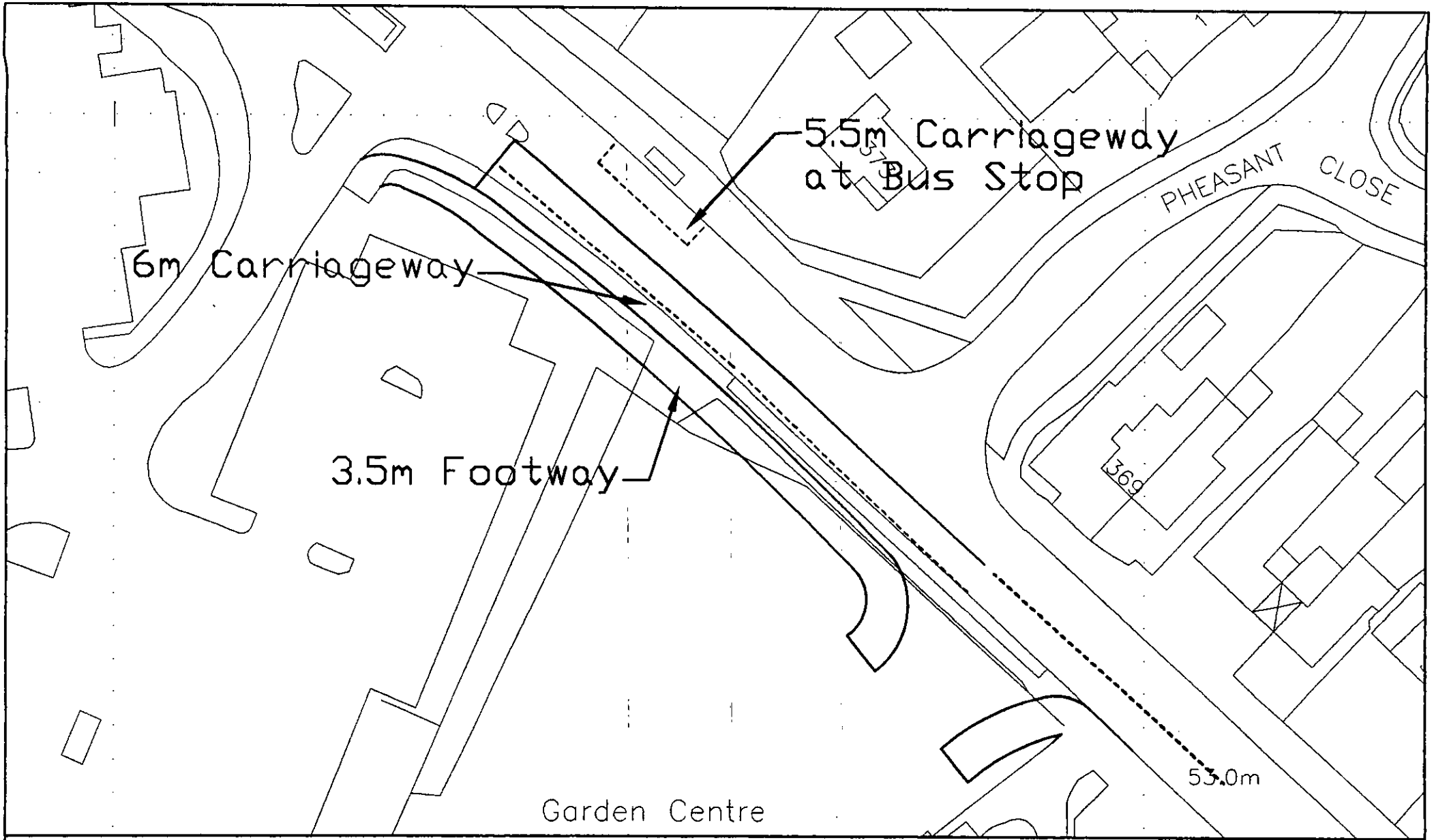
I am currently preparing my comments for the planning officer. However in order to finalise them I will need confirmation from you or your client that they are willing to provide this level of contribution.

I look forward to hearing from you. If you need any further information please contact me on 0118 9746323.

Many thanks

Tom Callaghan

cc : Emy Circuit - Planning



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Version	Originated by and date	Checked by and date	Approved by and date

Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel 0118D 974 6000
Fax 0118D 974 6313

PARKMAN

Certificate no. FS 15034

Client	WOKINGHAM DISTRICT COUNCIL
Project	Ruralcrafts
Drawing Title	Indicative Land Requirement
Purpose	Information
Draft / Issue	
Scale	1:500
Issuing office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	29332/01/01
Version	A


Ennisgreen
373a
373
369
Winnersh
15.0M
12.5M
5.5M
6.0M
3.5M
Garden Centre

Emy Circuit

From: Edwina Field
Sent: 02 January 2002 10:38
To: Emy Circuit
Subject: 374 Reading Road

Happy New Year to you...
sorry to bother you with this again, I have had a word with Colin who says we can date agreement and permission simultaneously...I am hoping we can do this today whilst my legal 'searches' are still valid. When you are ready perhaps you can give me a call, ideally I would like to date both 31st December, and perhaps you would then arrange for me to have a copy of the dated consent.
Many thanks
Edwina

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

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
O/2001/3517	S McCormack 6 Henley Court Melbourne Avenue WOKINGHAM Berkshire RG41 5EN
O/2001/3517	Prue Bray 45 Bluebell Meadow Winnersh WOKINGHAM Berkshire RG41 5UW
O/2001/3517	Mr and Mrs P Scott 28 Allnatt Avenue Winnersh WOKINGHAM Berkshire RG41 5AV
O/2001/3517	K Wingfield 372 Reading Road Winnersh WOKINGHAM RG41 5EJ
O/2001/3517	Richard Simmons Ruralcrafts Ltd 374 Reading Road WINNERSH Berkshire RG41 5EJ
O/2001/3517	Mrs P Leeming 34 Allnatt Avenue Winnersh WOKINGHAM Berkshire RG41 5AU
O/2001/3517	Mr R W Dulieu 373a Reading Road WINNERSH Berkshire RG41 5LT
O/2001/3517	Mr and Mrs Cox 27 Allnatt Avenue Winnersh Wokingham Berkshire RG41 5AV

WOKINGHAM UNITARY
Aiming for Excellence

O/2001/3517	MR and Mrs D Mulcock 29 Allnatt Avenue WINNERSH Berkshire RG41 5AU
O/2001/3517	Frank Womack 364 Reading Road Winnersh WOKINGHAM Berkshire RG41 3EJ
O/2001/3517	Coo Gee 3 Melbourne Avenue WINNERSH Bekshire RG41 5EL
O/2001/3517	Mr John Akers 26 Allnatt Avenue Winnersh WOKINGHAM Berkshire RG41 5AU

Application Approved Letters sent 03.01.02

Re- allocate → Gary

PLANNING SERVICES	HPT 50295
POL	TLS
DC MBT	ENF
APP	
CS EXC	
20 NOV 2001	
COPIES TO:	MCS
	FILE

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street St Neots Cambs PE19 1BD
Tel: 01480 475746 Fax: 01480 218928 Email: architect.ddp@virgin.net

Mr M Thorpe
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

GDP SNB 3 MAD12/Dc

23 November 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

I understand from the Lawyers that the completion of the Section 106 Agreement is imminent. Once you have this to hand I wonder if you could let me know how long it will take you to issue a Planning Permission Notice.

I look forward to hearing from you in early course.

Yours sincerely

Giovanni Del Pozzo

telephoned 27/11/01 – once legal inform that s106 has been signed will be a few days to issue decision notice.

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 6 July 2001
My ref: EXC/O/2000/3517
Your ref: GDP SNB MAD 12/Dc

Giovanni Del Pozzo
Dixon Del Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1BD

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 Mr Del Pozzo

PROPOSED A1 RETAIL AND RESIDENTIAL REDEVELOPMENT OF 374 READING ROAD, WINNERSH – O/2001/3517

Further to your letter of 28 June, I confirm that the above application will be reported to the Development Control Committee at their meeting on 11 July.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street St Neots Cambs PE19 1BD
Tel: 01480 475746 Fax: 01480 218928 Email: architect.ddp@virgin.net

Mr M Thorpe
Wokingham District Council
Planning Department
PO BOX 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

GDP SNB 3 MAD12/Dc

28 June 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

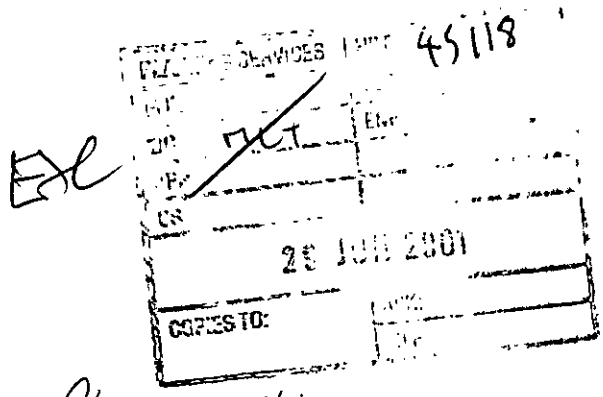
Further to my letter dated 26 June 2001 I wonder if you could now confirm to me that we will be on the agenda for the Planning Committee to be held on 11 July 2001. I would be very grateful if you could drop me a line to this effect.

Yours sincerely

Giovanni Del Pozzo

cc: A H Lyons - Madford

MLT



Ext

Please reply

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Emy Circuit** **Development Control**	☎	**6479**
TO :	**Edwina Field** **Legal**	**DATE :**	**20 July 2001**

Ruralcrafts, 374 Reading Road, Winnersh - O/2001/3517

Thank you for your memo regarding the above planning application, which was approved, subject to a s106 agreement and conditions, by the Development Control Committee at their meeting on 11 July. The s106 should be for a financial contribution of £60,000 towards highway improvements, land towards the proposed shared cycleway/footway along the A329 and £1,020 towards library provision. Please can you draw up the necessary agreement.

If you require any further information please contact the case officer, Emy Circuit

MJT

for

John Mitchell,
Development Control Manager

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 17 July 2001
My ref: EXC/O/2000/3517
Your ref: GDP SNB MAD 12/Dc

Giovanni Del Pozzo
Dixon Del Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1BD

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 Mr Del Pozzo

PROPOSED A1 RETAIL AND RESIDENTIAL REDEVELOPMENT OF 374 READING ROAD, WINNERSH – O/2001/3517

Please find enclosed a copy of the draft decision notice for the above application.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 17 July 2001
My ref: EXC/O/2000/3517
Your ref: GDP SNB MAD 12/Dc

Giovanni Del Pozzo
Dixon Del Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1BD

Environmental Services Department
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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 Mr Del Pozzo

PROPOSED A1 RETAIL AND RESIDENTIAL REDEVELOPMENT OF 374 READING ROAD, WINNERSH – O/2001/3517

In response to your telephone call yesterday, I write to confirm that, at the meeting of the Development Control Committee on 11 July 2001, it was resolved to approve the above application, subject to a s160 agreement and conditions as set out in the report.

Members requested an additional informative, advising your client that, in principle, any amendment incorporating joint access arrangements with Sainsbury's would be viewed favourably.

Yours sincerely

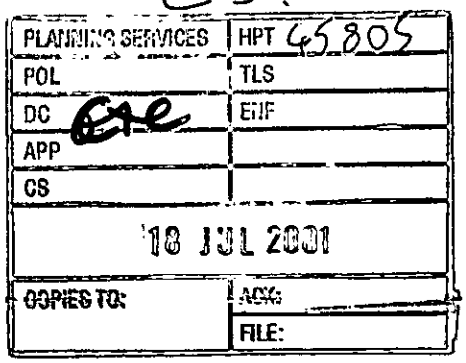
Emy Circuit,
Planning Assistant, Development Control

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street St Neots Cambs PE19 1BD
Tel: 01480 475746 Fax: 01480 218928 Email: architect.ddp@virgin.net

Emy Circuit
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

ES.



GDP SNB 3 MAD12/Dc

17 July 2001

374 Reading Road
Winnersh

Dear Ms Circuit

Thank you for your letter dated 17 July 2001 confirming the Planning Committees resolution for the above mentioned site. Will it be possible to have a draft of the Permission Notice albeit that this will be subject to a Section 106 Agreement and if so could this be made available to me before the 25 July 2001. If it is not your intention to draft the Notice in advance of the Section 106 I would be grateful if you could confirm this to me.

Yours sincerely

Giovanni Del Pozzo

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 JULY 2001 FROM 7.00 PM TO 10.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Eamshaw, Mrs MA Long, Mrs M Robertson and Mr ND Rose.

Also present under Standing Order 39:- Mrs P Bray, Mr G Cowan, Mr A Pollock and Mr D Swindells

PART I

20. MINUTES

Subject to the following amendment, the Minutes of the meeting of the Committee held on 20 June 2001 were confirmed as a correct record and signed by the Chairman:-

Minute 11 – Application No. 2001/3616 – After the second paragraph, add the words "Members commented on the impact that this dwelling would have on the area of outstanding landscape importance and the street scene".

21. APOLOGIES

Apologies for absence were submitted from Mr. SR Conway and Mr. AJ Ross.

22. ORDER OF BUSINESS

RESOLVED: That the order of business detailed on the agenda be varied.

a) a financial contribution of £60,000 towards highway improvements;

b) the provision of land towards the proposed shared cycleway/footway along the A329;

c) a financial contribution of £1,020 towards library provision in Winnersh;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No.2001/3517 be approved subject to the conditions set out on pages 259 to 262 of the Agenda and the changed/additional conditions set out on pages 250 to 251 of the Agenda;

3) That an informative be added seeking continued negotiations regarding a shared access.

25. APPLICATION NO: 2001/3517, OUTLINE APPLICATION FOR THE ERECTION OF 5 DWELLINGS AND A BUILDING FOR A1 RETAIL USE, RURALCRAFTS 374 READING ROAD WINNERSH, FOR MADFORD DEVELOPMENTS LTD

The Committee considered a report about this application set out on Agenda pages 250 to 266.

Mrs P Bray, a local Member, attended the meeting and commented that she would like part of the infrastructure contribution used to facilitate speed reduction measures in Allnett Avenue and Dolphin Close.

Members commented that they would like to see negotiations regarding the possibility of there being a shared access continued, although they accepted that there were now no reasons to refuse the application.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 in relation to the following:-

Application No. **Received** **Winnersh**
O/2001/3517 **24/04/01**

Applicant: **Madford Developments Ltd**
Location : **Ruralcrafts, 374 Reading Road, Winnersh**
Proposal : **Outline application for the erection for 5 dwellings and a building for A1 retail use**

1. **Planning History** – At their meeting on 23 May, the Development Control Committee deferred this application, for the submission of an updated Transport Assessment (TA). This was reported to committee again on 20 June, when a decision was deferred to enquire whether the applicants could agree joint access arrangements with Sainsbury's. The applicants have been approached and their agent has replied stating:

"1. No approach will be made to J Sainsbury for the purpose of proposing to them an alternative access through their car park. We have shown that our retail scheme can be accessed directly from Reading Road, furthermore, this is supported by our TIA and accepted by your Highway Officer who has stated there are no grounds for resisting this application on the basis of highway considerations.

2. The identity of the owner of a site is an irrelevancy when determining an application which should be considered entirely on its own merits.

Whilst my client has been hugely patient to date he has instructed me to inform you that unless our application is properly resolved at the next planning committee meeting on 11 July 2001 he will appeal and apply for the recovery of costs."

2. **Recommendation** – GRANT outline planning permission subject to a legal agreement, to secure a financial contribution of £60,000 towards highway improvements, land towards the proposed shared cycleway/footway along the A329 and £1020 towards Library provision in Winnersh, and conditions, as set out in the attached report and amended in the Members' update for the 20 June meeting and below. The revised conditions(including revision set out in the Members' update and one additional change) are as follows:

Condition 14: Delete and replace with

Development shall not commence until full details of a scheme to protect the existing and proposed dwellings from noise from the adjacent A1 use has been submitted to and approved in writing by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be implemented as approved, prior to the retail unit starting trading or occupation of the permitted dwellings.

Condition 20: Delete and replace with

Upon the implementation of this consent any access from the site onto Melbourne Avenue shall be permanently closed and there shall be on pedestrian or vehicular access between the site and Melbourne Avenue thereafter.

Additional condition, **Condition 26:**

Access for construction traffic for both the residential and retail development shall be from Reading Road only.

Reason: In the interests of residential amenity.

Emy Circuit

Application No.	Received	Winnersh
O/2001/3517	24/04/01	

Applicant: **Madford Developments Ltd**
Location : **Ruralcrafts, 374 Reading Road, Winnersh**
Proposal : **Outline application for the erection for 5 dwellings and a building for A1 retail use**

1. **Planning History** – At their meeting on 23 May, the Development Control Committee deferred this application, for the submission of an updated Transport Assessment (TA), to take into account the non-food retail aspect of the proposal and current traffic flows along Reading Road. The Highway Officer has since met with the applicants' transport consultants, DWP to agree the scope of an updated TA and this has now been received.

2. **Traffic Assessment** – Traffic surveys were undertaken on Friday 8th June and Saturday 9th June between the hours 16:30-18:30 and 10:30-11:30 respectively. The results of the surveys demonstrated that the garden centre use currently generates 29 and 62 movements during these periods respectively.

   In assessing the likely impact of the proposed development, the TRICS database has been interrogated and the most comparative sites found. The TRICS database identifies that a development of this type and scale would generate in the order of 35 and 82 movements during the corresponding Friday and Saturday periods. This, when compared to the existing traffic generated by the site, represents only a small increase in traffic which would not be considered material. It would clearly not be possible for the Highway Authority to sustain an objection at appeal on grounds of traffic impact.

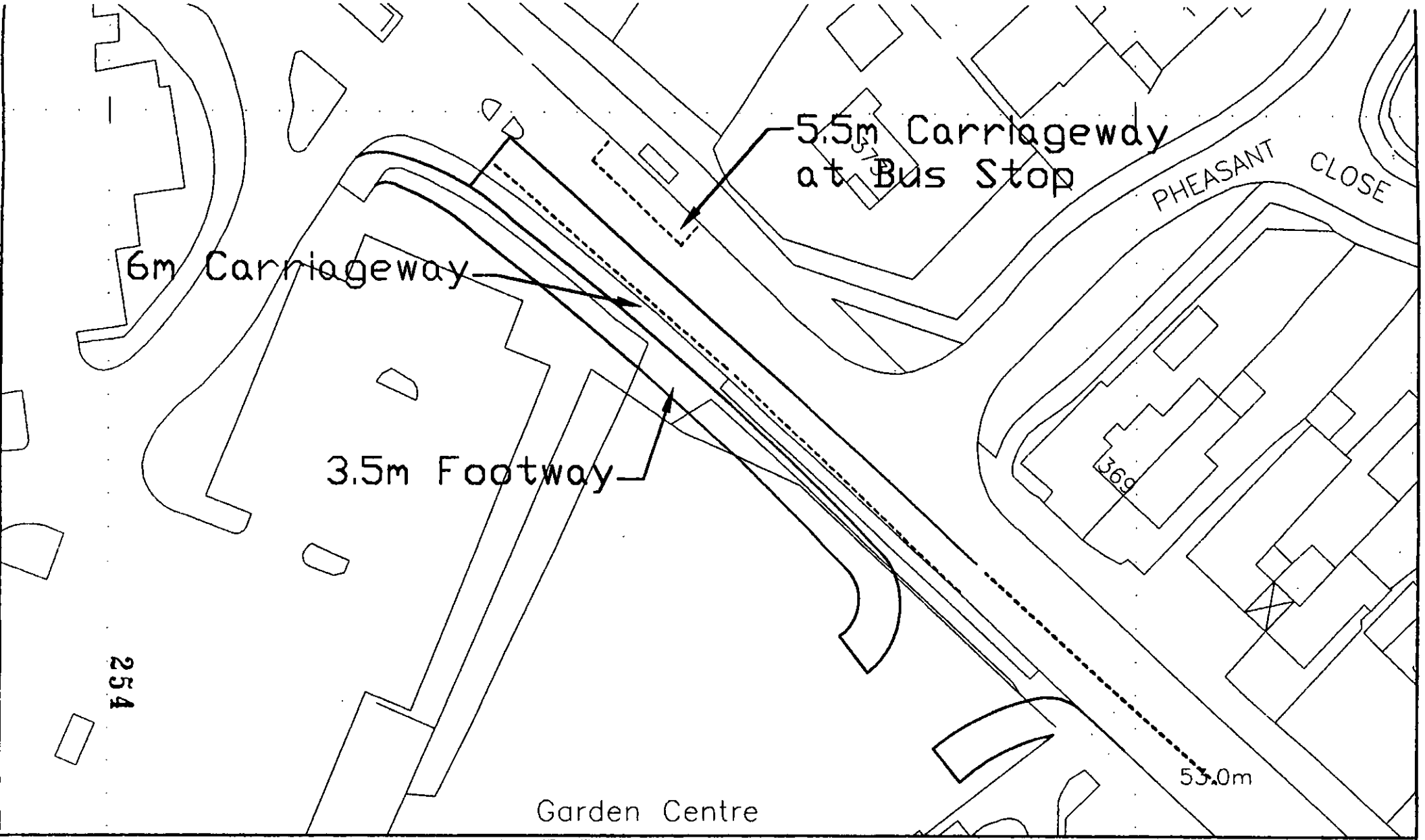
   Furthermore, the TA demonstrates that the traffic generation rates for non food retail are actually less than that which you would expect from food retail uses and therefore this proposal would result in a significantly less impact in traffic than the previous proposal accepted by the Highway Authority (Berkshire County Council) back in 1997.

   In addition, DWP have carried out a capacity assessment of the proposed access in order to assess any delays that may occur as a result of the development during the peak periods. This assessment has demonstrated that there will not be any adverse queuing or delays along the Reading Road as a result of the development.

3. **Conclusion** - In view of the findings of this updated assessment and that previously there were no objections raised by the Highway Authority (Berkshire County Council) for a considerably larger proposal than that being considered now, the Highway Officer recommends conditional approval of the proposal. This is however still subject to a S106 agreement securing a financial contribution of £60,000 and land to facilitate the proposed cycleway, as shown on the attached plan.

4. **Recommendation** – GRANT outline planning permission subject to a legal agreement, to secure a financial contribution of £60,000 towards highway improvements, land towards the proposed shared cycleway/footway along the A329 and £1020 towards Library provision in Winnersh, and conditions, as set out in the attached report.

Emy Circuit



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	Originated by and date	Checked by and date	Approved by and date

Engineering Services Section
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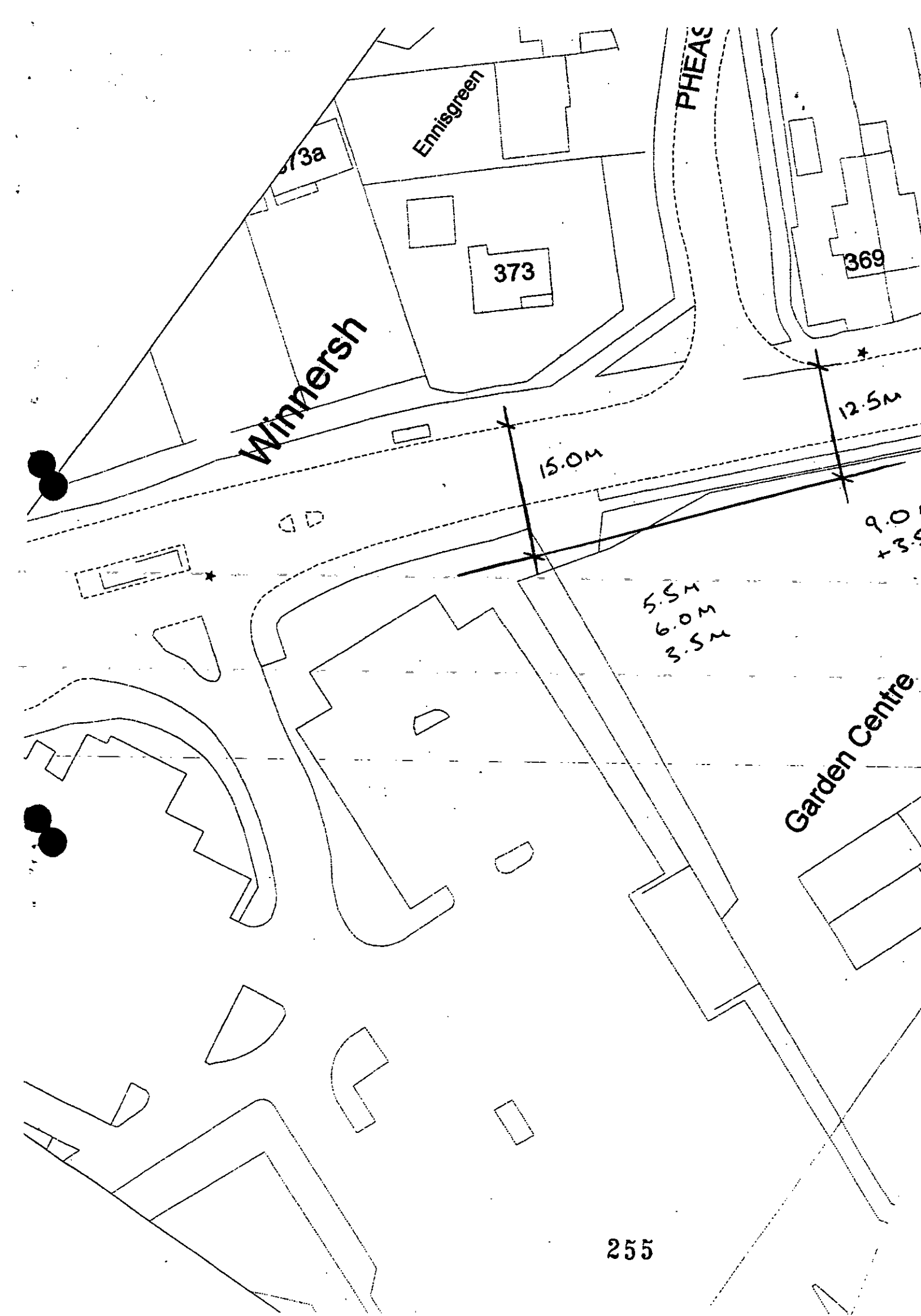
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel (0118) 974 6000
Fax (0118) 974 6313

PARKMAN
Certificate no. FS 15024

Client	WOKINGHAM DISTRICT COUNCIL
Project	Ruralcrafts
Drawing Title	Indicative Land Requirement
Purpose	Information
Draft / Issue	
Scale	1:500
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	29332/01/01
Version	A


Ennisgreen
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Winnersh
15.0M
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5.5M
6.0M
3.5M
Garden Centre

Application No. **Received** **Winnersh**
O/2001/3517 **24/04/01**

Applicant: **Madford Developments Ltd**
Location : **Ruralcrafts, 374 Reading Road, Winnersh**
Proposal : **Outline application for the erection for 5 dwellings and a building for A1 retail use**

1. **Planning History** – The application site, which is a 0.7 hectare piece of land, currently occupied by Ruralcrafts, lies on the south-western side of Reading Road, close to Winnersh crossroads. The surrounding area has a mixed character, comprising largely of residential and retail uses. The properties adjacent to the application site are predominantly residential, with the exception of Sainsbury's car park, to the west, and vehicle sales and maintenance businesses, to the east.

   The application site, originally a nursery, has an extensive planning history dating back to 1948. There are a number of buildings on the site, which the history indicates provide in the vicinity of 780m^2 A1 retail floorspace and a further 485 m^2 of B2 General Industrial floorspace. In addition there are large external display areas, used to exhibit sheds. There is extant planning permission for demolition of 146 m^2 of retail space and provision of 496m^2 of retail, storage and office space (a net increase of 350m^2) (96/63691/F, 15 November 1996).

   In December 1994 an outline application for a 1620 m^2 food retail store and four dwellings was received (43751). In May 1997, the A1 floorspace was revised down to 1200 m^2 and the application was withdrawn in June 1997.

2. **Proposal** – This is an outline proposal for construction of five dwellings, with access from Allnatt Avenue, and a 1115m^2 A1 retail unit, with access from Reading Road. Siting and means of access to be considered at this stage with the external appearance, design and landscaping being reserved matters for later consideration.

   The proposal is before the Development Control Committee because it would be a major development, providing over 500m^2 of retail floorspace, although the net increase in retail floorspace would be 335m^2. It is a speculative proposal, although it is indicated that the retail element would be non-food.

3. **Consultations** -

- ***Highway Officer*** – recommend approval subject to a legal agreement and conditions
- ***Landscape Officer*** – the trees outside the site but adjacent to the eastern boundary, (particularly the Ash and Oak) should be accurately plotted to allow the impact on them to be assessed; the parking layout does not allow space for new landscape planting along the Reading Road boundary
- ***Environmental Health*** – recommend conditions
- ***Environment Agency*** – no objection subject to conditions
- ***Winnersh Parish Council*** – object -
  1. "The proposed housing development would cause unacceptable extra traffic to be generated onto King Street Lane via Allnatt Avenue
  2. The proposed development is out of character with the rest of the area

3. Without knowing the proposed usage of the retail unit the access, which has been moved, will create a larger amount of traffic in an already congested part of the Reading Road"

- ***Local residents*** – 13 letters have been received from local residents, including one from a District Councillor –
  - the increased retail floorspace (rumoured to be a DIY store) would result in increased customers, which would exacerbate existing congestion around Winnersh Cross Roads – the Reading Road access would be close to other accesses, a traffic island and a bus stop - the residential access would result in more traffic using Allnatt Avenue/King Street Lane, in addition to that generated by Dolphin Close
  - residential access close to a blind bend in Dolphin Close could result in accidents – there are many children in the area
  - more retail development would be out of character with the area
  - existing trees should be retained to screen the proposed development and maintain limited wildlife habitat
  - The days/hours of operation could be detrimental to residential amenity – deliveries should be restricted to daytime and external lighting should be directed to avoid disturbance
  - 374 Reading Road would be subject to overlooking, noise, fumes and vibration from delivery lorries and should be protected by a three metre wall as is proposed between the service yard and proposed dwellings
  - why would the road be private and not adopted?
  - the gate between the site and Melbourne Avenue should be removed
  - clarification that Ruralcrafts lease the site and are not connected with the application
  - one correspondent objects to access through Melbourne Avenue

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

   A. The principle of development (Berkshire Structure Plan policies H5 & S1-5, Loddon Area Local Plan policies LTV1 & LH1, and Wokingham District Local Plan (Deposit Draft) policies WOS2, WH1, WSH1, WSH2 & WSH3)
   B. The impact on the character and amenities of the surrounding area (Berkshire Structure Plan policies EN1 & EN2 Loddon Area Local Plan policies LBE1, LBE2, LBE8 & LBE9 and Wokingham District Local Plan (Deposit Draft) policies WOS3, WOS6, WOS7, WBE1, WBE10 & WBE11)
   C. Highway issues (Berkshire Structure Plan policies LD5 & LD6, Loddon Area Local Plan policies LT4 LT6, LT9 & LT10 and Wokingham District Local Plan (Deposit Draft) policies WOS4, WT7, WT10 & WT16)
   D. Issues raised by Winnersh Parish Council and local residents

A. **The principle of development**

The site lies within the identified Settlement of Winnersh and, in the emerging local plan, also forms part of the identified local shopping centre. There is an existing major retail use on the site and, therefore, the principle of retail use is established.

The retail proposal is for 1115m^2 of floorspace, which represents a net increase of 335m^2 in retail floorspace and a decrease of 150m^2 in the overall commercial floorspace on the site. This does not take into consideration the external display areas, which are prominent on the site and contribute to the visual impact of the existing use. Since the net increase in retail floorspace would be less than

500m^2, the proposal would not constitute a major development in terms of structure plan and local plan policies and the scale of increase is considered acceptable.

Residential development is also acceptable in principle in the identified settlement, subject to the character and amenities of the surrounding area.

B. **The impact on the character and amenities of the surrounding area**
Since this is an outline proposal, it is not possible to assess the impact on the character and amenities of the surrounding area fully at this stage. However, the current use of the site is predominantly retail, including extensive external display areas, with workshops and offices: there are retail and residential uses bounding the site and both types of use are characteristic of the surrounding area. The proposed division of the site into residential and retail uses is logical, as the residential part of the development would be on the southern part of the site, adjoining existing residential areas, while the retail element of the proposal would front Reading Road, which has a more mixed character.

The Arboricultural Officer has commented that the parking layout does not allow sufficient space for landscaping and planting along the Reading Road boundary, which would be necessary, as the road is a Green Route. This may require the layout of the site to be adjusted. A landscaping scheme for the whole site would be necessary and this should be developed as a continuation of the landscaping at the Sainsbury's Development.

Siting is to be considered at this stage and the proposed footprints are such that it would be possible to develop on them without detriment to the amenities of neighbouring properties by virtue of overlooking, overdominance or overshadowing. The Environmental Health Officer has recommended that a scheme to prevent disturbance of existing and future residents by noise from the A1 retail use should be submitted, and details of boundary treatments and landscaping would also be required to ensure adequate screening and privacy.

C. **Highway issues**
The planing history associated with this site is extensive and although the previous planning application 43751 was never determined, agreement had been reached in 1997 with the Highway Authority (Berkshire County Council) regarding the potential traffic impact of the development on the highway network. The development being considered at that time involved a food retail outlet comprising 1620m^2 resulting in a potential traffic impact of 55 vehicles movements during the Friday evening peak. Based on traffic surveys at the time, this would have resulted in a 3% impact in traffic movements along the A329. The Highway Authority considered the application acceptable subject to certain conditions and a financial contribution calculated at £70,000 which was agreed with the applicant. Whilst there has been some overall traffic growth in the area since the Traffic Impact Assessment was prepared, this would not constitute a material change in circumstances and hence in traffic terms would still be deemed acceptable in principle. Furthermore, it is important to note that the development now proposed has a significantly reduced floor area to the previous proposal.

The Highway Authority is seeking a contribution in the order of £65,000 plus the land for the cycleway. It should be noted that amendments to the parking layout

will be required so as to keep the required visibility splays clear from parked vehicles and to provide land for the cycleway. Furthermore, although satisfactory access arrangements can be achieved to the retail element, its position may alter from that shown on the plans when the detailed design is submitted, which may also affect the car parking layout. This can be dealt with by condition.

D. **Issues raised by Winnersh Parish Council and local residents**
These have been noted and the majority have been addressed above. The use of the name of the current occupant, in this case "Ruralcrafts Ltd" in the site location details, is common practice and enables the site to be more readily identified during public consultation than a number and road name alone would do, and does not imply that the occupier is connected with the application. In this case, the current occupant of the site is not the applicant. Access via Melbourne Avenue does not form part of the current proposal and a condition is proposed to ensure this access is closed. It is the applicant's choice whether to have the road adopted or not.

5. **Conclusion** – The proposed residential and retail development are acceptable in principle and the details of siting and access are satisfactory, subject to conditions.

6. **Recommendation** – GRANT outline planning permission subject to a legal agreement to secure a financial contribution of £60,000 and land towards the proposed shared cycleway/footway along the A329. The applicant has indicated that the contribution sought is acceptable to them.

CONDITIONS

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the buildings and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the

Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

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

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

8. The details to be submitted in pursuance of condition (01) above shall show land for the parking, garaging and turning of motor vehicles, and for the loading and off-loading of commercial vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to this space.

9. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

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

12. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being

submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a)(i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

(ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out a suitably qualified and accredited consultant / contractor in accordance with a Quality Assured sampling and analysis methodology.

(iii) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

(iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

13. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, bank and public holidays without prior agreement in writing from the Local Planning Authority.

14. Development shall not commence until full details of the scheme to protect the proposed dwellings from noise from the adjacent A1 use has been submitted and approved by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless the Authority agrees an alternative in writing.

15. The A1 retail premises shall not be used except between 0700 hours and 2100 hours Monday to Saturday and between 0900 hours and 1800 hours on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.

16. Deliveries to the A1 retail premises by commercial vehicles shall only be made to and from the site between 0800 hours and 2000 hours Monday to Saturday and at no time on Sundays, bank or other public holidays without prior agreement in writing of the Local Planning Authority.

17. No external lighting shall be installed on the A1 retail site or affixed to any buildings on it unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

18. Details for the storage of waste on the A1 retail premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

19. Materials, goods, containers, plant and/or equipment shall not be stacked or deposited externally to a height exceeding two metres above the level of the ground at the location where they are stacked.

20. There shall be no access to Melbourne avenue from the site.

21. The Al retail premises shall be used for non-food retail use only.

22. Notwithstanding the plans submitted, prior to the A1 retail development commencing the access road and its junction with the A329 serving the retail store shall be constructed in accordance with detailed plans submitted to and approved by the LPA.

23. Prior to the development commencing, detailed plans showing the on site car parking provision serving the retail unit shall be submitted to and approved by the LPA. The number of on site car parking spaces shall not exceed 1 space per 20 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

24. The retail unit shall not be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the LPA. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

25. Before the residential development hereby permitted is occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

REASONS

1. a) No such details have been submitted.

   b & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard visual amenities.
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
9. In the interests of highway safety and convenience.
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.
11. In the interests of highway safety and convenience.
12. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
13, 14, 15, 16, 17. To safeguard the residential amenities of adjoining residents and the area generally.
18. To ensure that satisfactory provision is made, in the interests of amenity.
19. In order to safeguard the visual amenities of the area.
20. To prevent public access through Melbourne Avenue, which is a private cul-de-sac.
21. A food retail of this size would generate additional traffic and parking requirements compared to a non-food retail use which the proposal does not make provision for.
22. In the interests of highway safety and convenience.
23. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
24. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
25. In the interests of highway safety and convenience.

INFORMATIVES

1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

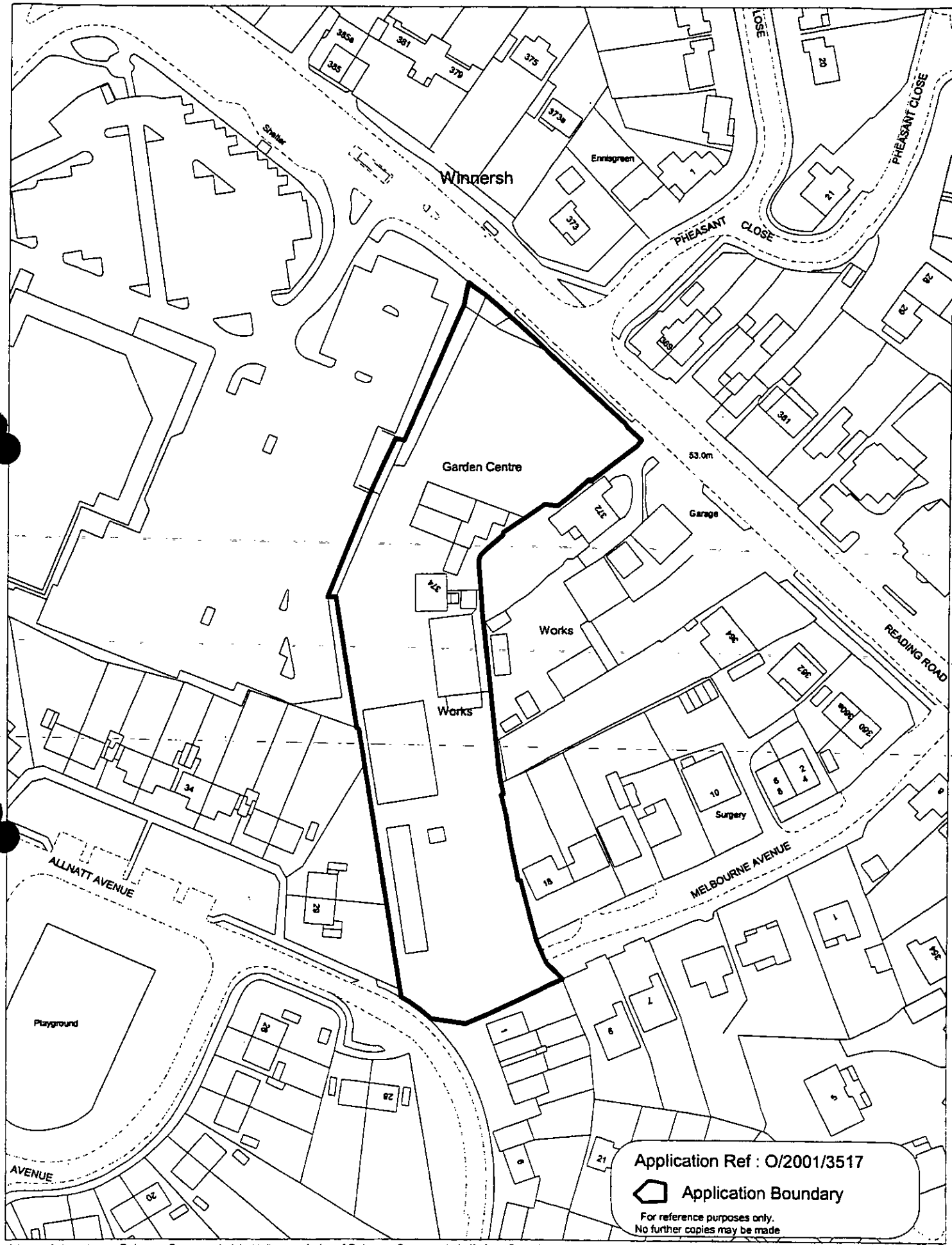
3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies LD5, LD6, EN1, WN2, H5, S4, T3

   Loddon Area Local Plan policies LTV1, LH1, LBE1, LBE2, LBE8, LBE9, LT4, LT6, LT9, LT10

   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WOS6, WOS7, WBE1, WBE10, WBE11, WH1, WSH1, WSH2, WSH3, WT7, WT10

Emy Circuit



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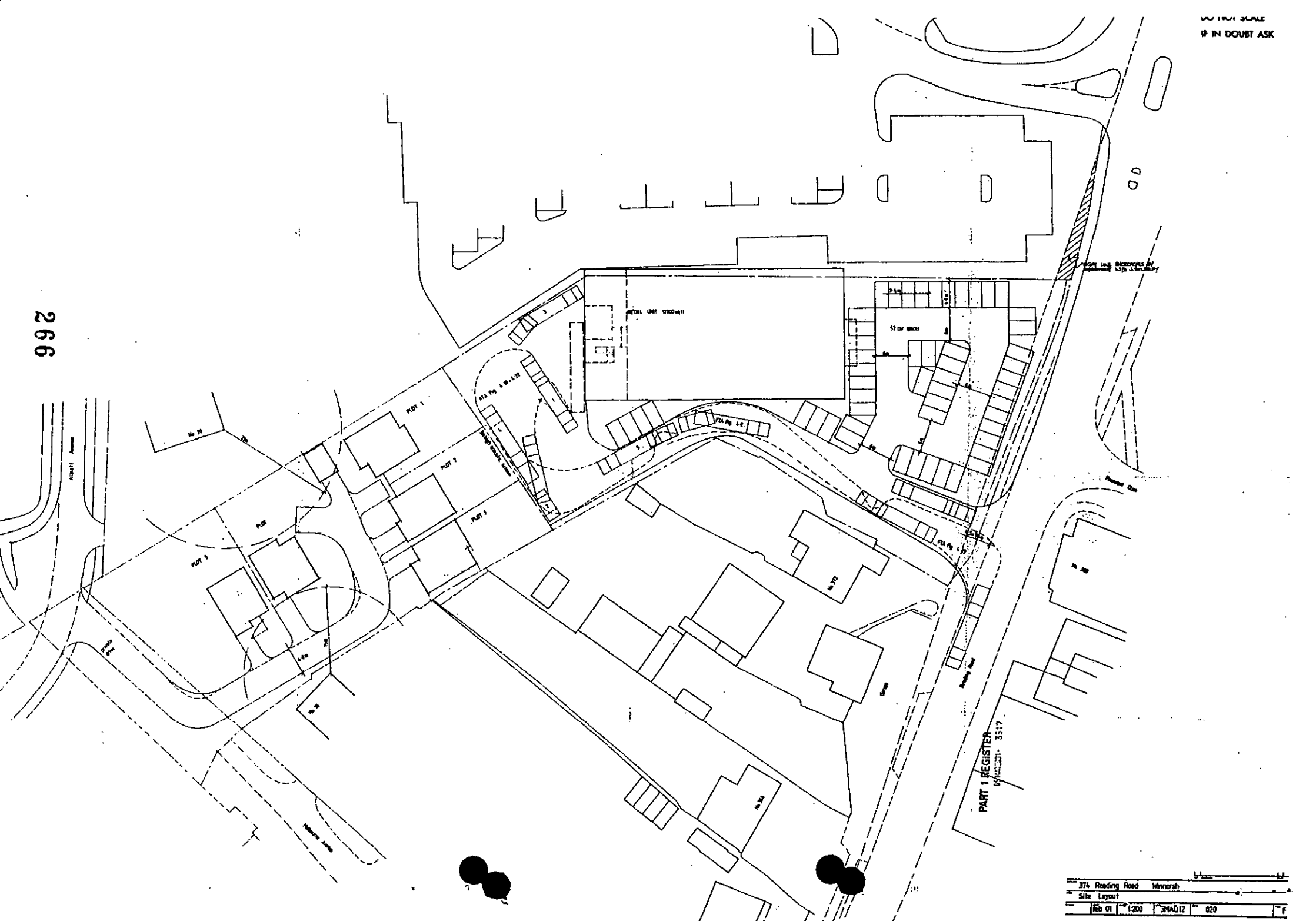
Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250


DO NOT SCALE
IF IN DOUBT ASK
PLOT 1
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No 20
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52 car spaces
PART 1 REGISTER
374 Reading Road Winnersh
Site Layout
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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20 JUNE 2001 FROM 7.00 PM TO 10.10 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mr AJ Ross.

Also present under Standing Order 39:- Mrs P Bray, Mrs ANMC Drake, Mrs D King, Mrs T Marinos and Mrs C Smith.

PART I

4. MINUTES

The Minutes of the meeting of the Committee held on 18 June 2001 were confirmed as a correct record and signed by the Chairman.

5. ORDER OF BUSINESS

With the agreement of Committee it was;

RESOLVED: That the order of business detailed on the agenda be varied to enable those items for which Members of the public had attended to be considered first.

10. APPLICATION NO: 2001/3517, OUTLINE APPLICATION FOR THE ERECTION OF FIVE DWELLINGS AND A BUILDING FOR A1 RETAIL USE, RURALCRAFTS 374 READING ROAD WINNERSH, FOR: MADFORD DEVELOPMENTS

The Committee considered a report about this application set out on Agenda pages 31 to 45.

Members were reminded that consideration of the above application had been deferred at the Committee meeting of 23 May 2001 to enable the submission of an updated Transport Assessment.

In explaining the report, the Head of Planning & Transportation informed Members of two additional proposed conditions which were distributed to Members.

Mrs. P Bray, a local Member attended the meeting and gave her views on the proposal.

In discussing the proposal, Members commented on the results of the Traffic Assessment and a number of Members also commented on the possibility of the proposed development sharing access with the existing Sainsburys supermarket nearby.

RESOLVED: That Application No: 2001/3517 deferred to enable further negotiation with applicant regarding the use of a shared access with Sainsburys.

Application No. **Received** **Winnersh**
O/2001/3517 **24/04/01**

Applicant: **Madford Developments Ltd**
Location : **Ruralcrafts, 374 Reading Road, Winnersh**
Proposal : **Outline application for the erection for 5 dwellings and a building for A1 retail use**

1. **Planning History** – At their meeting on 23 May, the Development Control Committee deferred this application, for the submission of an updated Transport Assessment (TA), to take into account the non-food retail aspect of the proposal and current traffic flows along Reading Road. The Highway Officer has since met with the applicants' transport consultants, DWP to agree the scope of an updated TA and this has now been received.

2. **Traffic Assessment** – Traffic surveys were undertaken on Friday 8th June and Saturday 9th June between the hours 16:30-18:30 and 10:30-11:30 respectively. The results of the surveys demonstrated that the garden centre use currently generates 29 and 62 movements during these periods respectively.

   In assessing the likely impact of the proposed development, the TRICS database has been interrogated and the most comparative sites found. The TRICS database identifies that a development of this type and scale would generate in the order of 35 and 82 movements during the corresponding Friday and Saturday periods. This, when compared to the existing traffic generated by the site, represents only a small increase in traffic which would not be considered material. It would clearly not be possible for the Highway Authority to sustain an objection at appeal on grounds of traffic impact.

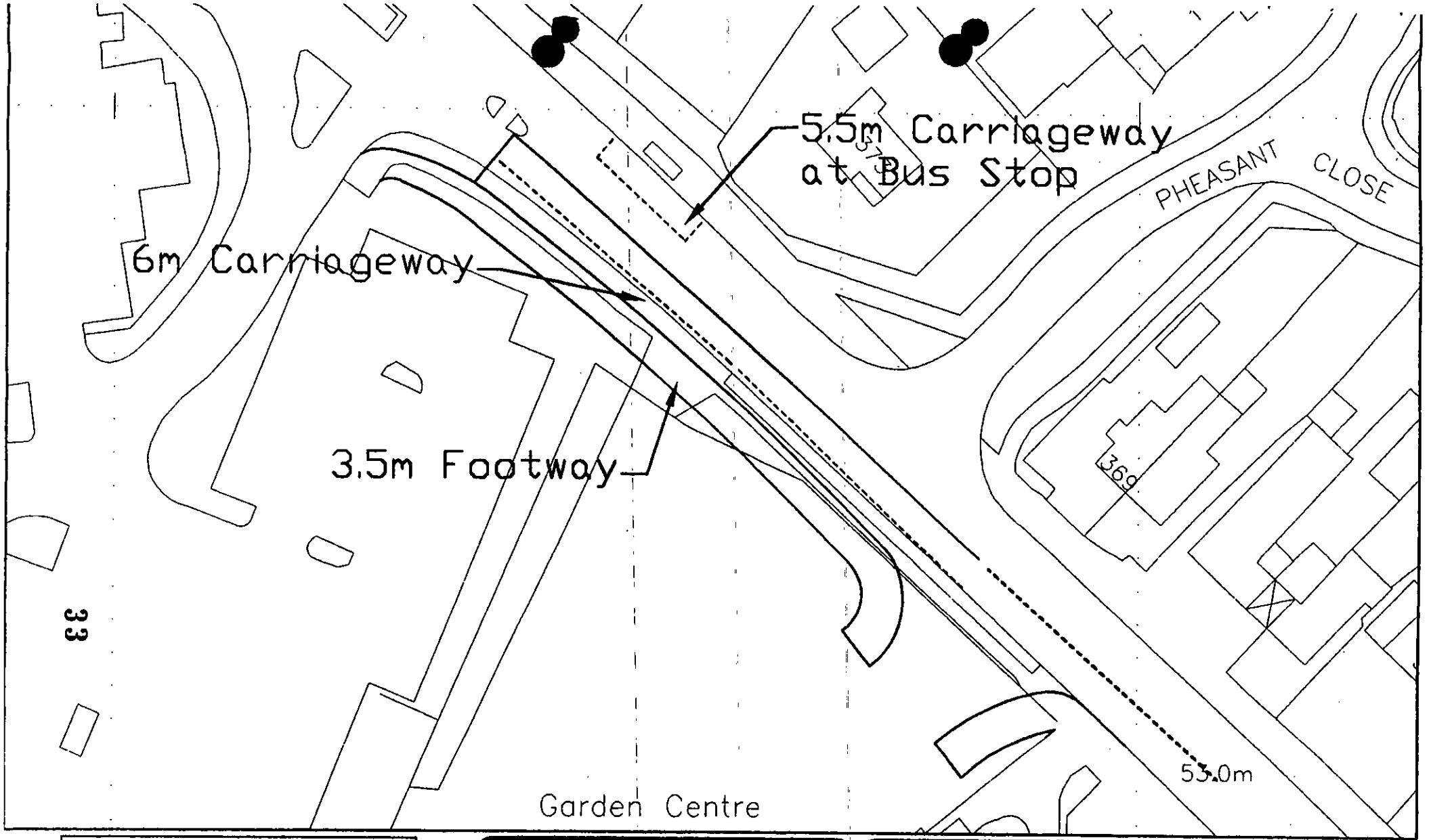
   Furthermore, the TA demonstrates that the traffic generation rates for non-food retail are actually less than that which you would expect from food retail uses and therefore this proposal would result in a significantly less impact in traffic than the previous proposal accepted by the Highway Authority (Berkshire County Council) back in 1997.

   In addition, DWP have carried out a capacity assessment of the proposed access in order to assess any delays that may occur as a result of the development during the peak periods. This assessment has demonstrated that there will not be any adverse queuing or delays along the Reading Road as a result of the development.

3. **Conclusion** - In view of the findings of this updated assessment and that previously there were no objections raised by the Highway Authority (Berkshire County Council) for a considerably larger proposal than that being considered now, the Highway Officer recommends conditional approval of the proposal. This is however still subject to a S106 agreement securing a financial contribution of £60,000 and land to facilitate the proposed cycleway, as shown on the attached plan.

4. **Recommendation** – GRANT outline planning permission subject to a legal agreement, to secure a financial contribution of £60,000 towards highway improvements, land towards the proposed shared cycleway/footway along the A329 and £1020 towards Library provision in Winnersh, and conditions, as set out in the attached report.

Emy Circuit



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Version	Originated by and date	Checked by and date	Approved by and date

Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel 0118 974 6000
Fax 0118 974 6313

PARKMAN
Certificate no. FS 15024

Client	WOKINGHAM DISTRICT COUNCIL
Project	Ruralcrafts
Drawing Title	Indicative Land Requirement
Purpose	Information
Draft / Issue	
Scale	1:500
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	29332/01/01
Version	A


Ennisgreen
373a
373
369
Winnersh
15.0M
12.5M
5.5M
6.0M
3.5M
Garden Centre

Application No.	Received	Winnersh
O/2001/3517	24/04/01	

Applicant: **Madford Developments Ltd**
Location : **Ruralcrafts, 374 Reading Road, Winnersh**
Proposal : **Outline application for the erection for 5 dwellings and a building for A1 retail use**

1. **Planning History** – The application site, which is a 0.7 hectare piece of land, currently occupied by Ruralcrafts, lies on the south-western side of Reading Road, close to Winnersh crossroads. The surrounding area has a mixed character, comprising largely of residential and retail uses. The properties adjacent to the application site are predominantly residential, with the exception of Sainsbury's car park, to the west, and vehicle sales and maintenance businesses, to the east.

   The application site, originally a nursery, has an extensive planning history dating back to 1948. There are a number of buildings on the site, which the history indicates provide in the vicinity of 780m^2 A1 retail floorspace and a further 485 m^2 of B2 General Industrial floorspace. In addition there are large external display areas, used to exhibit sheds. There is extant planning permission for demolition of 146 m^2 of retail space and provision of 496m^2 of retail, storage and office space (a net increase of 350m^2) (96/63691/F, 15 November 1996).

   In December 1994 an outline application for a 1620 m^2 food retail store and four dwellings was received (43751). In May 1997, the A1 floorspace was revised down to 1200 m^2 and the application was withdrawn in June 1997.

2. **Proposal** – This is an outline proposal for construction of five dwellings, with access from Allnatt Avenue, and a 1115m^2 A1 retail unit, with access from Reading Road. Siting and means of access to be considered at this stage with the external appearance, design and landscaping being reserved matters for later consideration.

   The proposal is before the Development Control Committee because it would be a major development, providing over 500m^2 of retail floorspace, although the net increase in retail floorspace would be 335m^2. It is a speculative proposal, although it is indicated that the retail element would be non-food.

3. **Consultations** -

- ***Highway Officer*** – recommend approval subject to a legal agreement and conditions
- ***Landscape Officer*** – the trees outside the site but adjacent to the eastern boundary, (particularly the Ash and Oak) should be accurately plotted to allow the impact on them to be assessed; the parking layout does not allow space for new landscape planting along the Reading Road boundary
- ***Environmental Health*** – recommend conditions
- ***Environment Agency*** – no objection subject to conditions
- ***Winnersh Parish Council*** – object -
  1. "The proposed housing development would cause unacceptable extra traffic to be generated onto King Street Lane via Allnatt Avenue
  2. The proposed development is out of character with the rest of the area

3. Without knowing the proposed usage of the retail unit the access, which has been moved, will create a larger amount of traffic in an already congested part of the Reading Road"

- ***Local residents*** – 13 letters have been received from local residents, including one from a District Councillor –
  - the increased retail floorspace (rumoured to be a DIY store) would result in increased customers, which would exacerbate existing congestion around Winnersh Cross Roads – the Reading Road access would be close to other accesses, a traffic island and a bus stop - the residential access would result in more traffic using Allnatt Avenue/King Street Lane, in addition to that generated by Dolphin Close
  - residential access close to a blind bend in Dolphin Close could result in accidents – there are many children in the area
  - more retail development would be out of character with the area
  - existing trees should be retained to screen the proposed development and maintain limited wildlife habitat
  - The days/hours of operation could be detrimental to residential amenity – deliveries should be restricted to daytime and external lighting should be directed to avoid disturbance
  - 374 Reading Road would be subject to overlooking, noise, fumes and vibration from delivery lorries and should be protected by a three metre wall as is proposed between the service yard and proposed dwellings
  - why would the road be private and not adopted?
  - the gate between the site and Melbourne Avenue should be removed
  - clarification that Ruralcrafts lease the site and are not connected with the application
  - one correspondent objects to access through Melbourne Avenue

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

   A. The principle of development (Berkshire Structure Plan policies H5 & S1-5, Loddon Area Local Plan policies LTV1 & LH1, and Wokingham District Local Plan (Deposit Draft) policies WOS2, WH1, WSH1, WSH2 & WSH3)
   B. The impact on the character and amenities of the surrounding area (Berkshire Structure Plan policies EN1 & EN2 Loddon Area Local Plan policies LBE1, LBE2, LBE8 & LBE9 and Wokingham District Local Plan (Deposit Draft) policies WOS3, WOS6, WOS7, WBE1, WBE10 & WBE11)
   C. Highway issues (Berkshire Structure Plan policies LD5 & LD6, Loddon Area Local Plan policies LT4 LT6, LT9 & LT10 and Wokingham District Local Plan (Deposit Draft) policies WOS4, WT7, WT10 & WT16)
   D. Issues raised by Winnersh Parish Council and local residents

A. **The principle of development**

The site lies within the identified Settlement of Winnersh and, in the emerging local plan, also forms part of the identified local shopping centre. There is an existing major retail use on the site and, therefore, the principle of retail use is established.

The retail proposal is for 1115m^2 of floorspace, which represents a net increase of 335m^2 in retail floorspace and a decrease of 150m^2 in the overall commercial floorspace on the site. This does not take into consideration the external display areas, which are prominent on the site and contribute to the visual impact of the existing use. Since the net increase in retail floorspace would be less than

500m^2, the proposal would not constitute a major development in terms of structure plan and local plan policies and the scale of increase is considered acceptable.

Residential development is also acceptable in principle in the identified settlement, subject to the character and amenities of the surrounding area.

B. **The impact on the character and amenities of the surrounding area**
Since this is an outline proposal, it is not possible to assess the impact on the character and amenities of the surrounding area fully at this stage. However, the current use of the site is predominantly retail, including extensive external display areas, with workshops and offices: there are retail and residential uses bounding the site and both types of use are characteristic of the surrounding area. The proposed division of the site into residential and retail uses is logical, as the residential part of the development would be on the southern part of the site, adjoining existing residential areas, while the retail element of the proposal would front Reading Road, which has a more mixed character.

The Arboricultural Officer has commented that the parking layout does not allow sufficient space for landscaping and planting along the Reading Road boundary, which would be necessary, as the road is a Green Route. This may require the layout of the site to be adjusted. A landscaping scheme for the whole site would be necessary and this should be developed as a continuation of the landscaping at the Sainsbury's Development.

Siting is to be considered at this stage and the proposed footprints are such that it would be possible to develop on them without detriment to the amenities of neighbouring properties by virtue of overlooking, overdominance or overshadowing. The Environmental Health Officer has recommended that a scheme to prevent disturbance of existing and future residents by noise from the A1 retail use should be submitted, and details of boundary treatments and landscaping would also be required to ensure adequate screening and privacy.

C. **Highway issues**
The planing history associated with this site is extensive and although the previous planning application 43751 was never determined, agreement had been reached in 1997 with the Highway Authority (Berkshire County Council) regarding the potential traffic impact of the development on the highway network. The development being considered at that time involved a food retail outlet comprising 1620m^2 resulting in a potential traffic impact of 55 vehicles movements during the Friday evening peak. Based on traffic surveys at the time, this would have resulted in a 3% impact in traffic movements along the A329. The Highway Authority considered the application acceptable subject to certain conditions and a financial contribution calculated at £70,000 which was agreed with the applicant. Whilst there has been some overall traffic growth in the area since the Traffic Impact Assessment was prepared, this would not constitute a material change in circumstances and hence in traffic terms would still be deemed acceptable in principle. Furthermore, it is important to note that the development now proposed has a significantly reduced floor area to the previous proposal.

The Highway Authority is seeking a contribution in the order of £65,000 plus the land for the cycleway. It should be noted that amendments to the parking layout

will be required so as to keep the required visibility splays clear from parked vehicles and to provide land for the cycleway. Furthermore, although satisfactory access arrangements can be achieved to the retail element, its position may alter from that shown on the plans when the detailed design is submitted, which may also affect the car parking layout. This can be dealt with by condition.

D. **Issues raised by Winnersh Parish Council and local residents**
These have been noted and the majority have been addressed above. The use of the name of the current occupant, in this case "Ruralcrafts Ltd" in the site location details, is common practice and enables the site to be more readily identified during public consultation than a number and road name alone would do, and does not imply that the occupier is connected with the application. In this case, the current occupant of the site is not the applicant. Access via Melbourne Avenue does not form part of the current proposal and a condition is proposed to ensure this access is closed. It is the applicant's choice whether to have the road adopted or not.

5. **Conclusion** – The proposed residential and retail development are acceptable in principle and the details of siting and access are satisfactory, subject to conditions.

6. **Recommendation** – GRANT outline planning permission subject to a legal agreement to secure a financial contribution of £60,000 and land towards the proposed shared cycleway/footway along the A329. The applicant has indicated that the contribution sought is acceptable to them.

CONDITIONS

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the buildings and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the

Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
8. The details to be submitted in pursuance of condition (01) above shall show land for the parking, garaging and turning of motor vehicles, and for the loading and off-loading of commercial vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to this space.
9. No building shall be occupied until the access has been constructed in accordance with the approved plans.
10. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
11. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
12. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being

submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:

(a)(i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.

(ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out a suitably qualified and accredited consultant / contractor in accordance with a Quality Assured sampling and analysis methodology.

(iii) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

(iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

13. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, bank and public holidays without prior agreement in writing from the Local Planning Authority.

14. Development shall not commence until full details of the scheme to protect the proposed dwellings from noise from the adjacent A1 use has been submitted and approved by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless the Authority agrees an alternative in writing.

15. The A1 retail premises shall not be used except between 0700 hours and 2100 hours Monday to Saturday and between 0900 hours and 1800 hours on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.

16. Deliveries to the A1 retail premises by commercial vehicles shall only be made to and from the site between 0800 hours and 2000 hours Monday to Saturday and at no time on Sundays, bank or other public holidays without prior agreement in writing of the Local Planning Authority.

17. No external lighting shall be installed on the A1 retail site or affixed to any buildings on it unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

18. Details for the storage of waste on the A1 retail premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

19. Materials, goods, containers, plant and/or equipment shall not be stacked or deposited externally to a height exceeding two metres above the level of the ground at the location where they are stacked.

20. There shall be no access to Melbourne avenue from the site.

21. The Al retail premises shall be used for non-food retail use only.

22. Notwithstanding the plans submitted, prior to the A1 retail development commencing the access road and its junction with the A329 serving the retail store shall be constructed in accordance with detailed plans submitted to and approved by the LPA.

23. Prior to the development commencing, detailed plans showing the on site car parking provision serving the retail unit shall be submitted to and approved by the LPA. The number of on site car parking spaces shall not exceed 1 space per 20 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

24. The retail unit shall not be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the LPA. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

25. Before the residential development hereby permitted is occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

REASONS

1. a) No such details have been submitted.

   b & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard visual amenities.
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
9. In the interests of highway safety and convenience.
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.
11. In the interests of highway safety and convenience.
12. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
13, 14, 15, 16, 17. To safeguard the residential amenities of adjoining residents and the area generally.
18. To ensure that satisfactory provision is made, in the interests of amenity.
19. In order to safeguard the visual amenities of the area.
20. To prevent public access through Melbourne Avenue, which is a private cul-de-sac.
21. A food retail of this size would generate additional traffic and parking requirements compared to a non-food retail use which the proposal does not make provision for.
22. In the interests of highway safety and convenience.
23. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
24. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
25. In the interests of highway safety and convenience.

INFORMATIVES

1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

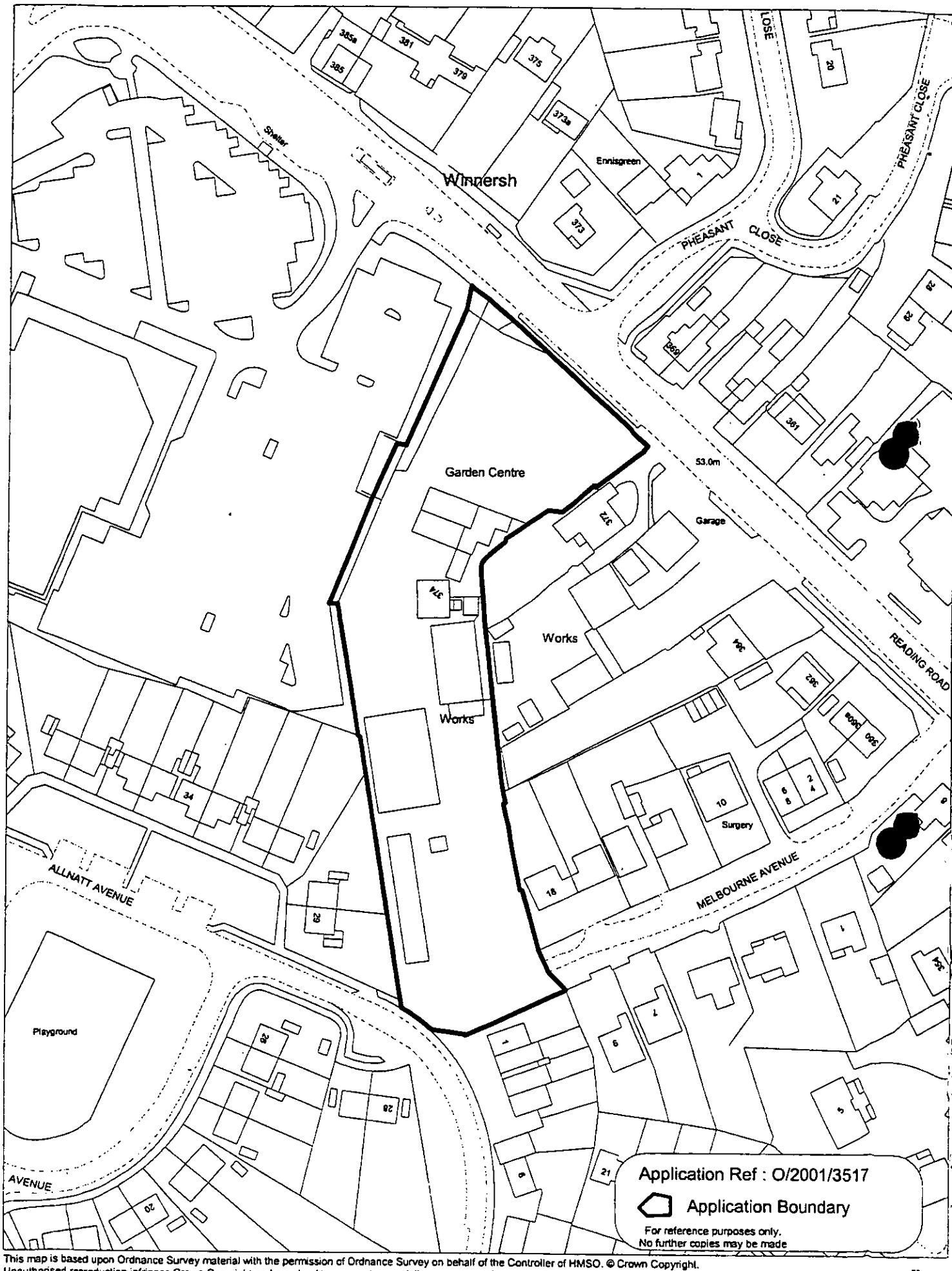
3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies LD5, LD6, EN1, WN2, H5, S4, T3

   Loddon Area Local Plan policies LTV1, LH1, LBE1, LBE2, LBE8, LBE9, LT4, LT6, LT9, LT10

   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WOS6, WOS7, WBE1, WBE10, WBE11, WH1, WSH1, WSH2, WSH3, WT7, WT10

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 1250

DO NOT SCALE
IF IN DOUBT ASK
PART 1 REGISTER
Site Layout

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 23 MAY 2001 FROM 7.00 PM TO 10.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:- Mrs P Bray, Mr CP Hudson and Mr ND Rose.

PART I

323. MINUTES

The Minutes of the meeting of the Committee held on 2 May 2001 were confirmed as a correct record and signed by the Chairman.

324. APOLOGIES

An Apology for absence was submitted from Mr. SR Conway

325. ORDER OF BUSINESS

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

RESOLVED: That the order of business detailed on the agenda be varied.

request for a further Traffic Impact Assessment to be undertaken and;

RESOLVED: That Application No: 2001/3517 be deferred for a further Traffic Impact Assessment to be undertaken.

330. APPLICATION NO: 2001/3517, OUTLINE APPLICATION FOR THE ERECTION OF 5 DWELLINGS AND A BUILDING FOR A1 RETAIL USE, RURALCRAFTS 374 READING ROAD WINNERSH, MADFORD DEVELOPMENTS LTD

The Committee considered a report on this application set out on Agenda pages 3442 to 3452.

In explaining the report, the Head of Planning & Transportation informed the Committee that the applicant had now agreed to a financial contribution of £1020.00 towards library provision in Winnersh Parish as part of the proposed legal agreement.

Mr. Scott a local resident attended the meeting and spoke against the proposal.

Mrs. P Bray, a local Member attended the meeting and gave her views on the proposal.

In discussing the proposal, Members commented on a number of Highways issues relating to the site, including a

Application No. **Received** **Winnersh**
O/2001/3517 **24/04/01**

Applicant: **Madford Developments Ltd**
Location : **Ruralcrafts, 374 Reading Road, Winnersh**
Proposal : **Outline application for the erection for 5 dwellings and a building for A1 retail use**

1. **Planning History** – The application site, which is a 0.7 hectare piece of land, currently occupied by Ruralcrafts, lies on the south-western side of Reading Road, close to Winnersh crossroads. The surrounding area has a mixed character, comprising largely of residential and retail uses. The properties adjacent to the application site are predominantly residential, with the exception of Sainsbury's car park, to the west, and vehicle sales and maintenance businesses, to the east.

   The application site, originally a nursery, has an extensive planning history dating back to 1948. There are a number of buildings on the site, which the history indicates provide in the vicinity of 780m^2 A1 retail floorspace and a further 485 m^2 of B2 General Industrial floorspace. In addition there are large external display areas, used to exhibit sheds. There is extant planning permission for demolition of 146 m^2 of retail space and provision of 496m^2 of retail, storage and office space (a net increase of 350m^2) (96/63691/F, 15 November 1996).

   In December 1994 an outline application for a 1620 m^2 food retail store and four dwellings was received (43751). In May 1997, the A1 floorspace was revised down to 1200 m^2 and the application was withdrawn in June 1997.

2. **Proposal** – This is an outline proposal for construction of five dwellings, with access from Allnatt Avenue, and a 1115m^2 A1 retail unit, with access from Reading Road. Siting and means of access to be considered at this stage with the external appearance, design and landscaping being reserved matters for later consideration.

   The proposal is before the Development Control Committee because it would be a major development, providing over 500m^2 of retail floorspace, although the net increase in retail floorspace would be 335m^2. It is a speculative proposal, although it is indicated that the retail element would be non-food.

3. **Consultations** -

- ***Highway Officer*** – recommend approval subject to a legal agreement and conditions
- ***Landscape Officer*** – the trees outside the site but adjacent to the eastern boundary, (particularly the Ash and Oak) should be accurately plotted to allow the impact on them to be assessed; the parking layout does not allow space for new landscape planting along the Reading Road boundary
- ***Environmental Health*** – recommend conditions
- ***Environment Agency*** – no objection subject to conditions
- ***Winnersh Parish Council*** – object -
  1. "The proposed housing development would cause unacceptable extra traffic to be generated onto King Street Lane via Allnatt Avenue
  2. The proposed development is out of character with the rest of the area

3. Without knowing the proposed usage of the retail unit the access, which has been moved, will create a larger amount of traffic in an already congested part of the Reading Road"

- ***Local residents*** – 13 letters have been received from local residents, including one from a District Councillor –
  - the increased retail floorspace (rumoured to be a DIY store) would result in increased customers, which would exacerbate existing congestion around Winnersh Cross Roads – the Reading Road access would be close to other accesses, a traffic island and a bus stop - the residential access would result in more traffic using Allnatt Avenue/King Street Lane, in addition to that generated by Dolphin Close
  - residential access close to a blind bend in Dolphin Close could result in accidents – there are many children in the area
  - more retail development would be out of character with the area
  - existing trees should be retained to screen the proposed development and maintain limited wildlife habitat
  - The days/hours of operation could be detrimental to residential amenity – deliveries should be restricted to daytime and external lighting should be directed to avoid disturbance
  - 374 Reading Road would be subject to overlooking, noise, fumes and vibration from delivery lorries and should be protected by a three metre wall as is proposed between the service yard and proposed dwellings
  - why would the road be private and not adopted?
  - the gate between the site and Melbourne Avenue should be removed
  - clarification that Ruralcrafts lease the site and are not connected with the application
  - one correspondent objects to access through Melbourne Avenue

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

   A. The principle of development (Berkshire Structure Plan policies H5 & S1-5, Loddon Area Local Plan policies LTV1 & LH1, and Wokingham District Local Plan (Deposit Draft) policies WOS2, WH1, WSH1, WSH2 & WSH3)
   B. The impact on the character and amenities of the surrounding area (Berkshire Structure Plan policies EN1 & EN2 Loddon Area Local Plan policies LBE1, LBE2, LBE8 & LBE9 and Wokingham District Local Plan (Deposit Draft) policies WOS3, WOS6, WOS7, WBE1, WBE10 & WBE11)
   C. Highway issues (Berkshire Structure Plan policies LD5 & LD6, Loddon Area Local Plan policies LT4 LT6, LT9 & LT10 and Wokingham District Local Plan (Deposit Draft) policies WOS4, WT7, WT10 & WT16)
   D. Issues raised by Winnersh Parish Council and local residents

A. **The principle of development**

The site lies within the identified Settlement of Winnersh and, in the emerging local plan, also forms part of the identified local shopping centre. There is an existing major retail use on the site and, therefore, the principle of retail use is established.

The retail proposal is for 1115m^2 of floorspace, which represents a net increase of 335m^2 in retail floorspace and a decrease of 150m^2 in the overall commercial floorspace on the site. This does not take into consideration the external display areas, which are prominent on the site and contribute to the visual impact of the existing use. Since the net increase in retail floorspace would be less than

500m^2, the proposal would not constitute a major development in terms of structure plan and local plan policies and the scale of increase is considered acceptable.

Residential development is also acceptable in principle in the identified settlement, subject to the character and amenities of the surrounding area.

B. **The impact on the character and amenities of the surrounding area**
Since this is an outline proposal, it is not possible to assess the impact on the character and amenities of the surrounding area fully at this stage. However, the current use of the site is predominantly retail, including extensive external display areas, with workshops and offices: there are retail and residential uses bounding the site and both types of use are characteristic of the surrounding area. The proposed division of the site into residential and retail uses is logical, as the residential part of the development would be on the southern part of the site, adjoining existing residential areas, while the retail element of the proposal would front Reading Road, which has a more mixed character.

The Arboricultural Officer has commented that the parking layout does not allow sufficient space for landscaping and planting along the Reading Road boundary, which would be necessary, as the road is a Green Route. This may require the layout of the site to be adjusted. A landscaping scheme for the whole site would be necessary and this should be developed as a continuation of the landscaping at the Sainsbury's Development.

Siting is to be considered at this stage and the proposed footprints are such that it would be possible to develop on them without detriment to the amenities of neighbouring properties by virtue of overlooking, overdominance or overshadowing. The Environmental Health Officer has recommended that a scheme to prevent disturbance of existing and future residents by noise from the A1 retail use should be submitted, and details of boundary treatments and landscaping would also be required to ensure adequate screening and privacy.

C. **Highway issues**
The planing history associated with this site is extensive and although the previous planning application 43751 was never determined, agreement had been reached in 1997 with the Highway Authority (Berkshire County Council) regarding the potential traffic impact of the development on the highway network. The development being considered at that time involved a food retail outlet comprising 1620m^2 resulting in a potential traffic impact of 55 vehicles movements during the Friday evening peak. Based on traffic surveys at the time, this would have resulted in a 3% impact in traffic movements along the A329. The Highway Authority considered the application acceptable subject to certain conditions and a financial contribution calculated at £70,000 which was agreed with the applicant. Whilst there has been some overall traffic growth in the area since the Traffic Impact Assessment was prepared, this would not constitute a material change in circumstances and hence in traffic terms would still be deemed acceptable in principle. Furthermore, it is important to note that the development now proposed has a significantly reduced floor area to the previous proposal.

The Highway Authority is seeking a contribution in the order of £65,000 plus the land for the cycleway. It should be noted that amendments to the parking layout

will be required so as to keep the required visibility splays clear from parked vehicles and to provide land for the cycleway. Furthermore, although satisfactory access arrangements can be achieved to the retail element, its position may alter from that shown on the plans when the detailed design is submitted, which may also affect the car parking layout. This can be dealt with by condition.

D. **Issues raised by Winnersh Parish Council and local residents**
These have been noted and the majority have been addressed above. The use of the name of the current occupant, in this case "Ruralcrafts Ltd" in the site location details, is common practice and enables the site to be more readily identified during public consultation than a number and road name alone would do, and does not imply that the occupier is connected with the application. In this case, the current occupant of the site is not the applicant. Access via Melbourne Avenue does not form part of the current proposal and a condition is proposed to ensure this access is closed. It is the applicant's choice whether to have the road adopted or not.

5. **Conclusion** – The proposed residential and retail development are acceptable in principle and the details of siting and access are satisfactory, subject to conditions.

6. **Recommendation** – GRANT outline planning permission subject to a legal agreement to secure a financial contribution of £60,000 and land towards the proposed shared cycleway/footway along the A329. The applicant has indicated that the contribution sought is acceptable to them.

CONDITIONS

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the buildings and the landscaping treatment of the site)(hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

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

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

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

3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the

Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

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

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

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

8. The details to be submitted in pursuance of condition (01) above shall show land for the parking, garaging and turning of motor vehicles, and for the loading and off-loading of commercial vehicles. The approved details shall be implemented prior to the occupation of any of the approved development, and thereafter be retained. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) or not; shall be carried out on the land so shown or in such a position as to preclude vehicular access to this space.

9. No building shall be occupied until the access has been constructed in accordance with the approved plans.

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

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(ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out a suitably qualified and accredited consultant / contractor in accordance with a Quality Assured sampling and analysis methodology.

(iii) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.

(iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

(b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

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20. There shall be no access to Melbourne avenue from the site.

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24. The retail unit shall not be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the LPA. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

25. Before the residential development hereby permitted is occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.0 x 60 metres in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

REASONS

1. a) No such details have been submitted.

   b & c) In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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

3. To safeguard the visual amenities of neighbouring properties and the locality.
4. To safeguard visual amenities.
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
6. In the interests of visual amenity.
7. In the interests of visual amenity.
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
9. In the interests of highway safety and convenience.
10. To prevent queuing and parking off site, in the interests of highway safety and convenience.
11. In the interests of highway safety and convenience.
12. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
13, 14, 15, 16, 17. To safeguard the residential amenities of adjoining residents and the area generally.
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21. A food retail of this size would generate additional traffic and parking requirements compared to a non-food retail use which the proposal does not make provision for.
22. In the interests of highway safety and convenience.
23. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
24. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
25. In the interests of highway safety and convenience.

INFORMATIVES

1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
2. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

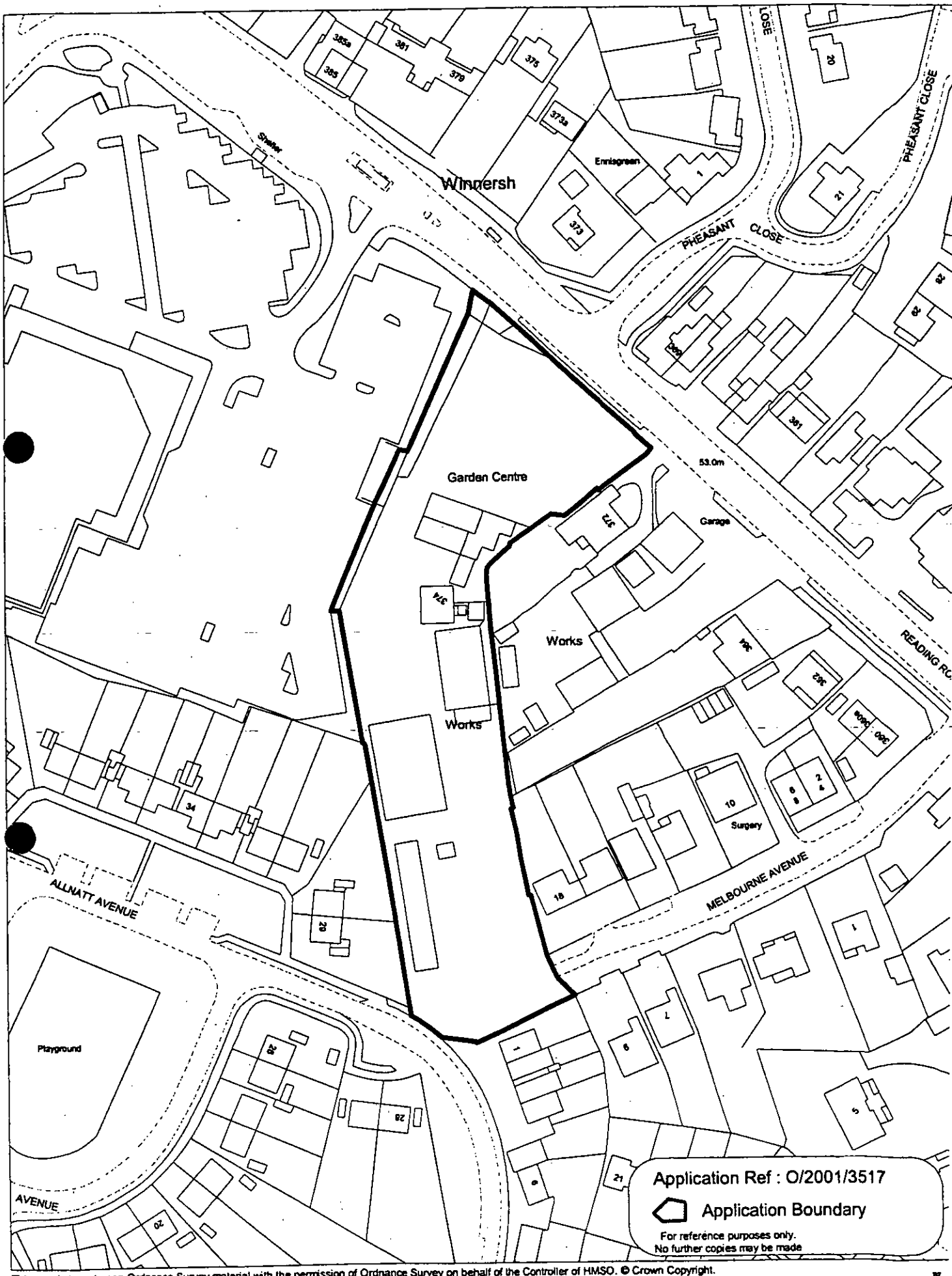
3. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan policies LD5, LD6, EN1, WN2, H5, S4, T3

   Loddon Area Local Plan policies LTV1, LH1, LBE1, LBE2, LBE8, LBE9, LT4, LT6, LT9, LT10

   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WOS4, WOS6, WOS7, WBE1, WBE10, WBE11, WH1, WSH1, WSH2, WSH3, WT7, WT10

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

3451

Scale: 1 : 1250

IF IN DOUBT ASK

3452

WORK SHEET FOR : Emy Circuit

Application Number : O/2001/3517

Applicant : Madford Developments Ltd C/O Dixon Pel Pozzo.

Location : Ruralcrafts Ltd 374, Reading Road, Winnersh, Wokingham.

Proposal : Outline application for the proposed erection of 5 dwellings and a building for A1 retail use.

Site Notice Displayed ? :

YES	NO	DATE
	✓	Yes 27/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 20 March 2001

Date Registered : 05/03/2001

Earliest Date for Decision : 08/04/2001

Latest Consultation Date/Site Notice Expiry Date : 08/04/2001

This application will have expired on: 30/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Character and amenities of the surroundings.
Highway issues

Application Number: O/2001/3517

Appraisal :

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

Application Number O/2001/3517
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Ruralcrafts Ltd 374 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: O/2001/3517

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? No yes 27/3/01 fence in Allnutt Ave + telegraph poles at entrance + Melbourne Ave.

2. DESCRIPTION OF SURROUNDINGS

Mixed residential + retail

3. DESCRIPTION OF SITE/BUILDING

retail - wood, sheds, paving etc, several buildings + external storage, parking to N of site on Reading Rd frontage

4. RELATIONSHIP TO ADJOINING PROPERTIES

See attached.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 05 July 2001

Your Ref:

My Ref: **Emy Circuit - O/2001/3517**

Madford Developments Ltd
C/O Dixon Pel Pozzo
12
Huntingdon Street
St Neots
Cambridgeshire
PE19 1HD

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

Dear Sir/Madam

Application Number: O/2001/3517

Site Address: Ruralcrafts Ltd 374, Reading Road, Winnersh, Wokingham.

Proposal: Outline application for the proposed erection of 5 dwellings and a building for A1 retail use..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.07.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

John Mitchell

Development Control Manager

Applicationo	Name & Address
O/2001/3517	S McCormack 6 Henley Court Melbourne Avenue WOKINGHAM Berkshire RG41 5EN
O/2001/3517	Prue Bray 45 Bluebell Meadow Winnersh WOKINGHAM Berkshire RG41 5UW
O/2001/3517	Mr and Mrs P Scott 28 Allnatt Avenue Winnersh WOKINGHAM Berkshire RG41 5AV
O/2001/3517	K Wingfield 372 Reading Road Winnersh WOKINGHAM RG41 5EJ
O/2001/3517	Richard Simmons Ruralcrafts Ltd 374 Reading Road WINNERSH Berkshire RG41 5EJ
O/2001/3517	Mrs P Leeming 34 Allnatt Avenue Winnersh WOKINGHAM Berkshire RG41 5AU
O/2001/3517	Mr R W Dulieu 373a Reading Road WINNERSH Berkshire RG41 5LT
O/2001/3517	Mr and Mrs Cox 27 Allnatt Avenue Winnersh Wokingham Berkshire RG41 5AV

O/2001/3517	MR and Mrs D Mulcock 29 Allnatt Avenue WINNERSH Berkshire RG41 5AU
O/2001/3517	Frank Womack 364 Reading Road Winnersh WOKINGHAM Berkshire RG41 3EJ
O/2001/3517	Coo Gee 3 Melbourne Avenue WINNERSH Bekshire RG41 5EL
O/2001/3517	Mr John Akers 26 Allnatt Avenue Winnersh WOKINGHAM Berkshire RG41 5AU

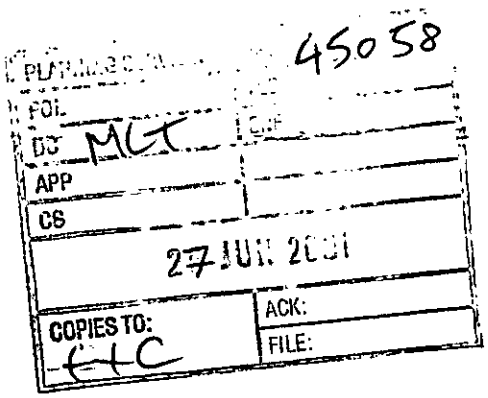
Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street St Neots Cambs PE19 1BD
Tel: 01480 475746 Fax: 01480 218928 Email: architect.ddp@virgin.net

Mr M Thorpe
Wokingham Distrit council
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR

BY FAX AND BY POST

0/2001/3517
MT



GDP SNB 3 MAD12/Dc

26 June 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

I refer to our telephone communication last week when you informed me that our Application had again been deferred because, as an after thought, some further queries had occurred to your members. I have conferred with my Client and I can advise you as follows:-

1. No approach will be made to J Sainsbury for the purpose of proposing to them an alternative access through their car park. We have shown that our retail scheme can be accessed directly from Reading Road, furthermore, this is supported by our TIA and accepted by your Highway Officer who has stated there are no grounds for resisting this Application on the basis of highway considerations.

2. The identity of the owner of a site is an irrelevancy when determining an Application which should be considered entirely on its own merits.

Whilst my Client has been hugely patient to date he has instructed me to inform you that unless our Application is properly resolved at the next Planning Committee meeting on 11 July 2001 he will appeal and apply for the recovery of costs.

Yours sincerely

Giovanni Del Pozzo

cc: H Lyons - Madford

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: PA O/2001/3517

To: Emy Circuit - Planning — also by email.

Your Ref: PA O/2001/3517

Date: 12th June 2001

PLANNING APPLICATION O/2001/3517
OUTLINE PLANNING APPLICATION FOR THE PROPOSED ERECTION OF BUILDING FOR A1 RETAIL USE AND ERECTION OF 5 DWELLINGS.
RURAL CRAFTS LTD, 374 READING ROAD WINNERSH.

As you know, the Development Control Committee at its last meeting on the 23rd May deferred this application for the submission of an updated Transport Assessment, that would take into account the non food retail aspect of the development and up to date traffic flows along the Reading Road. As a consequence of the Committee's comments, I held a meeting with the applicants transport consultants, DWP, where a scope for the updated TA was agreed. I have now received the TA and I can report the following.

Traffic surveys were undertaken on Friday 8th June and Saturday 9th June between the hours 16:30-18:30 and 10:30-11:30 respectively. The results of the surveys demonstrated that the garden centre use currently generates between 29 and 62 movements during these periods respectively.

In assessing the likely impact of the proposed development, the TRICS database has been interrogated and the most comparative sites found. The TRICS database identifies that a development of this type and scale would generate in the order of 35 and 82 movements during the corresponding Friday and Saturday periods. This, when compared to the existing traffic generated by the site, represents only a very small increase in traffic which would not be considered material. It would clearly not be possible for the Highway Authority to sustain an objection at appeal on grounds of traffic impact.

Furthermore, the TA demonstrates that the traffic generation rates for non food retail are actually less than that which you would expect from food retail uses and therefore this proposal would result in a significantly less impact in traffic than the previous proposal accepted by the Highway Authority (Berks County Council) back in 1997.

In addition, DWP have carried out a capacity assessment of the proposed access in order to assess any delays that may occur as a result of the development during the peak periods. This assessment has demonstrated that there will not be any adverse queuing or delays as a result of the development along the Reading Road.

Therefore, in view of the findings of this updated assessment and that previously there were no objections raised by the Highway Authority (Berks CC) for a considerably larger proposal than that being considered now, I recommend the following conditional approval. This is however still subject to a S106 agreement securing a financial contribution of £60,000 and land to facilitate the proposed cycleway, as shown on the attached plans.

Retail

1. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with the A329 serving the retail store shall be constructed in accordance with detailed plans submitted to and approved by the LPA.

2. Prior to the development commencing, detailed plans showing the on site car parking provision serving the retail unit shall be submitted to and approved by the LPA. The number of on site car parking spaces shall not exceed 1

space per 20 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

3. C121 Parking, loading and off loading. R121

4. The retail unit shall not be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the LPA.

Residential

5. C120 Parking Garaging Turning

6. C132 Access before occupation

7. C125 to be amended to read as 'Before the development hereby permitted is occupied, the proposed vehicular access.....' and insert 2.0 x 60 metres.

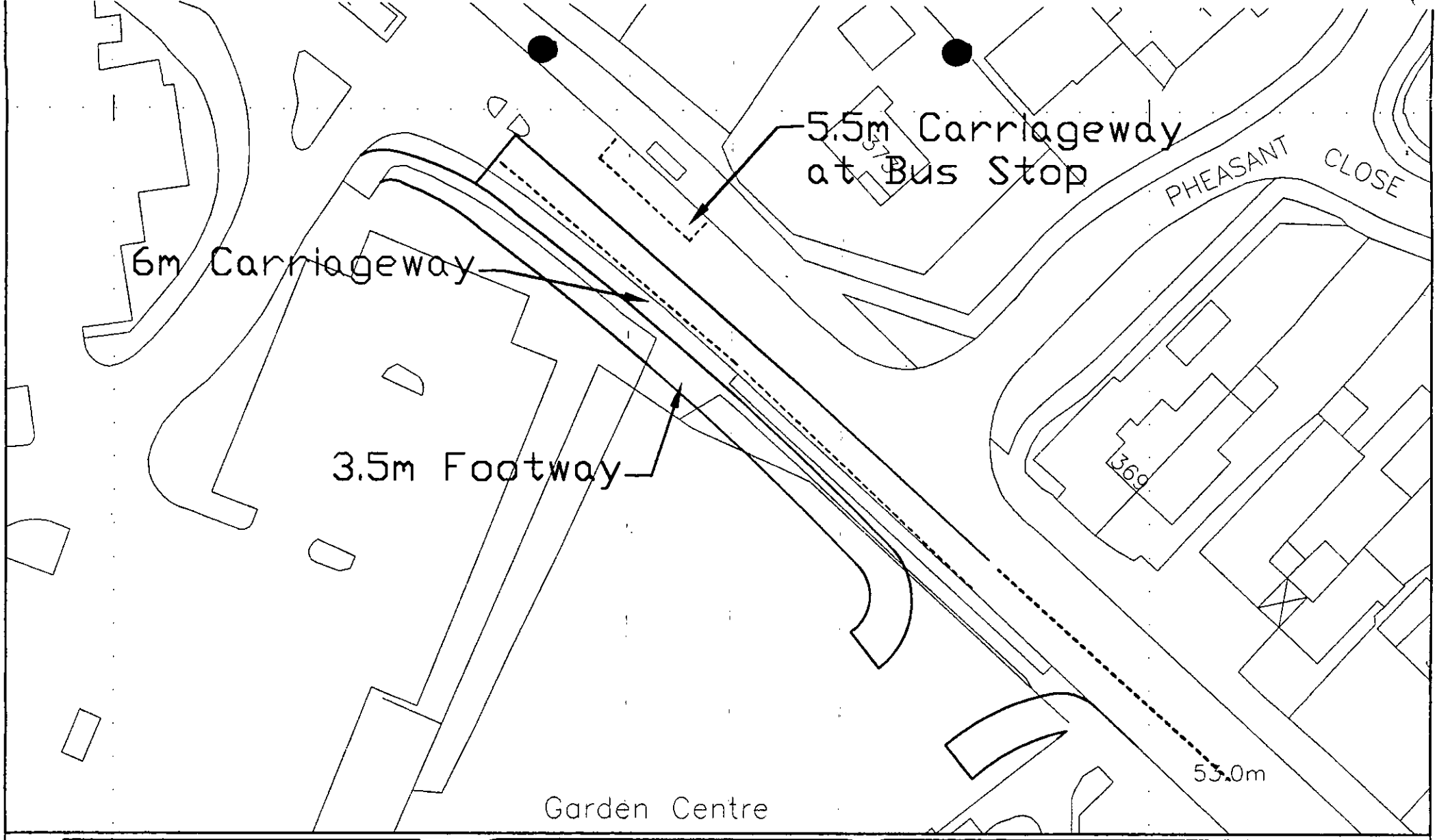
Both

8. C129 Construction Vehicles

9. C130 Mud on Road

Many thanks

Tom Callaghan.



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Version	Originated by and date	Checked by and date	Approved by and date

Engineering Services Section
Environmental Services Department
PO Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Fax: (0118) 974 6313

PARKMAN
Certificate no. FS 15024

Client	WOKINGHAM DISTRICT COUNCIL
Project	Ruralcrafts
Drawing Title	Indicative Land Requirement
Purpose	Information
Draft / Issue	
Scale	1:500
Issuing Office	WOKINGHAM
Telephone	0118 936 7300
Drawing number	29332/01/01
Version	A


Ennisgreen
373a
373
369
Winnersh
15.0M
12.5M
9.0M
+3.5
5.5M
6.0M
3.5M
Garden Centre

Denis Wilson Partnership

Windsor House
37 Windsor Street
Chertsey, Surrey KT16 8AT
Tel: 01932 569566
Fax: 01932 569531

FAX

To:	Mr T Callaghan	**From:**	Ian Fielding
Company:	Wokingham Disrict Council	**Our Ref:**	IRF/2000-062
Fax No:	0118 974 6313	**Date:**	08 June 2001

c.c.	Mr H Lyons	Madford Developments	0118 932 3990
	Mr G Del Pozzo	Dixon Del Pozzo	01480 218928

Number of pages including cover sheet: 18
cc'c fax cover sheet only

(If you do not receive all the pages, please telephone the above number immediately)

SUBJECT: 374 READING ROAD WINNERSH

Please find attached 1st Draft TIA prepared in support of the above scheme. There are some gaps that will need to be completed once I have received the results of the traffic survey, which is taking place today and tomorrow, but I will be able to fax the completed report over to you on Monday.

I have for your information attached the TRICS 4.5 output, which is to be appended to the report, but hopefully this will assist you in preparing comments as early as possible.

I trust the attached is of assistance, but please do not hesitate to contact me should you have any queries or require further clarification.

Kind regards

Ian Fielding

HD/Plann.
P14
20005315
11 JUN 2001
T Callag.

As requested ☐ For information ☐ For comments ☐ Copy in post ☐

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 3rd May 2001

Location: Rural Crafts Ltd 374 Reading Road, Winnersh.

Proposal: Outline application for the proposed erection of 5 dwellings and a building for A1 retail use.

Application Number: O/2001/3517

In response to your consultations dated 16th March 2001 for the above application, the arboricultural comments are as follows:

Although there are no trees within the site there are some adjacent to the east boundary, in particular an Ash and Oak tree. These should be accurately plotted on the drawings so that we can assess the impact that the proposals will have on them.

The proposed car parking comes very close to the Reading Road and therefore does not allow any space for new landscape planting. The Reading Road is designated as a 'Green Route' in the Wokingham District Local Plan (Deposit Draft), policy WBE12. As such any proposed development should allow for appropriate landscape and planting schemes. The car parking and possibly the whole application will need to redesigned to allow for this. I would expect the landscape scheme to be a continuation of that already established at the adjacent Sainsbury's. The scheme should include the whole of the site.

Neil Etherington
Senior Arboriculturist

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Emy Circuit - Planning

My Ref: PA O/2001/3517

Your Ref: PA O/2001/3517

Date: 25th April 2001

PLANNING APPLICATION O/2001/3517
OUTLINE PLANNING APPLICATION FOR THE PROPOSED ERECTION OF BUILDING FOR A1 RETAIL USE AND ERECTION OF 5 DWELLINGS.
RURAL CRAFTS LTD, 374 READING ROAD WINNERSH.

The planing history associated with this site is extensive and although the previous planning application 43751 was never determined, agreement had been reached in 1997 with the Highway Authority (Berks County Council) regarding the potential traffic impact of the development on the highway network. The development being considered at that time involved a food retail outlet comprising 1620 sq metres resulting in a potential traffic impact of 55 vehicles movements during the Friday evening peak. Based on traffic surveys at the time, this would have resulted in a 3% impact in traffic movements along the A329. The Highway Authority considered the application acceptable subject to certain conditions and a financial contribution calculated at £70,000 which was agreed with the applicant. Therefore, whilst there has been some overall traffic growth in the area since the Traffic Impact Assessment was prepared, this would not constitute a material change in circumstances and hence in traffic terms would still be deemed acceptable in principle. Furthermore, it is important to note that the development now proposed has a significantly reduced floor area to the previous proposal.

I have contacted the applicant's agent Mr G Del Pozzo concerning the provision of financial contributions and land along the site frontage to facilitate the proposed shared cycleway/footway along the A329. The Highway Authority is seeking a contribution in the order of £65,000 plus the land for the cycleway and I am awaiting confirmation from the applicant as to whether this is acceptable. It should be noted that amendments to the parking layout will be required so as to keep the required visibility splays clear from parked vehicles and to provide land for the cycleway. Furthermore, although satisfactory access arrangements can be achieved to the retail element, its position may alter from that shown on the plans when the detailed design is submitted, which may also affect the car parking layout. . Therefore, subject to the applicant's agreement to the above S106 requirements, I recommend the following conditional approval :-

Retail

1. Notwithstanding the plans submitted, prior to the development commencing the access road and its junction with the A329 serving the retail store shall be constructed in accordance with detailed plans submitted to and approved by the LPA.

2. Prior to the development commencing, detailed plans showing the on site car parking provision serving the retail unit shall be submitted to and approved by the LPA. The number of on site car parking spaces shall not exceed 1 space per 20 sq. metres. The approved details shall be implemented prior to the occupation of any of the approved development and thereafter be retained.

3. C121 Parking, loading and off loading. R121

4. The retail unit shall not be occupied until space for parking bicycles has been provided in accordance with details to be submitted to and approved by the LPA.

Residential

5. C120 Parking Garaging Turning

6. C132 Access before occupation

7. C125 to be amended to read as 'Before the development hereby permitted is occupied, the proposed vehicular access.....' and insert 2.0 x 60 metres.

Both

8. C129 Construction Vehicles

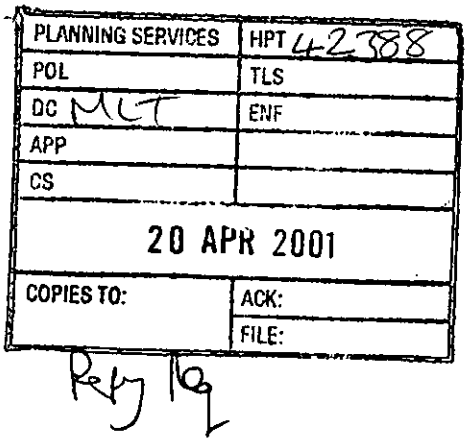
9. C130 Mud on Road

Many thanks

Tom Callaghan.

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928



Mr M Thorpe
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokington
RG40 1WR

GDP SNB 3 MAD12/Dc

17 April 2001

Replied by phone 20/4.

374 Reading Road
Winnersh

Dear Mr Thorpe

I refer to my letter of the 28 March 2001.

Can you now confirm that our application will go to Committee with a recommendation on the 2 May 2001.

I look forward to hearing from you in early course.

Yours sincerely

Giovanni Del Pozzo

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 12 April 2001
My ref: EXC/O/2000/3517
Your ref: GDP SNB 3 MAD 12/Dc

Giovanni Del Pozzo
Dixon Del Pozzo
12 Huntingdon Street
St Neots
Cambridgeshire
PE19 1BD

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 Mr Del Pozzo

PROPOSED A1 RETAIL AND RESIDENTIAL REDEVELOPMENT OF 374 READING ROAD, WINNERSH – O/2001/3517

With regard to the above application, I note that Wokingham District Council was not included on the schedule of notices of served. However, having consulted our property section I have been provided with a plan which confirms that part of the application site is owned by the Council. Since the application is not valid unless all landowners have been notified , the relevant forms are enclosed.

If you have any queries, I can be contacted on the number above.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Property Services

To: Emy Circuit
Environmental Services

My Ref: SL/130/97

My Extn: 6714

Your Ref:

Date: 3rd April 2001

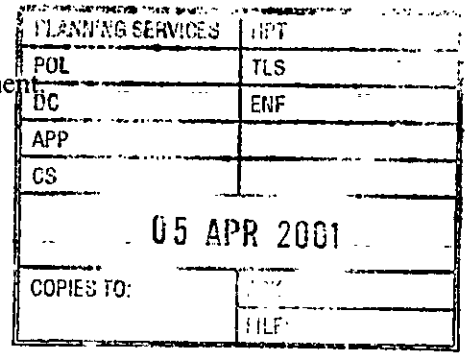
LAND AT MELBOURNE AVENUE, WINNERSH

I refer to our previous discussions concerning the above.

I am sorry it has taken so long for me to come back to you, but this information has been quite hard to find.

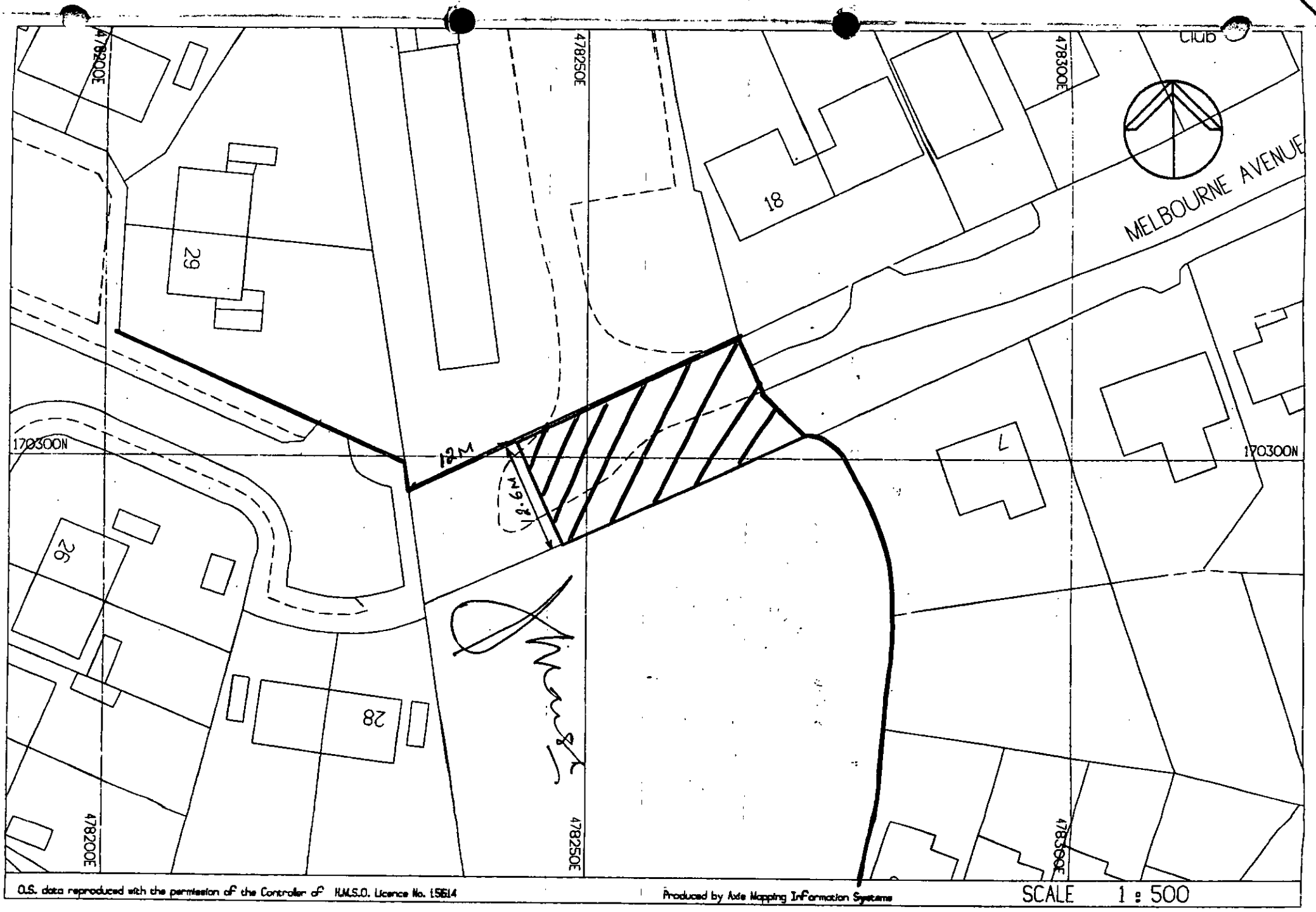
The plan attached shows very roughly the land owned by the Council (edged red) and the area occupied by Ruralcrafts under licence (hatched red). If any of this land were affected by the proposals then this Section would need to comment, and if a development does proceed ensure that boundaries are protected.

I have asked for a copy of the current application for comment.



S. Lyons

Sally Lyons
Property Management Officer



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SCALE 1 : 500

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Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

reply

41795

POL	ITS
DC MLT	ENF
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30 MAR 2001	
COPIES TO:	ACK:
	FILE:

Mr M Thorpe
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

GDP SNB 3 MAD12/Dc

28 March 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

I refer to our recent telephone communication regarding the above.

Now that the scheme has been formally registered and notices duly posted at the site, could you confirm that there are no further outstanding issues and that the Application will go before Committee on 2 May 2001.

I look forward to hearing from you.

Yours sincerely

Giovanni Del Pozzo

FROM: Emy Circuit

DATE: 16 March 2001

19 MAR 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: O/2001/3517

Proposal: Outline application for the proposed erection of 5 dwellings and a building for A1 retail use..

Site Address: Ruralcrafts Ltd 374, Reading Road, Winnersh, Wokingham.

Applicant: Madford Developments Ltd C/O Dixon Pel Pozzo.

Your observations are required in respect of this application **by 08/04/2001** .

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

1. The proposed housing development would cause unacceptable extra traffic to be generated onto King Street Lane via Allnatt Avenue

2. The proposed development is out of keeping with the rest of the area

3. Without knowing the proposed usage of the retail unit the access, which has been moved, will create a larger amount of traffic in an already congested part of the Reading Road

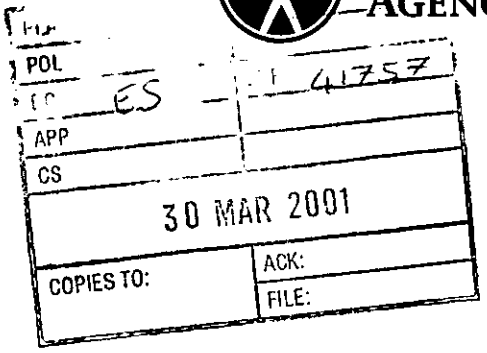
	TLS
JC	ENF
APP	
CS	
30 MAR 2001	
COPIES TO:	ACK:
DATE:	FILE: 28-03-01

SIGNED: _____

Clerk To Winnersh Parish/Town Council.

Our ref: SP\2001\003388\001
Your ref: O/2001/3517
Date: 26th March 2001

ENVIRONMENT AGENCY



FAO: Emy Circuit
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

PROPOSAL: 5 X Dwellings + A Building For A1 Retail Use
LOCATION: Ruralcrafts Ltd 374 Reading Road, Wokingham

Thank you for your letter dated 16 March 2001, which was received on 19 March 2001. You are asked to quote the following reference in any correspondence: **SU77SE/4/5.**The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development - provided that the following conditions are imposed on any planning permission granted:

Planning Conditions

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition.)

Planning Informatives

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Contact Ian Doyle on 01276 454365 for further details.

Advice To Planning Authority

Land Drainage: Contact Amanda Reed On 01276 454331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

Waste Regulation : Contact Miranda Wycherley On 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid Reference	Distance From Site	Landfill Name	Details
SU 782 703	130m	Sandstone Close, Winnersh	Inert Waste

In view of distance and the nature of the material deposited at the site it is unlikely that landfill gas will present a risk to this proposal.

Advice To Applicant

Scientific Support: Contact Ian Doyle On 01276 454365

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Cont/d..

Surface water from car parks for 30 or more cars should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Water Conservation - Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

- Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
- 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
- A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Water Conservation - Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Water Conservation In Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):

- a water butt linked to a down-pipe
- provision of a thick layer of good quality top soil
- if the garden is to be planted, use of drought-tolerant turf and plants.
- If a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
- Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Water Conservation In Garden And Landscape Maintenance
Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:

- collecting rainwater in water butts connected to down-pipes
- grass should not be mown too often or too short, this only encourages shallow roots, which are more likely to dry out
- use of mulches or ground cover plants to retain soil moisture

Cont/d..

- provision of shade for those plants that require more water
- watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey Water And Rainwater Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. Rose

Matt Rose
Development Planning Team

CC: Dixon Del Pozzo, 12 Huntingdon Street, St Neots, Cambridgeshire, PE19 1BD

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Environmental Health

To: Emy Circuit
Development Control

My Ref: SEM/20005501

Your Ref: O/2001/3517

Date: 28 March 2001

Outline Application for the proposed erection of 5 dwellings and a building for A1 retail use.
Ruralcrafts Ltd, 374 Reading Road, Winnersh

I have reviewed the proposals and recommend the following conditions should the application be granted planning consent:

1. No development approved by this permission shall be commenced prior to a contaminated land assessment and associated remedial strategy being submitted to and approved in writing by the Local Planning Authority. The scheme should comprise a contaminated land assessment and associated remedial strategy and works, together with a timetable of works, and should include the following:
   (a)(i) The contaminated land assessment shall include a desk study to be submitted to the Local Planning Authority for approval. The desk study shall detail the history of the site uses and propose a site investigation strategy based on the relevant information discovered by the desk study.
   (ii) The site investigation, including relevant soil, soil gas, surface and groundwater sampling, shall be carried out a suitably qualified and accredited consultant / contractor in accordance with a Quality Assured sampling and analysis methodology.
   (iii) A site investigation report detailing all investigative works and sampling on site, together with the results of the analysis, risk assessment to any receptors and a proposed remediation strategy shall be submitted to the Local Planning Authority. The Local Planning Authority shall approve such remedial works as required prior to any remediation commencing on site. The works shall be of such a nature so as to render harmless the identified contamination given the proposed end-use of the site and surrounding environment.
   (iv) Approved remediation works shall be carried out in full on site under a quality assurance scheme to demonstrate compliance with the proposed methodology and best practice guidance. If during any works contamination is encountered which has not previously been identified then the additional contamination shall be fully assessed and an appropriate remediation scheme agreed with the Local Planning Authority.

   (b) Except as otherwise agreed in writing by the Local Planning Authority, all works comprised within the scheme which are not within buildings shall be carried out before the commencement of any development approved by this permission, and all works within buildings shall be carried out before the occupation of any part of the building to which such internal works relate.

(c) Upon completion of the works, this condition shall not be discharged until a closure report has been submitted to and approved by the Local Planning Authority. The closure report shall include details of the proposed remediation works and the quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology. Details of any post remediation sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.

2. Development shall not commence until full details of the scheme to protect the proposed dwellings from noise from the adjacent A1 use has been submitted and approved by the Local Planning Authority. Any works that form part of the scheme approved by the Authority shall be completed before any permitted dwelling is occupied unless the Authority agrees an alternative in writing.

3. The premises shall not be used except between 0700 hours and 2100 hours Monday to Saturday and between 0900 hours and 1800 hours on Sundays, bank and other public holidays without the prior agreement in writing of the Local Planning Authority.

4. Deliveries by commercial vehicles shall only be made to and from the site between 0800 hours and 2000 hours Monday to Saturday and at no time on Sundays, bank or other public holidays without prior agreement in writing of the Local Planning Authority.

5. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, bank and public holidays without prior agreement in writing from the Local Planning Authority.

Suzanne McLaughlin

Ian Jordan

SPS

PL	
POL	TLS
DC EXC	ENF
APP	
CS OOS	
30 MAR 2001	
COPIES TO:	ACK: ✓
	FILE:

From: WebComments@wokingham.gov.uk
Sent: 27 March 2001 08:42
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Comment
ApplicationNumber: O/2001/3517
Correspondent_FullName: Richard Simmons
Correspondent_StreetAddress: Ruralcrafts LTD
Correspondent_Address2: 374 Reading Road
Correspondent_Town: Winnersh
Correspondent_County: Berks
Correspondent_PostCode: RG41 5EJ
Correspondent_Telephone: 0118 979 00 00
Correspondent_Email: ruralsim@aol.com

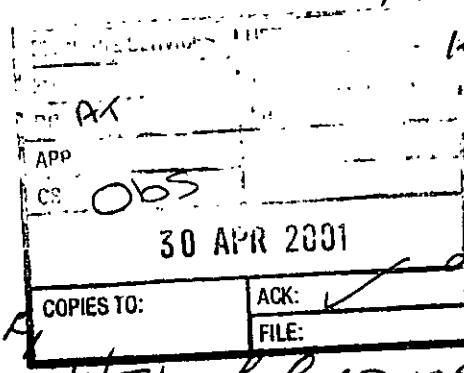
Comments:

I would like to clarify a point which I think is misleading. I am the managing director of Ruralcrafts LTD and the planning application has nothing whatsoever to do with me or my company. I lease the site from it's oweners and it is they who submit this application. I object to the wording of the application as it implies that the application is in some way conected to my company

Richard Simmons

Cancel□da

26 ALLNATT AVE
WINNERSH
WOKINGHAM
BERKS
RG 41 5AH
28-4-01



DEAR SIR

WITH REFERENCE TO THE APPLICATION APPLIED FOR ON THE RURAL CRAFT SITE Nº 0/2001/3517

I HAVE VERY STRONG RESERVATIONS ABOUT THE EXTRA TRAFFIC THAT WOULD USE ALLNATT AVE, ATTEMPTING TO GAIN ACCESS TO KINGS STREET LANE AT PEAK HOURS.

THE LOCATION OF THE NEW ROAD WOULD BE SITED ON A BLIND BEND INTO DOLPHIN CLOSE WHICH WOULD

HAVE IMPACT ON PEDESTRIAN — MOSTLY YOUNG CHILDREN AND CAR TRAFFIC USING THE CURRENT ROAD.

THE SIGHTING OF THIS PROPOSED ROAD ON A BLIND BEND WOULD ALSO HAVE IMPACT ON THE USE OF FOUR DRIVEWAYS ALL IN CONSTANT USE.

IF NOT PLANNED CORRECTLY THE SIGHTING OF THIS ROAD COULD CAUSE MAJOR ACCIDENTS TO CHILDREN OF ALL AGES AND VEHICLES AS WELL.

I WOULD ALSO BE AGAINST THE REMOVAL OF ANY TREES BETWEEN THE OLD AND NEW BUILDINGS.

PLEASE ADVISE WHY THIS PROPOSED NEW ROAD WOULD BE PRIVATE AND NOT ADOPTED BY THE LOCAL AUTHORITY.

IF POSSIBLE I WOULD LIKE TO BE ADVISED OF ANY DEVELOPMENTS WITH THIS PLANNING APPLICATION.

YOURS SINCERELY

Mr JOHN AKERS

Rec'd AM 2.4.01

372 Reading Road,
WINNERSH,
Wokingham, RG41 5EJ

PLANNING SERVICES
POL
CYC
Obs
03 APR 20
COPIES TO:
ACK:
FILE:

Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
WOKINGHAM, RG40 1WR

31st March, 2001

Dear Sir,

Application 0/2001/3517
Ruralcrafts, 374 Reading Road

Ref your letter 16.3.2001.

I have perused the above plans and, as far as I can see the only difference from the previous plans submitted is the fact that there are now only 5 proposed houses as opposed to 8 previously, and the access road to these houses is now Allnatt Avenue instead of Melbourne Avenue.

There is no change regarding the access and exit siting on the main A329 Reading Road to customers and articulated lorries delivering to the A1 Retail premises, and we dont know how many units there will be. We believe access at this point has been turned down in previous applications by Simmons/Ruralcrafts. The proposed entrance/exit for lorries and customer cars is immediately adjacent to our private entrance shared with Wingfield Engineering (always in use) and adjoining is Edmunds Exhaust Centre. There is also an invisible island in the middle of the road. Opposite is Carpetwise and Pheasant Close whilst immediately along from Pheasant Close is a bus stop with bollards and exit lights from Sainsbury's all on top of one another. Should the bus have to stop for any length of time for paying passengers, and it frequently does, this can cause chaos right back to the crossroads lights.

There is also the fact that the footpath is now also a designated cycle path, and this is something else to contend with, which is much used at school opening and closing times (the Forest School being just in Robinhood Lane). These cycles go 2/3 abreast and at quite a speed, there being no restriction on them.

This road (A329) is busy at all times and I feel it just cannot take any more traffic at this level. Even the new phasing of traffic lights at the crossroads hasn't helped, in fact its causing quite a lot of confusion and they still queue way back past us towards Wokingham.

The articulated lorries are still to access and exit delivring to the A1 Retail premises immediatedly next to my bungalow with noise,fumes and vibration associated with them. Although there is a 3 metre high accoustic screen (wall?) shown on the plan between the A1 Retail service yard and the gardens of the new houses there is no accoustic screening whatever as far as my premises (garden and bungalow) are

contd -

concerned, and the service yard also adjoins my garden. Why the different treatment? I feel I should be given equal consideration!!! Presumably it will be a seven day week and long opening hours and this would be a totally unacceptable intrusion.

As regards the width of driveway between my garden fence (rear corner) and the A1 Retail building this hasn't been widened in any way and I feel that with articulated lorries delivering there is not enough width, or consideration, being given to the safety of my premises - there being no leeway for manoeuvreability should it be necessary to prevent boundaries being damaged. I would strongly recommend that there should be a substantially high (3 metres) wall along the whole boundary (from service yard as far as the front of my bungalow) to afford us some protection and security.

Presumably this property will be open plan - therefore we certainly will need good protection, as youths meet up in Sainsbury's car park now, and there was also a car set alight in their (Sainsbury's) car park recently. This should also be taken into account. A wall would give us some security from this sort of thing.

I do hope this will all be taken on board when considering this planning application.

Yours faithfully,

K. Wingfield

[illegible]	HPT
POL	TLS
DC EXC	ENF
APP	
CS 065	
11 APR 2001	
COPIES TO:	ACK:
	FILE: Dated: 02.04.2001

Coo Gee,
3, Melbourne Ave.
Winnersh,
Berks
RG41 5EL

Attention of EMY CIRCUIT,
Planning Services,
P.O Box 157,
Shute End, Wokingham,
Berks.
RG40 1WR

YOUR REF: Emy Circuit/ Application No. 0/2001/3517

2Dear Sirs,

I object to the application for the following reasons:

The grounds previously stated against the original application.
Additionally,
Access through Melbourne Avenue will destroy forever, the way of life currently enjoyed by the residents and disrupt their lives.
The Applicants do not have the legal right to alter or extend or use or increase their use of Melbourne Avenue and until they can show that they do, consent should be witheld because when they cannot provide the access they claim to be able to provide, the Consent would then be inconsistent with the Application.
Proof needs to be shown that "Ruralcrafts" actually have a legal Right Of Access through Melbourne Avenue to pass on to the developer as I don't believe they do.
Any more Retail buildings in this area would not be in character with the location, There is a Business Park at Winnersh specifically for this purpose and type of developement.
It would ruin the Rural/Residential character of the area.
The Proposal with it's access through a cul de sac and onto the already conjested (mainly due to the shortsighted consent which allowed Sainsburys in the first place) main road is inconsistent with good Planning Practice.
Melbourne Ave. is at present a short partly unmade up road and vehicle speed is restricted and the road remains safe. If it were made into a through road, faster moving traffic (and more of it) would be unsafe for residents and visitors (especially to the Surgery with elderly,infirm, toddlers etc,). The road and the undersized car park to the Surgery are not capable of being altered in a manner which would preserve the safety of the present users and the alterations proposed would constitute a permanent hazard simultaneously removing essential parking spaces.
Dust and fumes from the extra traffic would be at unacceptable levels and would erode the present standard of living enjoyed by the residents.
Increased traffic and urbanisation of this quiet country lane would be disruptive and the present use of the Avenue destroyed forever.
The Residents are unanimous in their desire for Melbourne Ave. to remain a private, quiet cul-de-sac.
yours sincerely,

E.Jackson E Jackson

"Coo-Gee",
3, Melbourne Ave.
Winnersh,
Berks.
RG41 5EL

Planning Dept.
Wokingham District Council,
Wokingham,
Berks

Dated; 02.04.2001

YOUR REF: PLANNING APPLICATION No. O/2001/3517

I object to the above application on the following grounds:

It would constitute an overdevelopment, the density of housing and others buildings not being compatible with what is a Rural area - the area has already been developed all around Melbourne Ave. with a consequent increase in traffic and the associated unsolved problems.
The "Country setting" would be irrevocably destroyed.
The development would cause loss of amenity for the local (existing) residents, be intrusive and overlook the existing properties.
It would be out of character, the existing buildings being bungalows - this being reinforced by previous Planning decisions disallowing building above single storey height.
By current standards, Melbourne Ave. is not suited to access from the main highway let alone any additional access.

Additional access from the main highway should not be allowed for the following reasons:
The Avenue is already at full capacity regarding it's size and location.
There is insufficient existing parking which would be further reduced by the proposals.
There is insufficient visibility splay at the junction with the pavement and the main road and no way of providing it as the residents of the adjacent properties have made it perfectly clear that they will not alter their properties to provide it.

Right of Way over Melbourne Avenue is a contentious issue and any consent (if given), should be made dependent on first providing proof of ownership of a right of way through this Private Road.

I have in the recent past witnessed identical situations where rich, greedy, speculative developers have trampled on the rights of resource starved property owners who are unable to defend their rights simply because they are unable to enter protracted costly legal battles; i.e. The property developer, having obtained Planning Consent, proceeds to build, presenting those who have legal rights with a Fait Accompli and the monumental, if not impossible task of enforcing those rights and /or returning the situation to it's original condition.

I feel obliged to make the following observation:
In over 50 years of living in Melbourne Avenue there has never been any recognition of the access junction at the main road. Since this application a "Keep Clear" sign has been effected at the entrance to the Avenue. I wish to be certain that this coincidental sign posting will not influence observers in connection with this application.

E. Jackson E.Jackson

Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

3, Melbourne Avenue
Winnersh
Wokingham
RG41 5EL

02.04.2001

Dear Sir/Madam,

PLANNING APPLICATION NUMBER: 0/2001/3517

With reference to the above application, I strongly object to the proposal for eight private houses to be built on what at the moment is Ruralcrafts land, with access through Melbourne Avenue. Melbourne Avenue is a private road, and has always been maintained by the residents.

Ruralcrafts claim to have right of access on to Melbourne Avenue, but if this is the case, they have not exercised this right for at least 25 years. We have residents who can testify to this. The only proof of access that we have been presented with is a document from Ruralcrafts produced at the time of purchase. No documentation has been presented to us proving that the previous owners had access in order for it to be offered at the time of sale.

Melbourne Avenue has always been a private road. It is unmade for approximately half its length, the other half being surfaced from the doctor's surgery to Reading Road at the expense of the surgery. When the surgery is busy, it often gets very congested with patients attending the surgery. The avenue cannot sustain any more traffic. Some of the residents do not have sufficient garage space to accommodate the number of cars per household, and therefore vehicles are often parked at the side of the road, again making access difficult. Apart from this, access to Reading Road, especially when turning right, is extremely difficult. Any more traffic trying to enter this busy road would make this very congested.

As residents we object strongly to further damage being done to the unmade part of the Avenue, by commercial lorries and heavy-duty vehicles involved in future construction. As regards the construction of a large retail outlet, the Reading Road is already severely congested since the Sainsburys was erected.

In our searches, as far back as twenty five years ago, nothing showed up about Ruralcrafts having access to Melbourne avenue. One resident remembers a small gate which was removed over twenty years ago and a six foot fence erected. Ruralcrafts have never used or contributed to the maintenance of the Avenue, and only reinstalled "gates" in a very underhand manner in the summer of 1999 without any warning or consultation with the residents. We feel that the burden of proof of access lies with Ruralcrafts and to date we have received insufficient proof that the owner of the road gave access to the previous owners of Ruralcrafts. We as residents can prove that Ruralcrafts has never maintained or used the alleged access in nearly twenty five years.

The grass verges outside the properties have been maintained by the residents for many years and in some cases are insured.

In conclusion, we the residents of Melbourne Avenue, strongly object to the planning application, unless an alternative route to the proposed houses is tendered. Ruralcrafts already has access to Reading Road, which is undoubtedly far more suitable than Melbourne Avenue with its existing traffic problems.

We would ask the planning department to take all these points into consideration when reviewing this planning application.

Yours faithfully

E Jackson

E. JACKSON

Telephone No:

3, Melbourne Avenue
Winnersh
Wokingham
Berks RG41 5EL

Your Ref: Application Number 0/2001/3517 at Ruralcrafts Ltd

02.04.2001

Dear Sir,

I am objecting to the above application.

The traffic situation in Melbourne Avenue has increased dramatically since the Royal British Legion Club at number 10 changed ownership and became a Doctors' Surgery. At many times throughout the day, the road is heavily congested with casual parking while the owners are attending the surgery. The surgery has insufficient parking to cope with the demand, and damage has been caused to resident's property by non-residents when parking to visit the surgery.

The presence of the doctors' surgery makes it difficult for existing residents to obtain access to their property. Having more cars using the road will be intolerable and cause even more chaos as those drivers attempt to get out onto the exceedingly busy Reading Road. *An answer would be to provide access through the existing Ruralcraft Ltd site access, which would only have to service the new housing needs.*

Melbourne Avenue is only properly surfaced with tarmac up to the doctors' surgery. There is no drainage or street lighting, as the road is private. The road beyond number 10 is of gravel construction, and is maintained by the local residents, at their own expense.
Melbourne Avenue is private and is in darkness at night. Do the house builders intend to put in a proper highway, with lighting and drainage etc. and maintain it? What guarantees have been given about the upkeep of this road?
The current road surface will not take construction traffic without damage to the road surface. What steps will be taken to prevent damage.

Melbourne Avenue is stated to be some 40 feet in width, but if the grass verges (which are maintained by the residents and include planted trees), are excluded, it is considerably less than 30 feet. This width cannot support more traffic and on road parking for the doctors' surgery.

There has been no right of access for many years beyond numbers 9 and 18 Melbourne Avenue. The end of the close has been fenced off, and I believe that in order to maintain any right of way, it should have been periodically opened. The owners of Rural craft Ltd lost the right of access years ago, and I do not wish to have it reinstated.

In conclusion, the sellers of the property at Ruralcraft Ltd. for housing construction, have done so without heed of their legal right to grant access via Melbourne Avenue.
They are doing so purely for commercial greed, and are showing no regard to the current congestion in the road, brought about by the doctors' surgery.
The applicants have decided to purely put the burden of managing the problem of traffic access on anybody but themselves.
There already exists an access road into the premises of Ruralcraft Ltd., and I believe that it the duty of the planning department to ensure that this access point is used by the people applying for permission to provide traffic access to their housing, or reject the application on legal and environmental grounds.

Yours sincerely, E Jackson

E. JACKSON

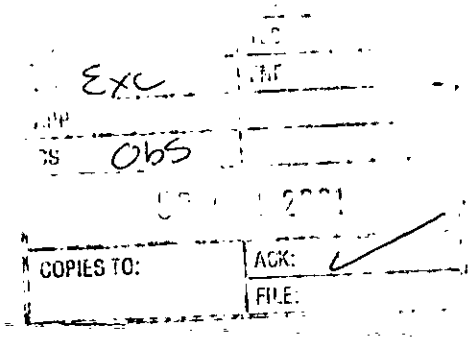
Carol Hurst

From: Ian Jordan
Sent: 06 April 2001 20:03
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Friday, April 06, 2001 8:28:49 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Comment
ApplicationNumber: O/2001/3517
Correspondent_FullName: Mr & Mrs D Mulcock
Correspondent_StreetAddress: 29 Allnatt Ave
Correspondent_Address2:
Correspondent_Town: Winnersh
Correspondent_County: Berks
Correspondent_PostCode: RG41 5AU
Correspondent_Telephone: 01189 783336
Correspondent_Email: duncan@mulcock.freeserve.co.uk



Comments:

I would have reservations about the extra traffic that would use Allnatt Ave, attempting to gain access to Kings Street Lane at peak hours. The location of the new road would be sited on the bend into dolphin close which would impact on pedestrian and car traffic using the current road. This could also impact on the use of current driveways of the four properties that already exist on, or close to the current bend in the road, if not planned correctly this could cause possible blind spots for all traffic including the safety of pedestrians. Please also advise why this road would be private and not adopted by the local authority. We would also be against the removal of any trees that would form a natural barrier between the old and new properties. Please advise of any developments with this planning application.

Carol Hurst

From: Ian Jordan
Sent: 07 April 2001 15:05
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Saturday, April 07, 2001 3:30:56 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

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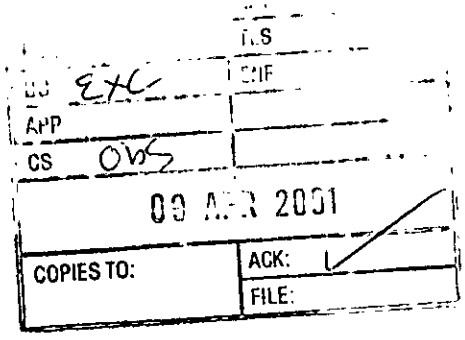


NatureofEmail: Comment
ApplicationNumber: 0/2001/3517
Correspondent_FullName: Frank Womack
Correspondent_StreetAddress: 364, Reading Road,
Correspondent_Address2: Winnersh
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG41 5EJ
Correspondent_Telephone: 07790 275710
Correspondent_Email: frank.womack@btinternet.com

Comments:

While not directly covered by the planning application, the planned houses are being built right up against the wood area to the rear of 364 Reading Road/north of Melbourne Avenue. The wooded area currently provides a break in the views of building and activities on Ruralcrafts land. The height of the houses will appear imposing to many of the houses backing onto the wooded area, the continued presence of the trees will assist in significantly softening the imposition. I would be grateful if consideration could be given to placing a Tree Preservation Order(s) on the wooded area to ensure this natural barrier will be maintained and will continue to help maintain the already limited natural ammenities, e.g. birdlife, of the area.

Thank you.

PLANNING SERVICES	HPT
POL	TS
DC Exc	ENF
APP	
CS 065	
05 APR 2001	
COPIES TO:	ACK: ✓
	FILE:

MR R. W. DULIEU
373A READING ROAD
WINNERSH
BERKSHIRE
RG41 5LT
4th April 2001

Dear Sir,

Re: Application Number 0/2001/3517

With reference to your letter dated 16th March 2001, concerning the proposed planning application on the site presently occupied by Ruralcrafts Ltd.
I strongly object to the proposed erection of 5 dwellings and a A1 building. The reason that I object is the Reading Road that runs outside of these premises is already heavily congested with traffic, also the traffic entering and exiting the Sainsbury store next door to Ruralcraft makes this junction total gridlock. I feel that there should be no further development so close by.
Although alterations have been made to the traffic lights on the Winnersh crossroad's the Queue of traffic is constantly blocking access to my premises, and any further development will only add to the problem.

I fully objected to the Sainsbury store and this application was granted with the provision that the bus stop outside my house would be removed and relocated further up the road towards the Pheasant pub. This was not done. So now when any buses or school coaches stop at this stop they block all access in or out of my driveway.

I trust that resident's objections are carefully considered when this application is heard, and I will look forward to receiving notification of the outcome in the post.

Yours Faithfully

Mr R W Dulieu.

Mr/mrs cox
27 Allnatt Avenue
Winnersh
Wokingham
Berkshire
RG41 5AU
30/03/01

Dear Sir/madam,

RE: RURALCRAFTS LTD APPLICATION NO. 0/2001/3517

Further to your letter re the application for Ruralcrafts, I am writing to object against the proposed plan.

I have been a resident for nearly 20 years,. I feel that the avenue has more than enough cars travelling up and down it normally at great speed.

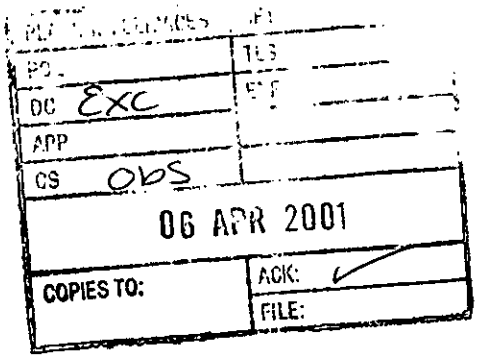
We have a lot of children from the avenue, Dolphin Close and from other estates come and use the play area on the green in the middle of the avenue. The main part of the avenue is already very busy and I feel with anymore traffic will become a very serious problem.

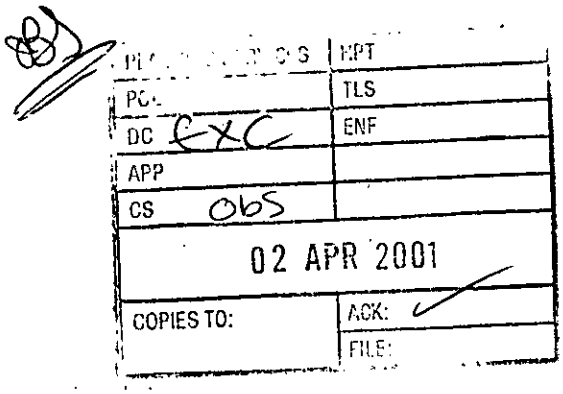
The avenue has already been extended to incorporate dolphin close and to extend again would only add to the problems of congestion at the avenues exit in the mornings. The access that is proposed would be on what is already a bad bend ,and a danger spot for ourselves and neighbours. Enough so that we feel it necessary to warrant a stand alone speed hump on the said bend.

I sincerely hope that this plan is not approved, we have managed to get enough support in the community twice before to object to the plan I hope this is the case once again.

Yours faithfully,

Mr/mrs cox





Mrs P Leeming
34 Allnatt Avenue
Winnersh
Wokingham
Berkshire
RG41 5AU
30/03/01

Dear Sir/madam,

RE: RURALCRAFTS LTD APPLICATION NO. O/2001/3517

Further to your letter re the application for Ruralcrafts, I am writing to object against the proposed plan.

I have been a resident for nearly 20 years, and I am the local lollipop lady. I feel that the avenue has more than enough cars travelling up and down it normally at great speed.

We have a lot of children from the avenue, Dolphin Close and from other estates come and use the play area on the green in the middle of the avenue. The main part of the avenue is already very busy and I feel with anymore traffic will become a very serious problem.

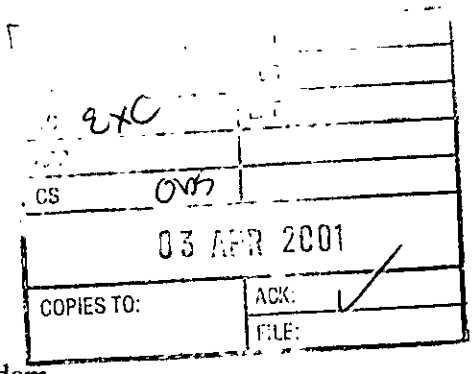
The avenue has already been used as an exit for Dolphin Close when that was built,, I wish to object strongly about any more housing estates empting onto the avenue and using it as some through road.

I sincerely hope that this plan is not approved, we have managed to get enough support in the community twice before to object to the plan I hope this is the case once again.

Yours faithfully,

P. Leeming (MRS)

MRS P LEEMING



Mr & Mrs P Scott
28 Allnatt Avenue
Winnersh
Wokingham
Berkshire
RG41 5AU
30/03/01

Dear Sir/madam,

RE: RURALCRAFTS LTD APPLICATION NO. 0/2001/3517

Further to the recent letter we received in connection with the planning application for Ruralcrafts, we write once again to object against the proposed plan.

We have objected twice before in connection with this plan and do so once again. It is not the actual houses or the retail unit we object to, it is that the cars would come onto our avenue.

We objected against the plan for the houses in Dolphin Close to be built as this would, and has caused traffic problems. Whilst Allnatt Avenue was a quiet housing estate, it now is a busy stretch of road, our house is the last house before Dolphin Close, and the residence of that close drive at speed from their road down the main exit out, we have to be very careful indeed of the on coming speeding vehicles plus any number of children that seemed to want to play on the road or come around the corner without to much road sense.

The proposed access to the new site would therefore make the avenue an even worst danger spot for traffic entering or exiting Dolphin Close and the new site. Also this will increase the level of traffic around this point of the avenue making it almost impossible for the residence of the original avenue to reverse from there drives without incident.

The avenue in recent months has been used as a rally track for some people, they have turfed up various parts of the grass and playing areas. I do not really see the point of having a children's play area in the middle of an avenue that people want to be used as a though road for anyone who builds an the area. (Dolphin Close could have easily been redirected though the other housing estate but was not)

Rural Crafts already have an exit onto the main road therefore this point of access is already acceptable why not use it. This is the third time we have objected to this plan. As you can see our drive will be right opposite the new entrance, the avenue cannot cope with any more traffic than it currently has at the moment. It was bad enough when Dolphin Close was built, but this application has already been rejected twice I cannot see how you can justify approving this plan as it has had so many objections.

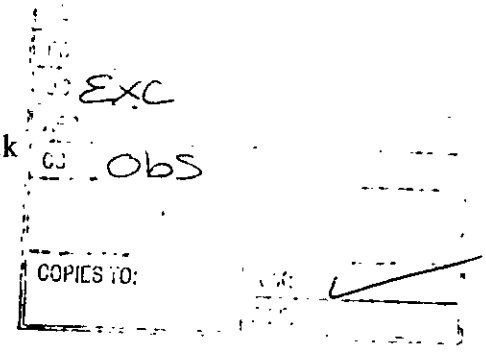
Yours faithfully

MR & MRS SCOTT

45 Bluebell Meadow
Winnersh
Wokingham
Berks.
RG41 5UW

E-mail: prue@bray.telinco.co.uk
Tel: 0118 989 4139

26 March, 2001



Dear Ms Circuit

O/2001/3517

I have had a brief glance at the plans for this application. At this stage I would like to comment on two aspects of them.

Firstly, the houses. I am happier with the proposed access via Allnatt Avenue than I was with the previous application for this site which had access via Melbourne Avenue, which is unadopted and difficult to make up to an adopted standard. However, I have a query about the notification of land owners. It is my understanding that WDC owns a strip of land at the back of the present Ruralcraft site, but the Council is not listed as being notified. Could you confirm for me whether the land the Council owns is affected by this application?

Secondly, the proposed retail site. I note that an increase in retail space is proposed, from 780 m^2 to 1115 m^2. This is somewhere in the region of a 40% increase. I realise that at the moment much of the site is given over to outdoor displays of goods. However, a much larger building suggests to me an increase in customers. And an increase in customers means more traffic movements on an already congested road.
I am particularly concerned about this because there is a strong local rumour that a DIY-type store is on the cards for this site. If you have visited Winnersh on a Sunday, you will have seen that traffic flows for most of the day approach weekday peak levels as customers from across the area head for FOCUS Do-It-All by the Loddon Bridge roundabout. Another store of this type would be likely to bring another increase traffic at the weekends.
As a matter of background information: I am not an expert in the various planning categories for retail use. Is there any way of restricting the type of shop that is opened?

These are my initial thoughts. I will try and touch base with you regarding progress on this application in a couple of weeks.

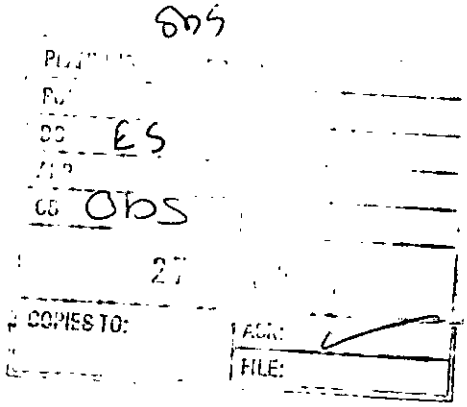
Yours sincerely,

P. Bray

Prue Bray
District Councillor for Winnersh (Liberal Democrat)

6 Henley Court
Melbourne Avenue
Wokingham
Berkshire
RG41 5EN

Emy Circuit
Planning Services
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR



23 March 2001

Dear Sirs

RE: APPLICATION NUMBER: O/2001/3517
RURALCRAFTS LIMITED 374 READING ROAD WINNERSH

Thank you for your letter of 16th March 2001 regarding the above application.

With regard to the retail unit and consequent lorry movements, as my bedroom windows face in the direction of the new development, I would request that deliveries be restricted to daytime movements only, i.e. NO night-time movements, and that the 3m acoustic wall be extended to cover all existing residential properties in the vicinity.

I would also request that should any high intensity lighting be proposed, this be directed so as not to interfere with existing residents.

Yours faithfully

S McCormack

Emy Circuit
Environmental Services Dept
Shute End
Wokingham
RG40 1WR

Well House
14 Melbourne Avenue
Winnersh
Wokingham
RG41 5EL
22nd March 2001

Dear Emy Circuit,

Application Number: O/2001/3517

Thankyou for your letter regarding the above application.
I, along with other Melbourne Avenue residents, objected to the original application by Ruralcrafts (O/2000/2013), which planned to use Melbourne Avenue as access to new housing. This has now been withdrawn, and we have no wish to object to this latest application.
The reason I am writing, is that approximately two years ago, Ruralcrafts built a gate at the rear of their property, giving them direct access on to Melbourne Avenue. They informed us that the land at the rear of Ruralcrafts was owned by WDC and that they rented it from them. This is still the case. However, they also stated their deeds gave them a right of way over Melbourne Avenue. We have since discovered, through a solicitor, that this in fact was incorrect, as Ruralcrafts land had already been sold to Sainsburys, and their deeds for this newly acquired land do not give them a right of access through Melbourne Avenue. WDC still own the strip of land to the rear of Ruralcrafts.
As residents, we are requesting the developers to dismantle the gate and incorporate new fencing, to prevent any future access. This would be an extremely small task for the builders at the time of construction.
If possible, it would be appreciated if this proposal could be incorporated into the new plans.

Yours sincerely

Alan Rowley

4+1659
ES
COPIES TO:
ACK:
FILE:

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: O/2001/3517

Proposal:
Outline application for the proposed erection of 5 dwellings and a building for A1 retail use.

Location:
Ruralcrafts Ltd 374 Reading Road Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 11/04/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/05/2001**. Written comments submitted will become available for public inspection.

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

Date: 11/04/2001

telegraph pole at Reading Rd entrance
+ on fence in Amat Ave 10/4.

Received by Wokingham District Council

Application No: O/2001/3517

Proposal:
Outline application for the proposed erection of 5 dwellings and a building for A1 retail use.

Location:
Ruralcrafts Ltd 374, Reading 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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

16 March 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	05 MAR 2001
Officer: EXC	Application No. 0/2001/3517

Map No. 60 **Site** 0.69
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 5 DWELLINGS AND A BUILDING FOR A1 RETAIL USE

Location: 374 READING ROAD

Parish: WINNERSH Ward: Winnersh

16.3.01 B.

Applicant: MADFORD DEVELOPMENTS LTD

fee paid 0/2000/2013 withdrawn

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	~~Agricholdings not deleted.~~		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..Major development.....

Date Site Notice Sent : 16.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓
Trees ✓
Conservation Officer ✓
Environmental Health ← 250m landfill
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

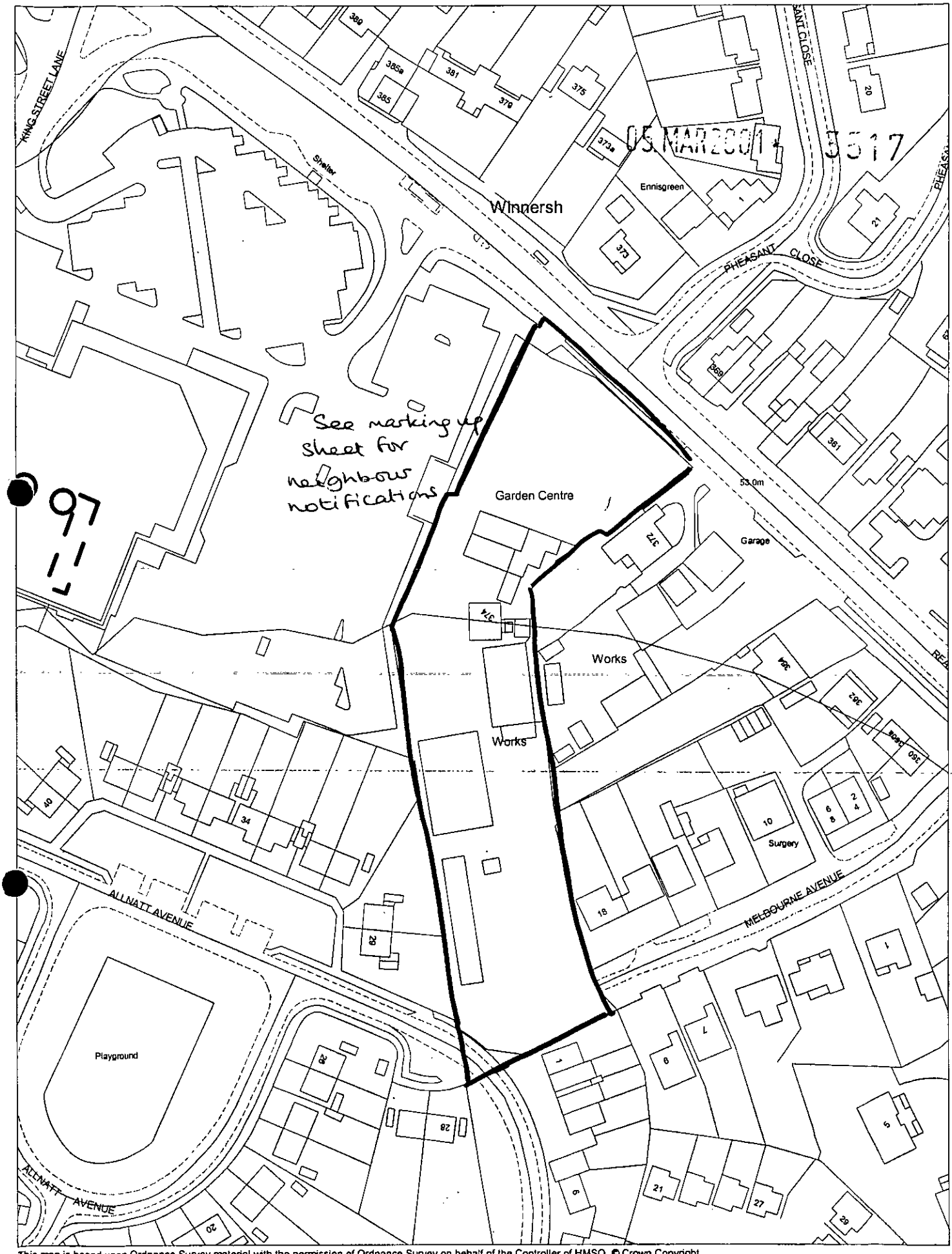
OTHERS:

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

371 Reading Rd returned 27/3 no such address

NEIGHBOURS:

S/N x 3 – Reading Rd, Melbourne Ave, Allnatt Avenue
Ruralcrafts, 374 Reading Road
22–38 Allnatt Avenue (odd + even)
1–8 Dolphin Close (odd + even)
19–27 Laburnum Road (odd)
As for application 1–10 Melbourne Avenue (odd + even)
O/2000/2013 12–18 Melbourne Avenue (even)
358–373, 373a Reading Road (odd + even)
375–385 Reading Road (odd)
+ Sainsburys Supermarket, King Street Lane
6, 8 & 4 Henley Court, Melbourne Avenue
Brookside Surgery, Brookside Close, Earley



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Development Control Section, Environmental Services, Wokingham District Council.

9 March 2001

Scale: 1 : 1250

05.MAR2001* 3517

Dixon Del Pozzo
architects planning and design consultants

12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

Mr M Thorpe
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

GDP SNB 3 MAD12/Dc 1 March 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

Having conferred again with Mr Callaghan we have agreed to reduce the residential scheme to five units. As a consequence the Councils Adoption Standards will not apply and his only concern will be the means of access, which in principle he has agreed will be from Allnatt Avenue.

I hereby enclose our resubmission as agreed, I understand that likely Committee dates are 11 April 2001 or 2 May 2001 and that the Council now operates under a remit to determine applications expeditiously. In view of the age of this application it would be greatly appreciated if we could achieve the earlier date and I would hope we could work to this end, however, failing this could you confirm that we can go to Committee on 2 May 2001.

I have copied this submission to Mr Callaghan and look forward to your further comments if any.

To qualify for a free go I hereby formally withdraw our application dated 18 July 2000 and substitute the enclosed.

Please let me know if you have any queries.

Yours sincerely

Giovanni Del Pozzo

Enc: Document Issue

cc: T Callaghan - Wokingham

Dixon Del Pozzo
architects planning and design consultants
05 MAR 2001 3517
12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

DOCUMENT ISSUE

Mr M Thorpe
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

Our Ref GDP SNB 3 MAD12/Dc

Date 1 March 2001

Document Reference	Revision	Copies	Title/Description
374 Reading Road Winnersh			
Drawing No 020	F	x6	Site Layout
Red Line Location Plan	-	x6	
Schedule of Notices	-	x6	
Planning Application Forms and Ownership Certificate	-	x6	

Copies to:

pp Dixon Del Pozzo

05.MAR2001* 3517

SCHEDULE OF NOTICES

1. Rural Crafts
   374 Reading Road
   Winnersh
   Berks
   RG41 5EJ

2. T J Willcox
   Mentor
   5 Saxon Gardens
   Taplow
   Maindenhead
   Berks
   SL6 0DD

1913 /a

SCHEDULE 2

Articles 6, 7 and 9

05.MAR2001* 3517

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* Rural Crafts, Reading Road, Winnersh

I give notice that *(b)* Madford Developments Limited

is applying to the *(c)* Wokingham District Council

for planning permission to *(d)* Carry out a retail and residential development

Any owner* of the land or tenant** who wishes to make representations about this application should write to the

Council at *(e)* Shute End, Wokingham

by *(f)* 22 March 2001

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed .....

† On behalf of Madford Developments Ltd

Date 1 March 2001

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- the application
- the plans
- and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

(1) NURSERY [illegible] E

ADDRESS 374 READING ROAD PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
265/48	Messrs. Sale & Sons Ltd	Office Building	13.7.48	App. App.
15/50	Mr. W. Billyard	Detached Bungalow	14.2.50	App. App.
D/16/63	"	Garage	24.1.63	App. N/A
D/181/65	"	Outline {Residential Development	31.8.65	N/A Refuse
596/71	Ruralcrafts Ltd	Erect s/storey precast building	8.7.71	N/A C/A
1156/73	" "	Workshop in lieu of green house	2.8.73	– Refuse
1703/73	Messrs Rm. B.J. Simons	Storage building to replace existing	22-11-73	– Refuse
02472	Ruralcrafts	Com. part of bldg to rest room ext. Erect workshop	4.9.75	C/A
BR 3765	"	Erect Workshop	24 11 75	App N/A
03727	"	"	27.11.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) RURALCRAFTS GARDEN CENTRE E

ADDRESS 374 READING ROAD PARISH WINNERSH

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
03728	RURALCRAFTS	REPLACEMENT STORAGE BLDG	27.11.75	N/A C/A
BR 3918	"	" "	6.1.76	App. N/A
[illegible]967	"	"	28.9.78	N/A C/A
11254	"	Display garden mixed nursery	2.8.79	– C/A
12720	"	OPEN SIDED STORAGE BLDG.	13.3.80	N/A C/A
~~BR 12889~~	"	~~Storage building~~	~~8.4.80~~	~~R/~~ ~~N/A~~
~~BR 15213~~	"	~~OPEN SIDED STEEL PORTAL FRAME~~	~~15.7.80~~	~~App. N/A~~
17773	"	C/L REPL. OFF. OF EX. SALES & STORAGE	26.8.82	N/A REF
19625	"	C/L REPL. OFFICES & SALES/DISPLAY NEW CAR PARK	28.7.83	N/A REF
21354	"	DEM. OF EX. SHOP & OFFICES – NEW SHOP OFFICES & STORAGE BLDG.	31.5.84	N/A C/A
21355	"	LANDSCAPED CAR PARK	31.5.84	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) RURALCRAFTS

ADDRESS 374 READING ROAD PARISH WINNERSH

PLOT No. ORD. SHEET No. 60

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22438	RURALCRAFTS	EXT. OF JOINERY WORKSHOP	15.11.84	N/A REF
22439	"	GARAGE WORKSHOP TO TIMBER JOINERY + STORAGE AREA	15.11.84	N/A REF
33290	"	RENEWAL 21384	5.7.89	CLW
03751		SUPERMARKET & 4 HOUSES	7.7.97	W/D
96/68691/F	"	DEM. EX SHOP & OFFICES REPL. SHOP/OFFICE/ STORAGE BUILDINGS	15.11.96	C/A
0/2000/2013	Hadford Development			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

19 June expiry
21 days 14 May

Dixon Del Pozzo
architects planning and design consultants
12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

PP 42519
ENF
APP
CS
24 APR 2001
COPIES TO:
ACK:
FILE:

Mr M Thorpe
Planning Department
Wokingham District Council
PO BOX 157
Shute End
Wokingham
RG40 1WR

GDP SNB 3 MAD12/Dc

23 April 2001

374 Reading Road
Winnersh

Dear Mr Thorpe

I write to advise you that the following is a schedule of Notices in respect of the above.

SCHEDULE OF NOTICES

Issued to: Sally Lyons – Wokingham District Council
London and Quadrant Housing Association

Yours sincerely

Giovanni Del Pozzo

0/2001/3517

expires 12/6
8/5
DC 23/5

Dixon Del Pozzo
architects planning and design consultants
12 Huntingdon Street, St Neots, Cambs., PE19 1BD Tel: 01480 475746 Fax: 01480 218928

42288

EMMY CIRCUIT
WOKINGHAM DISTRICT COUNCIL
P.O. BOX 57
SHUTE END
WOKINGHAM RG 40 1WR

3/WAD17/DC

PLANNING SERVICES	HPT
POL	TLS 13-04-2001
DC	ENF
APP	
CS	
17 APR 2001	
COPIES TO:	ACK:
	FILE:

374 READING ROAD
WINNERSH

DEAR Ms CIRCUIT

THANK YOU FOR YOUR LETTER OF 12 APRIL 2001

I APOLOGISE FOR THE OVERSIGHT AND ENCLOSE THE REQUISITE PAPERWORK. I WOULD BE GREATLY RELIEVED IF YOU CONFIRM TO ME THAT THIS WILL NOT DELAY THE APPLICATION GOING TO THE INTENDED COMMITTEE. I BELIEVE WE WERE TARGETTING 2nd MAY 2001

I LOOK FERWARD TO HEARING FROM YOU.

KIND REGARDS

YOURS SINCERELY

ENC CERTIFICATE AND NOTICE DATED 13-04-2001

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

05 MAR 2001 3517

1.	APPLICANT'S NAME	Madford Developments Limited
	ADDRESS	1 The Old Brewery, Brewery Court Theale, Berkshire
	POST CODE	RG7 5AJ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Dixon Del Pozzo
	ADDRESS	12 Huntingdon Street, St Neots Cambridgeshire PE19 1BD
	POST CODE	PE19 1BD PHONE 01480 475746
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	Reading Road Winnersh
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		a) Residential b) A1 Non Food Retail
5. Give the area in hectares or part of a hectare	AREA OF SITE	6170m2 0.617 Hectares
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Site Layout Location Plan

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

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

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

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

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

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

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

Retail

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

Reserved Matter

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.

Reserved Matter

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Mains Sewer

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/[redacted]

If no, please give details

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

See Site Layout

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

Yes

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	5 / 29 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/[redacted] — * STATE No. OF HABITABLE ROOMS — 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? [redacted]/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.

Free Go

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 for Dixon Del Pozzo ON BEHALF OF Madford Developments Ltd DATE 1 March 2001

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		780m^2	1115m^2	
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 OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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		
Proposed	1 to 20.6m^2	1 to 500m^2

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.
— Retail

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— not known

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

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 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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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
WOKINGHAM DISTRICT COUNCIL	PO BOX 157 STATE END WOKINGHAM RG40 1WR	13-4-2001 Refer to letter dated 23/4/01

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

Agricultural Holdings Certificate

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

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.

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 MADDRD . . DEVELOPMENTS . . LTD . . . . .

Date 13th APRIL 2001 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No.

05.MAR2001 * 357

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
See attached schedule		1 March 2001

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

Agricultural Holdings Certificate

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

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● 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:

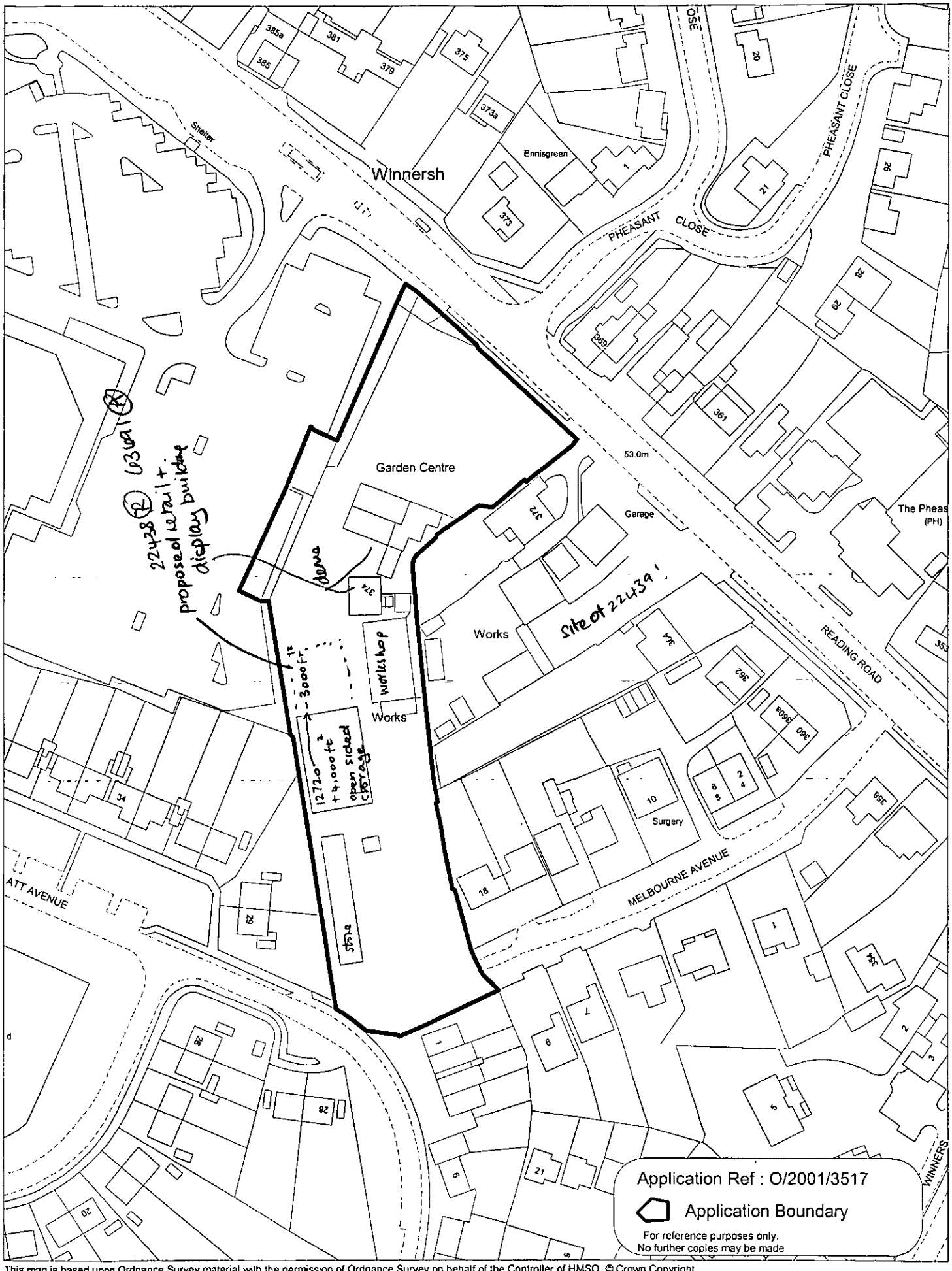
Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . Madford Developments Limited . . . . . .

Date . . 1 March 2001 . . . . . .

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



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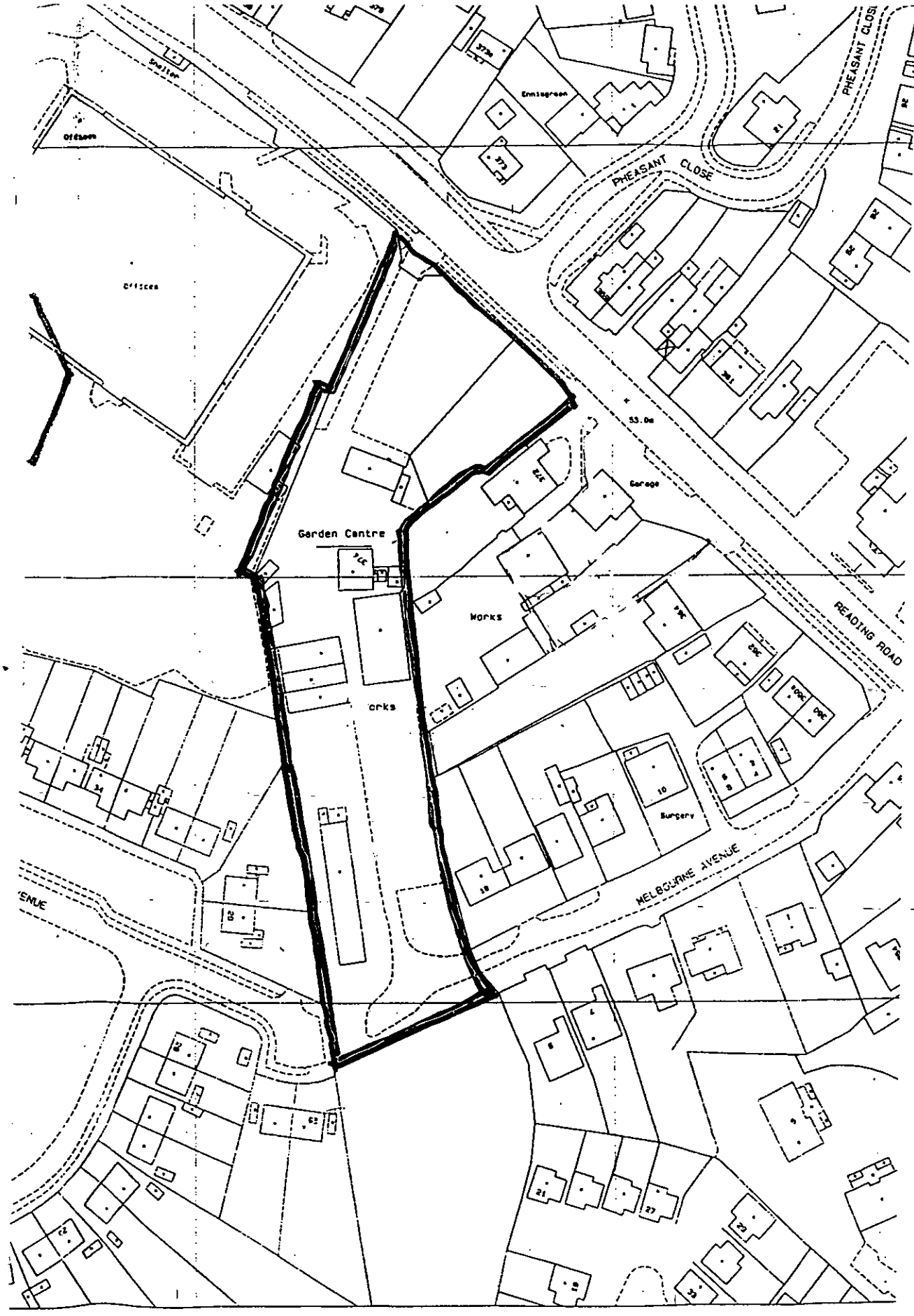
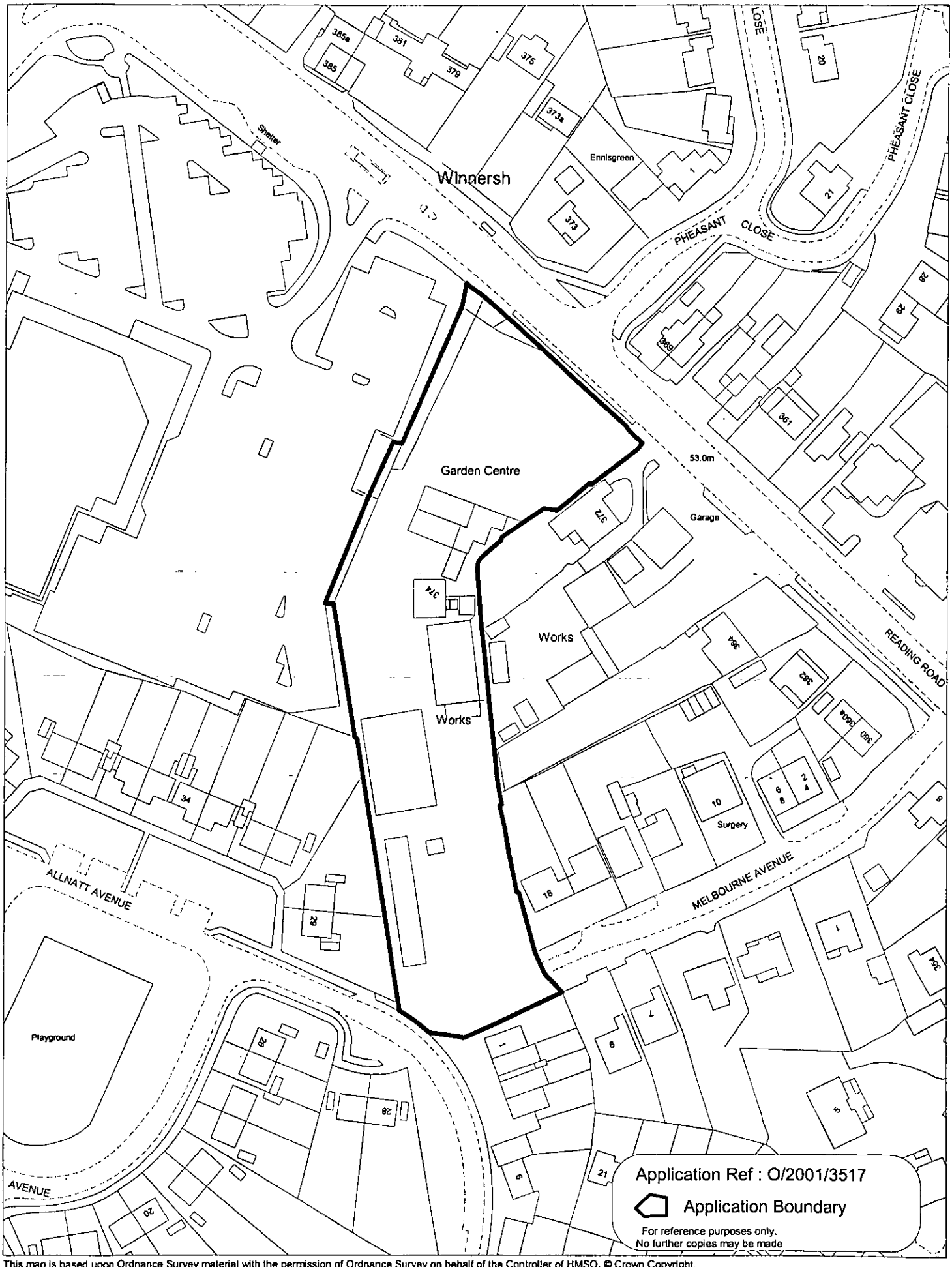

PHEASANT CLOSE
PHEASANT CLOSE
Offices
Offices
Garden Centre
Works
Works
Garage
53.0m
READING ROAD
MELBOURNE AVENUE
Surgery
782
783

20 40 60 100



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Scale: 1 : 1250

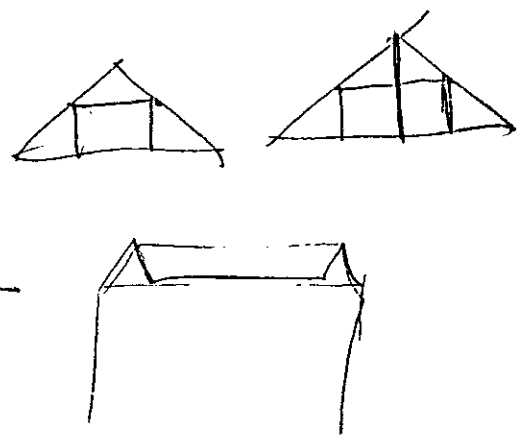
N
W E
S

WOS2, WOS3, WOS4, WOS6, WOS7, WBE1, WBE10, WBE11

WH1, WSH1, WSH2, WSH3, WT7, WT10

LD5 LD6, EN1, EN2, H5, S4, T3

LTV1, LH1, LBE1|2|8|9, LT4|6|9|10



GIS ⇒ 1,147 m² floor space