EX SYSTEMS LTD

APPLICATION NO:
F/2000/3069

LOCATION:
Faculty Of Education& Community Studies University Of Reading Woodlands Avenue, Earley Reading.

APPLICANT:
University Of Reading C/O Estates & Buildings Department

PROPOSAL:
Proposed change of use of bicycle shed to laundrette for students.

EARLIEST DATE FOR DECISION: **28/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 12/02/2001

CASE OFFICER: **Joss Miller**

(JM)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University of Reading
C/O Estates & Buildings Department
Whiteknights
PO BOX 235
Reading
Berkshire
RG6 6BW

Application Number: F/2000/3069

Parish: **WOODLEY**

Location: ***Faculty of Education & Community Studies,* University of Reading, Woodlands Avenue, Earley, Reading.**

Proposal: **Proposed change of use of bicycle shed to laundrette for students.**

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 match in size, colour, texture and profile those of the existing building.

Condition
3. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawing(s)/details(s).

Condition
4. Before development commences details of the quantity and location of the Sheffield type racks shall be submitted to and approved in writing by the Local Planning Authority.

Condition
5. 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.

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 bicycle parking facilities are provided and encourage use of sustainable modes of travel.

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

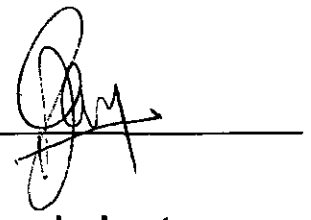
Reason
5. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised plan number 039 RA and letter submitted to the Local Planning Authority on 16 March 2001 showing replacement bicycle store adjacent to sports hall and does not approve the proposals as originally submitted.

Informative
2. 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 Policies OS1 and EN1.
Loddon Area Local Plan Policies LTV1 and LBE1.
Deposit Draft Wokingham District Local Plan Policies WOS3 and WBE1.

John Mitchell
Development Control Manager
Date: 01/06/2001

Notice checked by: 

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

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	3069 JM.
BUILDING CONTROL NUMBER.	FP2002/2818
~~APPLICANT~~/AGENT	Estates Services Dept. Whitekniights University of Reading
ADDRESS OF SITE	Bulmershe Court Woodlands Avenue EARLEY.
DESCRIPTION OF PROPOSED WORK	Conversion of existing cycle store to launderette + construct replacement cycle store ~~[illegible]~~.

DRAWING NUMBERS	BC	DC
BLOCK PLAN		
ELEVATIONS	B004 B027 RG	B004 B 027 RB
FLOOR PLANS	— "	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	1/6/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - graphic panel slightly different	
DATE	4/4/02	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 24 June, 2003
My ref. AO/F/2000/3069
Your ref. 0331230_B004_Laundry_IJB_JK

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

The University of Reading
Estates Services Dept.
Whiteknights
PO Box 235
READING
RG6 6BW

Dear Mr Badcock

PLANNING APPLICATION F/2000/3069
PROPOSED CHANGE OF USE OF BICYCLE SHED TO LAUNDRETTE FOR STUDENTS AT BULMERSHE COURT, WOODLANDS AVENUE, WOODLEY

Thank you for your letter of 18 June. I advise you that a new, full planning application will be required for the proposed alterations. I enclose the required forms.

I trust the above is clear, but meanwhile if you wish to discuss the above further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Planning Officer

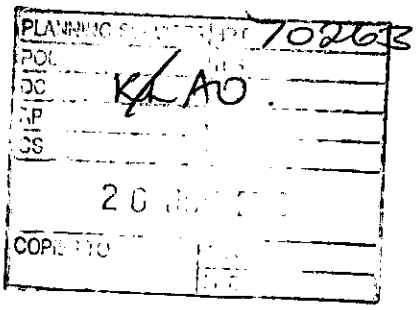
The University of Reading

Director, FM Division
P. A. Hackett RIBA
Head of Estates Services Department
M. K. Westacott RIBA

Facilities Management Division
Estates Services Department

Whiteknights, PO Box 235
Reading RG6 6BW

office +44 (0)118 378 8958
direct line +44 (0)118 378 8276
fax +44 (0)118 975 3499
email i.j.badcock@reading.ac.uk
web www.rdg.ac.uk/FM



Our Ref: 0331230_B004_Laundry_IJB_JK

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

18 June, 2003

Dear Sirs

Re: Creating New Laundry Facility at Bulmershe Court, Woodlands Avenue, Woodley
Your reference: F/2000/3069

Following previous application detailed above for the conversion of existing bike sheds into a new laundry facility, I now write out lining an amendment to our proposals. Works for the previous approved scheme have not been progressed.

It is now our intention to convert the existing Linen and Storage space adjacent to the previous proposals into the new laundry, the revised scheme will minimise the impact of the cycle storage detailed in one of the conditions of the last application.

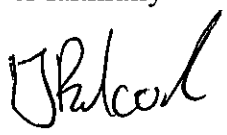
I have enclosed drawing B004B044 showing the existing plan and outlining the amendments. I would appreciate any comments you may wish to discuss.

It is our intention that the works to the external elevations would be minimised, we only intend changing the dilapidated windows and doors for new UPVC units, the 2no. grille openings would be in filled with similar UPVC units. A new grille and exhaust ducts would still be required to the rear elevation similar to those previously approved

Would it be possible to submit an amendment to the existing application for the alternative scheme rather than submit another Full application?

I thank you in advance with your assistance with this matter

Yours faithfully



Ian Badcock
Assistant Design Manager (Building)

Encs

Tel. 0118 974 6444 (Direct Line)
E-mail: Mike.Thorp@wokingham.gov.uk
Date. 7 May, 2002
My ref. BC/DC/2000/3069

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Estates & Buildings Dept.
The University of Reading
Whiteknights
P O Box 235
Reading
RG6 6BW

Dear Sirs

PLANNING PERMISSION 2000/3069
SITE: UNIVERSITY OF READING, WOODLANDS AVENUE, EARLEY

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/3069 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

M L THORP
Principal Development Control Officer

Date: 20 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3069

Location: Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

Proposal: Proposed change of use of bicycle shed to laundrette for students.

Applicant: University Of Reading C/O Estates & Buildings Department.

Case Officer: Joss Miller

The new plans show the following: Proposed replacement bicycle store adjacent to sports hall. Drawing no 039RA.

Comments are required by 10/04/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No 2000/3069 (Planaps) / (Ludhouse) Date Rec. 16/3/01

Location: University of Reading, Woodlands

Parish ~~Earley~~ Woodley.

Applicant: University of Reading

Description of attached plans Proposed replacement bicycle store adjacent to sports hall

Drawing No's: 039RA

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1. NK (Landscape & Trees) _____ ✓
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: _____

_____ Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice (Y) N

New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 20.03.PS

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2000/3069

Proposal:
Proposed change of use of bicycle shed to laundrette for students.

Location:
Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Joss Miller P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/04/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

20 March 2001

Revised Plans

The University of Reading

Bursar
R.H.C. Ascott MA, FIMgt
Head of Building & Project Management
M.K. Westacott RIBA
Head of Engineering Services
A.F.C. Taylor MCIBSE
Head of Business Planning
S.J. Boon BSc (Hons), ARICS

Estates and Buildings Department

Whiteknights, PO Box 235, Reading RG6 6BW
Direct line: (0118) 9318286
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

POS NO 41268

PLA... POL CC JM APP CS 19 ... COPIES TO: ACK: FILE:

B004_LAUNDRY_PLAN6_SHR_

FAO: Ms J Miller

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

3069

14 March 2001

Dear Ms Miller

LAUNDERETTE, BULMERSHE COURT, APPLICATION NO: F/2000/3069

Further to your letter of 2 February 2001 and our subsequent discussions in connection with the above application, I recognise that there is a continuing need for cycle facilities across the campus, and therefore accept your requirement that we provide alternative, fully-enclosed brick cycle storage as part of the works. Please find enclosed 6 copies of drawing B004B039RA, showing our proposals.

The location of the proposed cycle store has several advantages:

1. The entrance is well over-looked by the Hall Office and a CCTV camera, ensuring the security of the cycles and the safety of the users.
2. Situated adjacent to an existing bicycle store it would avoid changing existing cyclists' patterns of use.

The existing cycle store, which will be lost due to the launderette conversion, has space for 56 cycles, but the racks are closely spaced and generally not used to capacity. The proposed store will accommodate 44 bicycles in proprietary racks, and the University proposes to provide additional Sheffield type racks to make up the number to 56. These Sheffield racks will be located at the entrances to buildings, where cyclists currently chain their bikes to lampposts, signs etc. This balanced approach would provide cycle storage where it is most likely to be used.

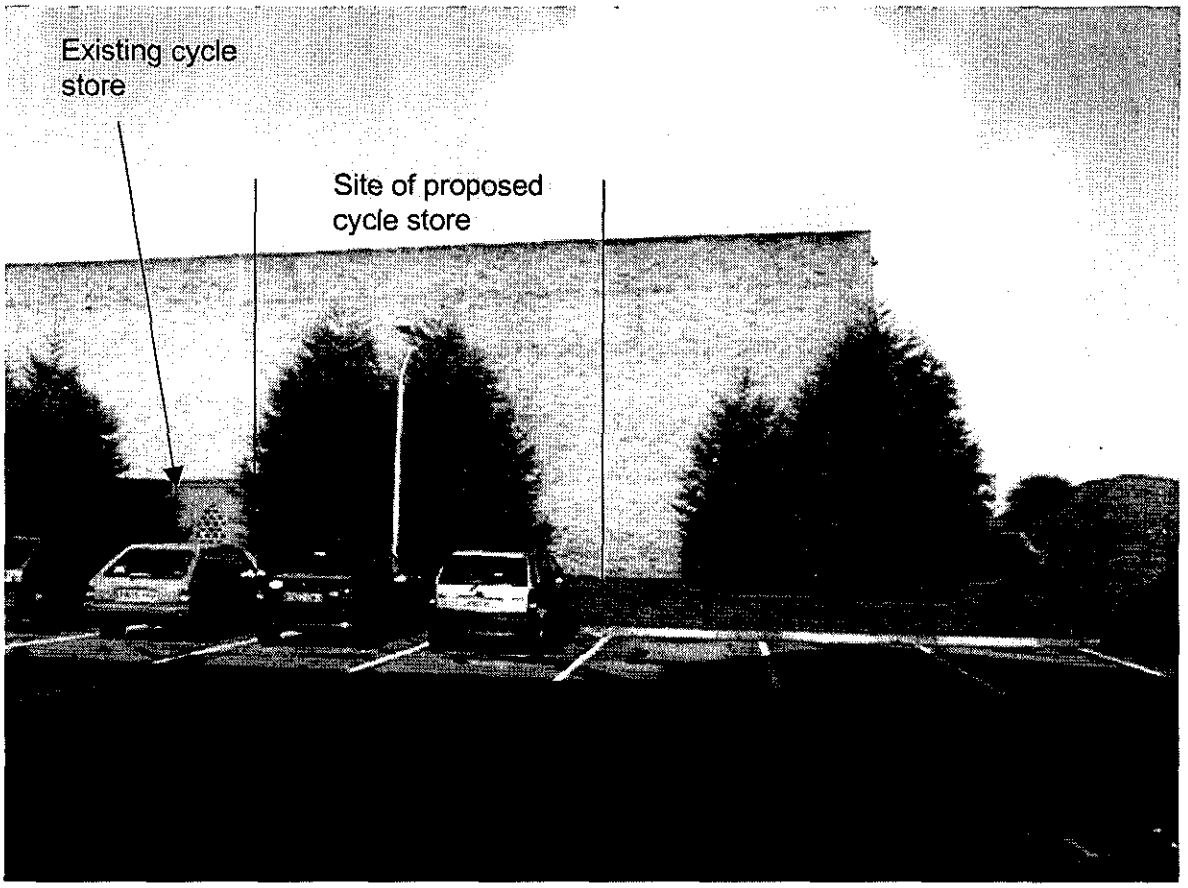
Bulmershe Hall is keen to provide excellent facilities for the students, including laundry facilities and cycle facilities. The university continues to develop its Green Transport Plan to encourage alternatives to the use of the private car, and I would seek to assure you that needs of cyclists are considered essential in the planning of the campus infrastructure. I trust that this addresses your concerns.

I understand that the application will be referred for further consultation and I look forward to hearing from you in due course.

Yours sincerely

Stuart Rogers

Stuart Rogers
Senior Architectural Assistant



Above: Site of replacement cycle store, next to existing store



Above: Cycles currently chained outside building entrances – additional Sheffield cycle stands proposed

The University of Reading

Estates and Buildings Department

Bursar
R.H.C. Ascott MA, FIMgt
Head of Building & Project Management
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Direct line: (0118) 9318286
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

PLANNING
POL
DC
APP
CS
16 MAR 2001
COPIES TO:
ACK:
FILE:

POS NO 41268

B004_LAUNDRY_PLAN6_SHR_

FAO: Ms J Miller

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN

3069 _ A

14 March 2001

Dear Ms Miller

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The location of the proposed cycle store has several advantages:

1. The entrance is well over-looked by the Hall Office and a CCTV camera, ensuring the security of the cycles and the safety of the users.
2. Situated adjacent to an existing bicycle store it would avoid changing existing cyclists' patterns of use.

The existing cycle store, which will be lost due to the launderette conversion, has space for 56 cycles, but the racks are closely spaced and generally not used to capacity. The proposed store will accommodate 44 bicycles in proprietary racks, and the University proposes to provide additional Sheffield type racks to make up the number to 56. These Sheffield racks will be located at the entrances to buildings, where cyclists currently chain their bikes to lampposts, signs etc. This balanced approach would provide cycle storage where it is most likely to be used.

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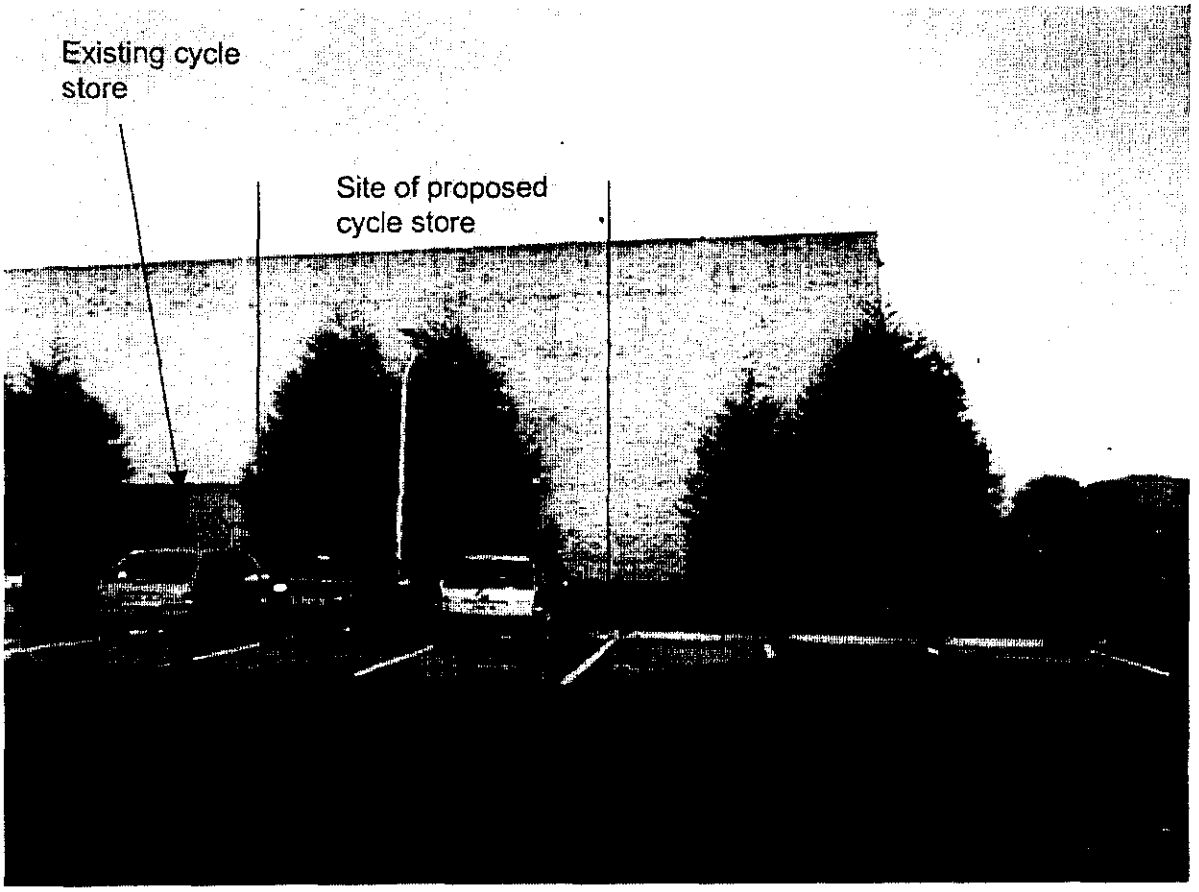
Stuart Rogers

Stuart Rogers
Senior Architectural Assistant



Above: Site of replacement cycle store, next to existing store



Above: Cycles currently chained outside building entrances – additional Sheffield cycle stands proposed

WORK SHEET FOR : Joss Miller

Application Number : F/2000/3069

Applicant : University Of Reading C/O Estates & Buildings Department.

Location : Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.
Proposal : Proposed change of use of bicycle shed to laundrette for students.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16/1

Date of Neighbour Notifications : 4/1

Date of Site Visit : 16/1

Date Registered : 18/12/2000

Earliest Date for Decision : 28/01/2001

Latest Consultation Date/Site Notice Expiry Date : 28/01/2001

This application will have expired on: 12/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways - conditions.
Landscape - conditions
Woodley TC - No comment

Planning Issues :

Effect on street scene & neighbouring properties WBE1
Identified settlement.

Application Number: F/2000/3069

Appraisal :

This application is for the change of use of a bicycle shed to a launderette and the erection of a replacement bicycle shed.

Neighbours.

Both the launderette and the bicycle shed are well within the boundary of the University premises. Therefore any impact on the neighbours in terms of overbearing, overshadowing or overlooking issues would be minimised.

Street Scene.

Neither building is likely to have an adverse impact on the street scene due to their location within the grounds.

The cycle shed currently holds the capacity for 56 bikes. The new shed would hold 44, however, more racks are proposed at the entrances to buildings where cyclists currently chain their bikes to lamp posts etc. This application is therefore considered acceptable in terms of the Green Transport Plan.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/3069
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	C001	R001	
~~3~~			~~Before development for the Lannderette commences, the cycle facilities shall be completed and ready for use as set out in the application~~
2	C014	R014	
3 ~~4~~	C124	R124	
4		R124	Before, development commences, details of the quantity & location of the Sheffield type racks shall be submitted to and approved in writing by the Local Planning Authority.
5	C150	R150	
		N02	'Plans, letters' '16/3/01' '039RA' 'replacement bicycle store adjacent to sports hall'.

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LBE1,

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, EN1.

MINERALS LOCAL PLAN POLICIES:

Green Transport Pl...

RECORD OF SITE VISIT

SITE ADDRESS: Faculty Of Education& Community Studies University Of Reading Woodlands Avenue Earley Reading.

APPLICATION NUMBER: F/2000/3069

OFFICER: Joss Miller

DATE OF SITE VISIT: 15/1

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 15/1

2. DESCRIPTION OF SURROUNDINGS

Middle of Uni site

3. DESCRIPTION OF SITE/BUILDING

Cycle sheet opp halls.
S/S f roof.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Uni buildings — surrounded by halls.

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS N/a

BOUNDARY TREATMENT open.

OTHERS —

Date: 06 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3069

Location: Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

Proposal: Proposed change of use of bicycle shed to laundrette for students.

Applicant: University Of Reading C/O Estates & Buildings Department.

Case Officer: Joss Miller

The new plans show the following: Additional internal door, new signage panel and ramp improvements. Drawing no 027RB.

Comments are required by 27/02/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

(RING ONE)

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

App No 2000/3069 (Planaps) / (Ludhouse) Date Rec. 15/01/01

Location: Bulmershe Campus
Woodlands Avenue Parish Woodley

Applicant: University of Reading

Description of attached plans Additional internal door. new signage panel. and ramp improvements.

Drawing No's: 027 RB.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

1.	NK (Landscape & Trees)	☐
2.	NK (Env. Design)	☐
3.	XA (Highways)	☐
4.	NF (Building Control)	☐
5.	BC/DC Liaison	☐

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

NEIGHBOURS: ~~_____~~

Date for Responses 21 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER JM

Consultations Sent by Admin. on 06.02.01.

Yellow - Part One Copy
Green - Officer's Copy

The University of Reading

Bursar
R.H.C. Ascott MA, FIMgt
Head of Building & Project Management
M.K. Westacott RIBA
Head of Engineering Services
A.F.C. Taylor MCIBSE
Head of Business Planning
S.J. Boon BSc (Hons), ARICS

Estates and Buildings Department

Whiteknights, PO Box 235, Reading RG6 6BW
Direct line: (0118) 9318286
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

38652

CS

COMES TO:

B004_LAUNDRY_PLAN2_SHR_MAH

FAO: Ms Joss Miller

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

3069

REVISED PLAN

12 January 2001

Dear Ms Miller

LAUNDRETTE, BULMERSHE COURT. APPLICATION NO: F/2000/3069

Further to submitting the above application, it has become necessary to amend the drawings slightly to show an additional internal door, and also to correct the omission of the signage panel and ramp improvements on the plan. Please therefore find enclosed 6 copies of drawing B004B027RB.

The signage panel is to take the form of a washing powder soap box incorporating an illuminated sign, so as to communicate the nature of the building in an entertaining way. The actual graphic design for the panel is, however, not yet complete. Please would you let me know if the application can be determined, say, subject to approval of the graphics. I would be happy to discuss the design of this panel if you consider it necessary.

Yours sincerely

Stuart Rogers

Stuart Rogers
Senior Architectural Assistant

Encs

Received by Wokingham District Council

Application No: F/2000/3069

Proposal:
Proposed change of use of bicycle shed to laundrette for students.

Location:
Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

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

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Head Planning and Transportation

04 January 2001

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) 9318286
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

B004_LAUNDRY_PLAN1_SHR_MAH

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

18 DEC 2000* 3369

4 December 2000

Dear Sir

LAUNDRETTE, BULMERSHE COURT

The University wishes to convert an existing bicycle shed into a laundrette for use by students at Bulmershe Hall.

Please find attached a planning application for change of use, comprising the following:

6 copies of application form
6 copies of drawings: B004B026R_ (Existing)
B004B027R_ (Proposed)
B099B779RE (Location Plan)
Cheque for £190

I trust that the above is in order and I look forward to hearing from you.

Yours faithfully

Stuart Rogers

Stuart Rogers
Senior Architectural Assistant

Encs

INTO THE MILLENNIUM
2000
THE UNIVERSITY OF READING

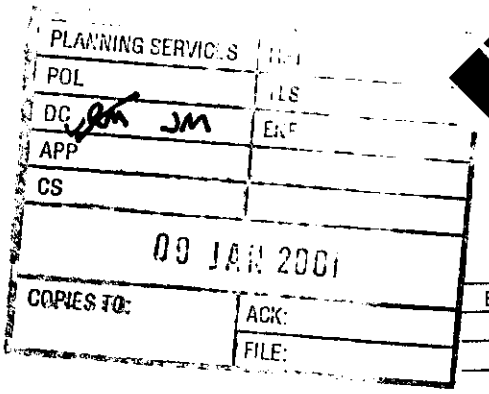
Tel: (0118) 974 6463

Date: 4 January, 2001

Your ref:

My ref: F/2000/3069

Councillor C Lawley
26 Farriers Close
Woodley
RG5 3DD



WOKINGHAM DISTRICT COUNCIL

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

Dear Councillor

Application No: F/2000/3069

Applicant: University Of Reading C/O Estates & Buildings Department.

Proposal: Proposed change of use of bicycle shed to laundrette for students..

Site Address: Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Joss Miller on (0118) 974 6463.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

Hi John.
While being in favour of alterations, I am also in favour of bicycle sheds.
Do they have other (and enough) cycle sheds?

Tel: (0118) 974 6463

Date: 17/5/01

My ref: F/2000/3069

CONFIDENTIAL

Councillor K Gilder
360 Kingfisher Drive
Woodley
RG5 3LH

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

Dear Councillor

Application Number: F/2000/3069
Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.
Proposed change of use of bicycle shed to laundrette for students..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control 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 6463

Date: 17/5/01

My ref: F/2000/3069

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 C Lawley
26 Farriers Close
Woodley
RG5 3DD

Dear Councillor

Application Number: F/2000/3069
Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.
Proposed change of use of bicycle shed to laundrette for students.

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25/5/01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Joss Miller** Application Number: **F/2000/3069**
Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.
Proposed change of use of bicycle shed to laundrette for students.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor C Lawley

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 6463

Date: 17/5/01

My ref: F/2000/3069

CONFIDENTIAL

Councillor E Rowland
155 Fairwater Drive
Woodley
RG5 3JQ

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

Dear Councillor

Application Number: F/2000/3069
Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.
Proposed change of use of bicycle shed to laundrette for students..

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 **Joss Miller** on **(0118) 974 6463**. If you then feel the application needs to be transferred to the next available Development Control 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

The University of Reading

Estates and Buildings Department

Bursar
R.H.C. Ascott MA, FIMgt
Head of Building & Project Management
M.K. Westacott RIBA
Head of Engineering Services
A.F.C. Taylor MCIBSE
Head of Business Planning
S.J. Boon BSc (Hons), ARICS

Whiteknights, PO Box 235, Reading RG6 6BW
Direct line: (0118) 9318286
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

PLANNING
POL
DC
APP
CS
16 MAR 2001
COPIES TO:
ACK:
FILE:

POS NO
41268

B004_LAUNDRY_PLAN6_SHR_

FAO: Ms J Miller

Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

REVISED PLAN
3069 _A

14 March 2001

Dear Ms Miller

LAUNDERETTE, BULMERSHE COURT, APPLICATION NO: F/2000/3069

Further to your letter of 2 February 2001 and our subsequent discussions in connection with the above application, I recognise that there is a continuing need for cycle facilities across the campus, and therefore accept your requirement that we provide alternative, fully-enclosed brick cycle storage as part of the works. Please find enclosed 6 copies of drawing B004B039RA, showing our proposals.

The location of the proposed cycle store has several advantages:

1. The entrance is well over-looked by the Hall Office and a CCTV camera, ensuring the security of the cycles and the safety of the users.
2. Situated adjacent to an existing bicycle store it would avoid changing existing cyclists' patterns of use.

The existing cycle store, which will be lost due to the launderette conversion, has space for 56 cycles, but the racks are closely spaced and generally not used to capacity. The proposed store will accommodate 44 bicycles in proprietary racks, and the University proposes to provide additional Sheffield type racks to make up the number to 56. These Sheffield racks will be located at the entrances to buildings, where cyclists currently chain their bikes to lampposts, signs etc. This balanced approach would provide cycle storage where it is most likely to be used.

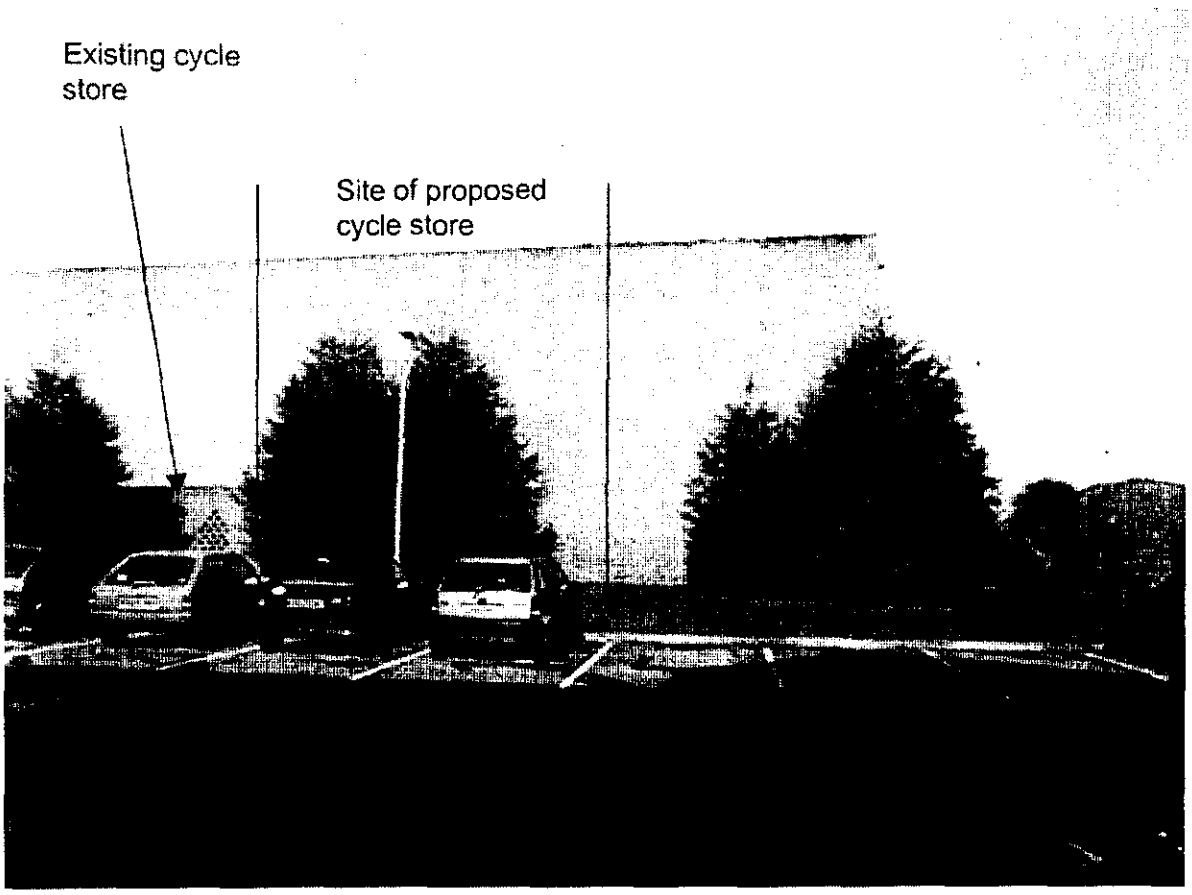
Bulmershe Hall is keen to provide excellent facilities for the students, including laundry facilities and cycle facilities. The university continues to develop its Green Transport Plan to encourage alternatives to the use of the private car, and I would seek to assure you that needs of cyclists are considered essential in the planning of the campus infrastructure. I trust that this addresses your concerns.

I understand that the application will be referred for further consultation and I look forward to hearing from you in due course.

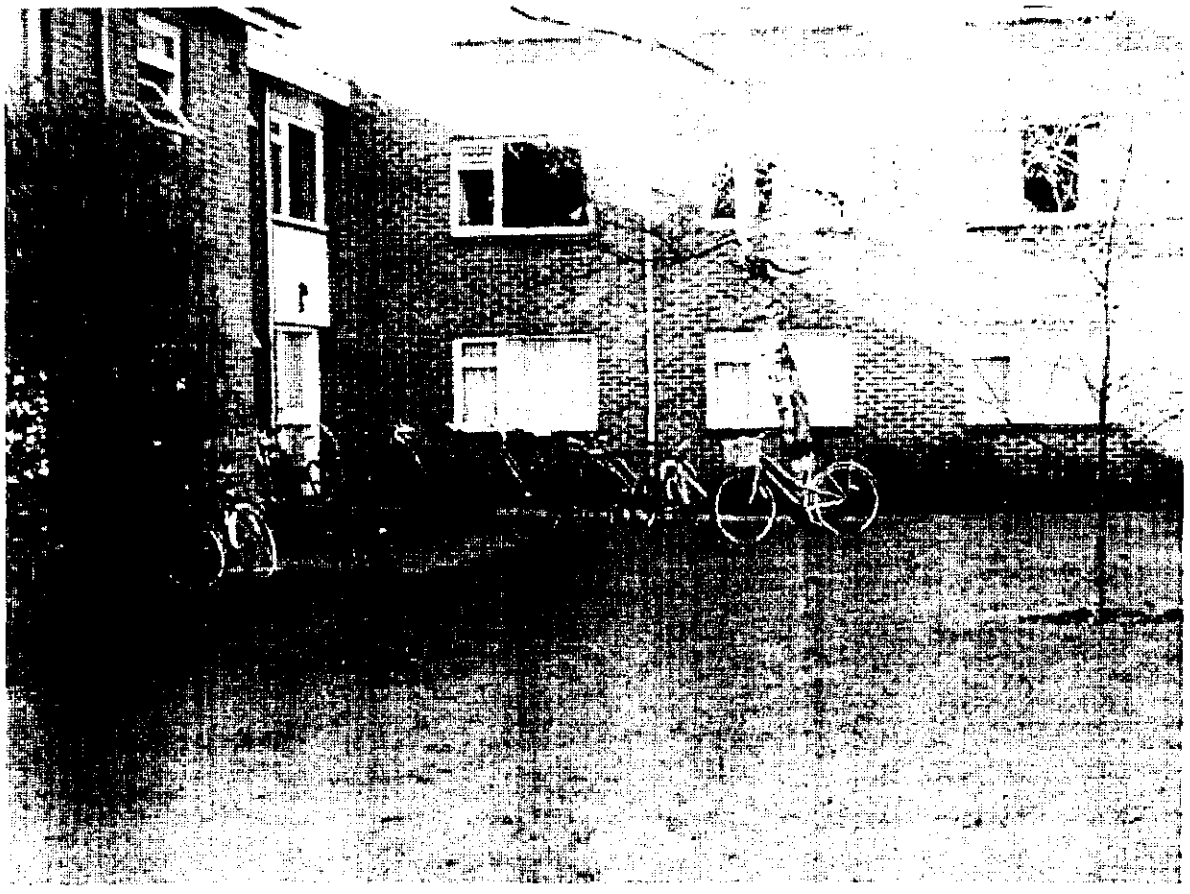
Yours sincerely

Stuart Rogers

Stuart Rogers
Senior Architectural Assistant



Above: Site of replacement cycle store, next to existing store



Above: Cycles currently chained outside building entrances – additional Sheffield cycle stands proposed

Joss Miller

WOODLEY TOWN CONSULTATION SHEET

APPLICATION NUMBER: F/2000/3069

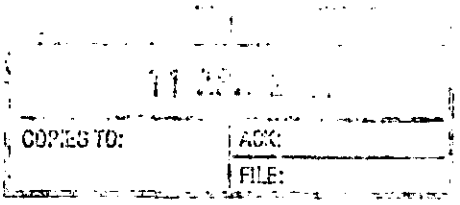
PROPOSAL: Proposed change of use of bicycle shed to *laundrette for students*

SITE ADDRESS: Faculty of Education & Community Studies, University of Reading, Woodlands Avenue, Earley

APPLICANT: University of Reading

COMMENTS:

Members had no comment to make on this application.



SIGNED: [signature] DATE: 9 April 2001

For Woodley Town Council

FROM: Joss Miller

DATE: 04 January 2001

DELEGATED

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2000/3069

Proposal: Proposed change of use of bicycle shed to laundrette for students..

Site Address: Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

FILE

Applicant: University Of Reading C/O Estates & Buildings Department.

Your observations are required in respect of this application **by 28/01/2001** .

The committee had no comment to make on this application.

SIGNED: _____ DATE: 7.02.01.

Clerk To Woodley Parish/Town Council.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Joss Miller DATE: 20th April 2001

Location:	Faculty of Education & Community Studies of Reading, Woodlands Avenue, Earley, Reading
Proposal:	Proposed change of use of bicycle shed to laundrette for students
Application Number:	F/2000/3069

In response to your consultation dated 20th March 2001 for the above application, the tree and landscape comments are as follows:

Although the proposals would require the removal of three trees these are not visually prominent specimens and there removal would not affect the visual amenity of the campus. I therefore have now objections to the proposals.

I would however, request that three replacement trees are planted in a suitable location close to the site. The applicant should therefore be required to provide for approval a planting plan showing the location, species and size at time of planting replacement tree planting proposals.



ROBERT PETROW
Consultant Landscape Architect

Date: 20 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/3069

Location: Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

Proposal: Proposed change of use of bicycle shed to laundrette for students.

Applicant: University Of Reading C/O Estates & Buildings Department.

Case Officer: Joss Miller

The new plans show the following: Proposed replacement bicycle store adjacent to sports hall. Drawing no 039RA.

Comments are required by 10/04/2001.

Should you have any queries regarding this application please contact the case officer Joss Miller on (0118) 974 6463.

CONDITIONAL APPROVAL.

C124, R124.

Adam Coggins.

23/03/01

HIGHWAYS CONSULTATION SHEET

From: Joss Miller **Date:** 04 January 2001

Application Number: F/2000/3069

Proposal: Proposed change of use of bicycle shed to laundrette for students.

Parish: WOODLEY TOWN

Site Address:
Faculty Of Education& Community Studies University Of Reading, Woodlands Avenue, Earley, Reading.

Applicant:
University Of Reading C/O Estates & Buildings Department.

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

✓ below as applicable:

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

Comment

Please provide an additional plan showing where the secure, covered cycle parking is to be relocated.

Signed: _____ **Print name:** Adam Coggins

11/01/01

Tel. 0118 974 6463 (Direct Line)

Date. 2 February, 2001

My ref. JM/MLT/F/2000/3069

Your ref.

Mr S Rogers
Estates and Buildings Department
University of Reading
Whiteknights
PO BOX 217
Reading
Berkshire
RG6 6BW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Mr Rogers,

RE: CHANGE OF USE FROM BIKE SHED TO LAUNDERETTE, BULMERSHE COURT, WOODLANDS AVENUE, WOODLEY. (F/2000/3069)

Further to our telephone conversation on 24th January 2001, I am writing to confirm that there are concerns regarding the loss of the bicycle sheds with no apparent replacements. I would suggest that replacement buildings of an adequate size be incorporated into this application in an appropriate place on the campus.

I would appreciate it if this information could be submitted within 14 days of the date of this letter. If I do not hear from you within this time, I shall assume you wish the application to be determined as it stands, and act accordingly.

Alternatively, in order to allow yourself more time to think about these requirements, you could write to me withdrawing the application, and resubmit it at a later date.

Yours sincerely

JMK MILLER
Planning Assistant

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: DEC	
Officer: JM	Application No. F/2000/3069

Map No. 46. Site 0.11
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF BICYCLE SHED TO LAUNDRETTE FOR STUDENTS

Location: BULMERSHE COURT WOODLANDS AVENUE

Parish: WOODLEY Ward: SOUTH LAKE
04.01.01

Applicant: UNIVERSITY OF READING

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

(5)
Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Not supplied	phoned 2/1	✓
5	Elevation plans		to follow	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Concrete ramps no longer lead to entrances - will there be a new ramp?	requested 2/1 to follow in a letter	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre-apps
- Disabled Access officer ✓

NEIGHBOURS: S/N only.

01189753499

The University of Reading

Estates and Buildings Department

Whiteknights, PO Box 235, Reading RG6 6BW
Direct Line: (0118) 931 8286
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

Bursar
R.H.C. Ascott Mail Mgr

Director of Estates and Buildings
G.E. Davies MA(Hons) MA(Arch)

18 DEC 2000 3069

FACSIMILE TRANSMISSION

From: STUART ROGERS

To: MRS HURST
PLANNING DEPT
WDC.

Date: 02/01/01

Fax No.: 0118 974 6484

No. of pages including this one: 3

SUBJECT: BULMERSHE COURT LAUNDRETTE

Dear Mrs Hurst,

Please find attached a completed SECTION 66 CERTIFICATE for the above application.

Please note that amended plans will be sent shortly, depicting the entrance ramp and sign.

Yours sincerely

Stuart Rogers

ARCHITECTURAL ASSISTANT
ESTATES & BUILDINGS DEPT.

INTO THE MILLENNIUM 2000

01189753499

1769/8

SECTION 66 CERTIFICATE

Application No. 18.DEC.2000* 3069

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

on (d) .....

01189753499 18 DEC 2000 3069

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

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

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

on (d) .....

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

●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

●

OR

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

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

Signed ... Stuart Rogers

On behalf of ... University of Reading

Date ... 02/01/01

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

① BULMERSHE TEACHER TRAINING COLLEGE

ADDRESS WOODLANDS AVENUE PARISH WOODLEY

PLOT No. ORD. SHEET No. SU 7472 & 7572 46

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
79/54	Messrs. Franklin Estates Ltd	Outline	9/3/54	N/A. Refu
0/46/58	Mr. T. J. Sirrett	"	10/6/58	N/A. C/A
0/147/58	"	"	8/12/59	N/A. Refu
0/246/59	"	"	8/12/59	N/A. Refu
S/3/60	Berkshire Education Committee	College Layout Area	12/4/60	N/A. C/A B.C.C
S/7/60	"	Playing Field, Junction of Woodlands Ave. & Church Rd. For Earley C.E. Primary School	12/4/60	N/A. B.C.
S/15/62	Berkshire County Council	Hostel Blocks etc.	10/10/62	App. C/A B.C.C
S/6/63	"	Hostel Blocks	8/5/63	App. C/A B.C.C
S/11/63	"	College Buildings	13/11/63	App. App B.C.C
S/12/64	"	Extensions & Alterations	Information Only	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 3/57

DRAINAGE

② BULMERSHE TEACHER TRAINING COLLEGE

ADDRESS WOODLANDS AVENUE PARISH WOODLEY E

PLOT No. ORD. SHEET No. SU. 7472 & 75 46

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S/21/64	Berkshire County Council	Staff Accomodation	6/8/64	N/A. B.C. App
S/13/68	Royal County of Berkshire	Library Extn. Tutorial Block & Common Rooms	5.6.68	N/A. C/A
S/31/68	"	Common Room Bldg	2.1.69	App/No observa
S/25/69	"	Provision of Teaching Block, Woodwy Music Block, Sports Hall, Sick Bay & Studio	19.1.70	N/A. C/A
S/12/70	"	Temporary terrapin classroom & Toilet	27.5.70	N/A. 31.12.7
PD/345/70	Mr. A. Storey	Conservatory at rear of No 3 Bulmershe Court	6.8.70	App. N/A
* 334/71	Johnson & Bailey Ltd	Non illuminated sign board	15-4-71	N/A 31.3.7 T.P.
219/72	The Berkshire County Council	Terrapin Laboratory		C/A
811/72	Johnson & Bailey Ltd	Non illuminated sign board	8-6-72	N/A 30.9.7 T.P.
1885/72	R.C.N. Paul	Ext. L. Study V. Prime Hse		C/A
* 1436/71	B.C.C.	car park & fencing	29.12.71	App C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) BULMERSHE TEACHER TRAINING COLLEGE

ADDRESS WOODLANDS AVENUE. PARISH WOODLEY

PLOT No. ORD. SHEET No. SU7472, 757

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
239/73	B.C.C.	Horticulture & animal unit building	7-3-73	N/A - C/
934/73	B.C.C	Terrapin Classroom	15-8-73.	- C/
03845	"	NEW TEACHING BLOCK, EXT. TO GYM. ACTS TO EXISTING TEACHING BLOCK	18-12-75	N/
BR 11645	BULMERSHE COLL. STUDENTS UNION	EXT. TO STUDENT UNION ACC.	8-8-79	APP. N/
11489	"	RELOCATE " " SHOP	30-8-79	N/A C/A
15299	BCC.	DISABLED CENTRE		C/
16387	" "	Fire escapes 6 in all	30-10-81	N/A C/
25508		DISABLED CENTRE	12-5-86 166 86	DP 30-4
33560	UNIV. OF READING		8-9-89	C
33727	"	5/ST. EXT. TO SPORTS MALL (PROVIDING LAUNDRY ETC)	28-9-89	C
BRA 7691	UNIV. OF READING	NEW CLASSROOMS AT BULMERSHE COURT BY INFILL BELOW 1ST FLOOR	14-8-89	APP

DATE OF COMPLETION

MINISTRY DECISION

BRA 8308	"	AMENDS. TO 1ST FLOOR	17-12-89	APP
5488	"	C/O/WE - SNR. COMMON ROOM TO INF. TECH. CENTRE	14-2-90	C
BRA 7943	"	EXT. TO SPORTS MALL (BULMERSHE COURT)	26-10-89	APP

(4) ADDRESS BULMERSHE COLLEGE & BULMERSHE COURT PARISH WOODLEY

PLOT No. WOODLANDS AVENUE ORD. SHEET No. SU7472/75 46

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36356	UNIV. OF READING - BULMERSHE COURT	5x3/ST. STUDENT ACC. BLOCKS / ADMIN. OFFICE / STAFF FLAT / ACCESS / CARPARK	17.10.90	C
BRA 9843	" "	"	11.2.91	APP
97/64849/F	" "	EXT. TO ADMIN. BLOCK	25.4.97	C/A
97/65042/F	" "	6 STUDENT ACC. BLOCKS. DEM. OF EXISTING ACCOMM.	22.5.97	C/
FP97/6413	" "	"	8.7.97	C/APP
FP97/6431	"	BLDG. 77. LIFT - WC - PHOTOCOPIER ROOM	15.7.97	C/APP
DN 98/0129	W Haywood & Sons	Dem. 4 Halls of Res.	10.2.98	C/A
98/67690/F	VIONICA LTD.	Install Telecomms - Roof level (*)	15.10.98	R
FP98/7569	UNIV. OF READING	REFURB. KITCHEN FACILITIES	2.7.98	C/APP
99/68954/F	UNIV. OF READING	PRE-FABRICATED TRAFFIC CONTROL KIOSK.	16.03.99	C/
99/69537/F	University of Reading	Security Kiosk.	30/6/99	C/
99/69707/F	"	lift for disabled.	14/7/99	C/

(*) + cabin at ground level

1933

(5)

ADDRESS BULMERSHE COLLEGE & BULMERSHE COURT. PARISH WOODLEY.

PLOT No. WOODLANDS AVENUE. ORD. SHEET No. SU 7472/7572

BUILDER

46.

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
FP99/8748	University of Reading.	New disabled lift (library & faculty building)	3/6/99	App
FP99/9030	"	Con. Office Stores to Senior Common Room	23/8/99	App
FP99/9089	"	Int Alts at Students Bar	8/9/99	APP

MINISTRY DECISION

SPECIAL ORDERS

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

18 DEC 2000* 3069

1.	APPLICANT'S NAME	UNIVERSITY OF READING
	ADDRESS	WHITEKNIGHTS, PO BOX 217, READING, BERKSHIRE
	POST CODE	RG6 2AH PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ESTATES & BUILDINGS DEPT,
	ADDRESS	WHITEKNIGHTS, PO BOX 235, READING, BERKSHIRE
	POST CODE	RG6 6BW PHONE 0118 931 8286
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	BULMERSHE COURT OFF WOODLANDS AVENUE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE FROM BIKE SHED TO LAUNDRETTE, FOR ADJACENT HALL OF RESIDENCE
5. Give the area in hectares or part of a hectare	AREA OF SITE	BULMERSHE CAMPUS ≃ 17.8 ha
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	B004 B 076R_: SITE PLAN, ELEVS, AS EXG B004 B 027R_ : PLAN & ELEVATIONS, PROP B099 B 779 RE : SITE PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

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

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

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

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

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

BICYCLE SHED

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.

EXISTING BRICKWORK: RENDERED, NEW WINDOWS AND DOOR: METAL-FRAMED

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.

NO CHANGE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

NO CHANGE — INTO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

MOST USERS ARE TO BE STUDENTS ALREADY ON THE SITE, HENCE APPROACHING ON FOOT.

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

RAMPED ENTRANCE PROPOSED.

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.

£190.

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 Stuart Rogers ON BEHALF OF UNIVERSITY OF READING DATE 30 NOV 2000

FOR: ESTATES & BUILDINGS DEPT

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		18.DEC.2000* 3069		
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 BICYCLE STORE		49.5 m²		
OTHER	Please Specify LAUNDRETTE				49.5 m²
	TOTAL		49.5m²		49.5m²

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	NO CHANGE	
Proposed		

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

LAUNDRETTE FOR USE BY STUDENTS AT BULMERSHE CAMPUS, INCLUDING UP TO 12 No WASHER-DRIER MACHINES.

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

BULMERSHE HALL, BULMERSHE COURT, EARLEY, READING RG6 1HY.
NO.

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

Existing Staff	Transferred Staff	New Staff	Total
0	0	0	0

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.

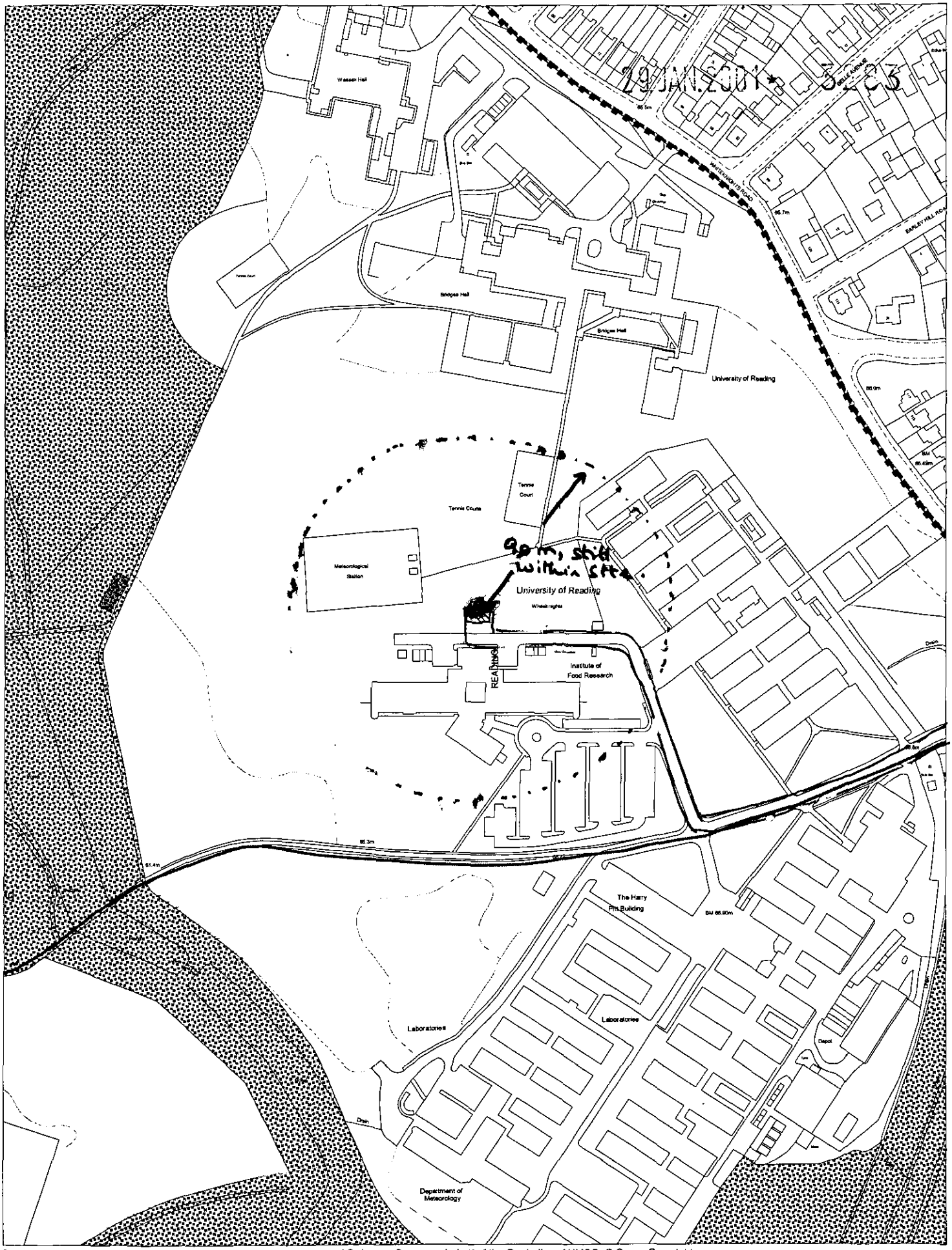
Your application may be refused. The reason will be listed on the Decision Notice.

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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Development Control Section, Environmental Services, Wokingham District Council.
2 February 2001

Scale: 1 : 2500

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