X SYSTEMS LTD

APPLICATION NO:
F/2000/1443

LOCATION:
Dept Of Meteorology University Of Reading Whiteknights, Reading.

APPLICANT:
University Of Reading C/O Amec Design

PROPOSAL:
Proposed extension of building for office base research use

EARLIEST DATE FOR DECISION: **12/06/2000**

APPLICATION EXPIRY DATE: **10/07/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University Of Reading
C/O Amec Design
Timothy's Bridge Road
STRATFORD-UPON-AVON
Warks
CV37 9NJ



Application Number: **F/2000/1443**

Parish: **EARLEY**

Location: **Dept Of Meteorology University Of Reading, Whiteknights, Reading**

Proposal: **Proposed extension of building for office based research 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

Condition
3. 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
4. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

Condition
5. 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
6. 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
7. 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
8. 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
9. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

Condition
10. Details to ensure disabled accessibility is provided throughout the extension and external areas hereby approved, shall be submitted to and approved in writing by the Local Planing Authority prior to commencement of development.

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

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

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

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

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

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

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Reason
9. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
10. To ensure accessibility to the buildings is available to all.

Informative
1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

Informative
2. The applicant is reminded that this permission/consent/approval 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.

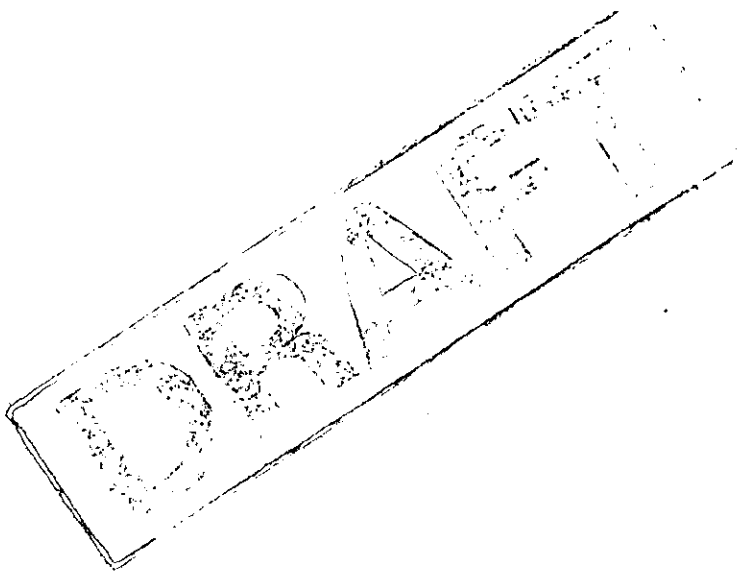
Informative
3. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy LD5.
Loddon Area Local Plan Policies LWE5, LT5, LT6, LT9, LBE6 and LBE8.
Deposit Draft Wokingham District Local Plan Policies LOS3, WEM5, WEM6, WT6, WT7, WBE9 and WBE10.

John Mitchell

John Mitchell
Development Control Manager
Date: 18/10/2000

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



WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Heather Morgan
Planning

To: Colin Lawley/Mary Severin
Legal Services

My Ref:HPM/F/2000/1443

Ext: 6446

Your Ref:

Date: 19/10/00

S 106 AGREEMENT – METEOROLOGY DEPARTMENT, WHITEKNIGHTS, EARLEY

F/2000/1443 was approved at committee on 18 October subject to a S106 agreement tying the development to the University's Green Travel Plan. Please find attached a copy of the committee report for your information plus a location plan. A draft decision notice once it has been typed.The applicants will speak to their solicitiors and may provide a draft for us to commment upon in order to spped up the process. I hope this is okay. It should be straightforward.

Heather

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 OCTOBER 2000 FROM 7.00 PM TO 9.45 PM

Present: Mr KA Malvern (Chairman) Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty, Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Fiona Rolls, Mrs MA Long, Mr BJS Patman.

Also present under Standing Order 39: Mrs ANMC Drake, Mr ND Rose and Mr AJ Ross

132. MINUTES

The Minutes of the meeting of the Committee held on 27 September 2000 were confirmed as a correct record and signed by the Chairman.

133. APOLOGIES FOR ABSENCE

An apology for absence was received from Mr MJ Bryant.

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2000/1443 be approved subject to the conditions set out on Agenda pages 1229 to 1231.

140. APPLICATION NO: 2000/1443, PROPOSED EXTENSION OF BUILDING FOR OFFICE BASED RESEARCH USE, DEPARTMENT OF METEOROLOGY UNIVERSITY OF READING, FOR UNIVERSITY OF READING

The Committee considered a report on this application as set out on Agenda pages 1227 to 1241.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers to link the proposal to the University of Reading's Green Travel Plan;

Application No. F/2000/1443 | **Received** 15 May 2000 | **Earley**

Applicant: University of Reading
Location : Department of Meteorology, University of Reading
Proposal : Proposed extension of building for office based research use

1. **Planning History** - This site lies at the southern extreme of the University of Reading Whiteknights Campus, and is accessed via Earley Gate. Immediately to the south of the existing Dept of Meteorology lies 'The Wilderness', a Wildlife Heritage Site.
- 44065 - 3 and 4 storey teaching and research buildings for the Meteorology Department (3668m²) Granted 31/07/1995.
- 98/67119/F – (Adjacent site) Phase 4. 3 and 4 storey academic building and single storey utilities block and glasshouse for Department of Agriculture Granted 19/08/1998. Nearing completion.

2. **Proposal** - Is for the erection of a 3 and 4 storey extension to the existing Department to provide office based research accommodation. The additional floorspace extends to 530m², and the extension has been designed to blend in with the existing building. There is currently a car park with 32 spaces, plus 18 bicycle stands for staff and 25 bicycle stands for students, none of which will be affected by the current proposal.

3. **Consultations** -
   - ***Earley Town Council*** - Object on basis of problems of student parking. See attached sheets.
   - ***Reading Borough Council*** - No objection, subject to it being tied to the existing Green Travel Plan by legal agreement and conditions regarding disabled access and tree protection.
   - ***Education*** - No impact upon school provision.
   - ***Trees and Landscape*** - Acceptable, provided a full landscape plan is submitted.
   - ***Highways*** - No objection subject to a condition restricting any further increase in car parking and a condition to ensure that secure, well lit cycle parking and showers/changing facilities are provided. A S106 is also required to tie the building to the University's overall Green Travel Plan.
   - ***Consultations*** - No correspondence received.

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

   A. Principle of Development (policies PWE17 of the Loddon Area Local Plan, policies WOS3, WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified.)
   B. Impact upon parking provision/Green Travel Plan (policy LD5 of the Berkshire Structure Plan, policies LT5, LT6, LT9 of the Loddon Area Local Plan, policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.)
   C. Other issues including landscaping and disabled access. (policies LBE8 and LBE6 of the Loddon Area Local Plan, policies WBE10 and

WBE9 of the Wokingham District Local Plan (Deposit Draft) as modified).

D. Issues raised by Earley Town Council.

A. Principle of Development

The proposed extension is to be utilised for office based research in connection with the Department of Meteorology. As such, the development is for the University of Reading itself and not a separate organisation. Policy WEM5 directs new development on the campus to certain locations, and the proposal lies within one of these. The extension would result in the loss of an existing landscaped area and part of a grassed area which has resulted from the demolition of part of a 1930's structure comprising part of the Department of Psychology. No loss of open areas would be involved, and the development would be located such that it would have no adverse impact upon listed buildings, the historic landscape or wildlife corridors and heritage sites. Residential properties are considered sufficiently distant from the extension to be unaffected by the proposal.

The scheme has been designed to form a 'natural' extension to the existing buildings and reflects the existing features such as the tower. The principle of development is considered to be acceptable and the proposal would accord with policies WOS3 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact on parking provision/Green Travel Plan

An additional 530m² of floorspace is proposed. However, plans do not indicate any additional parking above and beyond existing levels. The Council's current parking standards require the provision of one parking space per 3 students, one per member of staff (or full time equivalent) and one per 3 members of non-teaching staff. However, the University of Reading has introduced a Green Travel Plan across the whole of the campus. This puts limits on the levels of staff and student parking spaces and encourages the use of alternative forms of transport. The University Green Travel Plan seeks to reduce the number of car park permits by 4% per annum, reducing car commuting to the University by 10% over the next 3 years, to achieve a shift to bus travel to a total of 10% of staff and 10% of students by 2003, improved cycle facilities and car parking controls. It is important that the occupation/use of the building remains ancillary to the University so that the aims of the Green Travel Plan which is tailored to students and staff can be met. It is understood that discussions will continue in the future with the University regarding the improvement of the current Green Travel Plan.

Highways have advised that subject to the applicant entering into a S106 agreement to tie in the proposed building to the Green Travel Plan, there are no objections to the level of parking provision proposed. Conditions are also required to ensure adequate provision for bicycles is made

On the basis of the above, the development accords with policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Other issues

Existing landscaping would be lost as a result of the current proposal. However, an additional grassed area has resulted from the demolition of a wing of the Department of Psychology. No objection is raised to the loss of existing landscaping subject to the provision of additional soft landscaping via conditions. It is considered that adequate planting can be provided to soften the effect of the development.

Policy WEM5 requires that developments within the University Campus have regard to the needs of those with a mobility or sensory impairment. Subject to the imposition of a condition to ensure access for all, no objection is raised on this basis above.

D. Issues raised by Earley Town Council

Earley Town Council are concerned at the impact of student parking outside the boundaries of the Whiteknights Campus. They point to additional parking restrictions in Pepper Lane which have had to be put in to ensure through traffic can successfully negotiate the road. The Town Council are requesting that the University enter into a legal agreement to introduce a student parking exclusion zone of at least one mile.

The University has a Green Travel Plan for the campus which seeks to encourage the use of alternative forms of transport. Charging for on site parking should assist in persuading staff and students to use other facilities. It is not considered reasonable to request that the University enter into an agreement regarding a student parking exclusion zone in connection with any one specific application. It is understood that the Green Travel Plan is subject to annual review and this would be entirely legitimate as an area for the University to investigate at this stage.

5. **Conclusion** -
The extension, to be used by the University lies in an acceptable location and would not harm any features of merit. It has been designed to reflect the existing structure, and could be adequately landscaped. Whilst no additional parking is proposed no objection is raised subject to the proposal being linked to the University's Green Travel Plan to ensure the promotion of alternative forms of transport.

6. **Recommendation** - GRANT planning permission subject to entering into a S106 agreement to link this proposal to the Green Travel Plan, and the following conditions:-

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

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

3. 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.

4. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

5. 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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8. 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.

9. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

10. Details to ensure disabled accessibility is provided throughout the extension and external areas hereby approved, shall be submitted to and approved in writing by the Local Planing Authority prior to commencement of development.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. In order to ensure bicycle parking facilities are provided and encourage use of

sustainable modes of travel.
5. To prevent queuing and parking off site, in the interests of highway safety and convenience.
6. In the interests of highway safety and convenience.
7.8. In the interests of visual amenity.
9. In order to ensure that the approved landscaping is satisfactorily maintained.
10. To ensure accessibility to the buildings is available to all.

Informatives

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

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3. You are advised, in compliance with The Town and 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 Policy LD5.
Loddon Area Local Plan Policies LWE5, LT5, LT6, LT9, LBE6 and LBE8.
Deposit Draft Wokingham District Local Plan Policies LOS3, WEM5, WEM6, WT6, WT7, WBE9 and WBE10.

Heather Morgan

FROM: Lynette Baker

DATE: 18 May 2000

DELEGATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1433 + 1443

Proposal: Proposed erection of building for teaching and research use (C2).

Site Address: Archaeology Building University Of Reading, Whiteknights, , Reading.

Applicant: University Of Reading C/O Crispin Wride Architectural Design Studio.

Your observations are required in respect of this application **by 11/06/2000**.

Members of the Town Council did not have any strong objections to any of the proposals currently under consideration for the Whiteknights Campus.

However, what remains of considerable concern is the ever-present problem of student parking outside the boundaries of the Campus. It is understood that the University is shortly to introduce a £40 per annum fee for on-site parking, and this, together with the additional traffic which is likely to be generated by the latest set of proposals put forward by the University, is almost certain to increase further the level of off-campus parking in this area.

Reading Borough Council and Wokingham District Council have already had to use their over-stretched resources to introduce additional parking restrictions in Pepper Lane to try to ensure that through traffic is able to negotiate the student-owned cars parked in the road and Whiteknights Road remains a considerable problem.

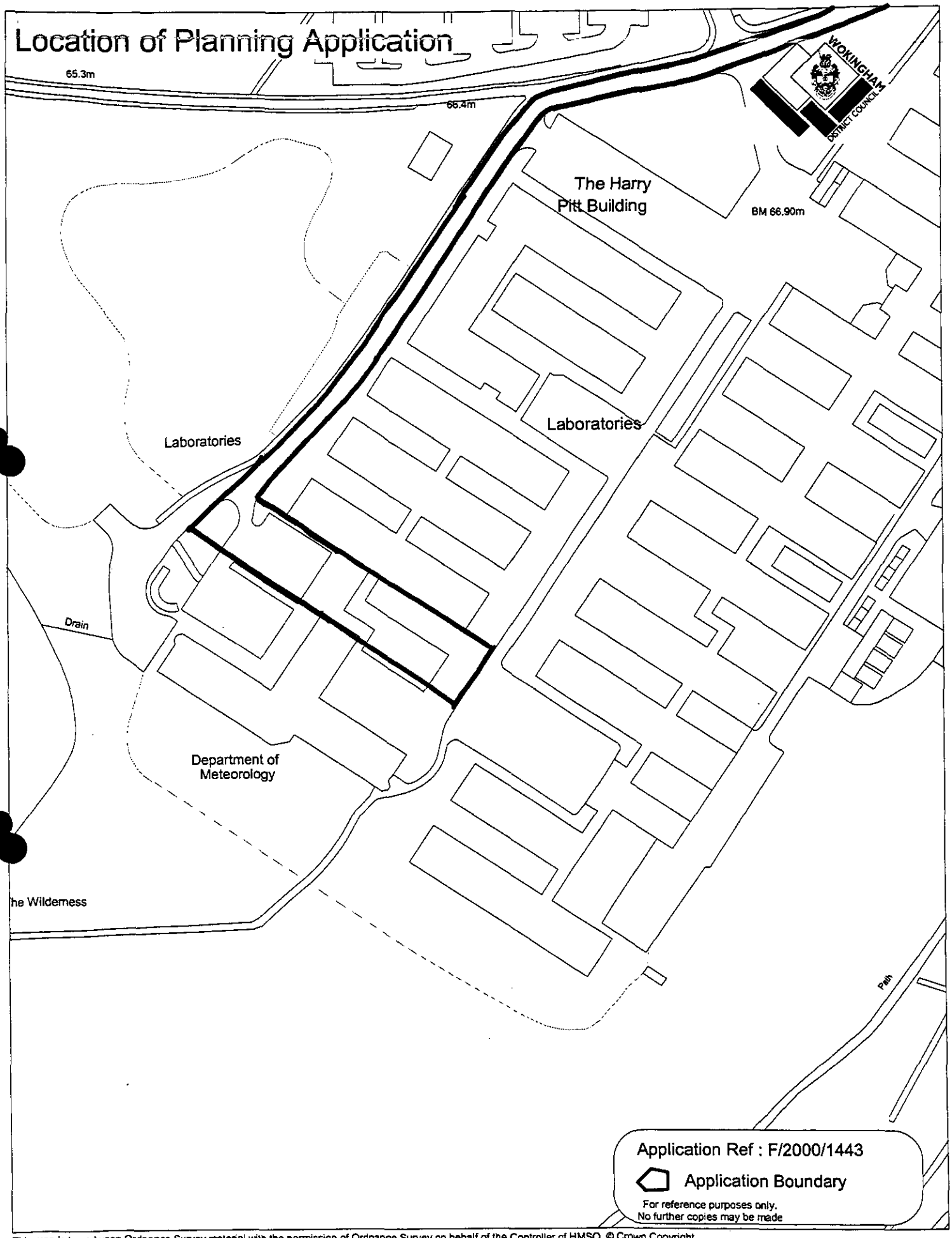
The Town Council has discussed its concerns with the University over a number of years with little progress to date, and remains of the view that the University should take on the responsibility of the problems caused by off-campus parking by students.

It is requested, therefore, that these latest applications should be refused unless the University is prepared to operate a student parking exclusion zone of at least 1 mile around the Whiteknights Campus, either under its own initiative, or as a result of a Section 106 agreement instigated by the Local Planning Authority during consideration of this latest set of applications.

COPIES TO: ACK: FILE:

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.



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Development Control Section, Environmental Services, Wokingham District Council.

18 October 2000

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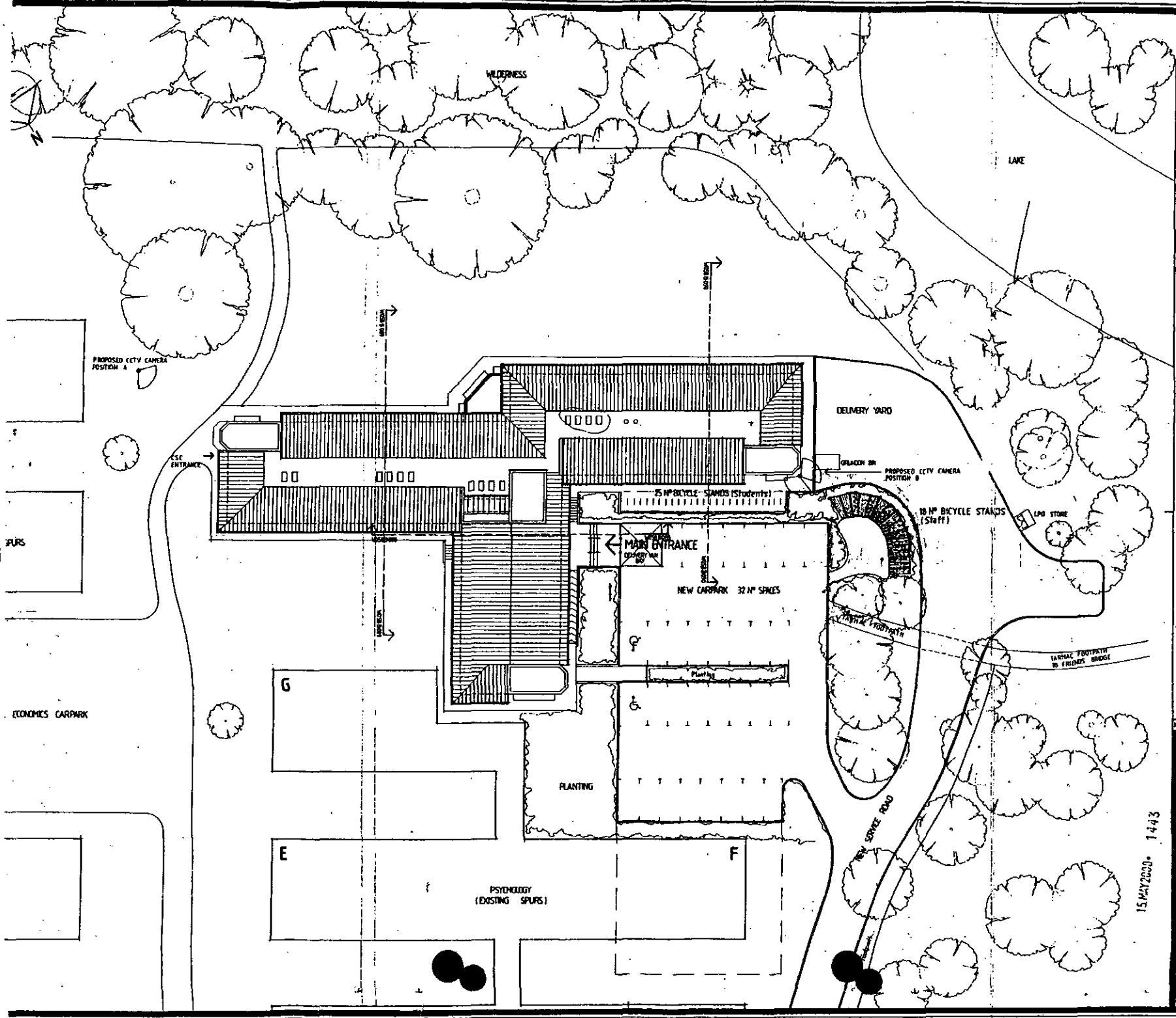


EXISTING

Mod.	Date	Revision
G	9-11-96	[illegible]
F	12/9/96	Path & Road Route Amended
E	[illegible]	ADDITION OF BIKE STAND, PATH ALTERATION AND [illegible] LAYOUT CHANGES.
D	18/1/95	CCTV CAMERA POSITIONS ADDED
C	[illegible]	DRAWING BROUGHT UPTO DATE WITH COMPUTER GENERATED SETTING OUT DWGS
B	16/7/95	SECTION LOCATIONS ADDED
A	3/5/95	DELIVERY YARD AREA REVISED, SERVICE ROAD WIDENED TO 4.0m

THE UNIVERSITY OF READING

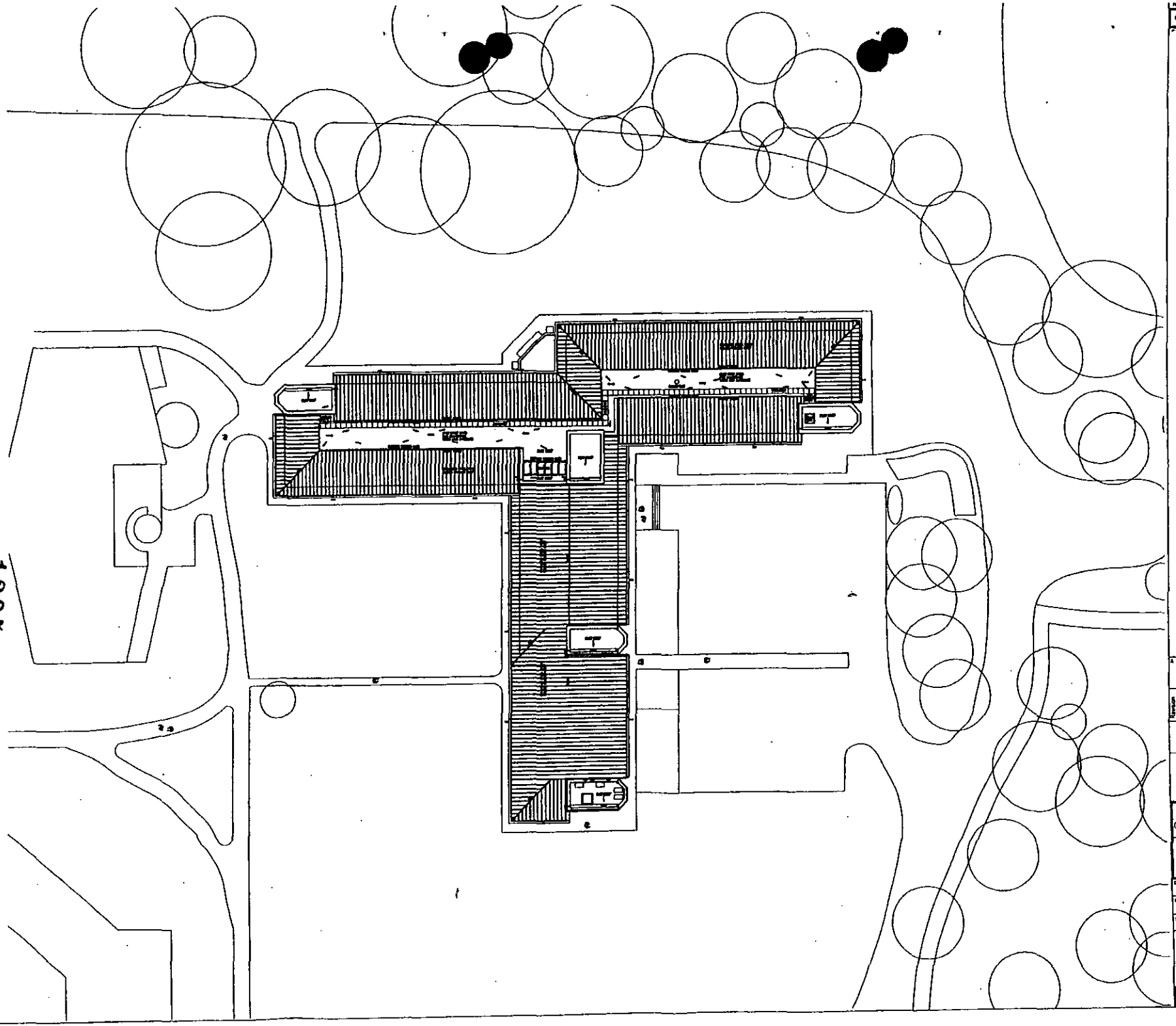
Buildings Officer:
K. Collins, C Eng MIRE M Inst E
Buildings Office
Whiteknights, PO Box 233
Reading RG6 2BW
Tel. Reading (0734) 318300

Project
EARLEY GATE DEVELOPMENT PHASE 3

Subject
SITE PLAN

Drw/Trd.	Date
GPK	17-01-95
Job No.	Scale
129/94	1:200

Big Number	Drawing Number	Rev
W058	B004	G



Reference drawings	Legend	Notes

Revision	Description	Drawn	Date	Checked
A	PROPOSED CAR PARK EXTENSION REMOVED	JP	19/04/00	DH

Revisions

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Original scale size 100mm - this drawing may have been reduced

The University of Reading

Project: EXTENSION TO DEPARTMENT OF METEOROLOGY – THE MADRAS PROJECT

Title: SITE PLAN

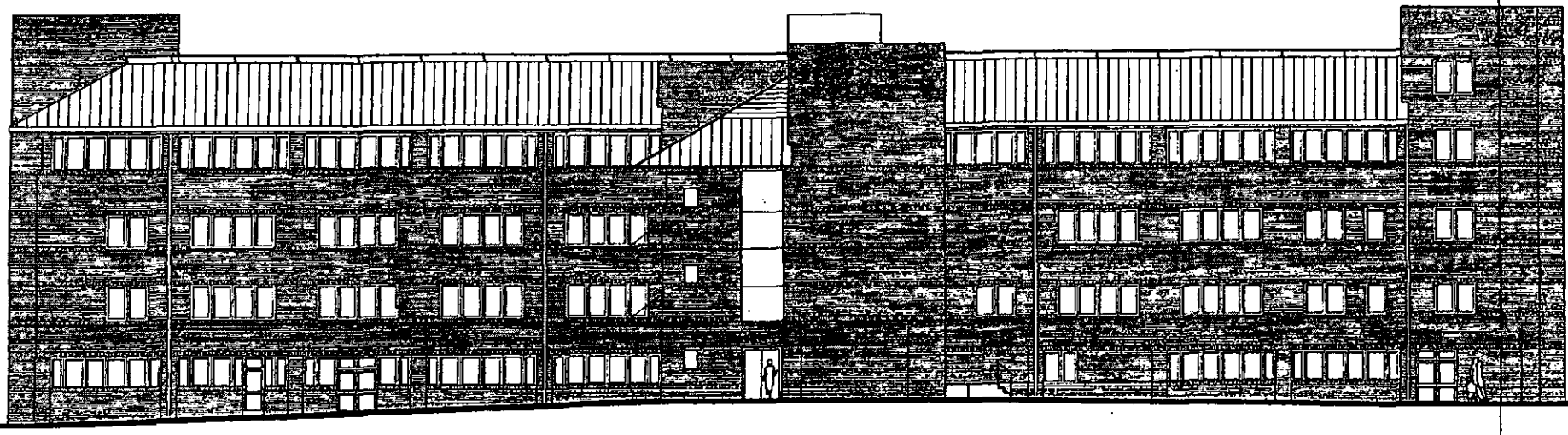
Drawn: JP	Project Group:	Date: 29-03-2000
Checked: DH		Date: 29-03-2000
Scale: 1/200		CAD file:

AMEC Design

Drawing number: 01910-IDA-0012 Rev: A

1235

1236



EXISTING BUILDING | PROPOSED EXTENSION | EXISTING BUILDING

SCHEDULE OF MATERIALS

ROOF
TURN COATED STEEL TO MATCH EXISTING

WALLS
RED FACING BRICKWORK TO MATCH EXISTING

WINDOWS
POWDERCOATED ALUMINIUM FRAMES TO MATCH EXISTING

DOORS
GLASS OR POWDERCOATED METAL FRAMED OR LOUVERED TO MATCH EXISTING

SUNSHADING
POWDERCOATED METAL SUNSHADES TO SOUTH EAST ELEVATION

LOUVRES
PAINTED METAL LOUVRES ON TOP OF STAIRCASE ENCLOSURE

GLASS SCREENS
ABOVE ENTRANCE AND SOUTH EAST ELEVATION AND BAY WINDOW ON NORTH EAST ELEVATION (ALUMINIUM FRAMED CURTAIN WALL WINDOWS)

GUTTERS AND DOWNPIPES
PAINTED METAL

Reference drawings | Legend | Notes

Revision	Description	Drawn	Checked
A	KEY FOR SCHEDULE OF MATERIALS ADDED	AP 19/01/00	ON

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The University of Reading

Project: EXTENSION TO DEPARTMENT OF METEOROLOGY- THE MADRAS PROJECT

Title: NORTH EAST ELEVATION

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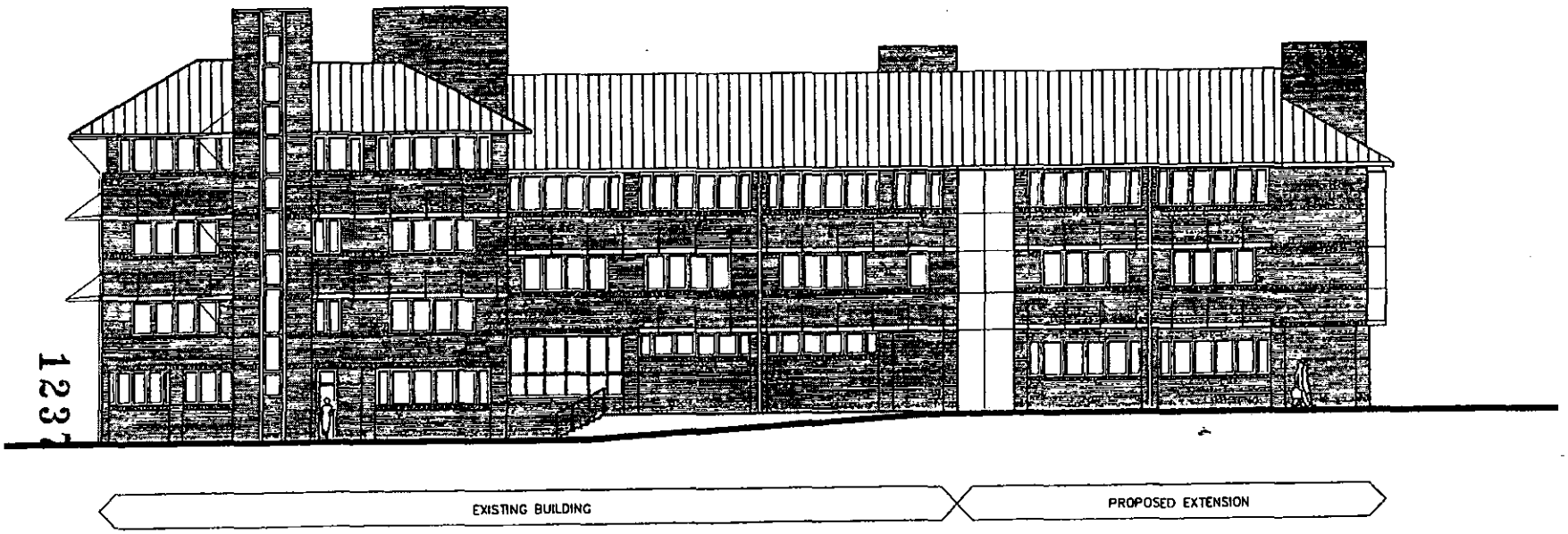
Checked: ON		Date: 29-03-2000
Scale: 1/100		

AMEC Design

Drawing number: 01910-IDA-0011 Rev: A



SCHEDULE OF MATERIALS

ROOF
TURN COATED STEEL TO MATCH EXISTING

WALLS:
RED FACING BRICKWORK TO MATCH EXISTING

WINDOWS
POWDERCOATED ALUMINIUM FRAMES TO MATCH EXISTING

DOORS:
GLASS OR POWDERCOATED METAL FRAMED OR LOUVERED TO MATCH EXISTING

SUNSHADING:
POWDERCOATED METAL SUNSHADES TO SOUTH EAST ELEVATION

LOUVRES:
PAINTED METAL LOUVRES ON TOP OF STAIRCASE ENCLOSURE

GLASS SCREENS:
ABOVE ENTRANCE AND SOUTH EAST ELEVATION AND BAY WINDOW ON NORTH EAST ELEVATION ALUMINIUM FRAMED CURTAIN WALL WINDOWS

GUTTERS AND DOWNPIPES:
PAINTED METAL

Reference drawings	Legend	Notes

Revision	Description	Drawn	Date	Checked
A	KEY FOR SCHEDULE OF MATERIALS ADDED	JP	19/04/00	DH

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The University of Reading

Project: EXTENSION TO DEPARTENT OF METEOROLOGY – THE MACRAS PROJECT

Title: SOUTH EAST ELEVATION

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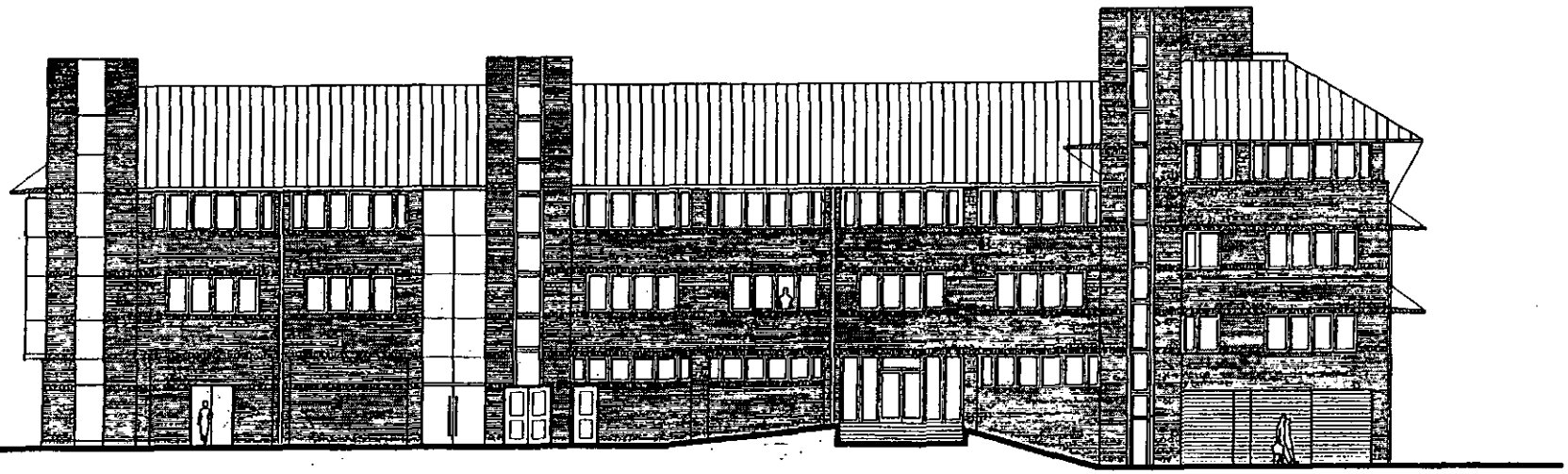
AMEC Design

Drawing number: 01910-IDA-0010 Rev: A

15 MAY 2000 1443

1238



PROPOSED EXTENSION

EXISTING BUILDING

SCHEDULE OF MATERIALS

ROOF:
TOPN COATED STEEL TO MATCH EXISTING

WALLS:
RED FACING BRICKWORK TO MATCH EXISTING

WINDOWS:
POWDERCOATED ALUMINIUM FRAMES TO MATCH EXISTING

DOORS:
GLASS OR POWDERCOATED METAL FRAMED OR LOUVERED TO MATCH EXISTING

SUNSHADING:
POWDERCOATED METAL SUNSHADES TO SOUTH EAST ELEVATION

LOUVRES:
PAINTED METAL LOUVRES ON TOP OF STAIRCASE ENCLOSURE

GLASS SCREENS:
ABOVE ENTRANCE AND SOUTH EAST ELEVATION AND BAY WINDOW ON NORTH EAST ELEVATION (ALUMINIUM FRAMED CURTAIN WALL WINDOWS)

GUTTERS AND DOWNPIPES:
PAINTED METAL

Reference drawings | Legend | Notes

Rev	Description	Drawn	Date	Checked
A	KEY FOR SCHEDULE OF MATERIALS ADDED	JP	11/04/00	DN

Revisions

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Original scale size 100mm - this drawing may have been reduced

The University of Reading

Project: EXTENSION TO DEPARTMENT OF METEOROLOGY - THE MADRAS PROJECT

Title: NORTH WEST ELEVATION

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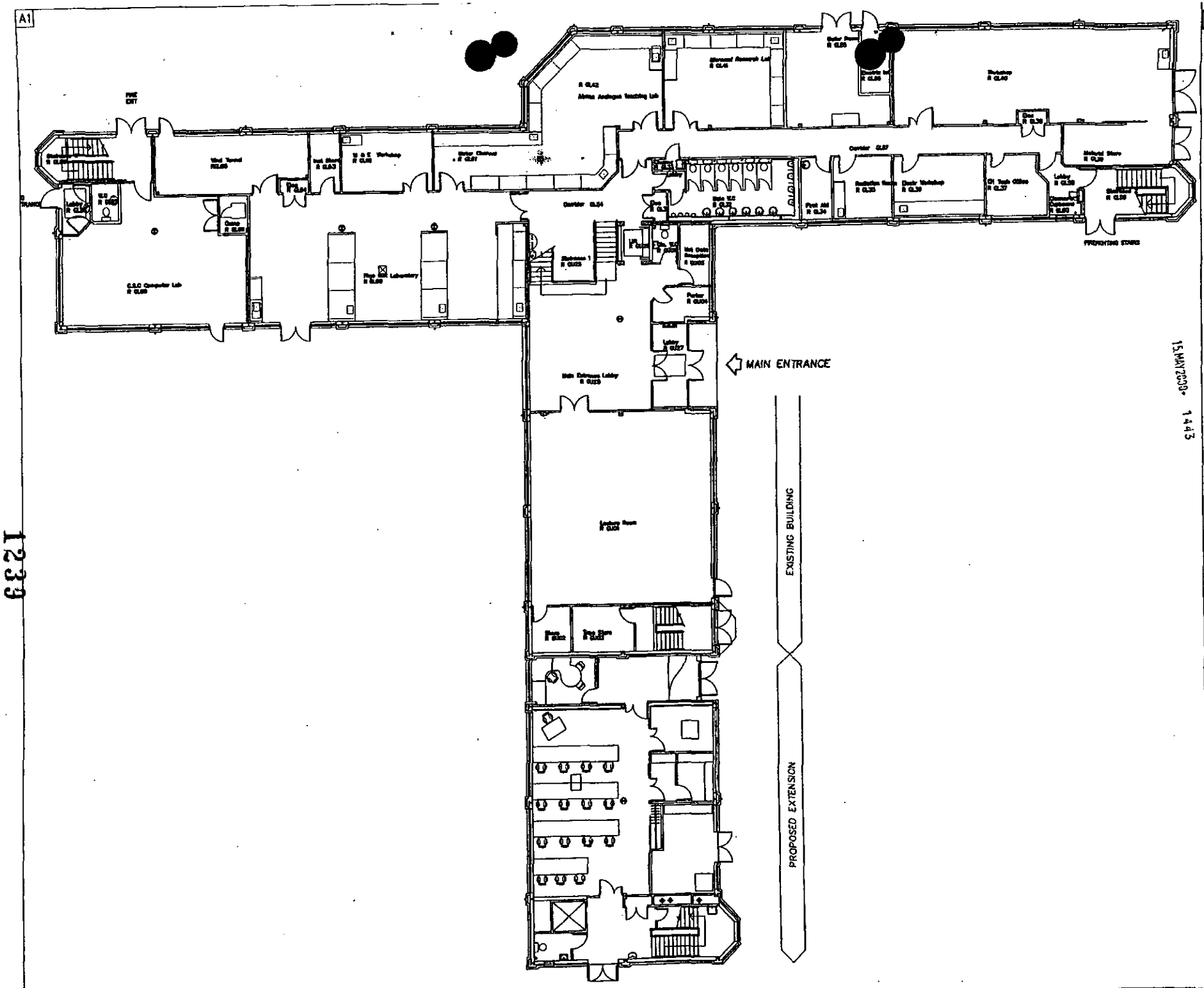
Scale: 1/100		CAD file:

AMEC Design

Drawing number: 01910-IDA-0009 Rev: A



Reference drawings | Legend | Notes

Description

Revisions

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The University of Reading

Project: EXTENSION TO DEPARTMENT OF METEOROLOGY – THE MADRAS PRO

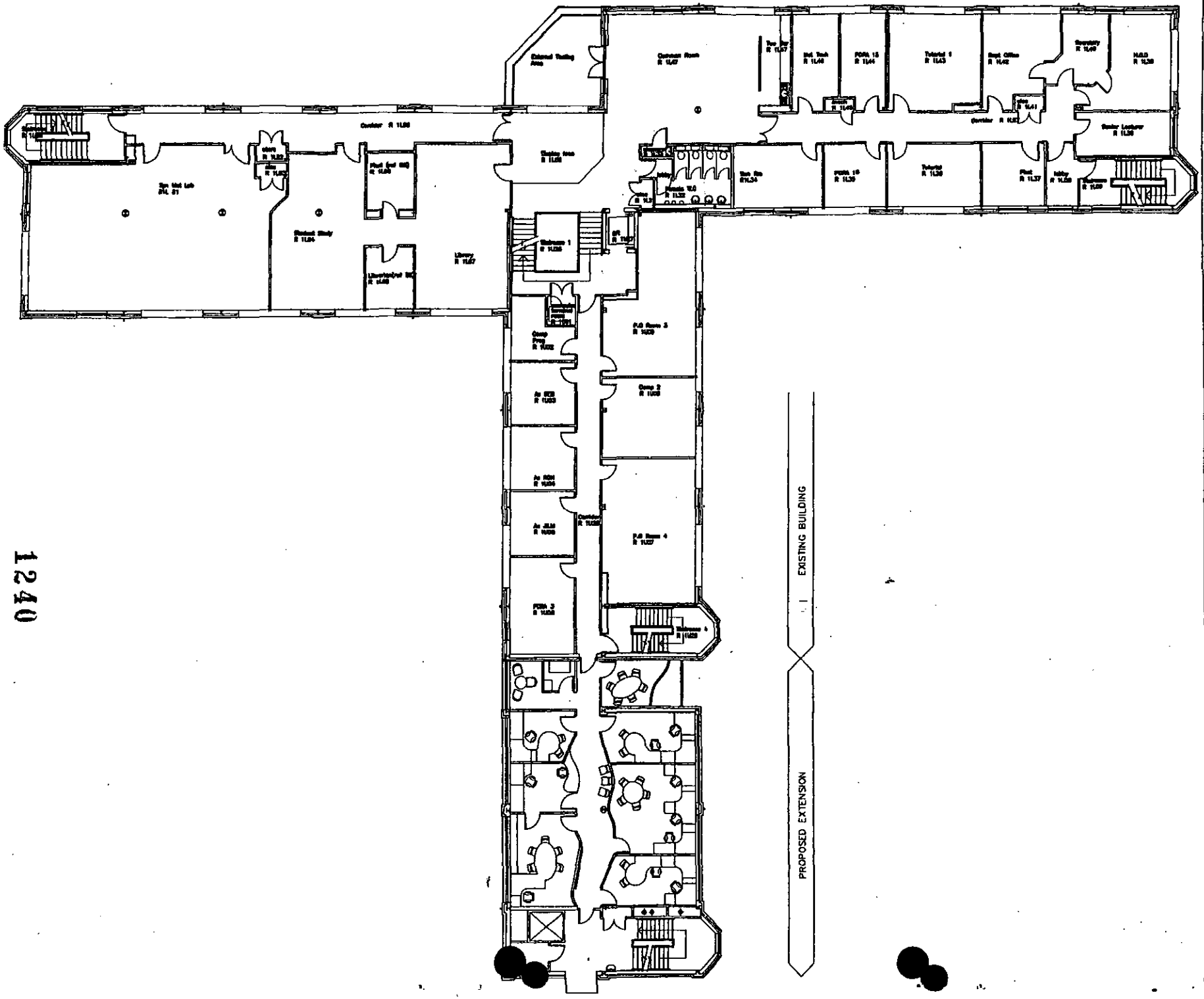
Title: GROUND FLOOR PLAN

Drawn: JP	Project Group:	Date: 29-03-2000	
Checked: DH		Date: 29-03-2000	
Scale: 1/100		CAD Ref:	

AMEC Design

Drawing number: 01910-IDA-0001

1239



1240

Reference drawings	Legend	Notes

15.MAY2000• 1443

Revision	Description	Drawn	Date	Checked
	Revisions			

0 5 10
0 10 20 30 40 50 60 70 80 90 100
Original scale size 100mm–this drawing may have been reduced

The University of Reading

Project: EXTENSION TO DEPARTMENT OF METEOROLOGY – THE MADRAS PROJECT

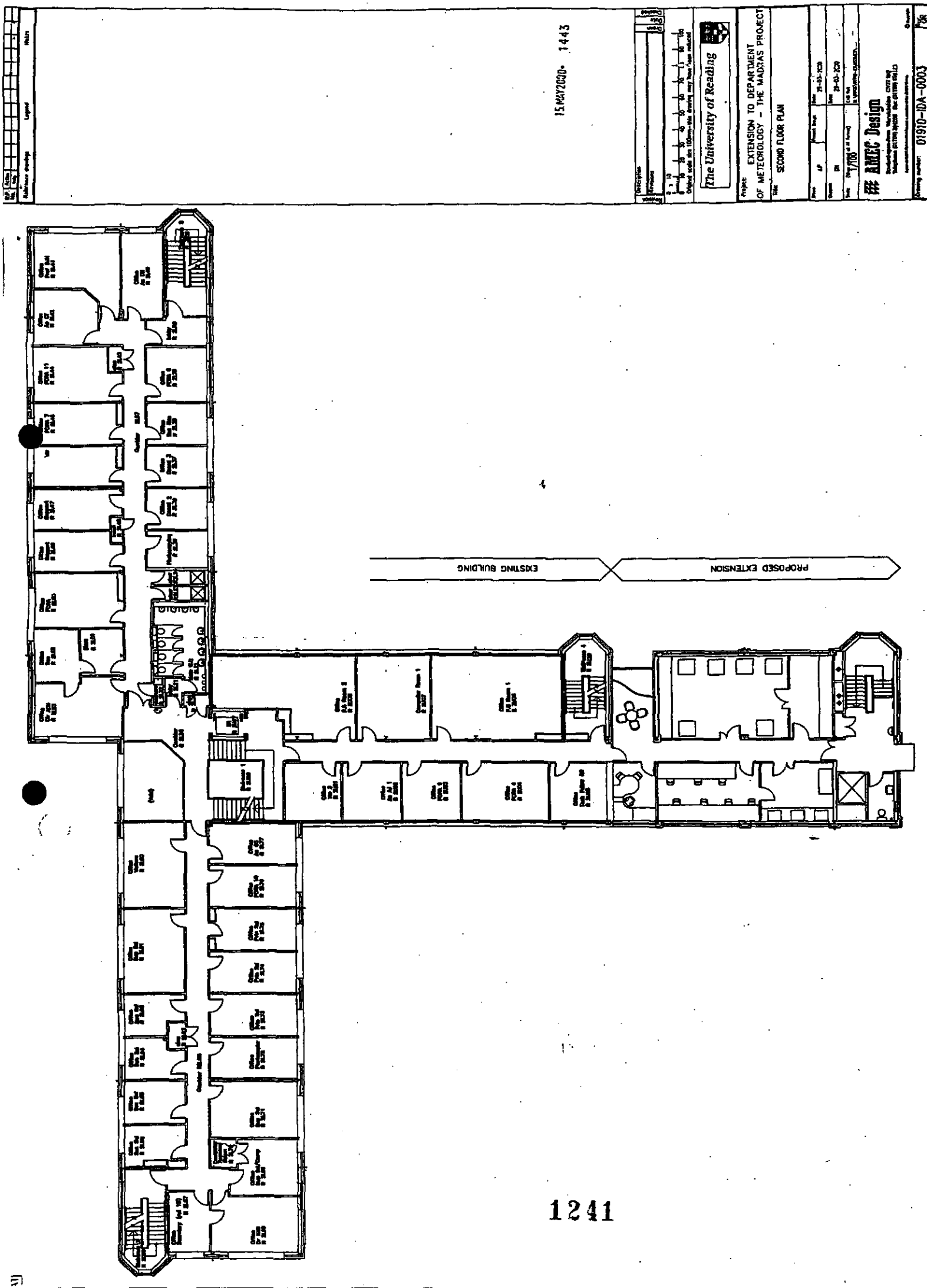
Title: FIRST FLOOR PLAN

Drawn: JP	Project Group:	Date: 29-03-2000	
Checked: DH		Date: 29-03-2000	
Scale: 1/100		CAD Ref:	

AMEC Design

Stratford-upon-Avon Warwickshire CV37 6HJ
Telephone: (01789) 204288 Fax: (01789) 299133

Drawing number: 01910-IDA-0002. Rev: OR


15 MAY 2020 1443
The University of Reading
EXTENSION TO DEPARTMENT OF METEOROLOGY – THE MADRAS PROJECT
SECOND FLOOR PLAN
AMEC Design
01910-IDA-0003
EXISTING BUILDING
PROPOSED EXTENSION

1241

Application No. F/2000/1443 | **Received** 15 May 2000 | **Earley**

Applicant: University of Reading
Location : Department of Meteorology, University of Reading
Proposal : Proposed extension of building for office based research use

1. **Planning History** - This site lies at the southern extreme of the University of Reading Whiteknights Campus, and is accessed via Earley Gate. Immediately to the south of the existing Dept of Meteorology lies 'The Wilderness', a Wildlife Heritage Site.
- 44065 - 3 and 4 storey teaching and research buildings for the Meteorology Department (3668m²) Granted 31/07/1995.
- 98/67119/F – (Adjacent site) Phase 4. 3 and 4 storey academic building and single storey utilities block and glasshouse for Department of Agriculture Granted 19/08/1998. Nearing completion.

2. **Proposal** - Is for the erection of a 3 and 4 storey extension to the existing Department to provide office based research accommodation. The additional floorspace extends to 530m², and the extension has been designed to blend in with the existing building. There is currently a car park with 32 spaces, plus 18 bicycle stands for staff and 25 bicycle stands for students, none of which will be affected by the current proposal.

3. **Consultations** -
   - ***Earley Town Council*** - Object on basis of problems of student parking. See attached sheets.
   - ***Reading Borough Council*** - No objection, subject to it being tied to the existing Green Travel Plan by legal agreement and conditions regarding disabled access and tree protection.
   - ***Education*** - No impact upon school provision.
   - ***Trees and Landscape*** - Acceptable, provided a full landscape plan is submitted.
   - ***Highways*** - No objection subject to a condition restricting any further increase in car parking and a condition to ensure that secure, well lit cycle parking and showers/changing facilities are provided. A S106 is also required to tie the building to the University's overall Green Travel Plan.
   - ***Consultations*** - No correspondence received.

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

   A. Principle of Development (policies PWE17 of the Loddon Area Local Plan, policies WOS3, WEM5 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified.)
   B. Impact upon parking provision/Green Travel Plan (policy LD5 of the Berkshire Structure Plan, policies LT5, LT6, LT9 of the Loddon Area Local Plan, policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.)
   C. Other issues including landscaping and disabled access. (policies LBE8 and LBE6 of the Loddon Area Local Plan, policies WBE10 and

WBE9 of the Wokingham District Local Plan (Deposit Draft) as modified).

D. Issues raised by Earley Town Council.

A. Principle of Development

The proposed extension is to be utilised for office based research in connection with the Department of Meteorology. As such, the development is for the University of Reading itself and not a separate organisation. Policy WEM5 directs new development on the campus to certain locations, and the proposal lies within one of these. The extension would result in the loss of an existing landscaped area and part of a grassed area which has resulted from the demolition of part of a 1930's structure comprising part of the Department of Psychology. No loss of open areas would be involved, and the development would be located such that it would have no adverse impact upon listed buildings, the historic landscape or wildlife corridors and heritage sites. Residential properties are considered sufficiently distant from the extension to be unaffected by the proposal.

The scheme has been designed to form a 'natural' extension to the existing buildings and reflects the existing features such as the tower. The principle of development is considered to be acceptable and the proposal would accord with policies WOS3 and WEM6 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Impact on parking provision/Green Travel Plan

An additional 530m² of floorspace is proposed. However, plans do not indicate any additional parking above and beyond existing levels. The Council's current parking standards require the provision of one parking space per 3 students, one per member of staff (or full time equivalent) and one per 3 members of non-teaching staff. However, the University of Reading has introduced a Green Travel Plan across the whole of the campus. This puts limits on the levels of staff and student parking spaces and encourages the use of alternative forms of transport. The University Green Travel Plan seeks to reduce the number of car park permits by 4% per annum, reducing car commuting to the University by 10% over the next 3 years, to achieve a shift to bus travel to a total of 10% of staff and 10% of students by 2003, improved cycle facilities and car parking controls. It is important that the occupation/use of the building remains ancillary to the University so that the aims of the Green Travel Plan which is tailored to students and staff can be met. It is understood that discussions will continue in the future with the University regarding the improvement of the current Green Travel Plan.

Highways have advised that subject to the applicant entering into a S106 agreement to tie in the proposed building to the Green Travel Plan, there are no objections to the level of parking provision proposed. Conditions are also required to ensure adequate provision for bicycles is made

On the basis of the above, the development accords with policies WOS3, WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Other issues

Existing landscaping would be lost as a result of the current proposal. However, an additional grassed area has resulted from the demolition of a wing of the Department of Psychology. No objection is raised to the loss of existing landscaping subject to the provision of additional soft landscaping via conditions. It is considered that adequate planting can be provided to soften the effect of the development.

Policy WEM5 requires that developments within the University Campus have regard to the needs of those with a mobility or sensory impairment. Subject to the imposition of a condition to ensure access for all, no objection is raised on this basis above.

D. Issues raised by Earley Town Council

Earley Town Council are concerned at the impact of student parking outside the boundaries of the Whiteknights Campus. They point to additional parking restrictions in Pepper Lane which have had to be put in to ensure through traffic can successfully negotiate the road. The Town Council are requesting that the University enter into a legal agreement to introduce a student parking exclusion zone of at least one mile.

The University has a Green Travel Plan for the campus which seeks to encourage the use of alternative forms of transport. Charging for on site parking should assist in persuading staff and students to use other facilities. It is not considered reasonable to request that the University enter into an agreement regarding a student parking exclusion zone in connection with any one specific application. It is understood that the Green Travel Plan is subject to annual review and this would be entirely legitimate as an area for the University to investigate at this stage.

5. **Conclusion** -
The extension, to be used by the University lies in an acceptable location and would not harm any features of merit. It has been designed to reflect the existing structure, and could be adequately landscaped. Whilst no additional parking is proposed no objection is raised subject to the proposal being linked to the University's Green Travel Plan to ensure the promotion of alternative forms of transport.

6. **Recommendation** - GRANT planning permission subject to entering into a S106 agreement to link this proposal to the Green Travel Plan, and the following conditions:-

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

2. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building.

3. 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.

4. The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Details to include facilities for showering/changing.

5. 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.

6. 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.

7. 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.

8. 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.

9. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the building for its permitted use. The landscape management plan shall be carried out as approved.

10. Details to ensure disabled accessibility is provided throughout the extension and external areas hereby approved, shall be submitted to and approved in writing by the Local Planing Authority prior to commencement of development.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
4. In order to ensure bicycle parking facilities are provided and encourage use of

sustainable modes of travel.
5. To prevent queuing and parking off site, in the interests of highway safety and convenience.
6. In the interests of highway safety and convenience.
7.8. In the interests of visual amenity.
9. In order to ensure that the approved landscaping is satisfactorily maintained.
10. To ensure accessibility to the buildings is available to all.

Informatives

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.

2. The applicant is reminded that this permission/consent/approval 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.

3. You are advised, in compliance with The Town and 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 Policy LD5.
Loddon Area Local Plan Policies LWE5, LT5, LT6, LT9, LBE6 and LBE8.
Deposit Draft Wokingham District Local Plan Policies LOS3, WEM5, WEM6, WT6, WT7, WBE9 and WBE10.

Heather Morgan

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Heather Morgan, Planning

My Ref: F/2000/1384&1443

Your Ref: F/2000/1384&1443

Date: 9th October 2000

PLANNING APPLICATIONS F/2000/1384&1443
UNIVERSITY OF READING PROPOSED EXTENSIONS/ALTERATIONS

PA 2000/1384 Foxhill House, Whiteknights Road Earley - Proposed change of use from halls of residence to research institute.

I can confirm that the Highway Authority does not object in principle to the proposed development subject to there being a condition restricting any further increase in car parking and a condition ensuring that secure, well lit cycle parking and showers/changing facilities be provided before the development is occupied. (Details to be submitted to and approved by the LPA). The total number of cycle spaces required is 1 per 5 staff/students.

As discussed in agenda planning this morning, it is also important that the occupation/use of the building remains ancillary to the University. This is necessary as the aims and objectives of the GTP are tailored to students and academic staff. The GTP prepared by the University is only voluntary and at present does not go far enough in encouraging staff to travel to and from the site by means other than the private car. Discussions will be continuing with the University regarding the improvement of the current GTP>

Condition C124 to be amended to read as 'The building shall not be occupied until space for bicycle parking has been provided in accordance with details to be submitted to and approved by the LPA. Details to include facilities for showering/changing.

C129 Construction Vehicles

PA 2000/1443 Department of Meteorology – Proposed extensions for research use.

As above.

Tom Callaghan

NOTE:

PLEASE ENSURE THAT THERE IS A S106 TIE OVERALL UNIVERSITY TO THESE BUILDINGS. THE GTP

R

10/10/00

FILE NOTE 2/10

University Green Travel Plan being implemented as of today

(except car sharing)

JEPM

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 29/9 Time 9.35

WHILE YOU WERE OUT

Name Mr Fintenla

Of Broadway Mallian

Phone No. 930 7620 Ext.

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Eastcourt Ave, Earley

Signed Jan

Copies with
- Mr Coe (Transportation Manage
- Gemma Stein (Transport Planning Ass

A GREEN TRANSPORT PLAN FOR THE UNIVERSITY OF READING

1. Introduction

For several years the University has been encouraging staff and students, on an informal basis, to reduce car dependency and travel by other modes. A car permit scheme has been introduced, facilities for cyclists have been improved, and active dialogue maintained with local authorities and transport providers. As a result 29% of staff either walk or cycle to work and 60% travel by car: these figures compare favourably with other large employers in similar locations.

In 1998 the University began preparing a formal Green Transport Plan for Whiteknights and for Bulmershe Court, in response to national policies, such as Agenda 21, the Traffic Reduction Act of 1997, the Department of the Environment's Policy and Planning Guidance notes, and the 1998 White Paper on Transport. Subsequently, Reading Borough Council and Wokingham District Council have requested that the Green Transport Plan should be submitted to them as a condition for planning consent in an agreement under Section 106 of the Town & Country Planning Act of 1990, as amended by the Planning and Compensation Act of 1991.

The University has several academic departments which are concerned with environmental issues and the effects of pollution, so it is appropriate that the University should be in the forefront of organisations developing policies for sustainable travel and for reducing car dependency.

The Green Transport Plan has been developed over an eighteen month process, which has included consultation with members of the Students Union, the University Globe Group, members of university staff, planning and transport planning staff of Reading Borough Council and of Wokingham District Council, and local transport operators. Proposals are based on information received from data analysis and from survey information, including a survey of student opinion about cycle facilities and a survey of staff and student commuter habits and opinions about travel options.

2. Objectives

The aim of the Green Transport Plan is to ensure that:

- the University is easily accessible for students and staff, using a broad variety of transport modes;
- opportunities are created for students and staff to use alternative means of transport to the private car, so that car use is increasingly confined to those people for whom other transport is really not a realistic option;
- there is sufficient on-site car parking for users for whom it really is necessary to travel by car;
- once alternative patterns of travel to the University are in place, they are maintained over time, leading naturally to further decreases in car travel to the University;
- revenue generated from car parking charges should cover at least the costs of implementing, maintaining and administering the Green Transport Plan.

3. Current Travel Patterns

A survey of staff and student commuter habits in the autumn of 1999 has provided a baseline against which any changes in travel habits will be measured.

Figure 1: Staff and student commuter habits

	Staff	Students
Car	60%	25%
Lift	5%	6%
Walk	13%	53%
Cycle	16%	11%
Bus	5%	4%
Train	1%	1%

4. Targets

In each of the past 3 years, the University has achieved a net decrease in the number of parking permits issued, averaging 4% each year. In the current academic year, as part of its Green Transport initiative, the reduction in the number of permits issued has been 18%.

It is our intention over the next five years to balance a probable increase in parking demand with policies to diminish unnecessary car travel to campus, so that, at worst, demand is managed within the current number of parking spaces for daily commuters. We recognise that this apparently modest target will in fact require a substantial shift in travel mode, especially among those students who currently travel to Whiteknights by car, but park outside the university grounds.

Taking this into account, we have set a target to reduce car commuting to the University by 10% over the next three years, with a view to a further reduction of 10% over the subsequent five years.

To achieve this level of reduction in car commuting, we shall rely on support from the two local authorities within which the University is located, and from local transport providers, in helping to create attractive alternatives to car travel.

Progress towards these targets will be monitored partly through the annual process of allocating car-parking permits. More detailed information about modal split will be obtained from surveys of staff and students undertaken at three-yearly intervals.

5. Proposals

Some improvements have already been embarked upon, for instance the minor works budget for the current year includes commitments to the installation of new cycle parking, and improvements to pedestrian and cycle paths. Also, the University is helping the Students' Union to finance a private bus service between Bulmershe Court and Whiteknights.

5.1 Public Transport

The University has set a target to encourage a shift to bus use to a total of 10% of staff and 10% of students by the year 2003.

The University will continue to negotiate with local bus companies to increase the number of routes and the frequency of buses on routes serving the University, particularly to and from local railway stations. In addition, it is anxious that a regular and frequent connection between Whiteknights and Bulmershe Court should be established. Improvements in the local bus services are a pre-requisite for the proper implementation of the Plan.

5.2 Cycling

The University will continue its programme of improving facilities for cyclists: cycle paths, storage facilities, and locker/changing provision near academic buildings. In addition, pressure will be increased on local authorities to provide cycle paths along the main routes to the University, so that cycling is perceived as a safe alternative to the car.

5.3 Car Parking

As well as providing encouragement to staff and students to use other modes of transport, it is important also to control the growth of car travel to the University. We propose that car parking should be controlled in five main ways:

- limiting the available number of spaces;
- stricter matching of the number of permits allocated to the number of spaces available;
- controlling vehicle access to the campus more strictly;
- increasing parking charges;
- defining the eligible user groups more strictly.

There are three categories of student who will normally be deemed eligible to obtain permits:

- people whose disabilities entitle them to orange badges;
- people who can demonstrate that they have time constraints associated with the care of children of primary school age and younger (with the advent of electronic monitoring it may become possible to limit this group to permits only for the particular days for which it is necessary);
- people who need to travel for university-related purposes, for instance for site visits or teaching practice.

For students not falling into one of the three categories above, there is a general presumption against their obtaining parking permits.

Increasing parking charges is an important way of limiting demand for parking permits, and of raising the money necessary for funding any initiatives to improve alternative ways of travelling to the University. Also, the Government's Integrated Transport Policy makes it clear that if employers do not impose realistic parking charges, Government may impose workplace charging as an addition to business rates, thus depriving employers of the revenue raised.

The University recognises that the substantial sums of money spent on managing car parking facilities indirectly subsidise car drivers. Public transport users and cyclists do not receive any benefit from this expenditure. In a survey of other universities, undertaken as part of the preparation of our own Green Transport Plan, we found that 75% of the 39 universities surveyed already had schemes in place which entailed a more realistic level of charging than Reading's current £10 per annum, and that of the other 25%, all were preparing similar initiatives.

- With this in mind, it is intended that over the next three years all costs associated with parking management will be identified, and that the revenue from parking fees will be used to off-set these costs and to support initiatives which encourage walking, cycling and the use of public transport.

- In the first instance, in the 2000/2001 academic year car parking charges will be increased to £10 per quarter, or a discounted fee of £36 for an annual permit.

- All staff (both full-time and part-time) whose gross salary is less than £10,000 per annum will continue to pay the existing fee of £10 per annum.

- The annual permit charge for motorcyclists will be £10.

- Subsequently, in future years it is proposed that parking charges may be related to income, and also to the frequency with which a car is brought to campus. The installation of electronic barriers will enable the use of such a sophisticated charging mechanism. It will be possible to modify the charging regime so that there is an incentive for permit holders to travel less frequently by car, and consequently to pay less than those who use the car daily. Among the options to be considered may be that the fee for staff parking will first be based on a quarter percent of salary, later on a half percent, with alternative methods of payment for occasional users.

6. Monitoring and evaluation

The Green Transport Plan includes provision for regular monitoring of progress, and for evaluation of interventions made. An annual report will be produced on the implementation of the Plan so that all members of the University are aware of the progress being made and the issues being addressed.

Gordon E Davies
Director of Estates and Buildings

July 2000

Tel: (0118) 974 6447

Date:

My ref: F/2000/1443

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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2000/1443
Dept Of Meteorology University Of Reading, Whiteknights, , Reading.
Proposed extension of building for office based research use.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: (0118) 974 6447

Date:

My ref: F/2000/1443

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2000/1443
Dept Of Meteorology University Of Reading, Whiteknights, , Reading.
Proposed extension of building for office based research use

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

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This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1443**
Dept Of Meteorology University Of Reading, Whiteknights, , Reading.
Proposed extension of building for office based research use

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Rolls

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

Tel: (0118) 974 6447

Date:

My ref: F/2000/1443

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2000/1443
Dept Of Meteorology University Of Reading, Whiteknights, , Reading.
Proposed extension of building for office based research use.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible.

Yours faithfully

John Mitchell
Development Control Manager

Committee

Received by Wokingham District Council

Application No: F/2000/1443

PROPOSAL:
Proposed extension of building for office based research use

LOCATION:
Dept Of Meteorology University Of Reading, Whiteknights, , Reading.

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

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/06/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

18 May 2000

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1443

Applicant : University Of Reading C/O Amec Design.

Location : Dept Of Meteorology University Of Reading, Whiteknights, , Reading.

Proposal : Proposed extension of building for office based research use

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit: .....

Date Registered : 15/05/2000

Earliest Date for Decision : 12/06/2000

Latest Consultation Date/Site Notice Expiry Date : 12/06/2000

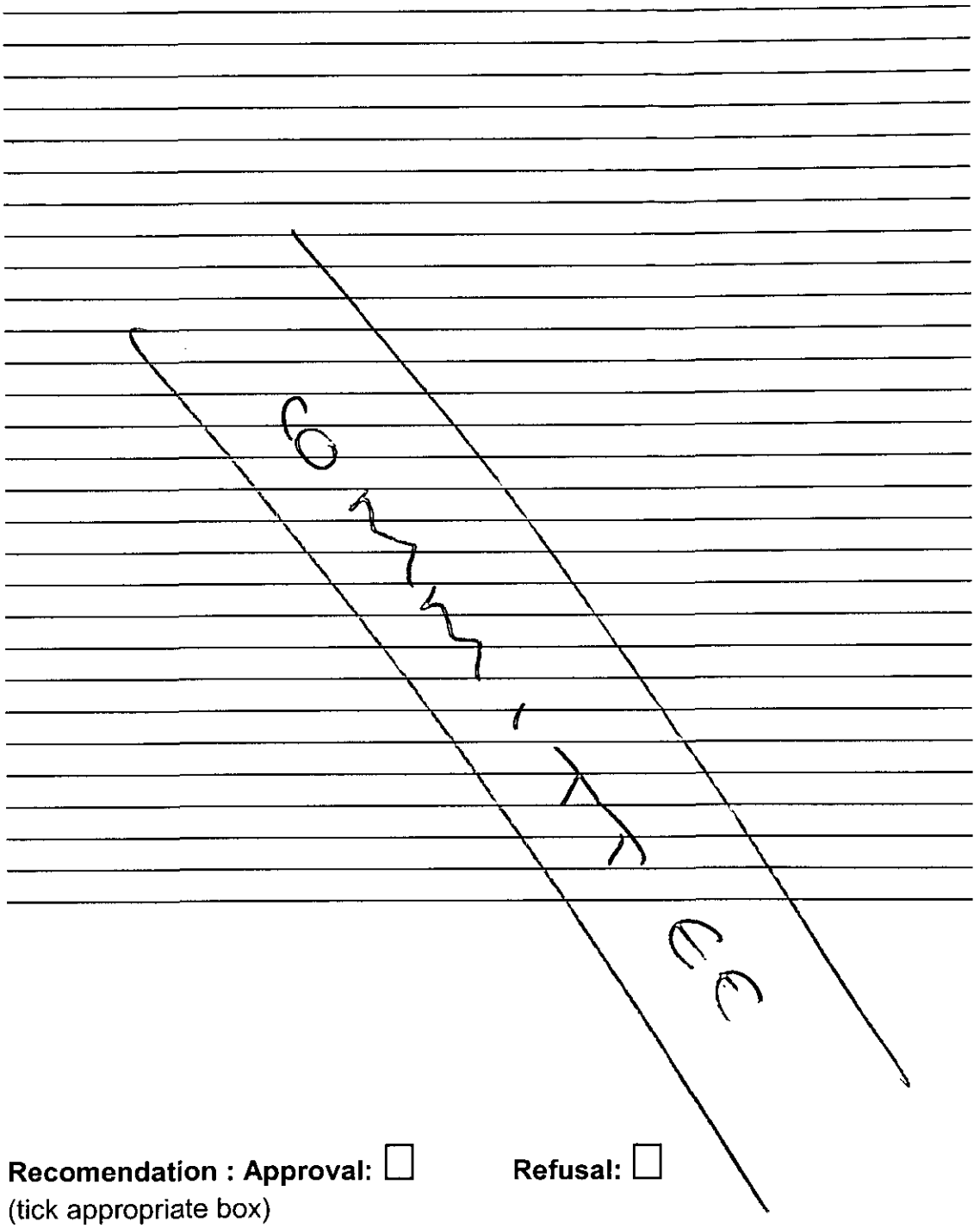
Application Expiry Date: 10/07/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1443

Appraisal :



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

Application Number F/2000/1443
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Dept Of Meteorology University Of Reading Whiteknights Reading.

APPLICATION NUMBER: F/2000/1443

OFFICER: ~~Lynette Baker~~ Heather Morgan

DATE OF SITE VISIT 19/9/00

1 SITE/STATUTORY NOTICE DISPLAYED ? No.

2. DESCRIPTION OF SURROUNDINGS University bldgs. Mix of 80's, UC and 30's bldgs.

3. DESCRIPTION OF SITE/BUILDING Red brick bldg, grey roof, blue windows. Meteorology Dept. Car parking to front. L'scape strip will be lost

4. RELATIONSHIP TO ADJOINING PROPERTIES N/A.

5. SITE CONSTRAINTS

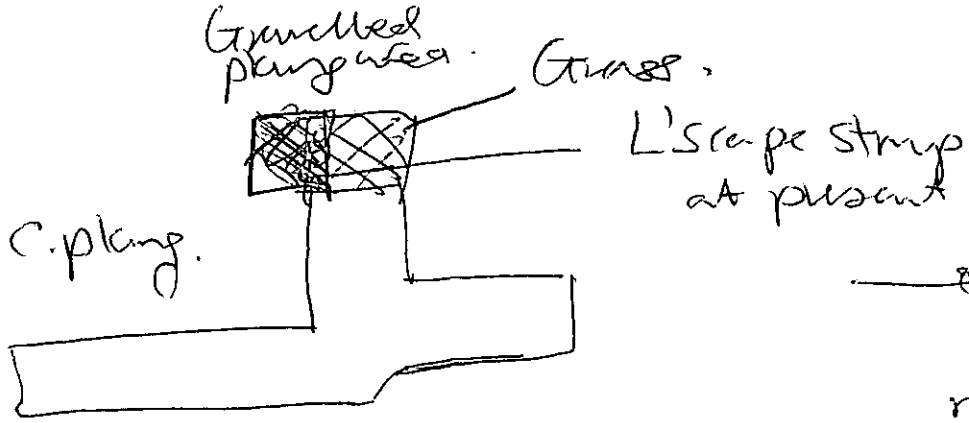
TREES — None, but L'scape strip.

ACCESS/PARKING as existing

LEVELS level

BOUNDARY TREATMENT N/A

OTHERS N/A



→ New bldg underway near completion. Dept Agri.

Design to compliment existing — G/C.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Planning

My Ref: F/2000/1433&1443

Your Ref: F/2000/1433&1443

Date: 12th September 2000

PLANNING APPLICATION F/2000/1433 & 1443
PROPOSED ERECTION OF TEACHING BUILDING/EXTENSIONS TO THE DEPARTMENT OF METEOROLOGY.
UNIVERSITY OF READING, WHITEKNIGHTS

Although the Highway Authority does not object in principle to the proposed developments, it is likely that any conditional recommendation for approval will be subject to the implementation/amendment of the current GTP being developed. Therefore, in order to make any formal recommendations, could you please request 2/3 copies of the University's GTP.

Many thanks

Tom Callaghan.

Lynette Baker.

Copy of plans returned.

No impact on school provision.

Helen Radley



Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

29856

COPIES TO:

With Compliments

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700
Email: Patricia.Logie@reading.gov.uk
Our Ref: 00/00591/WOKADJ/PL
Your Ref:
Direct: ☎0118 939 0458

PLANNING	33474
POL	
DC	LEB
APP	
CS	
24 AUG 2000	
COPIES TO:	ACK:
	FILE:

F.A.O. Lynette Baker
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

17 August 2000

Your contact is: Patricia Logie, Planning and Transport

Dear Lynette

APPLICATION NO: F/2000/1443
ADDRESS: DEPT OF METEOROLOGY, UNIVERSITY OF READING.
Proposed extension of building for office based reasearch.

I refer to the above application and can inform you that at their meeting on 16th August 2000 the Planning Applications Committee delegated to officers to inform you that this Council raises no objection to the principle of the proposal subject to it being tied to the existing Green Travel Plan by legal agreement and conditions relating to;

- Disabled Access

I trust this is of assistance however should you require clarification of any of the above then please contact Patricia Logie on 0118 939 0458.

Yours sincerely,

David Breeze.

David Breeze
Planning Manager (Implementation)

Reading
BOROUGH COUNCIL

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700
Email: Patricia.Logie@reading.gov.uk
Our Ref: 00/00588/WOKADJ/PL
Your Ref: RM/2000/0628

Direct: ☎0118 939 0458

F.A.O. Lynette Baker
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham RG40 1WR

17 August 2000

Your contact is: Patricia Logie, Planning and Transport

Dear Lynette

APPLICATION NO: F/2000/1433
ADDRESS: ARCHAEOLOGY BUILDING, UNIVERSITY OF READING.
Proposed erection of building for teaching and research use (C2).

I refer to the above application and can inform you that at their meeting on 16th August 2000 the Planning Applications Committee delegated to officers to inform you that this Council raises no objection to the principle of the proposal subject to it being tied to the existing Green Travel Plan by legal agreement and conditions relating to;

- Tree protection through construction
- Disabled Access

I trust this is of assistance however should you require clarification of any of the above then please contact Patricia Logie on 0118 939 0458.

Yours sincerely,

David Breeze
Planning Manager (Implementation)

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 12th June 2000

Location: Dept of Meteorology, University of Reading, Whiteknights, Reading.

Proposal: Proposed extension of building for office based research use

Application Number: F/2000/1443

In response to your consultation dated 18th May 2000 for the above application, the landscape comment is as follows:

The proposal is acceptable provided that a proper landscape drawing is submitted showing existing and proposed planting with full descriptions - and a north point on the drawings would be useful!

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Lynette Baker

DATE: 18 May 2000

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1443

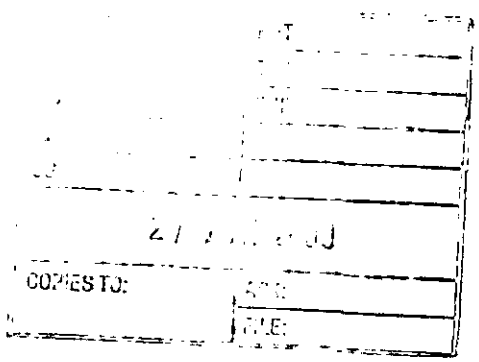
Proposal: Proposed extension of building for office based research use.

Site Address: Dept Of Meteorology University Of Reading, Whiteknights, , Reading.

Applicant: University Of Reading C/O Amec Design.

Your observations are required in respect of this application **by 12/06/2000** .

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



SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

See Landscapes copy & part one

To:
Trees

From: Lynette Baker

22 MAY 2000

Date: 18 May 2000

Application Number: F/2000/1443

Proposal: Proposed extension of building for office based research use.

Site Address:
Dept Of Meteorology University Of Reading, Whiteknights, , Reading.

Applicant:
University Of Reading C/O Amec Design.

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

No TPO

R 6 June

30389

Reading BOROUGH COUNCIL LEB

Richard Tyndall
Director of Environment

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

John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
P.O Box 157
Shute End
Wokingham
RG40 1WR

COPIES TO:
FILE:

LEB

F|2000|1443

Our Ref: 00/00591/WOKADJ/PL
Your Ref:

Direct: ☎ 0118 939 0458

7th June 2000

Your contact is: Patricia Logie, Planning

Dear Sir/Madam

Application Ref: 00/00591/WOKADJ/PL
At: Department Of Meteorology, University Of Reading Whiteknights Road Out Of Reading Borough
For: Extension of building for office-based research

Thank you for your letter and enclosures in respect of the above planning proposal. I am the officer dealing with this matter. If you have not heard from me within 21days please contact me on the above number.

Yours faithfully
Patricia Logie
for the Planning Manager

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: VALID [illegible]	Map No. 51.52 ..... Site .....
Officer: LEB | Application No. F/2000/1443	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: EXTENSION BASED
(F) PROPOSED ERECTION OF BUILDING FOR OFFICE
RESEARCH USE

Location: DEPT OF METEOROLOGY EARLEY GATE WHITEKNIGHTS PARK

Parish: EARLEY Ward: Redhatch 18/5

Applicant: UNIVERSITY OF READING

Fee Received 1520-00 (to follow) Required ..... Additional ..... Refund .....
Received 5.5.2000.
(10)

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	No red line ✓		27/4
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking provision (extra 12 staff) Not required – pre-app discussions	9/5 X	
3	Forms unsigned	* Sect 66 only	returned	
(4)	Correct S 66 certificate ✓	agric holdings cert deleted	9/5	✓ 15/5
5	Elevation plans	SW elevation (to show protruding part of stair well – See Floorplans)	9/5	shown on plan
6	Floor plans ✓	New rooms not labelled	9/5	✓ 15/5
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18.1.5 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: ("Historic Park or Garden")

.....

.....

No pre-apps.

.....

NEIGHBOURS:

SN + Mr M Garrett, 125 Haddon Bridge Road

(at entrance to campus from Whiteknights Road)

AMEC

AMEC Transmittal
Document Issue

Project Number : 01910
Project Name : UNIVERSITY OF READING

For the Attention of: Dear Si
The District Planning Office
Wokingham District Council Planning Dep
Council Offices
PO Box No 157 , Shute End
Wokingham, Berkshire
RG40 1BN

Reference Number : 01910 / DPO / 00001
Issue Date : 20/04/2000
AMEC Issue No.: 3

Re - DPO Desc: The Distric Planning Officer

Document No. / Title		Rev	Cpy's	Reason for Issue	Note
The following documents ar	issued for Information and/or Action.				
Originator ACL/A	ARCHITECTURAL DEPARTMENT			ARCHITECTURAL DEPARTMENT	
✓ 01910-IDA-0001	ROUND FLOOR PLAN	OR	6	For Information	
✓ 01910-IDA-0002	IRST FLOOR PLAN	OR	6	For Information	
✓ 01910-IDA-0003	ECOND FLOOR PLAN	OR	6	For Information	
✓ 01910-IDA-0007	OOF PLAN	OR	6	For Information	
1910-IDA-0009	ORTH WEST ELEVATION	A	6	For Information	
✓ 01910-IDA-0010	OUTH EAST ELEVATION	A	6	For Information	
✓ 01910-IDA-0011	ORTH EAST ELEVATION	A	6	For Information	
✓ 01910-IDA-0012	TE PLAN	A	6	For Information	
Originator UNI RE	The University of Reading			The University of Reading	
✓ W058/B/006	ROUND FLOOR LAYOUT PLAN	A	6	For Information	
✓ W058/B/007	IRST FLOOR LAYOUT PLAN	B	6	For Information	
✓ W058/B/008	ECOND FLOOR LAYOUT PLAN	A	6	For Information	
✓ W058/B/009	HIRD FLOOR LAYOUT PLAN	B	6	For Information	
✓ W058/B/12	OUTH WEST & NORTH WEST LEVATIONS	A	6	For Information	
✓ W058/B/13	ORTH EAST & SOUTH EAST LEVATIONS	A	6	For Information	
✓ W058/B004	ARLEY GATE DEVELOPMENT PHASE	G	6	For Information	

15.MAY2000* 1443

Distribution List :

Recipient Name	Contact Name	Recipient Name	Contact Name
Estates and Building Depa ment	Martin Westacott		

(1) ADDRESS EARLEY GATE BUILDINGS - METEOROLOGY WHITEKNIGHTS PARK PARISH EARLEY

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

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
296/50	UNIVERSITY OF READING	OUTLINE	12.12.50	N/A C/A
104/51	"	OUTLINE & LAYOUT	12.6.51	N/A C/A
06683	"	CHANGE OF USE - STORAGE & RESEARCH	4.8.77	N/A C/A
LR 18499	"	NEW CANTEEN (SOUR A, T.C.S.)	26.4.82	APP N/A
17409	"	"	7.5.82	N/A C/A
[redacted]				
33582	"	2x S/S BUILDINGS	17.8.89	C/A
BRA 7907	"	OFFICE METEOROLOGY / COMMON ROOM TEACHING ROOM	11.9.89	APP
36453	"	ADS. BLOCK 2 " TEACHING/RESEARCH BLDG.	17.10.90	31.10.95
FP/93/1207	"	" EARLEY GATE SUB-STATION	9.393	APP
44065	"	" " " 3 & 4/ST TEACHING &	31.7.95	C/A
9700154/F		RESEARCH BUILDINGS FOR METEOROLOGY		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074
40778 ADJ. EARLEY GATE 3.9.93 C/APP
FP/93/1694 PH. II DEPT. 3/ST. ACADEMIC BLOCK. 22.7.93 C/A

1933

(2) ADDRESS EARLEY GATE BUILDINGS WHITEKNIGHTS PARK PARISH EARLEY

PLOT No.

ORD. SHEET No. SU 7371 7471 (51 52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP95/3630	UNIV. OF READING	PH.3 ACADEMIC BLDG.	1.8.95	C/APP
95/63174/TR	"	RENEWAL 36453	8.2.96	28.2.96
95/63199/F	"	AMEND NO. TO 40778	12.3.96	C/A
98/67119/F	" PH.4	3/ST. & 4/ST. ACADEMIC	19.8.98	C/A
		BUILDING + S/ST. UTILITIES		
		BLOCK & GLASSHOUSE		
		FOR DEPT OF AGRICULTURE.		
FP98/7666	"	2,3+4 Storey Bldg. Pharmacy	22.6.98	C/A
99/66953/F	"	Erect pre-fab. Traffic Cont. Unit	8.3.99	C/A

MINISTRY DECISION

SPECIAL ORDERS

15 MAY 2000 1443

15 MAY 2030 1443

Extension to the Department of Meteorology, the University of Reading
Schedule of Drawings

SITE LOCATION

- SITE PLAN WO99 B 432

EXISTING BUILDING

- SITE PLAN WO58 B 004 G
- GROUND FLOOR PLAN WO58 B 006 A
- FIRST FLOOR PLAN WO58 B 007 B
- SECOND FLOOR PLAN WO58 B 008 A
- THIRD FLOOR PLAN WO58 B 009 A
- NORTH EAST AND SOUTH EAST ELEVATIONS WO58 B 13 A
- SOUTH WEST AND NORTH WEST ELEVATIONS WO58 B 12 A

PROPOSED EXTENSION

- GROUND FLOOR PLAN 01910 - IDA - 0001 OR
- FIRST FLOOR PLAN 01910 - IDA - 0002 OR
- SECOND FLOOR PLAN 01910 - IDA - 0003 OR
- ROOF PLAN 01910 - IDA - 0007 OR
- NORTH WEST ELEVATION 01910 - IDA - 0009 A
- SOUTH WEST ELEVATION 01910 - IDA - 0010 A
- NORTH WEST ELEVATION 01910 - IDA - 0011 A
- SITE PLAN 01910 - IDA - 0012 A

The University of Reading

Bursar
R.H.C. Ascott MA FIMgt
Director of Estates and Buildings
G.E. Davies MA(Hons) MA(Arch)

Estates and Buildings Department

Whiteknights, PO Box 235, Reading RG6 6BW
Direct Line: (0118) 9318292
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

G23_3_PLAN_APPLIC__MKW__MG

Mrs Hurst
Planning Administrator
Wokingham District Council
PO Box 157
Council Offices
Shute End
Wokingham
RG11 1WR

15 MAY 2000 1443

3 May 2000

Dear Mrs Hurst

Re: ***Extension to the Meteorology Building***
The MADRAS Project

Further to our telephone conversation on 27 April, I am pleased to enclose the missing site location plan (drawing No: W058 B 314) which shows the site and University land ownership.

I also enclose a cheque in the sum of £1520, being the planning fee.

We have already had a meeting with Miss Lynette Baker concerning this application, and she is aware of the University's intentions and proposals.

Yours sincerely

M K Westacott
Head of Building and Project Management

Encs.

THE UNIVERSITY OF READING
Whiteknights, P. O. Box 217, READING, RG6 6AH
Telephone (Direct Line): 0118 931 8104

15.1 [illegible] 1443

REMITTANCE ADVICE

WOKINGHAM DISTRICT COUNCIL
C/O ESTATES AND BUILDINGS DEPT

Supplier Number	22903
Cheque Number	167301
Date	03/05/2000
Sheet Number	1/1

DOCUMENT DATE	DOCUMENT NUMBER	OUR REFERENCE	AMOUNT GBP	DISCOUNT GBP	PAYABLE GBP
26/04/2000	MADRAS.PROJECT	10185167	1,520.00	0.00	1,520.00
		TOTALS	1,520.00	0.00	1,520.00

Planning Submission

set of drawings.

University to add

drawing No. W099 B432

15 MAY 2000 1443

AMEC Design and Management

Southern Division
AMEC Construction Limited
Timothy's Bridge Road, Stratford-upon-Avon, Warwickshire CV37 9NJ
Telephone: (01789) 204288, Fax: (01789) 299135

Ref 01910/DH/bg/4615

The District Planning Officer
Wokingham District Council Planning
Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1BN

18 April 2000

15 MAY 2000 1443

Dear Sir,

RE: Extension to the Department of Meteorology
The University of Reading

Please find enclosed the following drawings and documents which together constitute an application to obtain Full Planning Approval for the above named development.

- 6 completed copies of Application form.
- 6 copies of site location plan
- 6 copies of Existing site plan.
- 6 copies of existing building floor plans and elevations.
- 6 copies of proposed floor plans and elevations.
- 6 copies of Proposed site plan.
- 1 copy of completed certificate of Ownership, Certificate A.
- A schedule of Drawings.
- A cheque drawn in favour of Wokingham District Council for the sum of £1520 (one thousand five hundred and twenty pounds) based on a gross floor area of 550 square meters of new build.
- Fee calculation sheet.

Yours faithfully

David Hammond

Encs.

c/c. Martin Westacott The University of Reading

A member of the AMEC Group

AMEC Design and Management is a trading name of AMEC Construction Limited

Registered office: Sandiway House, Hartford, Northwich, Cheshire CW8 2YA.

Registered in England no. 2729912

1995 Gold Award

Extension to the Department of Meteorology, The University of Reading
Fee Calculation Sheet

- The Proposed Buildings fall into the following category as defined by Part 11 of schedule 1 to the 1989 Regulations.

  'Erection of Buildings other than dwellings, glasshouses or plant/machinery'.

- The Gross floor area of the proposed extension is c. 550 sqm.

- The required Fee is equal to £190.00 (one hundred and ninety pounds) for the first 75 sqm and £190.00 (one hundred and ninety pounds) for each additional 75 sqm (or part thereof).

  550 sqm ÷ 75 = 7.3

  therefore 8 x 190 = 1520

  Fee payable £1520.00 (one thousand five hundred and twenty pounds.

15 MAY 2000 1443

AMEC Design and Management

Southern Division
AMEC Construction Limited
Timothy's Bridge Road, Stratford-upon-Avon, Warwickshire CV37 9NJ
Telephone: (01789) 204288, Fax: (01789) 299135

Ref 01910/DH/bg/4638

Mrs C Hurst
The District Planning Officer
Wokingham District Council Planning
Department
PO Box No 157
Council Offices
Shute End
Wokingham
Berkshire, RG40 1BN

11 May 2000

Dear Mrs Hurst,

15 MAY 2000 1443

Re: Extension to the Department of Meteorology
The University of Reading

Further to your letter dated 9th May and our telephone conversation earlier today, please find enclosed the following documents.

1. Section 66 Certificate

This certificate is resubmitted to indicate that none of the land to which the application relates is an agricultural Holding.

2. Floor Plans

Our drawings have been amended to include room names as requested.

Drawing No

01910 - IDA - 0001 A
01910 - IDA - 0002 A
01910 - IDA - 0003 A

Six copies are enclosed.

15 MAY 2000 1442

A member of the AMEC Group

AMEC Design and Management is a trading name of AMEC Construction Limited

Registered office Sandiway House, Hartford, Northwich, Cheshire CW8 2YA.

Registered in England no. 2729912

19 95 Gold Award

3. Elevational Plans

An additional section/elevation drawing (1910 – IDA – 0014 OR) is enclosed to show the protruding part of the stair well looking from the South West as requested.

4. Drawing schedule

An amended drawing schedule is enclosed which confirms all drawings submitted in support of this application to date.

With regard to your request for a 1:500 scale site 'block plan' indicating the proposed carparking layout. I confirm that you no longer require this additional information as carparking does not form part of this application and the Universities Green Transport Policy will be applied, all as previously agreed with the planning department.

I would be grateful if you would acknowledge receipt of this letter and confirm that the application is now able to be determined in the normal way.

Yours sincerely

D Hammond

15 MAY 2000* 1443

Encs

AMEC

AMEC Transmittal
Document Issue

Project Number : 01910
Project Name : UNIVERSITY OF READING

For the Attention of: Mrs C l urst
The District Planning Office Planning Dep
Wokingham District Council
Council Offices
PO Box No 157 , Shute End
Wokingham, Berkshire
RG40 1BN

Reference Number : 01910 / DPO / 00002
Issue Date : 12/05/2000
AMEC Issue No. : 4

15 MAY 2000

Re - DPO Desc: The Distric Planning Officer

Document No. / Title		Rev	Cpy's	Reason for Issue	Note
The following documents ar	issued for Information and/or Action.				
Originator ACL/A	ARCHITECTURAL DEPARTMENT			ARCHITECTURAL DEPARTMENT	
01910-IDA-0001	(ROUND FLOOR PLAN	A	6	For Information	
01910-IDA-0002	] IRST FLOOR PLAN	A	6	For Information	
01910-IDA-0003	: ECOND FLOOR PLAN	A	6	For Information	
01910-IDA-0014	: ECTION/ELEVATION A/A	OR	6	For Information	

15 MAY 2000 1443

Distribution List :

Recipient Name	Contact Name	Recipient Name	Contact Name

AMEC

AMEC Acknowledgement Slip

Return To:

From :

Mrs C Hurst
The District Planning Officer
Wokingham District Council Planning Dep
Council Offices
PO Box No 157 , Shute End
Wokingham, Berkshire
RG40 1BN

Re - DPO Desc: The District Planning Officer

Dear Sir/Madam,

We acknowledge receipt of your document issue together with drawings/documents listed thereon. The drawings/documents received are related to the project, issue reference and date listed below :

Project Number :	**01910**
Project Name :	**UNIVERSITY OF READING**
Your Ref. Number :	**01910 / DPO / 00002**
Issue Date :	**12/05/2000**
AMEC Issue No.:	**4**

15.MAY2000* 1443

Signed : _____ **Dated :** _____

Extension to the Department of Meteorology, the University of Reading
Schedule of Drawings

SITE LOCATION

- SITE PLAN WO58 B 314 R

EXISTING BUILDING

- SITE PLAN WO58 B 004 G
- GROUND FLOOR PLAN WO58 B 006 A
- FIRST FLOOR PLAN WO58 B 007 B
- SECOND FLOOR PLAN WO58 B 008 A
- THIRD FLOOR PLAN WO58 B 009 A
- NORTH EAST AND SOUTH EAST ELEVATIONS WO58 B 13 A
- SOUTH WEST AND NORTH WEST ELEVATIONS WO58 B 12 A

PROPOSED EXTENSION

- GROUND FLOOR PLAN 01910 - IDA - 0001 A
- FIRST FLOOR PLAN 01910 - IDA - 0002 A
- SECOND FLOOR PLAN 01910 - IDA - 0003 A
- ROOF PLAN 01910 - IDA - 0007 OR
- NORTH WEST ELEVATION 01910 - IDA - 0009 A
- SOUTH EAST ELEVATION 01910 - IDA - 0010 A
- NORTH EAST ELEVATION 01910 - IDA - 0011 A
- SITE PLAN 01910 - IDA - 0012 A
- SECTIONAL/ELEVATION 01910 - IDA - 0014 OR

15 MAY 2008 1443

1789/a

SECTION 66 CERTIFICATE

Application No.

15.MAY2015 1443

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: THE UNIVERSITY OF READING

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . THE UNIVERSITY OF READING

Date . . . 10 MAY 2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

15 [illegible] 1443

1.	APPLICANT'S NAME	University of Reading.
	ADDRESS	WHITEKNIGHTS, PO BOX 217 READING BERKS.
	POST CODE	RG6 2AH PHONE 0118 931 8275
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	AMEC DESIGN
	ADDRESS	TIMOTHY'S BRIDGE ROAD. STRATFORD-UPON-AVON. WARKS.
	POST CODE	CV379NJ PHONE 01789 204288
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	WHITEKNIGHTS PARK (ADJ. EARLEY GATE) OS SHEET SU 7471 NW
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		OFFICE BASED RESEARCH
5. Give the area in hectares or part of a hectare	AREA OF SITE	120
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED SCHEDULE.

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.

UNIVERSITY CAMPUS

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/~~NO~~ If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/~~NO~~ If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

METAL ROOF SHEETING.
BRICK ELEVATIONS
PAINTED ALUMINIUM WINDOWS/DOORS
PAINTED ALUMINIUM RAINWATER GOODS.

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.

AS EXISTING SITE BOUNDARY.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SURFACE WATER SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING VIA EARLEY GATE
EXISTING CAMPUS ENTRANCE

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	/	*	/	*	/	
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/~~NO~~ If YES, please ask for and complete Part 3 of the form

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

£1520-00
(One thousand five hundred & twenty pounds)

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

SIGNED [signature] ON BEHALF OF The University of Reading DATE 19 April 00.

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
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 RESEARCH	3668	—	530	—
OTHER	Please Specify				
	TOTAL	3668	—	530	—

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

The University's Green Transport Policy will apply.

	Cars	Lorries
Existing		
Proposed	NIL	

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.

RESEARCH

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

UNIVERSITY OF READING.

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
130	NIL	12	142

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.

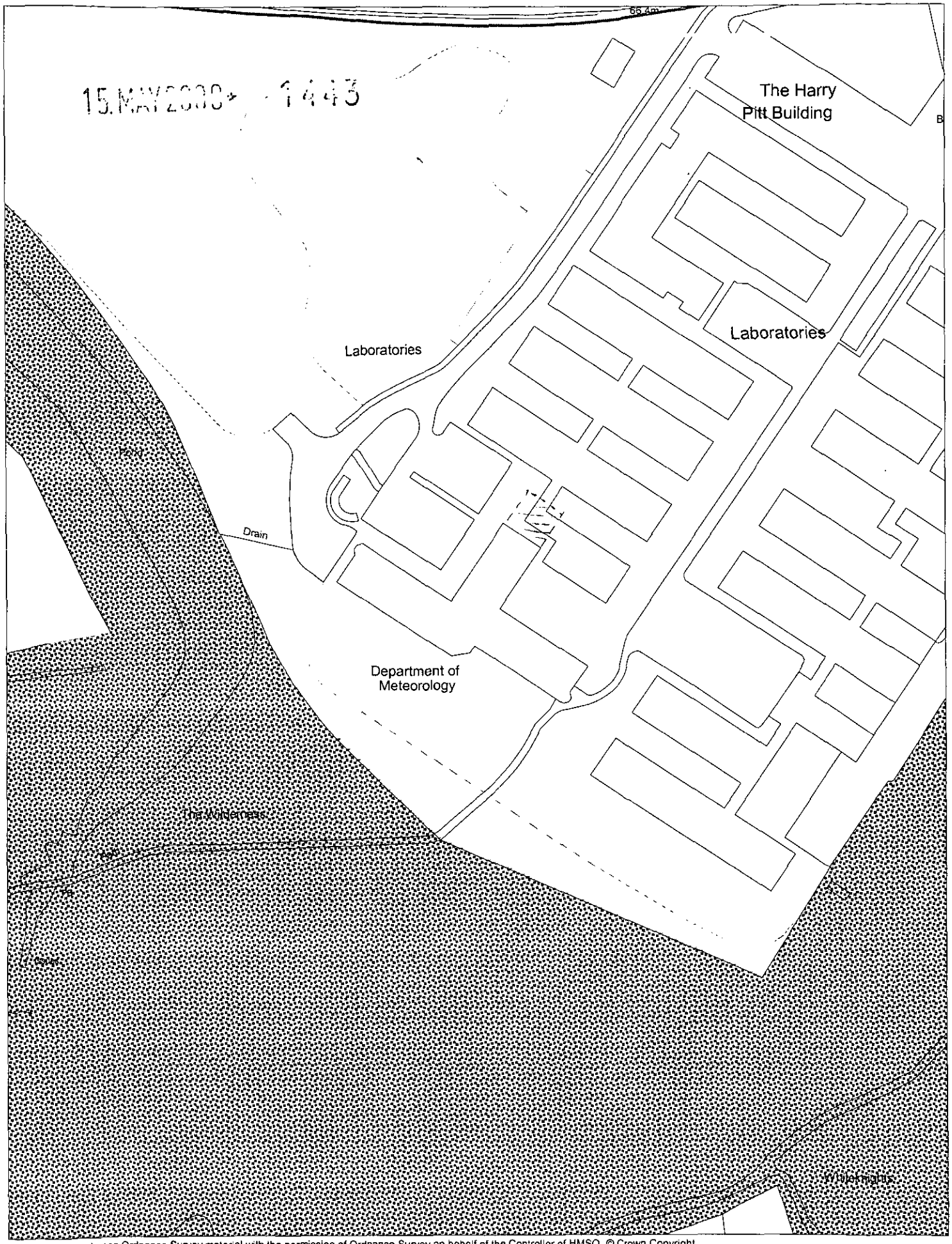
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



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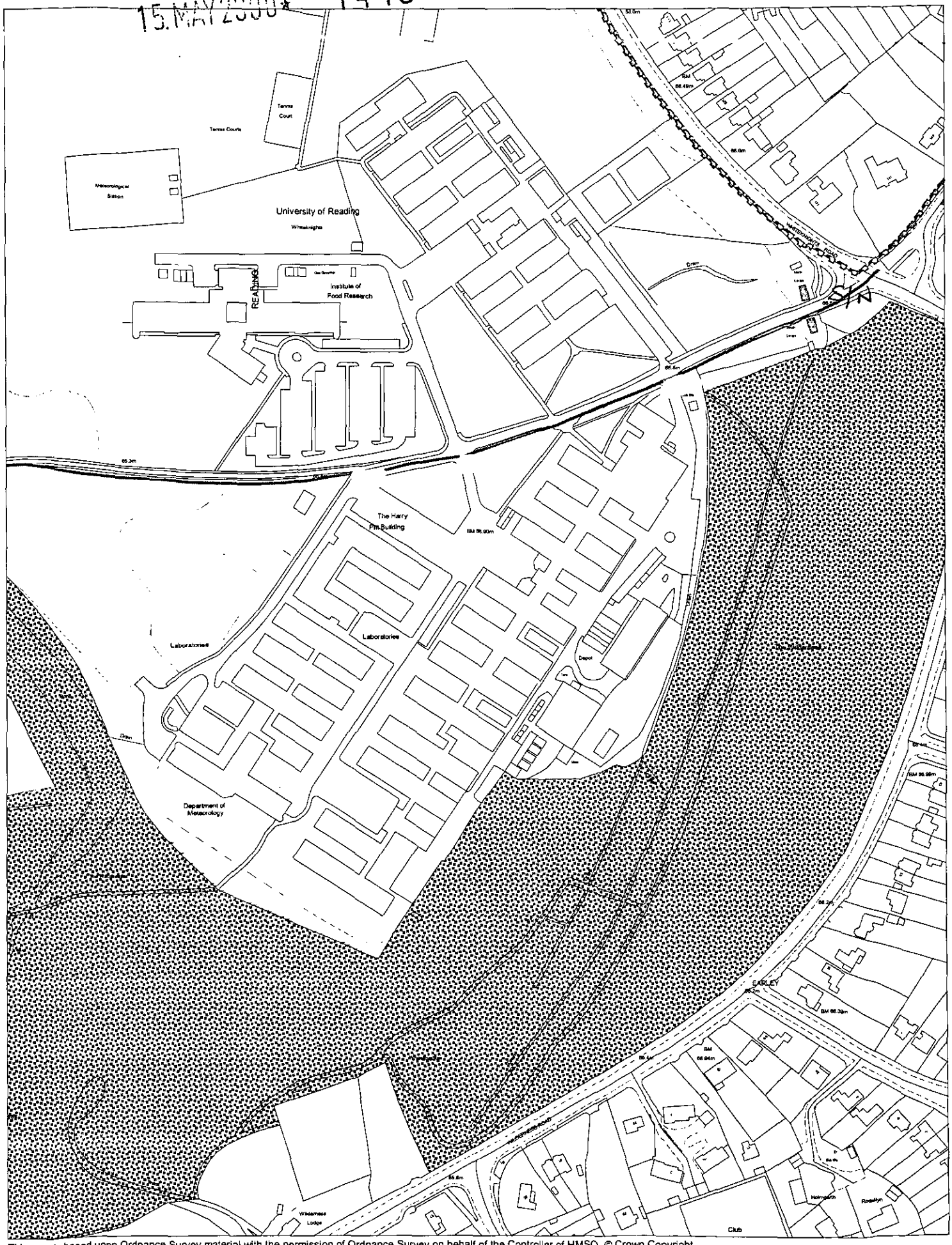

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5 May 2000

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