APPLICATION NO:
F/2000/1838

LOCATION:
Riseley Stores & RCD House Basingstoke Road, Riseley Reading.

APPLICANT:
Reading Chair & Desk C/O Andrews Kalik Associates

PROPOSAL:
Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

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

APPLICATION WILL HAVE EXPIRED ON:
21/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Reading Chair & Desk
C/O Andrews Kalik Associates
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2000/1838

Parish: **SWALLOWFIELD**

Location: **Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.**

Proposal: **Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.**

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. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing No. 1477-16E submitted to the Local Planning Authority on 11.08.00 showing removal of 6 parking spaces from the rear side and repositioned within the site.

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

Condition
4. No enlargement, improvement or other alteration to the buildings hereby permitted, by Part 8, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.

Condition
5. Deliveries by commercial vehicles shall not be accepted or despatched from the site other than between 0700 hours and 1900 hours Monday to Saturday and at no time on Sundays or Bank or other Public Holidays.

Condition
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

Condition
7. Construction and demolition operations for which noise is audible at the site boundary shall not be carried out other than between 0800 hours and 1800 hours Monday to Friday, 0830 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.

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

Condition
9. No development shall take place until there has been submitted to and approved 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.

Condition
10. 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 development 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
11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
12. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
13. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
14. The windows in the first floor north elevation of building A shall not at any time be glazed other than with obscure glass.

Condition
15. Details of the position, height, design and intensity of all external lighting shall be first submitted to and approved by the Local Planning Authority, and installed in accordance with the proposed details.

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

Reason
2. For the avoidance of doubt.

Reason
3. To ensure a satisfactory external appearance.

Reason
4. To prevent overdevelopment of the site.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of residential amenity.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of highway safety.

Reason
12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
13. In the interests of visual amenity.

Reason
14. In the interests of residential amenity.

Reason
15. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 27/09/2000

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.

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT
LEGAL SERVICES

MEMORANDUM

FROM: Edwina Field
Solicitor

MY REF: ECMF/MM/106/SWA/2
EXT: 6526

TO: Angela Odell
Senior Planning Officer

YOUR REF:

CC: Tom Callaghan
Highway Development

Local Land Charges

DATE: 23rd May 2001

SECTION 106 AGREEMENT FOR RISELEY STORES, BASINGSTOKE ROAD, RISELEY

Please note that I have today completed the Section 106 Agreement for the above premises and a copy is attached for your records. Please issue the planning consent

Would Land Charges now register this as a local land charge.

The sum of £6,900 index-linked will become payable upon implementation of the development. The Green Travel Plan is attached to the document.

Edwina Field

Enc.

DATED 23rd May 2001

WOKINGHAM DISTRICT COUNCIL

and

DACEBERRY LIMITED

and

BARCLAYS BANK PLC

and

RCD OFFICE FURNISHINGS LIMITED

AGREEMENT

under Section 106 of the Town and Country Planning Act 1990
and Section 111 of the Local Government Act 1972
Planning Application Number F/2000/1838

T.E. Kingswood, Solicitor
Wokingham District Council
Civic Offices, Shute End
Wokingham, Berkshire RG40 1WH

ECMF/106/SWA/2
mm/S106 agreement - mulhern (daceberry)

THIS AGREEMENT is made the 23rd day of May Two thousand and one BETWEEN WOKINGHAM DISTRICT COUNCIL of Civic Offices Shute End Wokingham Berkshire ("the Council") and DACEBERRY LIMITED of No. 1 RCD House Basingstoke Road Riseley Reading Berkshire RG7 1QF ("the Owner") and BARCLAYS BANK PLC of Barclays Loan Services Centre PO Box 299 Birmingham B1 3PF ("the Mortgagee") and RCD OFFICE FURNISHINGS LIMITED of Basingstoke Road Riseley Reading Berkshire ("the Applicant")

WHEREAS:

A. The Owner is the respective owner in fee simple of the land shown edged green and red on the plan annexed hereto and known as Land at Basingstoke Road Swallowfield Berkshire ("the Site")

B. The Applicant is the estate owner of a leasehold interest of that part of the Site shown coloured blue on the plan annexed hereto and known as Land at Basingstoke Road Swallowfield Berkshire ("the Blue Land")

C. On the 27th day of September 2000 the Applicant made an application for planning permission ("Application No.F/2000/1838") for the demolition of existing buildings on the Blue Land and the erection of new offices and workshops ("the Development")

D. The Council is the District Planning Authority for the administrative District of Wokingham

E. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2000/1838 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2000/1838

F. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into

Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

G. The Mortgagee is entering into this Agreement to consent to the Site being subject to the covenants contained herein

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

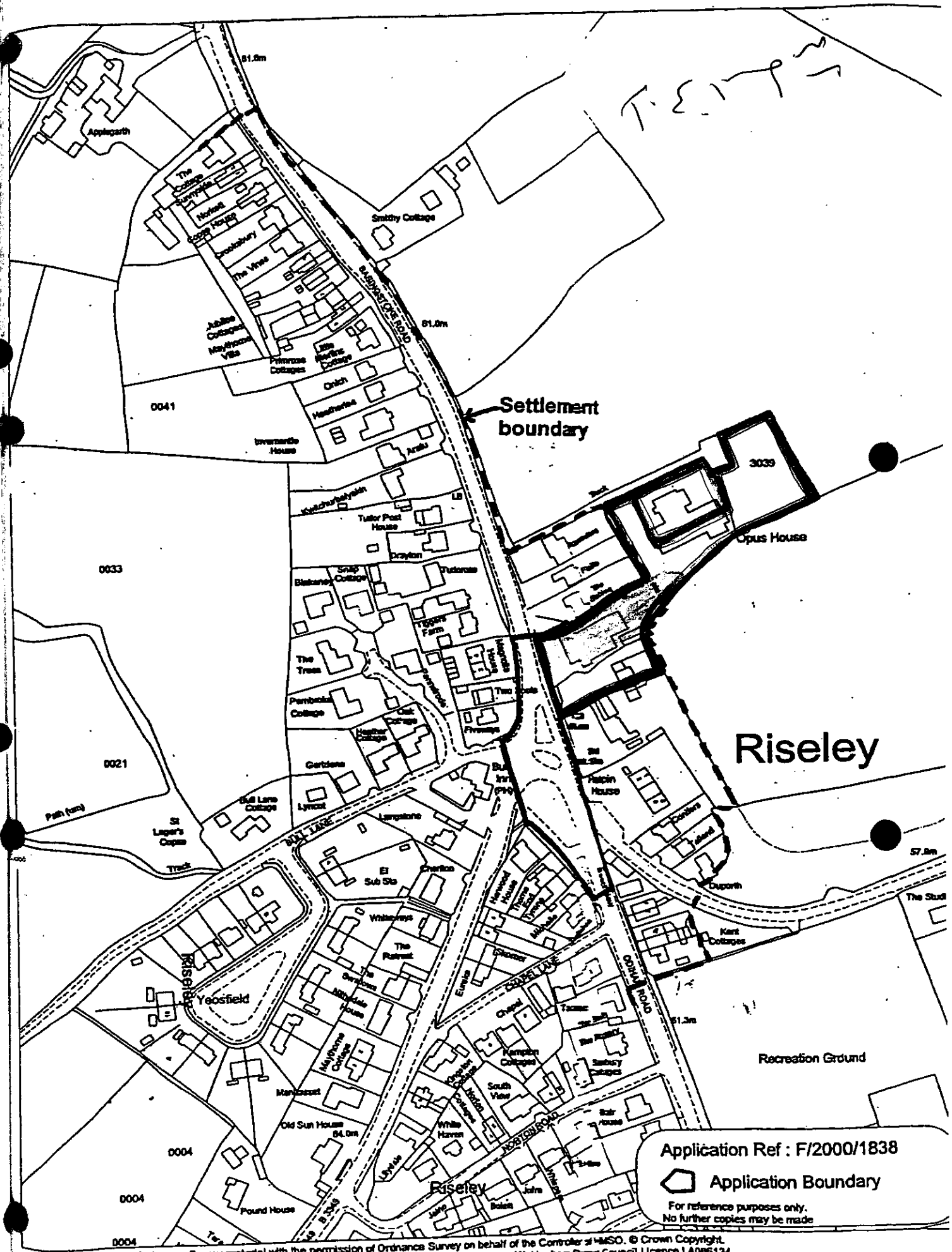
1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant and the Owner so as to bind each and every part of the Site into whosoever hands the same may come jointly and severally hereby covenant with the Council:

4.1 to pay to the Council on implementation of the development a contribution to be used towards Phase 1 of the Riseley Area Traffic Study in the sum of SIX THOUSAND NINE HUNDRED POUNDS (£6,900) ("Basic Sum") increased by such additional sum which shall be equal to the difference between the Basic Sum and a sum arrived at by increasing the Basic Sum by the percentage by which the Index of Retail Prices (All Items) published by the Office for National Statistics has increased between the date hereof and the date of payment of the Basic Sum and the additional sum PROVIDED THAT in the event of the reference base figures having been changed since the month and year when the Agreement is executed the figure to be used shall be that which



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Development Control Section, Environmental Services, Wokingham District Council.

6 September 2000

Scale: 1 : 2500

would have been applicable in the month and year when the Agreement is executed if the said reference base figure had not been changed

4.2 prior to the first occupation of any part of the Development to complete to the reasonable satisfaction of the Council junction improvement works in accordance with drawing numbers 2000.1215.001 Revision D and 29349/30/0A/01 Version A annexed to the First Schedule or such variations as shall first be agreed in writing by the Council

4.3 to implement the green travel plan a copy of which is annexed to the Second Schedule and to carry out its requirements at all times

4.4 to pay the Council's reasonable legal fees for the preparation of this Agreement

5. The Mortgagee joins in the Deed expressly to consent to the Owner entering into the Deed

6. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows:

6.1 The expression "the Applicant" and "the Council" and "the Mortgagee" shall include their respective successors in title and assigns

6.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site

6.3 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and

remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the parties hereto have affixed their Common Seals the day and year first before written

FIRST SCHEDULE

The drawings 2000.1215.001 Revision D and 29349/30/0A/01 Version A annexed hereto

SECOND SCHEDULE

The Green Travel Plan annexed hereto

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:

14785

[redacted]

Solicitor

THE COMMON SEAL of
DACEBERRY LIMITED
was hereunto affixed in the presence of:

[redacted]

Director

Secretary

Daceberry Limited

PROPERTY INVESTORS

Tel: 0118 988 4787

Fax: 0118 988 4656

No 1, R C D House
Basingstoke Road
Riseley
READING
Berks RG7 1QF

Proposed Commercial Development
at Former Riseley Stores, Riseley
(Planning Application Ref: F/2000/1838)

GREEN TRAVEL PLAN

Approved By M.F. MULHERN & A.T. JAMES
(On behalf of Daceberry Ltd)

Position DIRECTOR & DIRECTOR

Signature

Date 31-1-01

Directors M F Mulhern
A T James
Mary M Murphy

VAT Reg No: 491 6291 26

Company registration number 1349650

Proposed Commercial Development
at Former Riseley Stores
Green Travel Plan

1.0 Introduction

1.1 The grant of planning permission (PA Ref: F/2000/1838), subject to a Section 106 Agreement, places an obligation on the part of the Applicant, Daceberry Ltd, to establish and maintain a Green Travel Plan for the application site and its proposed uses.

1.2 This Green Travel Plan sets out the means by which the occupier/Company will:

- encourage staff and visitors to travel to the proposed development by means other than by private car;
- promote car-sharing, cycling, walking and the use of public transport as a practicable and viable alternative to sole dependency on the private car,

so far as those measures accord with the Company's staff profile and operations.

2.0 Setting Up the Plan

2.1 The occupier/Company will appoint or designate a Staff Co-ordinator, whose role it will be to formulate, supervise and monitor the Green Travel Plan and liaise between the Company's staff and management and with the local planning authority regarding the Plan's implementation.

2.2 The occupier/Company will thereafter ensure that the Staff Co-ordinator arranges a Staff Survey and prepares a Staff Travel Needs Profile as a means of identifying the potential for measures to be included in the Green Travel Plan.

3.0 Objectives of the Plan

3.1 The occupier/Company will use all reasonable endeavours to:

- encourage staff and visitors to travel to the proposed development by means other than by private car;
- promote car-sharing, cycling, walking and the use of public transport as an alternative to sole dependency on the private car

consistently with its staff profile and operational needs.

Car Parking Provision

3.2 The occupier/Company will limit the amount of car parking spaces to an equivalent provision of 1 space per 25 sq.m GFA of the approved development. This corresponds to the Council's current maximum standard provision. Consideration will be given to reducing the level of car parking in line with the modal shift targets detailed at paragraph 3.14

Car Park Management

3.3 The occupier/Company will, within 3 months of the development being occupied, draw up a car sharing register for staff, by which members of staff can be made aware of other members of staff with whom they might share journeys to work.

3.4 The occupier/ Company will introduce a scheme to guarantee a lift home to any member of staff who travels to work as a passenger in a shared car but who has to return home in an emergency or work late, or in the event that the driver has to return home in an emergency or work late.

3.5 The occupier/Company will introduce a scheme whereby a certain number of car spaces at the site are designated as spaces solely reserved for those travelling to work in shared cars.

Public Transport and Taxis

3.6 Tillingbourne Buses and Reading Buses both run services that pass the site. These interleave to provide an hourly service to/from Reading. At Mortimer Railway Station there are regular services to/from Basingstoke and Reading.

3.7 The occupier/Company will display information on the availability of local public transport (currently with regard to bus services 12 & 111 and railway timetables) and taxi services at the offices.

3.8 The information referred to above shall be, so far as reasonably practicable, up to date, in an easily comprehensible format and displayed in locations that are accessible to both visitors and staff.

3.9 The occupier/Company shall introduce measures to encourage greater use of public transport by staff, to include the possible issue of discounted season tickets for staff who might otherwise benefit from car allowances and the introduction of a minibus service to collect and drop off staff at Mortimer Railway Station (level of service subject to demand and feasibility).

Cycling Facilities

3.10 The occupier/Company will provide secure and dry cycle parking opportunities on the site for staff and visitors.

3.11 The occupier/Company will provide changing rooms and shower facilities at the site for the use of members of staff who wish to cycle to work.

3.12 The occupier/Company will introduce an incentive scheme to encourage staff, who live within 5 km of the site, to cycle to and from work. This may include an equivalent mileage allowance scheme and interest free loans to those members of staff who wish to purchase bicycles for transport to and from work.

Walking

3.13 The occupier/Company will encourage staff who live within a 1.6km (1 mile) radius of the offices to walk to and from the site, by introducing as soon as practicable a scheme to guarantee lifts home in case of emergencies, outside of daylight hours and in severe weather conditions.

Targets and Monitoring

3.14 The occupier/Company will use its best endeavours to reduce the number of journeys made to the offices by staff by private car by at least 10% within 3 years from the commencement of the Plan.

3.15 The occupier/Company's Staff Co-ordinator will liaise with the local planning authority and agree upon the timing of joint usage surveys of the car parking and cycle parking areas. A review of the Green Travel Plan will take place annually for a period of three years in consultation with staff and details of the reviews will be reported to the local planning authority. Thereafter, monitoring and review of the plan shall be carried out at intervals agreed between the occupier and the local planning authority.

2800/L1677

THE COMMON SEAL OF BARCLAYS BANK PLC WAS HEREUNTO AFFIXED IN EXECUTION OF THIS DEED IN THE PRESENCE OF

THE COMMON SEAL of BARCLAYS BANK PLC was hereunto affixed in the presence of:

.....
Authorised Sealing Officer

[redacted]

Director

Secretary

Executed as a deed by
~~THE COMMON SEAL of~~
RCD OFFICE FURNISHINGS LIMITED
~~was hereunto affixed in the presence of:~~
acting by

[redacted]

Director

Secretary

Tel. 0118 974 6487 (Direct Line)
E-mail: Trevor.Watson@wokingham.gov.uk
Date. 12 December, 2001
My ref. TW/F/2000/1838
Your ref.

Mr M J Whittemore
1 Mayhorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

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

Dear Mr Whittemore

PLANNING APPLICATION F/2000/1838
READING CHAIR & DESK, BASINGSTOKE ROAD RISELELY SWALLOWFIELD

I refer to the above matter and your correspondence with my assistant Mrs Odell. I have now had the opportunity to review the correspondence, and I am not sure that there is a lot to add to the points that Mrs Odell has already made. As noted the application was the subject of Committee consideration, which included a site visit by Members before a decision was taken to approve the proposals. In determining the application Members had regard to the relationship of the proposals to the design and setting of the listed building and in approving the proposals accepted the officer recommendation.

With respect to Mr Sanders he is the Councils Urban Design and Conservation Officer, he can be contacted on direct line 0118 974 6465.

I note your point regarding the progress of the development and I have asked one of my Enforcement Officers to visit the site to check whether the development is being carried out in accordance with the approved plans. Should this not be the case then appropriate action can be taken.

As I say I do not feel that I can add a lot more to what Mrs Odell has already advised and I trust that this now draws matters satisfactorily to a close in this respect.

Yours Faithfully

T. GW

Trevor Watson

Development Control Manager

cc: Mrs A Odell, Mr H Sanders, Mr M Evans: Principal Enforcement and Appeals Officer

File: CH Letter

Date: 22 September 2000

To:
Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1838

Location: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: ALTERATIONS TO THE PROPOSED HIGHWAYS WORKS

Drawing no; 2000. 1215. 001C

Comments are required by 27/09/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

This plan is acceptable and has been agreed for Highway Improvements.

Adam Coggins 26/9/00.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 26 July 2001

Location:	Riseley Stores, Basingstoke Road, Swallowfield
Proposal:	
Application Number:	F/2000/1838

In response to your informal consultation dated 13 July 2001 for the above application, the landscape comments are as follows:

The applicant will need to submit details of the design of the retaining wall and railings including dimensions, in order for me to comment further on the proposal.

The landscape plan should show all existing vegetation to be retained on site, especially along the site frontage as well as details of all new proposed tree and shrub planting.

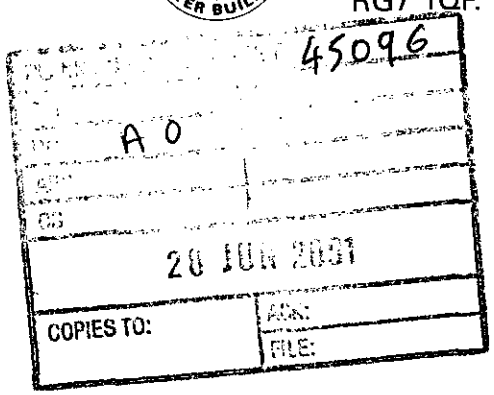
Catherine Brimble

Catherine Brimble
Landscape Architect

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.



Mrs A O'Dell
Wokingham District Council
Planning Dept
P O Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

27 June 2001

Dear Mrs O'Dell

Re: Re-Development of Riseley Stores / RCD House Riseley (F2000/138) 1838

Following our meeting at your office today, I would like to confirm the following alterations to the above development.

1) All the roof tiles to be Redlands plain tiles farmhouse red.

2) The four bar type windows to the front elevation to block 'C' to be changed to non bar windows, the same as all the other windows.

3) All the fascia boards, barge boards etc will be white, and all the guttering and down pipes will be black.

4) All the landscape proposals will be sent to Miss Catherine Brindle. I would like to confirm at this stage that the site will be enclosed for security reasons with 6 feet high close boarded fencing to the rear and side, together with 6 foot high railings painted black to match the gates, to the front boundary, on top of the proposed retaining wall. – How high is retaining wall?
– existing vegetation to be retained?

I trust this is acceptable to you, and will look forward to receiving your conformation in due course.

Yours sincerely,

M F Mulhern.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

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

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

99. APPLICATION NO: 2000/1838, PROPOSED DEMOLITION OF EXISITING OFFICES WORKSHOPS AND SORTING OFFICE AND ERECTION OF NEW OFFICES WORKSHOPS AND SORTING OFFICE AND ALTERATION OF HIGHWAY, RISELEY STORES AND RCD HOUSE BASINGSTOKE ROAD RISELEY SWALLOWFIELD, FOR READING CHAIR & DESK

The Committee considered a report on this application as set out on Agenda pages 804 to 817.

In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 sqm B use are proposed which is 618 sqm in total."

Mr T. Walker attended the meeting and spoke in opposition to the proposal.

Mr Andrews, (Applicants Agent) attended the meeting and spoke in favour of the proposal.

In discussing the application various Members commented that a site visit would be useful in considering highway and other issues raised.

RESOLVED: That consideration of Application No.2000/1838 be deferred to enable a site visit to be undertaken.

Application No. F/2000/1838 | **Received** 26.06.00 | **Swallowfield**

Applicant : **Reading Chair & Desk**
Location : **Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield**
Proposal : **Demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office and alteration of highway**

1. **Planning History** – On this site are the existing part single and part two storey Reading Chair and Desk (RCD) buildings and the post office sorting office buildings. There is 792 m² B1 floorspace (offices/research & development/light industrial use) and 204 m² B8 floorspace (storage & distribution use) currently on the site. The road is on slightly higher land. Beyond the south side of the site is the existing 2 storey Riseley Stores listed building. Under application nos. F/2000/1463 and LB/2000/1465, it is proposed to retain this building and convert and extend it for use as four flats and to erect a building to accommodate 2 flats at the rear. This application is being dealt with under delegated powers. There are residential properties to the north of the site and opposite.

   Application No. 99/69258/F to replace the existing first floor of the RCD building and construct a new roof was refused permission on 04.05.99 on the grounds of effect on the street scene, but was allowed on appeal. This permission has not been implemented.

   The rear car park (behind Opus House) does not have planning permission as such but is considered to be immune from enforcement action.

2. **Proposal** – is to demolish the existing buildings on the site and construct two x 2 storey buildings for Class B1 use 8.1 m high (buildings A and C) and a part single, part two storey building for B8 use (building B) in a courtyard arrangement. 1220 m² B1 use and 393 m² B8 use floorspace are proposed; a total of 1613 m² floorspace. RCD propose to occupy building C. Proposed materials are brick walls and plain clay tiles for the roofs. It is also proposed to alter the existing Basingstoke Road/Odiham Road junction and landscape this area, and undertake planting around the affected boundaries of the site.

   Revised plans show minor modification to the proposed junction improvements and removal of a row of 6 parking spaces which would have marginally extended the rear boundary of the site. These have been repositioned within the site next to Odiham House. The revised north elevation of building A shows obscure glazed windows on the first floor.

3. **Consultations** -
   - ***Swallowfield Parish Council :*** Comments attached
   - ***39 Signature petition*** – "we the undersigned are against the proposed development".

- ***23 letters of objection from 19 addresses –***

- would exacerbate existing traffic congestion and safety problems including the 150 space car park. Traffic calming should be introduced to encourage traffic to use the by-pass instead of coming through the village. The proposed junction alterations will not achieve this.
- would be visually intrusive and detract from the natural character of the village there are no facilities in the village that could sustain extra people coming into Riseley and public transport is poor.
- if larger premises are needed there are vacant premises elsewhere (including for the post office sorting office)
- adverse effect on wildlife.

- ***2 letters of support*** – would be more attractive than the existing buildings, improve the centre of the village and contribute towards traffic calming.
- ***Highway Officer*** – considers the proposed road alterations would potentially improve road safety and makes no objection subject to a legal agreement for the proposed junction improvements and a Green Travel Plan and to conditions. (The longer-term proposals of this Authority are for this junction to be improved, a single access point for Odiham Road and provision of a right-turn lane. These issues have been met by the proposals allied to this application.)
- ***Conservation Officer*** – No objection in relation to the setting of the listed building adjacent.
- ***Landscape Officer*** – Considered the landscaping proposals are acceptable and the new road proposal would improve the locality.
- ***Environmental Health Officer*** – Recommends a condition restricting hours of operation and deliveries.
- ***Police Architectural Liaison Officer*** – The layout creates good natural surveillance. Recommends security lighting.

4. **Appraisal** – Main issues are;

   A. Principle of Proposal (Berkshire Structure Plan Policies BU1, BU2; Loddon Area Local Plan Policy LTV1, Wokingham District Local Plan (Deposit Draft) Policies WOS2, WOS3 and WEM4; PPG4).
   B. Design and Layout (Berkshire Structure Plan Policies EN1 and EN4 Loddon Area Local Plan Policies LBE1, LBE2 and LBE17; Wokingham District Local Plan (Deposit Draft) Policies WBE1 and WHE11).
   C. Effect on residential properties (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policy WBE1).
   D. Highway Issues (Berkshire Structure Plan Policies LD5 and T7; Loddon Area Local Plan Policies LT4 and LT5; Wokingham District Local Plan (Deposit Draft) Policies WT6, WT7 and WT16).
   E. Concerns of the Parish Council and local residents.

A. Principle of Proposal

As the site is in existing commercial uses and is within the settlement boundary, it is considered that there is no objection in principle to the proposal. Net

increases of 428 m² B1 use and 189 m² B use are proposed, which is 618 m² in total. As the proposed increase in B1 floorspace is less than 500 m², it is considered that there would not be any significant strategic employment issues raised (i.e. in terms of significant additional pressures on housing and transport) and employment policies generally support this type of proposal. The proposal is therefore considered acceptable in principle.

B. Design and layout

The appearance of the existing building is not attractive and it is considered that the design of the proposed buildings would be more attractive and fit in with the adjacent listed building. The proposed B1 building block A would be about 4m further forward than the existing building and the proposed buildings would be taller than the existing building. However, the site is slightly lower than the adjacent road and the height would be similar to that of the alternative altered building allowed on appeal and to the listed building. It is considered that the proposed highway alterations would also improve the appearance of the street scene. Providing screen planting is undertaken along the east boundary adjacent to the rear of blocks B and C, it is considered that the effect from the adjacent countryside would be acceptable. Therefore, overall, it is considered that the proposal would have an acceptable effect on the character and appearance of the area.

C. Effect on nearby residential property

The property most directly affected is 'The Gables' on the north side of the site. As there is already a row of Leylandii along part of the south boundary of the property, and obscure glazed windows are proposed in the first floor north side elevation of building A, the proposed building would not result in significant additional loss of outlook, light or privacy. The proposed hours of operation and deliveries would restrict disturbance. The maisonettes in Magnolia House opposite would be about 35m away across the road and this distance is sufficient to avoid unacceptable overlooking. As all the central section for the proposed block C would have rooflights in the first floor, it is considered that the proposed flats in buildings D and E would not be unacceptably overlooked either. It is therefore considered that the proposal would have an acceptable effect on nearby existing and proposed residential property.

D. Highway Issues

The Highway Officer considers that the proposed junction alterations would potentially improve road safety. The proposed parking is to standard and would be provided within the existing boundaries of the whole site (including the Opus House building at the rear). A legal agreement would also ensure the continued maintenance of the proposed landscaped area between the site and the modified road junction.

E. Concerns of the Parish Council and local residents

The issues of landscape maintenance, traffic and safety, design and appearance have been addressed above. Regarding facilities, there are two public houses and recreational facilities in the village and the additional floorspace is not of a scale where contributions could be reasonably expected,

particularly when significant highway improvements have been proposed. As the site is already developed, no significant effect on wildlife would be expected.

5. **Conclusion** – It is considered that the proposal is acceptable in principle, would be satisfactory in terms of its layout and appearance and would not have unacceptable effects on nearby residential properties. It is considered that the proposed junction alterations would potentially improve road safety and the appearance of the streetscene. The proposal is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement for the provision of a Green Travel Plan and junction improvements, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing No. 1477-16E submitted to the Local Planning Authority on 11.08.00 showing removal of 6 parking spaces from the rear side and repositioned within the site.
3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.
4. No enlargement, improvement or other alteration to the buildings hereby permitted, by Part 8, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.
5. Deliveries by commercial vehicles shall not be accepted or despatched from the site other than between 0700 hours and 1900 hours Monday to Saturday and at no time on Sundays or Bank or other Public Holidays.
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.
7. Construction and demolition operations for which noise is audible at the site boundary shall not be carried out other than between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.
8. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
9. No development shall take place until there has been submitted to and approved 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.
10. 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
12. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
13. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.
14. The windows in the first floor north elevation of building A shall not at any time be glazed other than with obscure glass.
15. Details of the position, height, design and intensity of all external lighting shall be first submitted to and approved by the Local Planning Authority, and installed in accordance with the proposed details.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory external appearance.
4. To prevent overdevelopment of the site.

5, 6, 7, 14 & 15
In the interests of residential amenity.

8, 9, 10 & 13
In the interests of visual amenity.

11. In the interests of highway safety.
12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Angela Odell

Swallowfield Parish Council

Original plans:

The Parish Council wholeheartedly supports these proposals as:

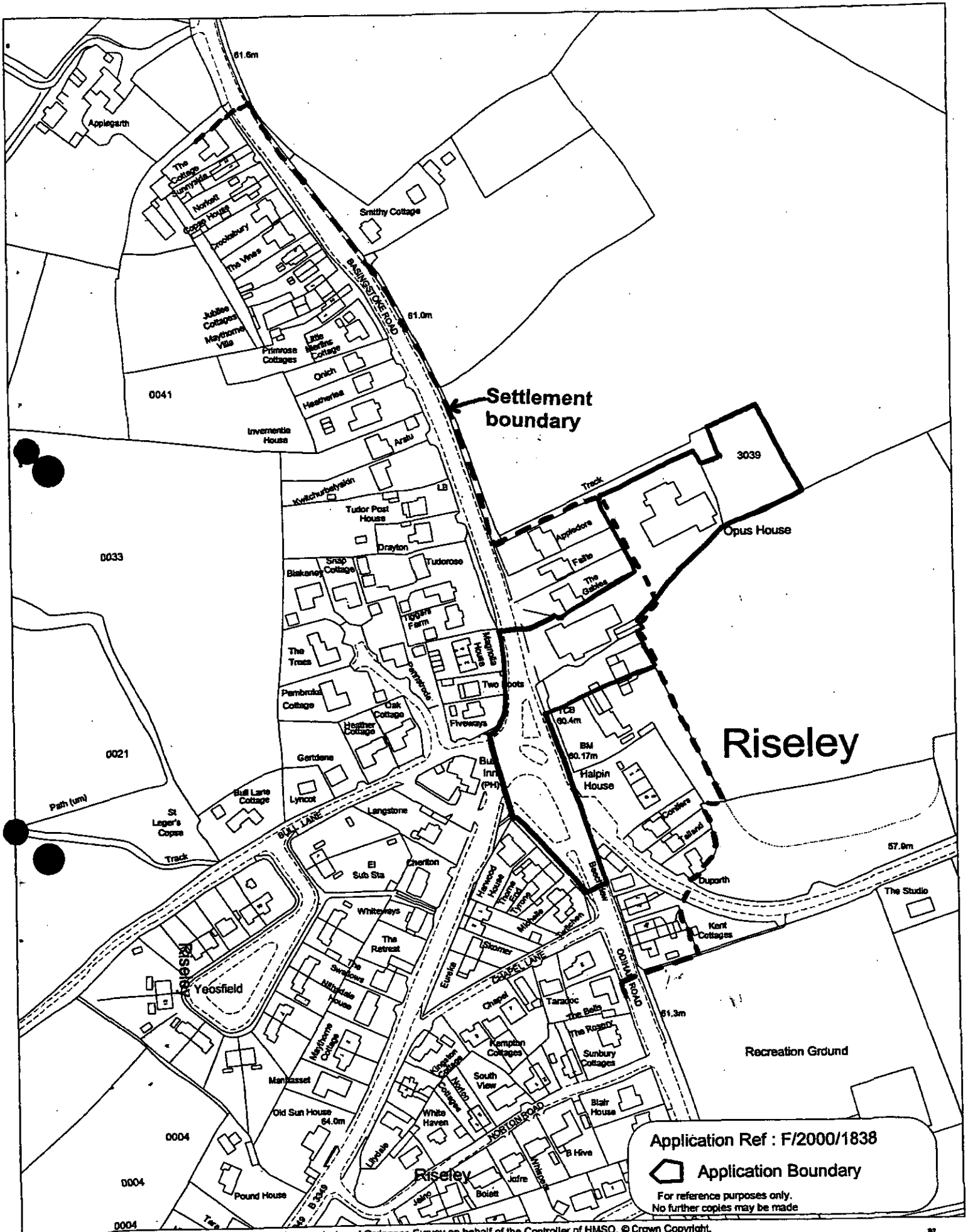
1. The new buildings are of a high standard and blend in satisfactorilywith neighbouring properties, and in particular with the Grade II listed Riseley Stores.
2. The overall visual aspects of the centre of Riseley will be enhanced, particularly with the additional landscaping caused by the highway alterations.
3. The logical alteration of the highway should help to slow down some of the high speed traffic, particular those vehicles coming from Reading on the B3349 Basingstoke Road and continuing along the Odiham Road.

Revised plans (showing modifications to proposed junction changes):

The Parish Council is concerned with this proposal for the following reasons:

1. That it encroaches on Riseley Green, which is the property of Swallowfield Parish Council and, more importantly,
2. WDC's Highways Sub-Committee on July 18th approved short term measures to reduce speed through Riseley and in the report there were a number of long term measures, including realignment of the junction with a change of priority.

This proposal does not appear to comply with the long term objective and therefore may be a waste of resources. The Parish Council suggests that, as a matter of urgency, the planning department liaises with the highways department to ensure that any roadworks carried out now complies with the long term objective - and ideally the long term objective is brought forward to match the timing of the junction alterations.



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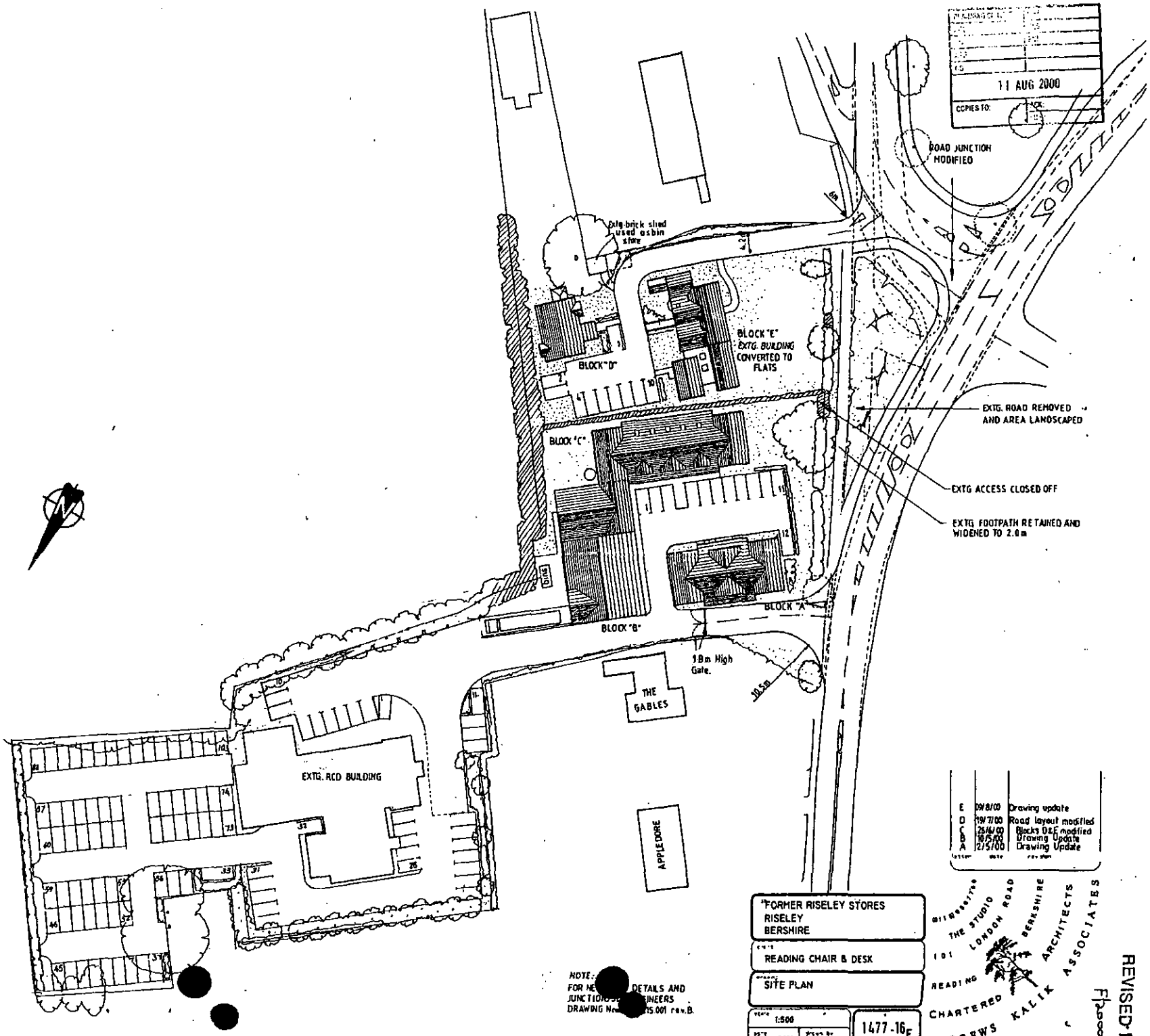
Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000

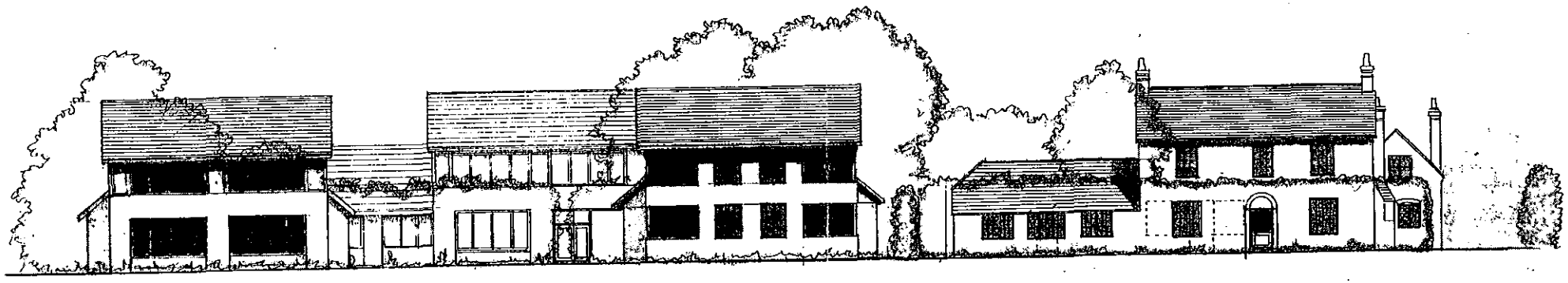
Scale: 1 : 2500



SCHEDULE OF BUILDINGS

BLOCK 'A'	OFFICES	462m²	GROSS	19	CAR SPACES
BLOCK 'B'	WORKSHOP/ OFFICE	400m² / 140m²	" / "	14 / 6	" / "
BLOCK 'C'	WORKSHOP/ OFFICES	365m² / 264m²	" / "	13 / 11	" / "
BLOCK 'D'	2 x 2BED FLATS			3	"
BLOCK 'E'	3 x 2BED FLATS + 1 x 1BED FLAT			6	"
EXTG. RCD BUILDING		1263m²	"	51	"
		TOTAL		123	"

26. JUN. 2000* 1838



STREET ELEVATION (WEST ELEVATION)

812

letter	date	revision
B	2/5/00	Drawing Update
A	10-02-00	DRAWING UPDATE

job: FORMER RISELEY STORES
RISELEY
BERKSHIRE

client: READING CHAI & DESK

drawing: STREET ELEVATION

scale: 1:200

date: FEB 2000

drawn by: A. N.

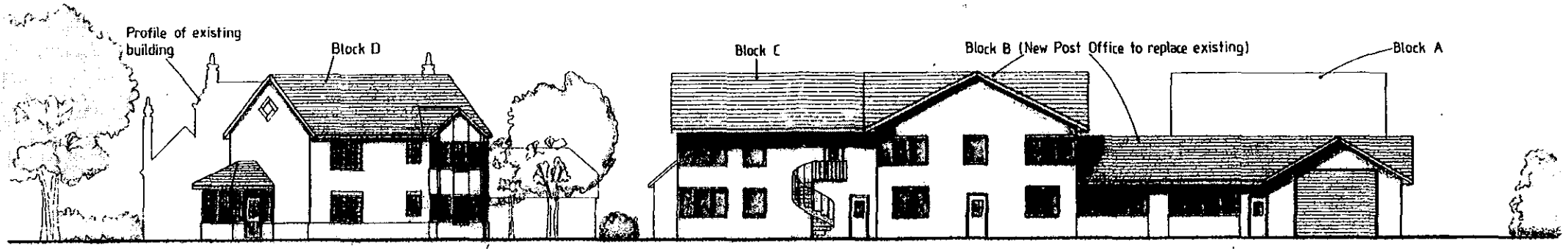
1477-11 B

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
READING BERKSHIRE
101 LONDON ROAD
THE STUDIO
@118950700

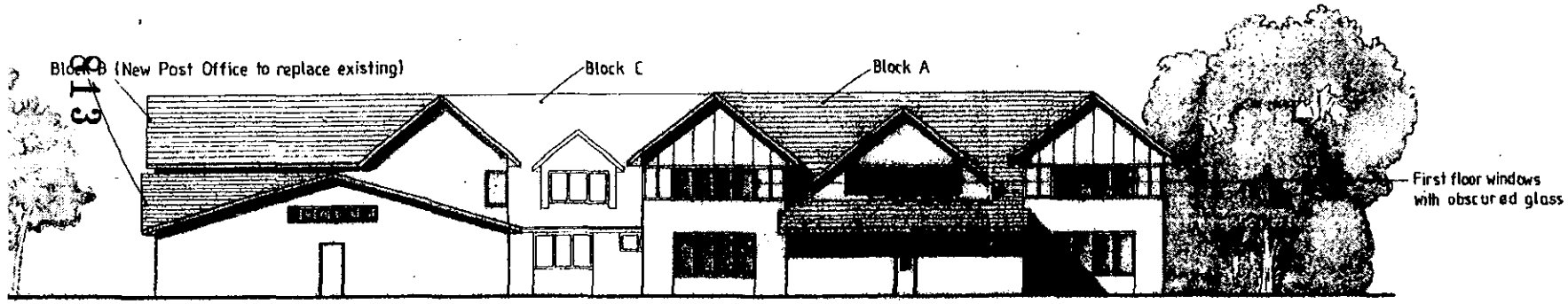
PLANNING SERVICES | HPT
TLS
SNF
11 AUG 2000
COF

REVISED PLAN

F/2000/1838

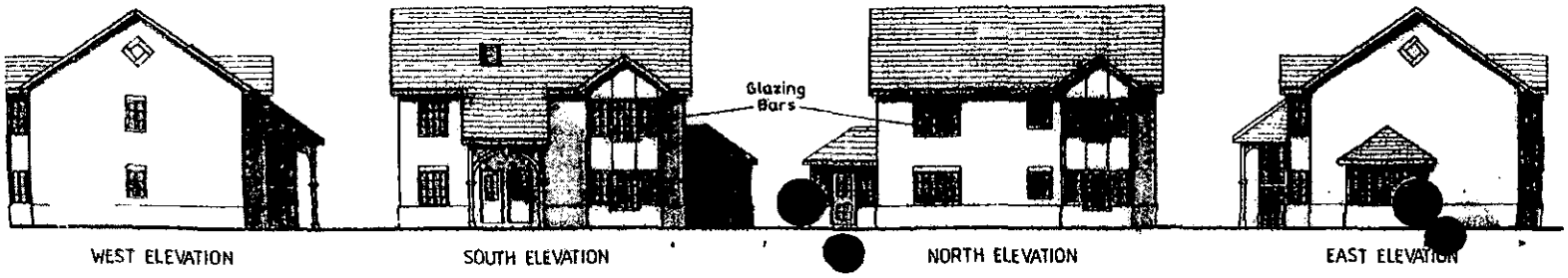


EAST ELEVATION



NORTH ELEVATION

BLOCK D ELEVATIONS



D	9/8/00	North Elevation Alter
C	9/5/00	Drawing Update
B	2/5/00	Drawing Update
A	6/4/00	Drawing Update

Former Riseley Stores
Riseley
Berkshire

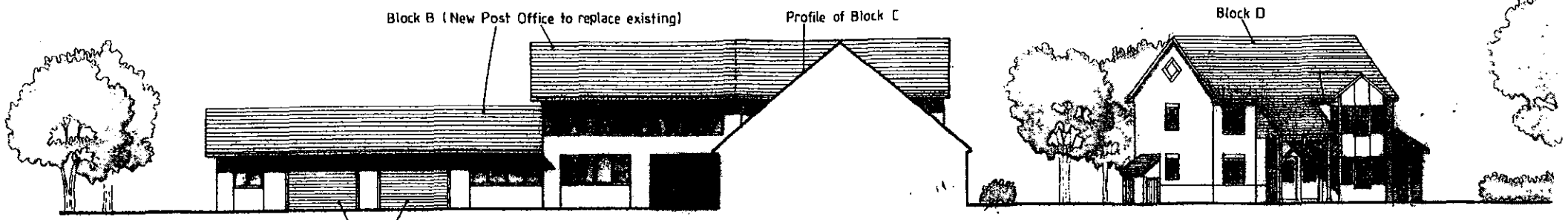
Reading Chair & Desk

Elevations

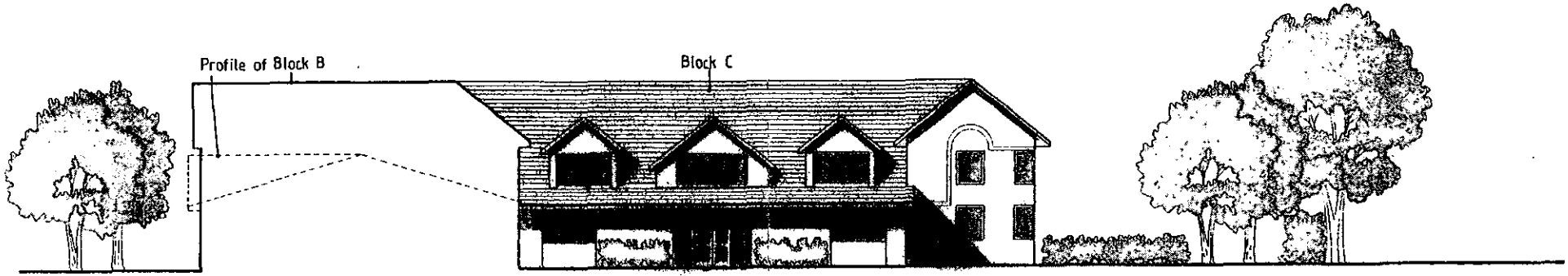
1: 200

1477-12

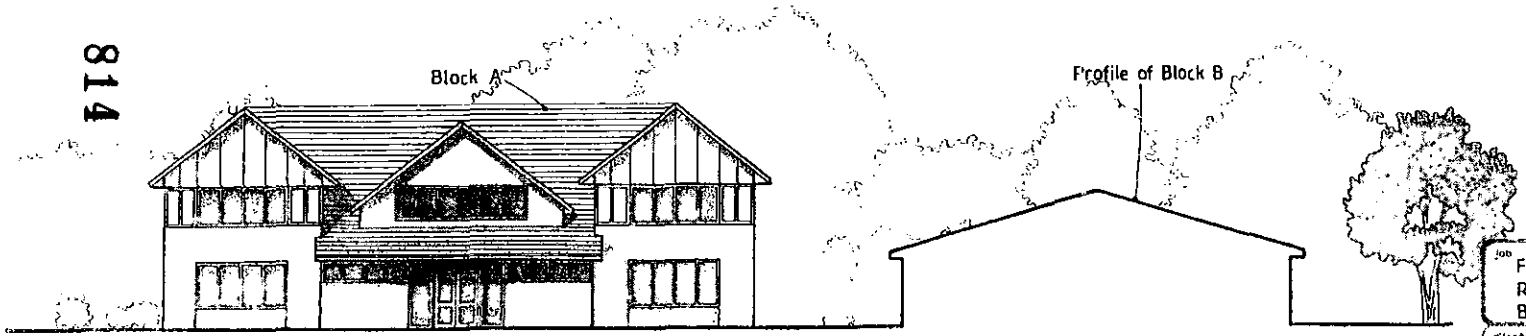




WEST ELEVATION (Courtyard Area)



NORTH ELEVATION (Courtyard Area)



SOUTH ELEVATION (Courtyard Area)

letter	date	revision
B	9/5/00	Drawing Update
A	2/5/00	Drawing Update

job: Former Riseley Stores
Riseley
Berkshire

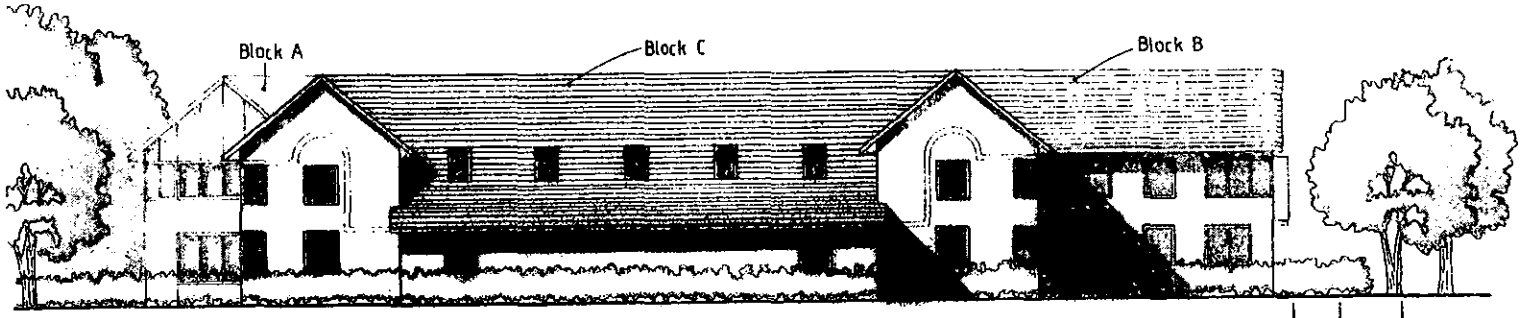
client: Reading Chair & Desk

drawing: Elevations

scale: 1: 200

1477/14

814



SOUTH ELEVATION

A	6/4/00	Drawing Update
letter	date	revision

job
Former Riseley Stores
Riseley
Berkshire

client
Reading Chair & Desk

drawing
South Elevation

scale 1:200

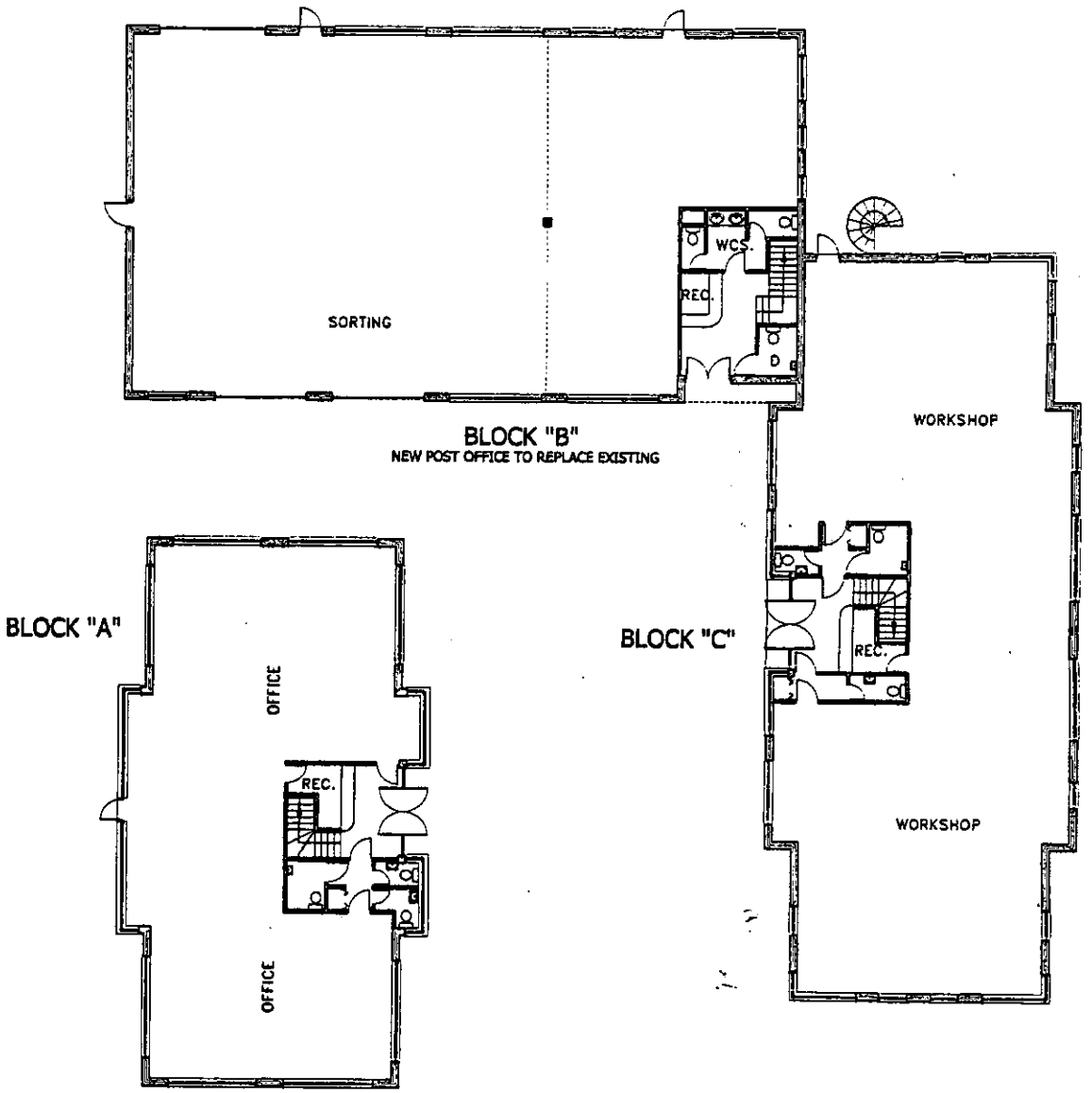
date March 00 | drawn by ATSR

1477 / 13 A

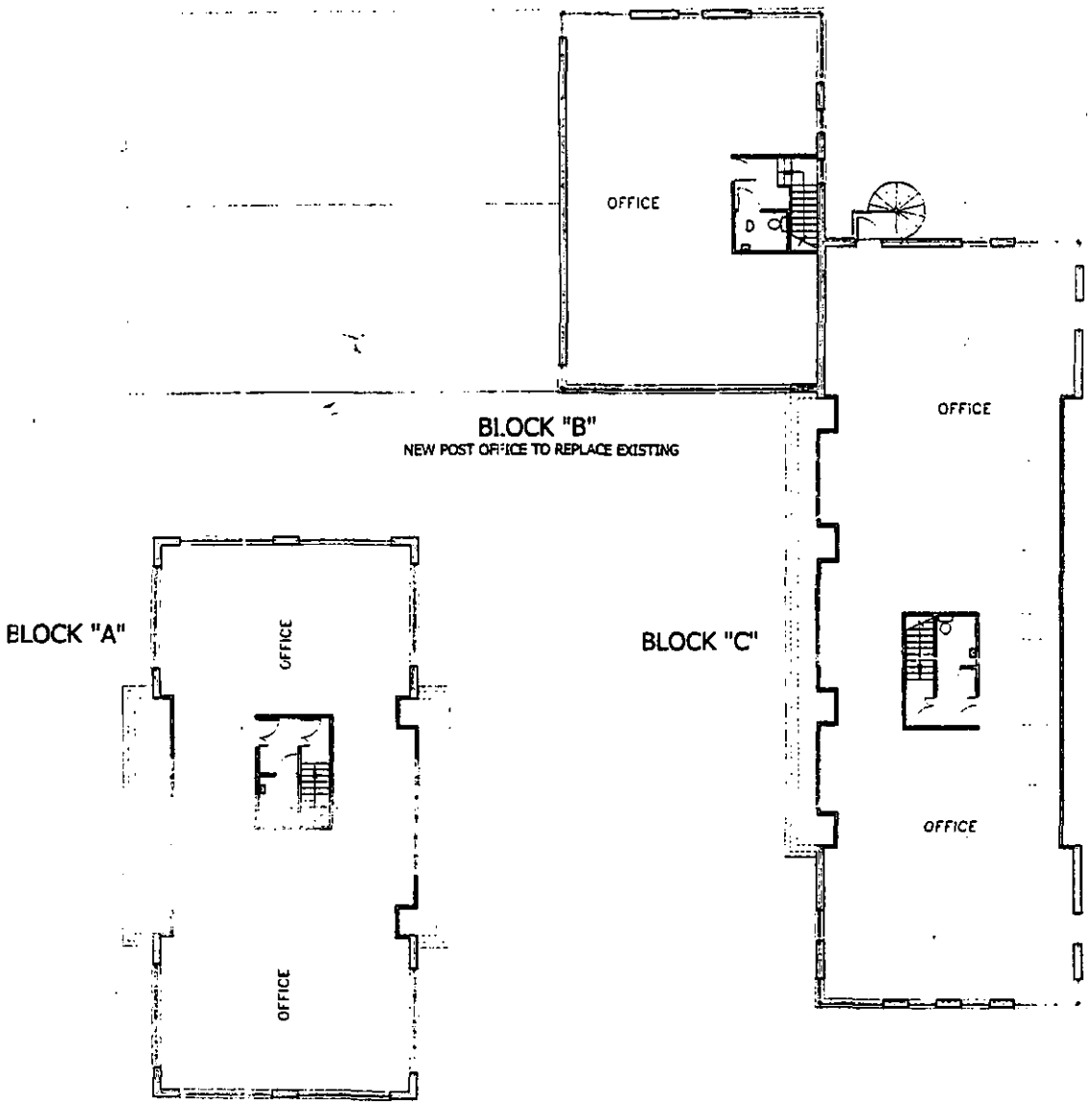
(0118) 2507700
THE STUDIO
LONDON ROAD
BERKSHIRE
101
READING
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

26 JUN 2000
7858

815



GROUND F OR PLANS



FIRST FLOOR PLANS

D	26-06-00	DRAWING UPDATE
C	11-05-00	DRAWING UPDATE
B	09-05-00	DRAWING UPDATE
A	03-05-00	DRAWING UPDATE

FORMER RISELEY STORES
RISELEY
BERKSHIRE

READING CHAIR & DESK

FLOOR PLANS

817

1:200

DATE APR 2000 | DRAWN A.N.

1477-17D

(0118) 950 7100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

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

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

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

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B8 use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

122. APPLICATION NO 2000/1838, PROPOSED DEMOLITION OF EXISITING OFFICES WORKSHOPS AND SORTING OFFICE AND ERECTION OF NEW OFFICES WORKSHOPS AND SORTING OFFICE AND ALTERATION TO HIGHWAY, RISELEY STORES AND RCD HOUSE BASINGSTOKE ROAD RISELEY SWALLOWFIELD, FOR READING CHAIR AND DESK

The Committee considered a report about this application set out on Agenda pages 1042 to 1057.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 6 September 2000, to allow Members to carry out a site visit.

In explaining the report, the Head of Planning and Transportation informed Members that twelve additional letters of objection had been received.

Mr. Wright attended the meeting and spoke in opposition to the proposal.

Mr. Andrews (Applicants Agent) attended the meeting and spoke in support of the proposal.

In the discussion of the proposal Members raised a number of concerns relating to highway safety and possible alterations to the existing junction, the effect of the proposal on the surrounding area, hours of working, landscaping and the details of any Green Travel Plan. In considering the application Mrs. Beatty drew Members attention to the position of the settlement boundary as shown on the submitted plans.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act and other statutory powers securing a financial contribution of £6,900 towards Phase 1 of the Risely Area Traffic Study, junction improvements and the provision of a Green Travel Plan;

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2000/1838 be approved, subject to the conditions set out on Agenda pages 1047 to 1048 with the exception of condition No.7;

3) That condition No.7 be amended to prohibit construction outside the hours 0800 and 1800 Monday to Friday , 0830 and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays;

4) That the local Member, Chairman of the Development Control Committee, the Chairman of the Environmental Services Committee, the Chairman of the Highways Sub-Committee and a representative of the Parish Council be consulted about highway arrangements and that planning permission not be issued until outstanding highways issues have been resolved;

5) That the local Member be consulted about details of landscaping.

Application No. **Received** **Swallowfield**
F/2000/1838 **26.06.00**

Applicant : **Reading Chair & Desk**
Location : **Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield**
Proposal : **Demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office and alteration of highway**

1. This application was deferred at the Development Control Committee on 6.9.00 for a site visit which was scheduled to take place on 22 September. Any issues raised at this site visit will be reported verbally at committee.

2. The following additional letters have been received since the attached report was printed and the following information was reported verbally to the Committee on 6 September regarding trees:

   Swallowfield Parish Council – Comments attached.

   16 Additional letters received from 14 addresses – As other objectors already reported : object to proposed development, highway alterations and additional traffic generated by the proposed development. Also loss of two trees for the revised junction layout. Also existing property not shown on proposed layout plan.

   Trees
   The Council's tree officer does not object to the removal of these two trees. Both are fairly small. The tree next to Odiham Road overhangs it and there are overhead wires in the vicinity. He therefore does not object to its removal. The other tree is a quite young oak. The applicants have agreed to investigate the possibility of transplanting it. If this not feasible, then to plant a new tree of similar height. The tree officer considers that new planting on the green areas would more than compensate for loss of these tree(s).

   Highways – Additional information
   The Highways Sub-committee at its meeting on 18 July 2000 resolved to agree that the design of, and consultation (with the Parish Council) on, longer term measures for Riseley be undertaken, including alterations to the 'Fiveways' junction when funding became available. As funding has not yet become available, this consultation has not yet taken place. (The 'Fiveways' junction is the junction it is proposed to improve under the current planning application.) The proposed works will address some of the concerns highlighted within the highways Sub-committee report.

3. **Recommendation** – GRANT planning permission subject to a Section 106 agreement for the provision of a Green Travel Plan and junction improvements, and to conditions as stated on the attached report.

Angela Odell

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING SERVICES | HPT
POL | TLS
GD | SMF
APP |
18 SEP 2000
COPIES TO: | ACK:
FILE:

13 September 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/1838
Location: Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield
Proposal: Demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office and alteration of highway.
Case Officer: Angela Odell

Following the Development Control Committee's consideration of the above application on 6th September 2000 the Parish Council would like to take this opportunity to withdraw the concerns that it had relating to the proposed junction changes as it is now fully satisfied that the proposed junction layout totally complies with the Highway Department's requirements for long term traffic calming measures in Riseley.

Consequently the Parish Council reiterates its wholehearted support for both the junction alterations and the proposed re-development.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Application No. **Received** **Swallowfield**
F/2000/1838 **26.06.00**

Applicant : **Reading Chair & Desk**
Location : **Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield**
Proposal : **Demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office and alteration of highway**

1. **Planning History** – On this site are the existing part single and part two storey Reading Chair and Desk (RCD) buildings and the post office sorting office buildings. There is 792 m² B1 floorspace (offices/research & development/light industrial use) and 204 m² B8 floorspace (storage & distribution use) currently on the site. The road is on slightly higher land. Beyond the south side of the site is the existing 2 storey Riseley Stores listed building. Under application nos. F/2000/1463 and LB/2000/1465, it is proposed to retain this building and convert and extend it for use as four flats and to erect a building to accommodate 2 flats at the rear. This application is being dealt with under delegated powers. There are residential properties to the north of the site and opposite.

   Application No. 99/69258/F to replace the existing first floor of the RCD building and construct a new roof was refused permission on 04.05.99 on the grounds of effect on the street scene, but was allowed on appeal. This permission has not been implemented.

   The rear car park (behind Opus House) does not have planning permission as such but is considered to be immune from enforcement action.

2. **Proposal** – is to demolish the existing buildings on the site and construct two x 2 storey buildings for Class B1 use 8.1 m high (buildings A and C) and a part single, part two storey building for B8 use (building B) in a courtyard arrangement. 1220 m² B1 use and 393 m² B8 use floorspace are proposed, a total of 1613 m² floorspace. RCD propose to occupy building C. Proposed materials are brick walls and plain clay tiles for the roofs. It is also proposed to alter the existing Basingstoke Road/Odiham Road junction and landscape this area, and undertake planting around the affected boundaries of the site.

   Revised plans show minor modification to the proposed junction improvements and removal of a row of 6 parking spaces which would have marginally extended the rear boundary of the site. These have been repositioned within the site next to Odiham House. The revised north elevation of building A shows obscure glazed windows on the first floor.

3. **Consultations** -
   - ***Swallowfield Parish Council :*** Comments attached
   - ***39 Signature petition*** – "we the undersigned are against the proposed development".

- ***23 letters of objection from 19 addresses*** –

- would exacerbate existing traffic congestion and safety problems including the 150 space car park. Traffic calming should be introduced to encourage traffic to use the by-pass instead of coming through the village. The proposed junction alterations will not achieve this.
- would be visually intrusive and detract from the natural character of the village there are no facilities in the village that could sustain extra people coming into Riseley and public transport is poor.
- if larger premises are needed there are vacant premises elsewhere (including for the post office sorting office)
- adverse effect on wildlife.

- ***2 letters of support*** – would be more attractive than the existing buildings, improve the centre of the village and contribute towards traffic calming.
- ***Highway Officer*** – considers the proposed road alterations would potentially improve road safety and makes no objection subject to a legal agreement for the proposed junction improvements and a Green Travel Plan and to conditions. (The longer-term proposals of this Authority are for this junction to be improved, a single access point for Odiham Road and provision of a right-turn lane. These issues have been met by the proposals allied to this application.)
- ***Conservation Officer*** – No objection in relation to the setting of the listed building adjacent.
- ***Landscape Officer*** – Considered the landscaping proposals are acceptable and the new road proposal would improve the locality.
- ***Environmental Health Officer*** – Recommends a condition restricting hours of operation and deliveries.
- ***Police Architectural Liaison Officer*** – The layout creates good natural surveillance. Recommends security lighting.

4. <u>Appraisal</u> – Main issues are;

A. Principle of Proposal (Berkshire Structure Plan Policies BU1, BU2; Loddon Area Local Plan Policy LTV1, Wokingham District Local Plan (Deposit Draft) Policies WOS2, WOS3 and WEM4; PPG4).
B. Design and Layout (Berkshire Structure Plan Policies EN1 and EN4 Loddon Area Local Plan Policies LBE1, LBE2 and LBE17; Wokingham District Local Plan (Deposit Draft) Policies WBE1 and WHE11).
C. Effect on residential properties (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policy WBE1).
D. Highway Issues (Berkshire Structure Plan Policies LD5 and T7; Loddon Area Local Plan Policies LT4 and LT5; Wokingham District Local Plan (Deposit Draft) Policies WT6, WT7 and WT16).
E. Concerns of the Parish Council and local residents.

A. <u>Principle of Proposal</u>

As the site is in existing commercial uses and is within the settlement boundary, it is considered that there is no objection in principle to the proposal. Net

increases of 428 m² B1 use and 189 m² B use are proposed, which is 618 m² in total. As the proposed increase in B1 floorspace is less than 500 m², it is considered that there would not be any significant strategic employment issues raised (i.e. in terms of significant additional pressures on housing and transport) and employment policies generally support this type of proposal. The proposal is therefore considered acceptable in principle.

B. Design and layout

The appearance of the existing building is not attractive and it is considered that the design of the proposed buildings would be more attractive and fit in with the adjacent listed building. The proposed B1 building block A would be about 4m further forward than the existing building and the proposed buildings would be taller than the existing building. However, the site is slightly lower than the adjacent road and the height would be similar to that of the alternative altered building allowed on appeal and to the listed building. It is considered that the proposed highway alterations would also improve the appearance of the street scene. Providing screen planting is undertaken along the east boundary adjacent to the rear of blocks B and C, it is considered that the effect from the adjacent countryside would be acceptable. Therefore, overall, it is considered that the proposal would have an acceptable effect on the character and appearance of the area.

C. Effect on nearby residential property

The property most directly affected is 'The Gables' on the north side of the site. As there is already a row of Leylandii along part of the south boundary of the property, and obscure glazed windows are proposed in the first floor north side elevation of building A, the proposed building would not result in significant additional loss of outlook, light or privacy. The proposed hours of operation and deliveries would restrict disturbance. The maisonettes in Magnolia House opposite would be about 35m away across the road and this distance is sufficient to avoid unacceptable overlooking. As all the central section for the proposed block C would have rooflights in the first floor, it is considered that the proposed flats in buildings D and E would not be unacceptably overlooked either. It is therefore considered that the proposal would have an acceptable effect on nearby existing and proposed residential property.

D. Highway Issues

The Highway Officer considers that the proposed junction alterations would potentially improve road safety. The proposed parking is to standard and would be provided within the existing boundaries of the whole site (including the Opus House building at the rear). A legal agreement would also ensure the continued maintenance of the proposed landscaped area between the site and the modified road junction.

E. Concerns of the Parish Council and local residents

The issues of landscape maintenance, traffic and safety, design and appearance have been addressed above. Regarding facilities, there are two public houses and recreational facilities in the village and the additional floorspace is not of a scale where contributions could be reasonably expected,

particularly when significant highway improvements have been proposed. As the site is already developed, no significant effect on wildlife would be expected.

5. **Conclusion** – It is considered that the proposal is acceptable in principle, would be satisfactory in terms of its layout and appearance and would not have unacceptable effects on nearby residential properties. It is considered that the proposed junction alterations would potentially improve road safety and the appearance of the streetscene. The proposal is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement for the provision of a Green Travel Plan and junction improvements, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing No. 1477-16E submitted to the Local Planning Authority on 11.08.00 showing removal of 6 parking spaces from the rear side and repositioned within the site.
3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.
4. No enlargement, improvement or other alteration to the buildings hereby permitted, by Part 8, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.
5. Deliveries by commercial vehicles shall not be accepted or despatched from the site other than between 0700 hours and 1900 hours Monday to Saturday and at no time on Sundays or Bank or other Public Holidays.
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.
7. Construction and demolition operations for which noise is audible at the site boundary shall not be carried out other than between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.
8. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
9. No development shall take place until there has been submitted to and approved 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.
10. 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
12. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
13. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.
14. The windows in the first floor north elevation of building A shall not at any time be glazed other than with obscure glass.
15. Details of the position, height, design and intensity of all external lighting shall be first submitted to and approved by the Local Planning Authority, and installed in accordance with the proposed details.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory external appearance.
4. To prevent overdevelopment of the site.

5, 6, 7, 14 & 15
In the interests of residential amenity.

8, 9, 10 & 13
In the interests of visual amenity.

11. In the interests of highway safety.
12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Angela Odell

Swallowfield Parish Council

Original plans:

The Parish Council wholeheartedly supports these proposals as:

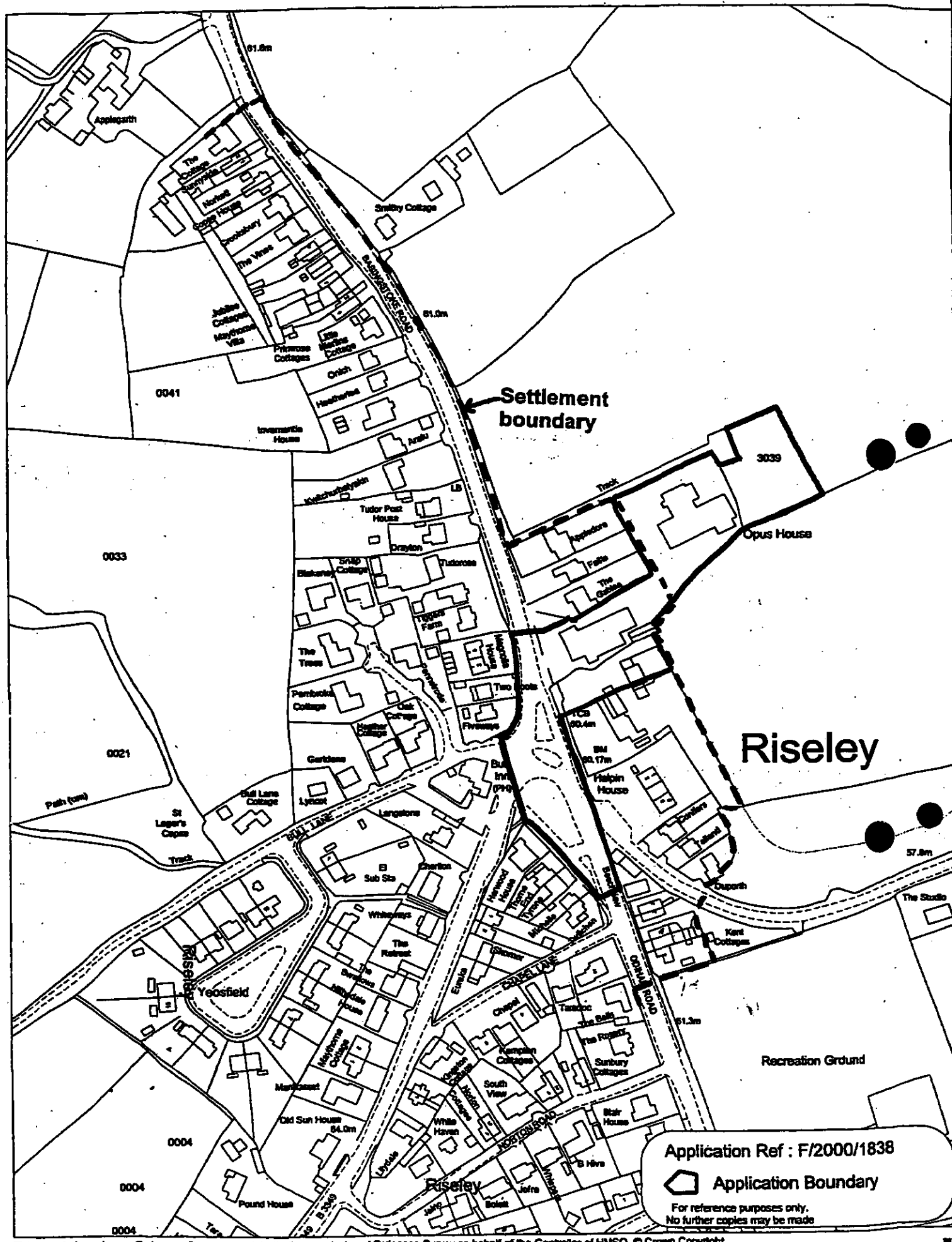
1. The new buildings are of a high standard and blend in satisfactorilywith neighbouring properties, and in particular with the Grade II listed Riseley Stores.
2. The overall visual aspects of the centre of Riseley will be enhanced, particularly with the additional landscaping caused by the highway alterations.
3. The logical alteration of the highway should help to slow down some of the high speed traffic, particular those vehicles coming from Reading on the B3349 Basingstoke Road and continuing along the Odiham Road.

Revised plans (showing modifications to proposed junction changes):

The Parish Council is concerned with this proposal for the following reasons:

1. That it encroaches on Riseley Green, which is the property of Swallowfield Parish Council and, more importantly,
2. WDC's Highways Sub-Committee on July 18th approved short term measures t reduce speed through Riseley and in the report there were a number of long term measures, including realignment of the junction with a change of priority.

This proposal does not appear to comply with the long term objective and therefore may be a waste of resources. The Parish Council suggests that, as a matter of urgency, the planning department liaises with the highways department to ensure that any roadworks carried out now complies with the long term objective - and ideally the long term objective is brought forward to match the timing of the junction alterations.



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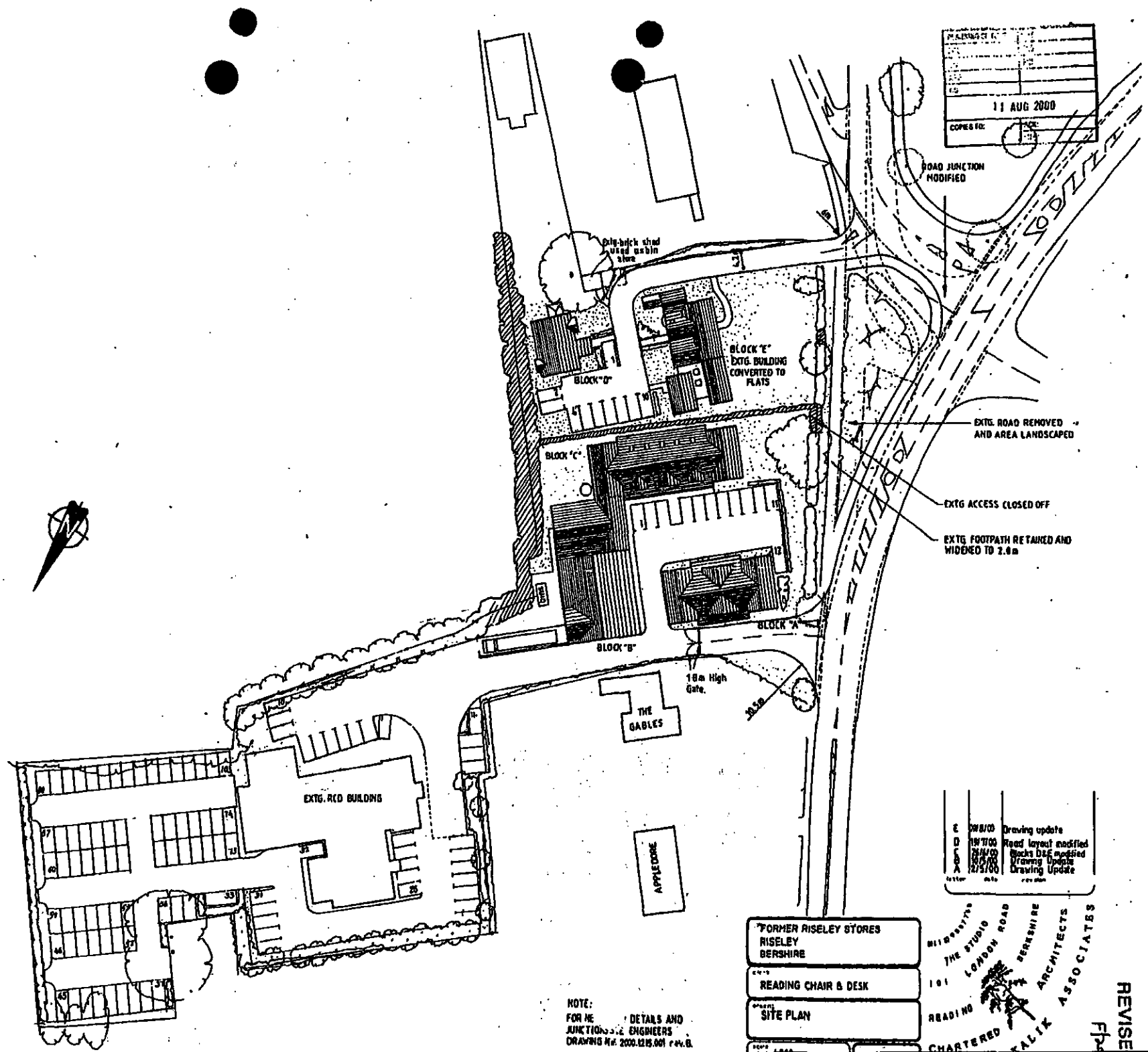
Development Control Section, Environmental Services, Wokingham District Council.
6 September 2000
Scale: 1 : 2500



1051

811

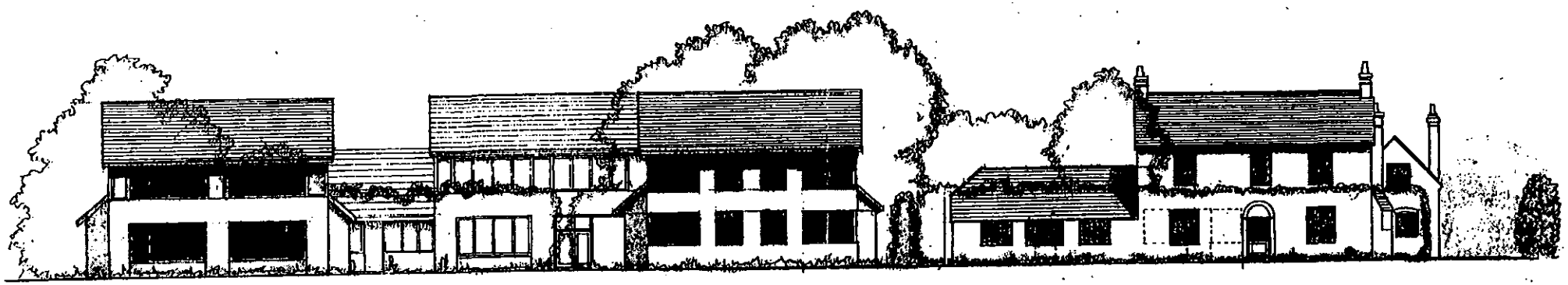
SCHEDULE OF BUILDINGS

BLOCK 'A'	OFFICES	462m² GROSS	19	CAR SPACES
BLOCK 'B'	WORKSHOP/	400m² "	14	" "
	OFFICE	140m² "	6	" "
BLOCK 'C'	WORKSHOP/	365m² "	13	" "
	OFFICES	264m² "	11	" "
BLOCK 'D'	2 x 2BED FLATS		3	" "
BLOCK 'E'	3x 2BED FLATS+1x1BED FLAT		6	" "
EXTG. RCD BUILDING		1269m² "	51	" "
		TOTAL	123	" "

NOTE:
FOR HE[illegible] DETAILS AND JUNCTIO[illegible] ENGINEERS DRAWING No. 2000.1215.001 rev.B.

E	09/8/00	Drawing update
D	19/7/00	Road layout modified
C	26/6/00	Blocks D&E modified
B	10/5/00	Drawing Update
A	12/5/00	Drawing Update

26. JUN. 2000* 1838



STREET ELEVATION (WEST ELEVATION)

letter	date	revision
B	2/5/00	Drawing Update
A	10-01-00	DRAWING UPDATE

job FORMER RISELEY STORES
RISELEY
BERKSHIRE

client READING CHAI & DESK

drawing STREET ELEVATION

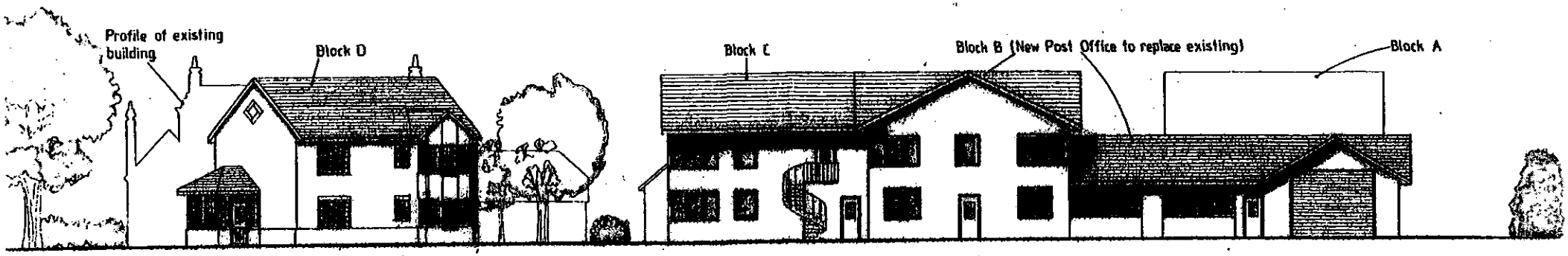
0118 950 7100
THE STUDIO
101 LONDON ROAD
READING BERKSHIRE
ARCHITECTS
ASSOCIATES

1052 812

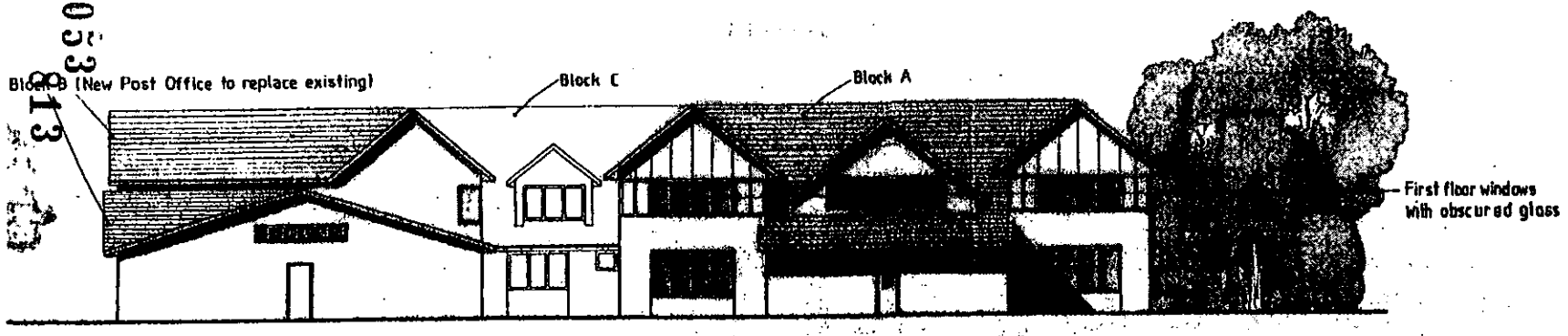
PLANNING SERVICES	HPT
	TLS
	LMF
11 AUG 2000	
COPIES	

REVISED PLAN

F/2000/1838

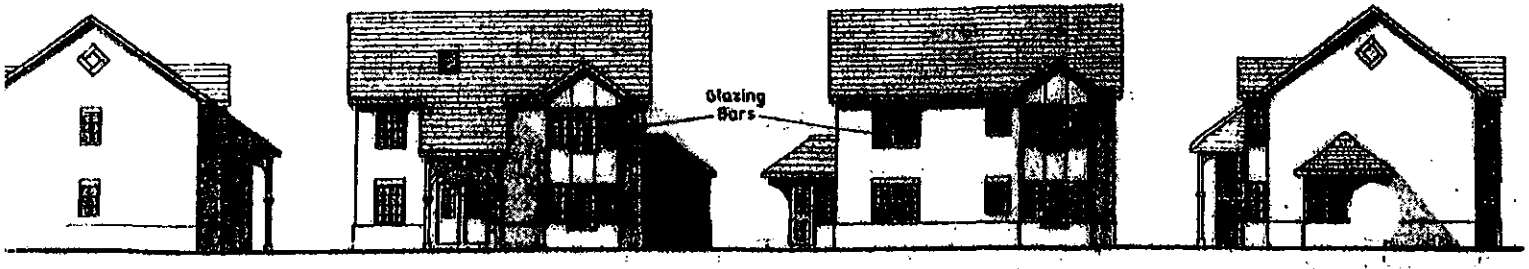


EAST ELEVATION



NORTH ELEVATION

LOCK D ELEVATIONS



D	9/8/00	North Elevation Alter
C	9/5/00	Drawing Update
B	2/5/00	Drawing Update
A	6/4/00	Drawing Update
letter	date	revision

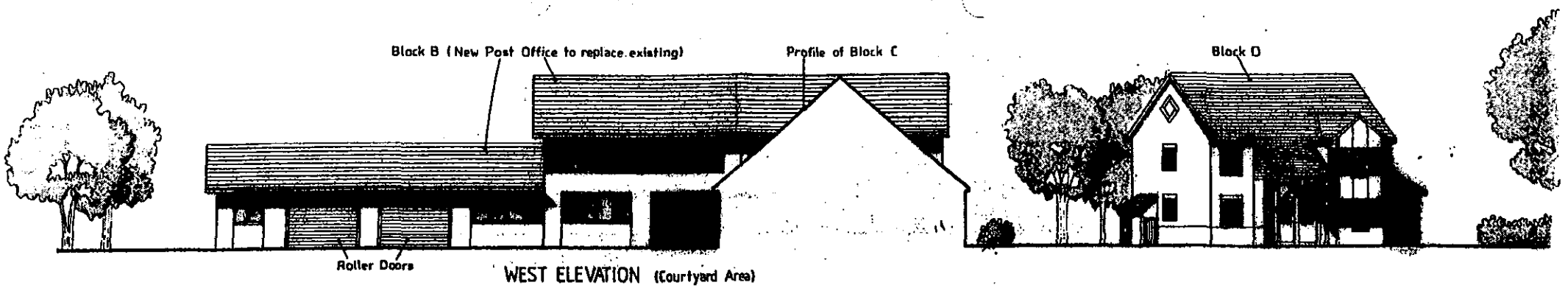
Former Riseley Stores
Riseley
Berkshire

Reading Chair & Desk

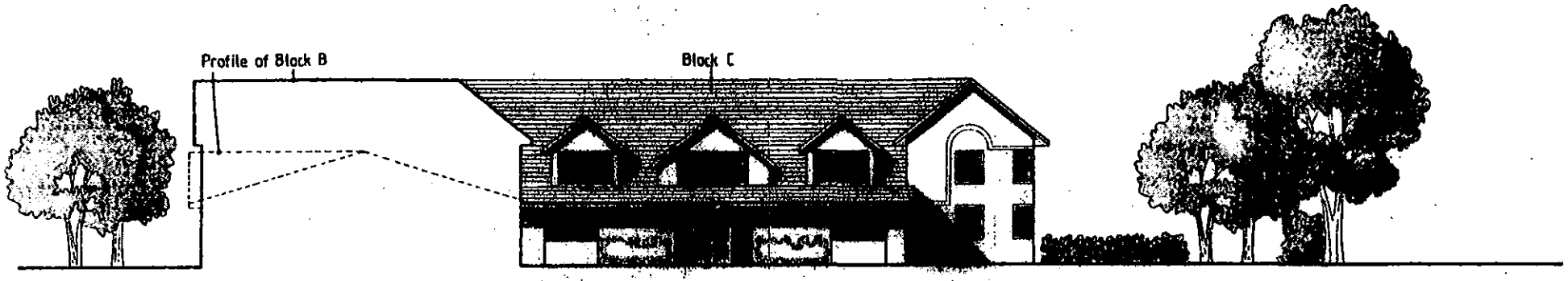
Elevations



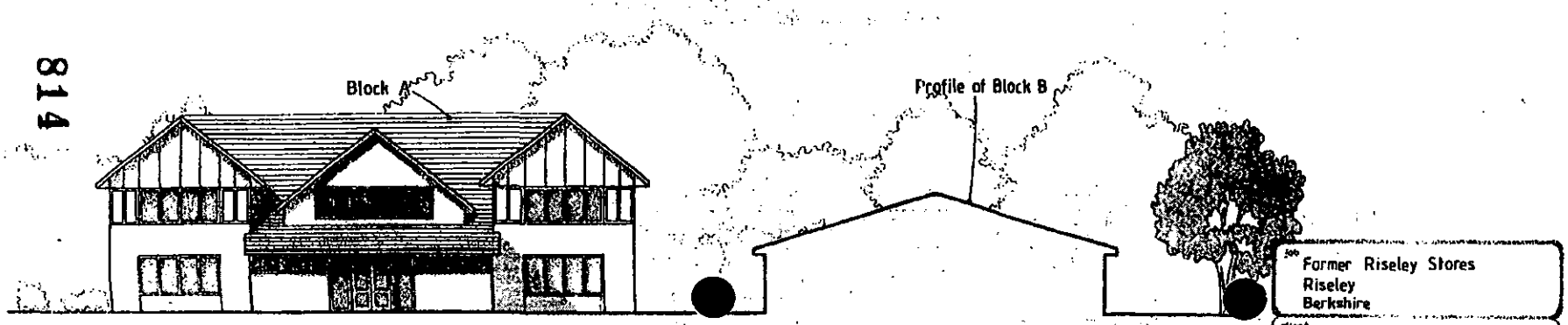
1053
813



WEST ELEVATION (Courtyard Area)



NORTH ELEVATION (Courtyard Area)



SOUTH ELEVATION (Courtyard Area)

letter	date	revision
B	9/5/00	Drawing Update
A	2/5/00	Drawing Update

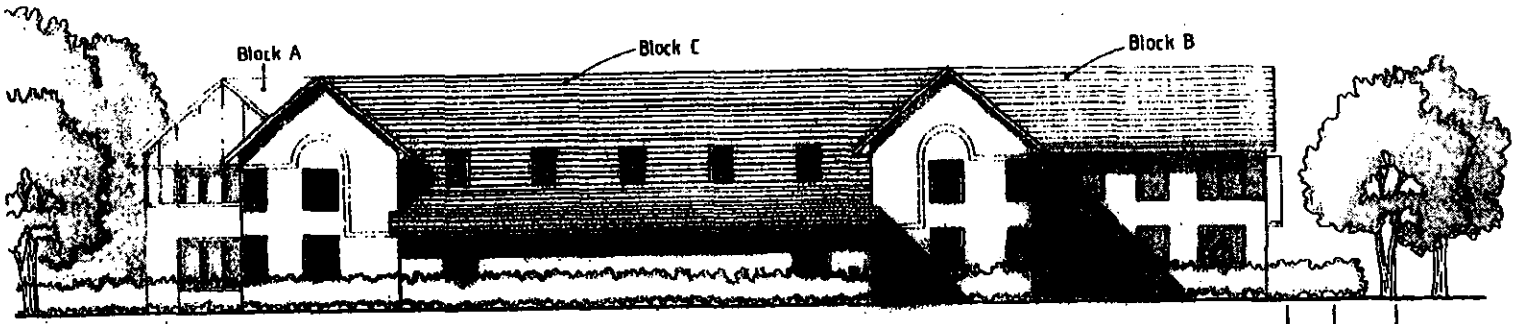
job
Former Riseley Stores
Riseley
Berkshire

client
Reading Chair & Desk

drawing
Elevations

1054

814



SOUTH ELEVATION

letter	date	revision
A	6/4/00	Drawing Update

Job: Former Riseley Stores
Riseley
Berkshire

client: Reading Chair & Desk

drawing: South Elevation

scale: 1:200

date: March 00 | drawn by: ATSR

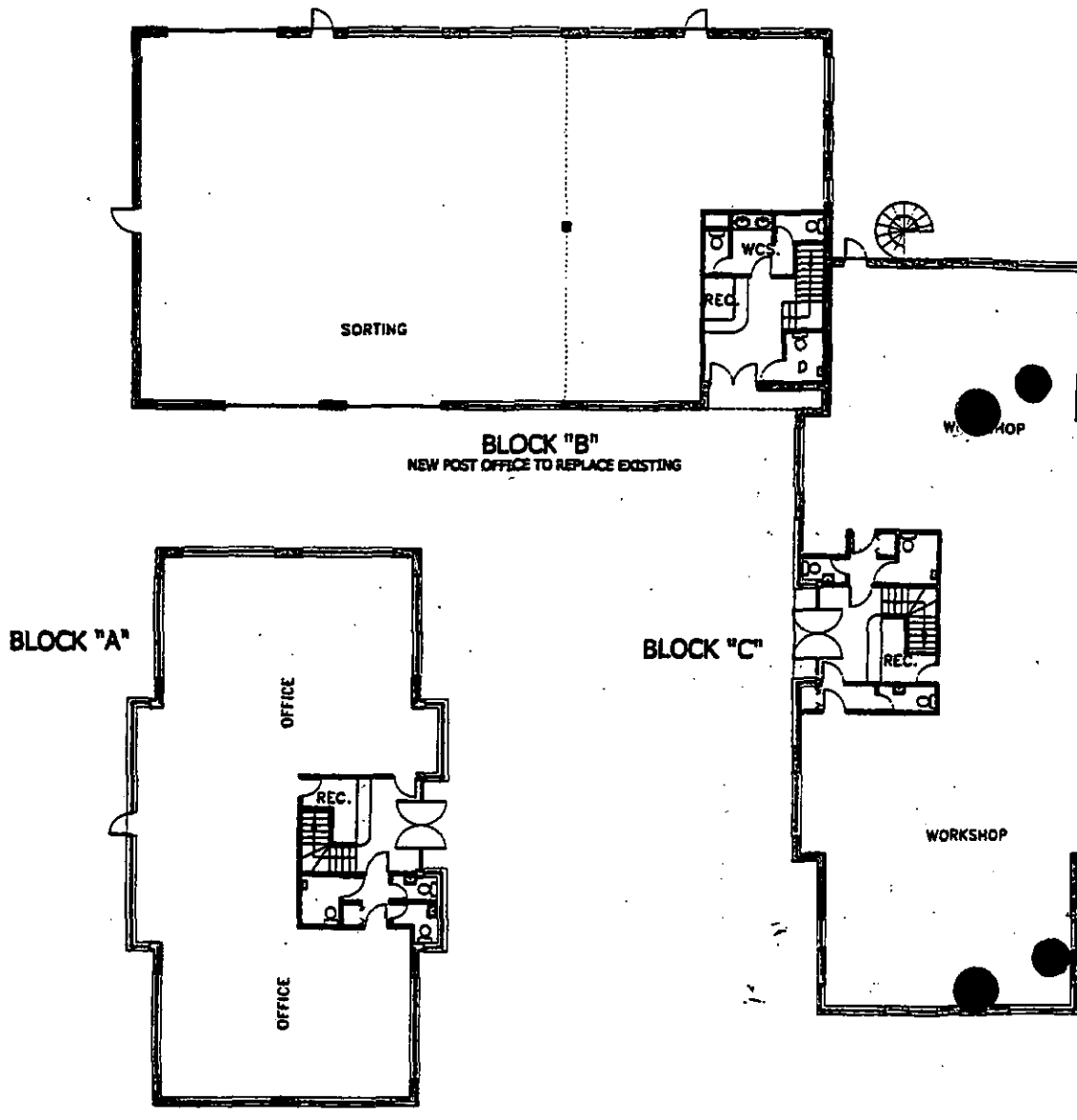
1477 / 13 A

KALIK ASSOCIATES ARCHITECTS
THE STUDIO, 101 LONDON ROAD, READING, BERKSHIRE
CHARTERED
ANDREWS

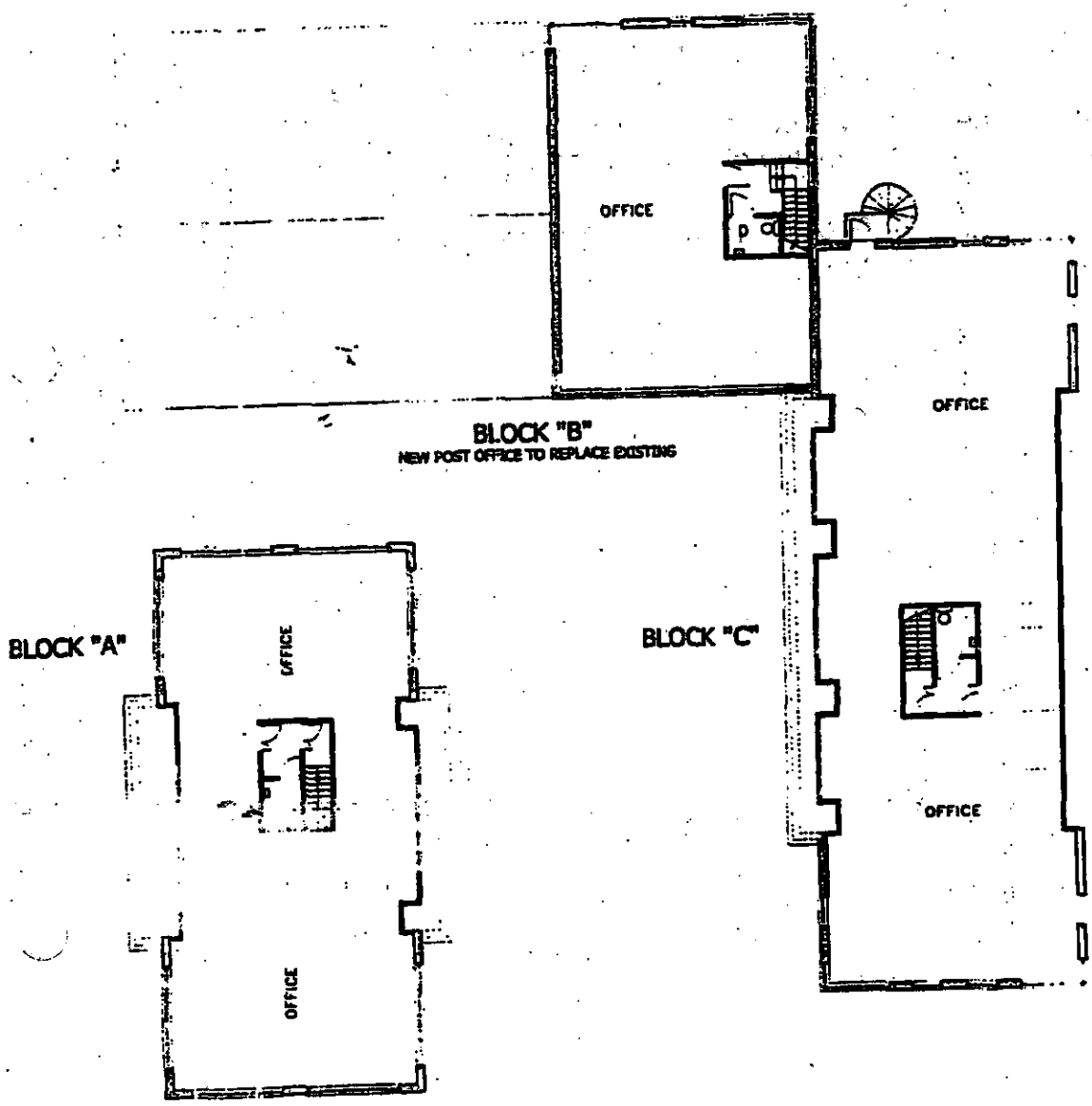
26 JUN 2000

1055

815



GROUND F OR PLANS



FIRST FLOOR PLANS

D	26-06-00	DRAWING UPDATE
C	11-05-00	DRAWING UPDATE
B	09-05-00	DRAWING UPDATE
A	03-05-00	DRAWING UPDATE

FORMER RISELEY STORES
RISELEY
BERKSHIRE

READING CHAIR & DESK

FLOOR PLANS

1:200

APR 2000

A.N.

1477-17D

THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED
ANDREWS
KALIK

817

1057

SAI BRIEFING NOTE

Application F/2000/1838
Proposed demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office, plus alteration to highway at Riseley Stores & RCD House, Basingstoke Road, Riseley, Swallowfield

Applicant: Reading Chair & Desk

The proposal is to demolish the existing 996 sq.m commercial buildings (792 sq.m. B1 and 204 sq.m. B8) floorspace (plus 132 sq.m. old agricultural buildings and erect 1613 sq.m. floorspace (1220 sq.m. B1 and 393 sq.m. B8). This is a net increase of 617 sq.m. (428 sq.m. B1 and 189 sq.m. B8). Modification of the adjacent road junction is also proposed. As the site is in the settlement boundary, the proposal may be acceptable in principle.

Angela Odell
7.7.00

Standard for off-site contributions ? POG.

Green TP. - contribution to bus services ?

Tel. (01734) 778783 (Direct Line)

Date 5 February 1996

Your ref.

My ref. PIW/SC/2/4032

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (01734) 786833
Fax: (01734) 778735
Minicom No: (01734) 778909
DX: 33506 - Wokingham

Mr A M Andrews
Andrews Kalik Associates
2 Alexandra Road
READING
Berkshire
RG1 5PD

RECEIVED [illegible] 1996

Dear Sir

LAND AT REAR OF READING CHAIRS & DESKS, BASINGSTOKE ROAD, RISELEY

Thank you for your letter of 29 January 1996.

I have discussed the matter in depth with my supervisor, Mr H F Wright (Senior Planning Officer), and it has been agreed that the land to the rear of the commercial premises can be utilised as a car parking area. It is also acceptable that the surfacing works that have taken place were necessary as remedial works.

The land in question can only be used for the parking of vehicles. No open storage use whatsoever should take place. Such a use would necessitate the submission of a planning application for a change of use of the land.

I thank you for your assistance in this matter.

Yours faithfully

P I WRATTEN
Senior Enforcement Officer

FAX
Post-it™ Fax Note
To MIKE MULLIGAN
Company
From JACKIE
Company
No. of Pages 1
Tel No
29.10.96

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 July, 2001
My ref. AO/F/2000/1838

Daceberry Ltd
No. 1, RCD House
Basingstoke Road
Riseley
READING
RG7 1QF

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

Dear Mr Mulhern

PLANNING APPLICATION F/2000/1838
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW OFFICES, WORKSHOPS AND SORTING OFFICE AND ALTERATION OF HIGHWAY AT RISELEY STORES AND RCD HOUSE, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD – CONDITION 3

Thank you for your letter of 27 June. I confirm the proposed materials (condition 3) detailed in your letter are acceptable for construction of the above development. (This supersedes your letter to me of 2 April and my reply to you of 17 April.)

I will write to you again regarding point 4 in your letter when I have consulted the Listed Buildings and Landscape Officers.

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

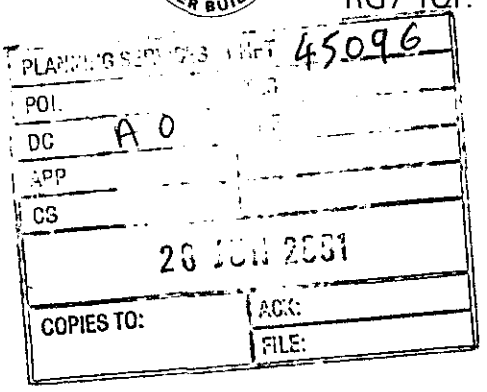
Yours sincerely

MRS A ODELL
Senior Planner

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.



Mrs A O'Dell
Wokingham District Council
Planning Dept
P O Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR

27 June 2001

Dear Mrs O'Dell

Re: Re-Development of Riseley Stores / RCD House Riseley (F2000/138)

Following our meeting at your office today, I would like to confirm the following alterations to the above development.

1) All the roof tiles to be Redlands plain tiles farmhouse red.

2) The four bar type windows to the front elevation to block 'C' to be changed to non bar windows, the same as all the other windows.

3) All the fascia boards, barge boards etc will be white, and all the guttering and down pipes will be black.

4) All the landscape proposals will be sent to Miss Catherine Brindle. I would like to confirm at this stage that the site will be enclosed for security reasons with 6 feet high close boarded fencing to the rear and side, together with 6 foot high railings painted black to match the gates, to the front boundary, on top of the proposed retaining wall.

I trust this is acceptable to you, and will look forward to receiving your conformation in due course.

Yours sincerely,

M F Mulhern.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 July, 2001
My ref. AO/F/2000/1838
Your ref. PRN 37138

S + S
PO Box 2042
READING
RG4 5YR

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

Dear Mrs F Walsh-Kay

PROPOSED NEW SUB-STATION AT READING CHAIR & DESK, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD

Thank you for your letter of 11 July and enclosed plan. I am concerned that the proposed sub-station appears to be on the site of the proposed bin store and landscaping on the approved layout plan No. 1477-16E for the redevelopment of the site under application F/2000/1838. Please could you liaise with the developer to find an alternative site that would avoid this. Whilst the bin store could be relocated, I consider it is essential that the proposed landscaping strip is not encroached upon.

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Andrews Kalik Associates

Our reference: PRN 37138

Your reference:

Delivering your electricity

PO Box 2042
Reading
Berks
RG4 5YR

Telephone: 0118-946-5525
Facsimile: 0118-946-5626

Wokingham District Council
Planning Department
Shute End
Wokingham
Berks
RG11 1BN

reply

PLANNING SERVICES	HPT 4568
POL	TLS
DC AO	ENF
APP	
CS	
12 JUL 2001	
COPIES TO:	ACK:
	FILE:

11 July 2001

Dear Sirs

Basingstoke Road Riseley

I enclose a copy of drawing number reas/153, showing the proposed location of the above new substation site.

As the development is permitted under the Town and Country Planning Act General Development Order, no formal application will be submitted but Southern Electric will be pleased to consider any observations you make.

It is proposed to enclose the site within a standard GRP unit.

If we do not receive a reply within 21 days from the date of this letter we will assume you have no comments.

Yours faithfully

F Walsh-Kay

Mrs F Walsh-Kay
Wayleave Officer

S+S is a trading name of Southern Electric Power Distribution Limited
which is a member of the Scottish and Southern Energy Group
Registered Office: Westacott Way Littlewick Green Maidenhead SL6 3QB
Registered in England No. 4094290
www.scottish-southern.co.uk

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mrs A O'Dell
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Posted & Faxed 01189 746484

Your ref: AO/F/2000/1838

Dear Mrs O'Dell

Re: Sub Station at Reading Chair & Desk Basingstoke Road Riseley

Further to our telephone conversation today, as agreed I am showing the position of the Sub-Station, on a copy of the landscape plan which as you will see is clear of the landscape area.

I will ask Andrews Kalik to show this on the formal landscape plan.

I trust this will be in order.

Yours sincerely,

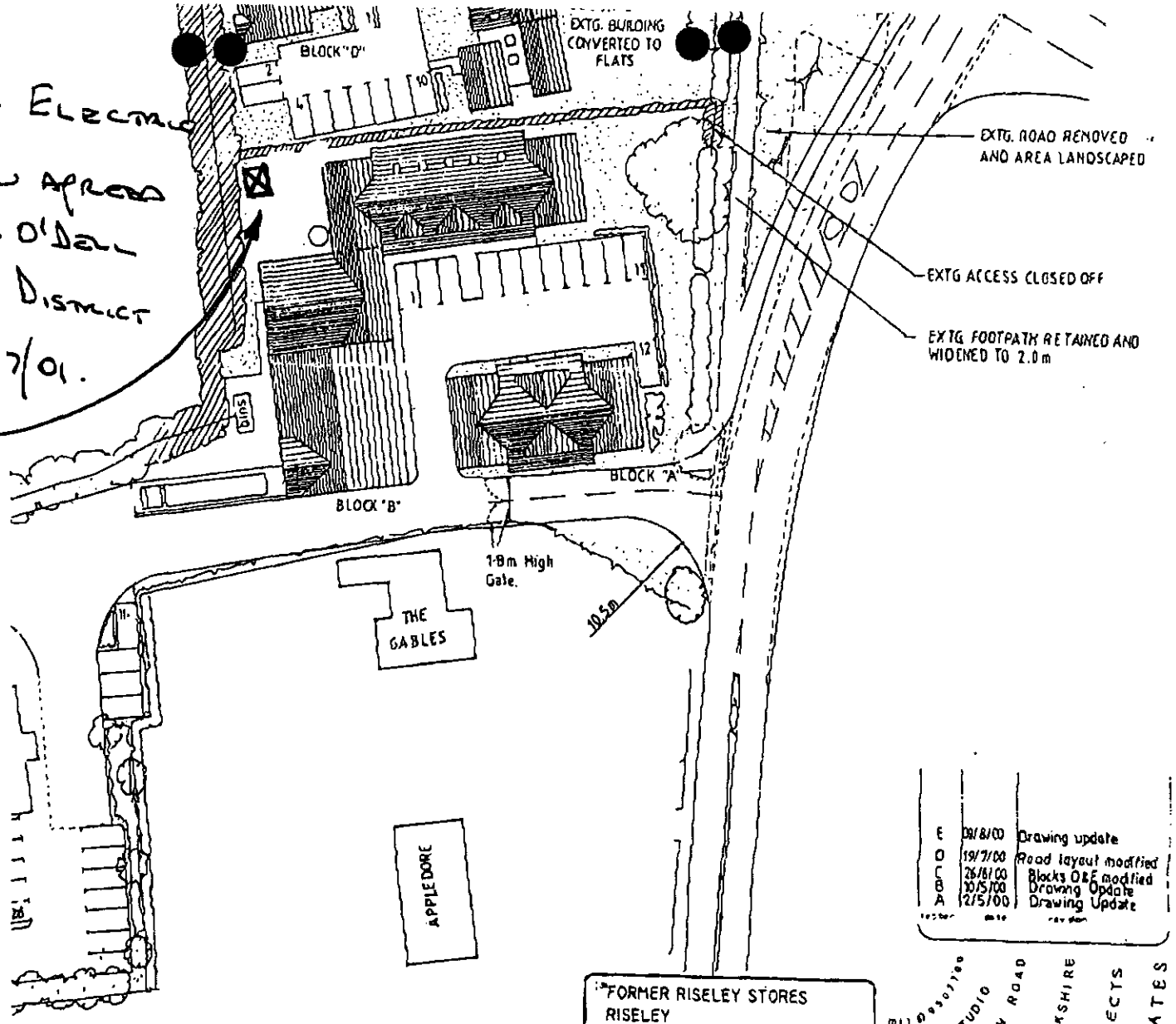
M F Mulhern.

cc: Andrews Kaiik Associates.
Scottish and Southern Energy Plc.

AMO 45765

AO

Position of Electric Sub Station agreed with Mrs A. O'Dell (Wokingham District Council) 16/7/01.



E	08/8/00	Drawing update
D	19/7/00	Road layout modified
C	26/6/00	Blocks C & E modified
B	10/5/00	Drawing Update
A	2/5/00	Drawing Update

NOTE:
FOR NEW ROAD DETAILS AND JUNCTIONS SEE ENGINEERS DRAWING No. 2000.1215.001 rev. B.

FORMER RISELEY STORES
RISELEY
BERKSHIRE

READING CHAIR & DESK

SITE PLAN

scale 1:500
date July 2000
drawn NAW
1477-16E

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mrs Angela O'Dell
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
RG40 1WR

AMO

16 July 200

Posted and Faxed 01189 746484

Your ref: AO/F/2000/1838

Dear Mrs O'Dell,

Re: Proposed Sub-Station at Reading Chair & Desk Basingstoke Road Riseley

Your letter to Mrs F Walsh-Kay has been passed to me to answer.

I am therefore enclosing a copy or the proposed landscape plan showing the sub-station at the rear corner of blocks B and C.

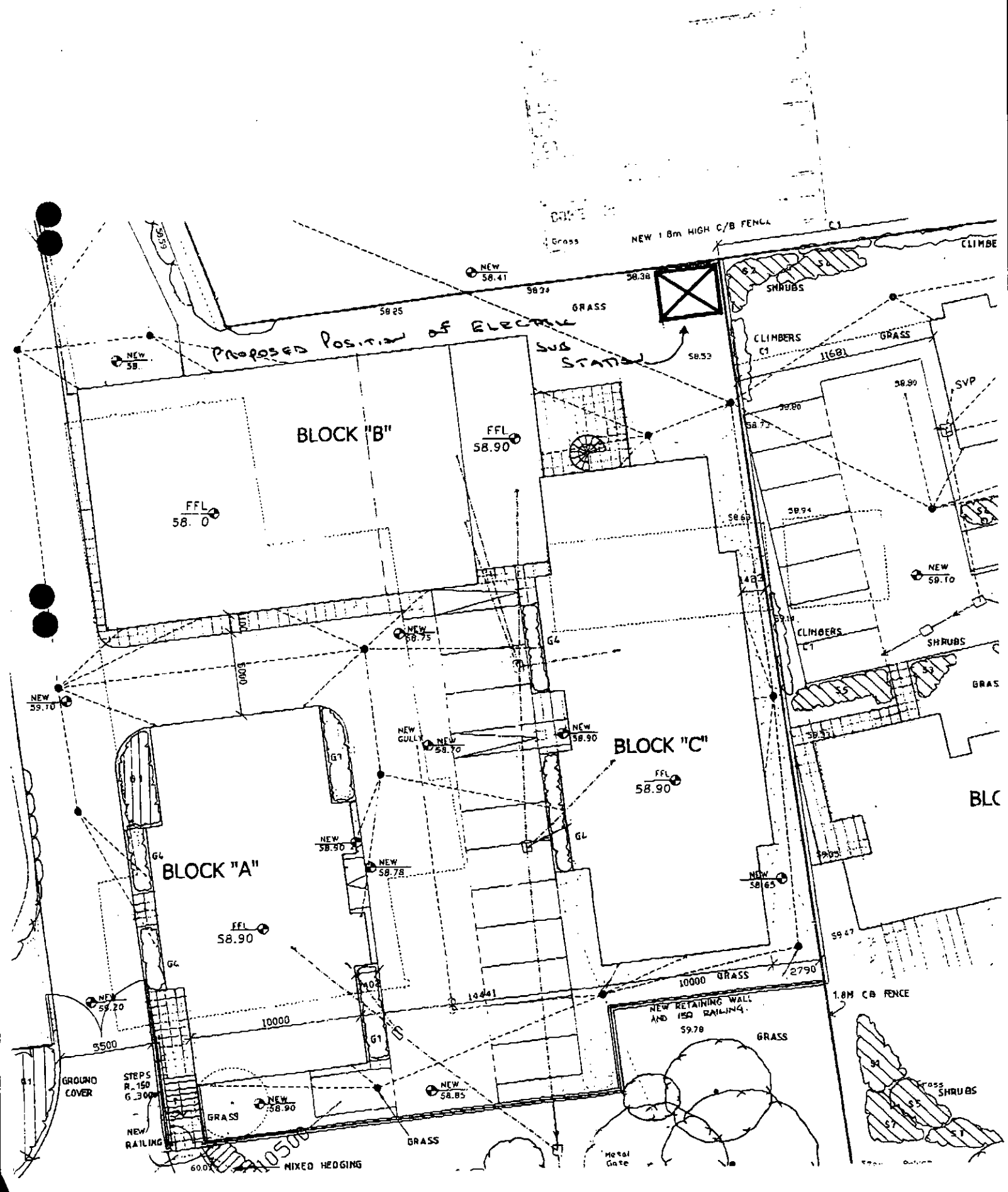
If this position is acceptable to you I will instruct our architect to include in formally on the landscape plan.

I will await your comments.

Yours sincerely,

M F Mulhern.

Cc: Andrews Kalik Ass.
Scottish and Southern Energy Plc.



NEW 1.8m HIGH C/B FENCE
Grass
CLIMBE
NEW 58.41
58.38
58.34
58.25
GRASS
SHRUBS
CLIMBERS
C1
GRASS
PROPOSED POSITION OF ELECTRIC SUB STATION
58.53
1(68)
58.80
SVP
BLOCK "B"
FFL 58.90
FFL 58. 0
58.94
NEW 59.10
CLIMBERS
C1
SHRUBS
NEW 58.75
G4
NEW 59.10
NEW GULLY
NEW 58.70
NEW 58.90
BLOCK "C"
FFL 58.90
G1
G4
NEW 58.90
NEW 58.78
BLOCK "A"
FFL 58.90
NEW 58.65
G4
10000
GRASS
2790
1.8M CB FENCE
NEW RETAINING WALL AND 150 RAILING
59.78
GRASS
NEW 59.20
10000
5500
GROUND COVER
STEPS R.150 G.300
NEW RAILING
NEW 58.90
GRASS
NEW 58.85
GRASS
MIXED HEDGING
Metal Gate
SHRUBS

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mrs A O'Dell
Wokingham District Council
Planning Department
P O Box 157
Shute End
Wokingham
RG40 1WR

Medium: parish facilities

Posted & Faxed 01189 746484

Your ref: AO/F/2000/1838

Dear Mrs O'Dell

Re: Sub Station at Reading Chair & Desk Basingstoke Road Riseley

Further to our telephone conversation today, as agreed I am showing the position of the Sub-Station, on a copy of the landscape plan which as you will see is clear of the landscape area.

I will ask Andrews Kalik to show this on the formal landscape plan.

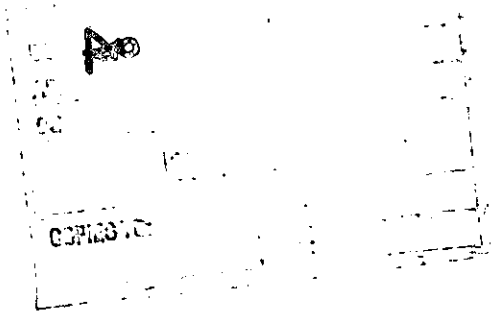
I trust this will be in order.

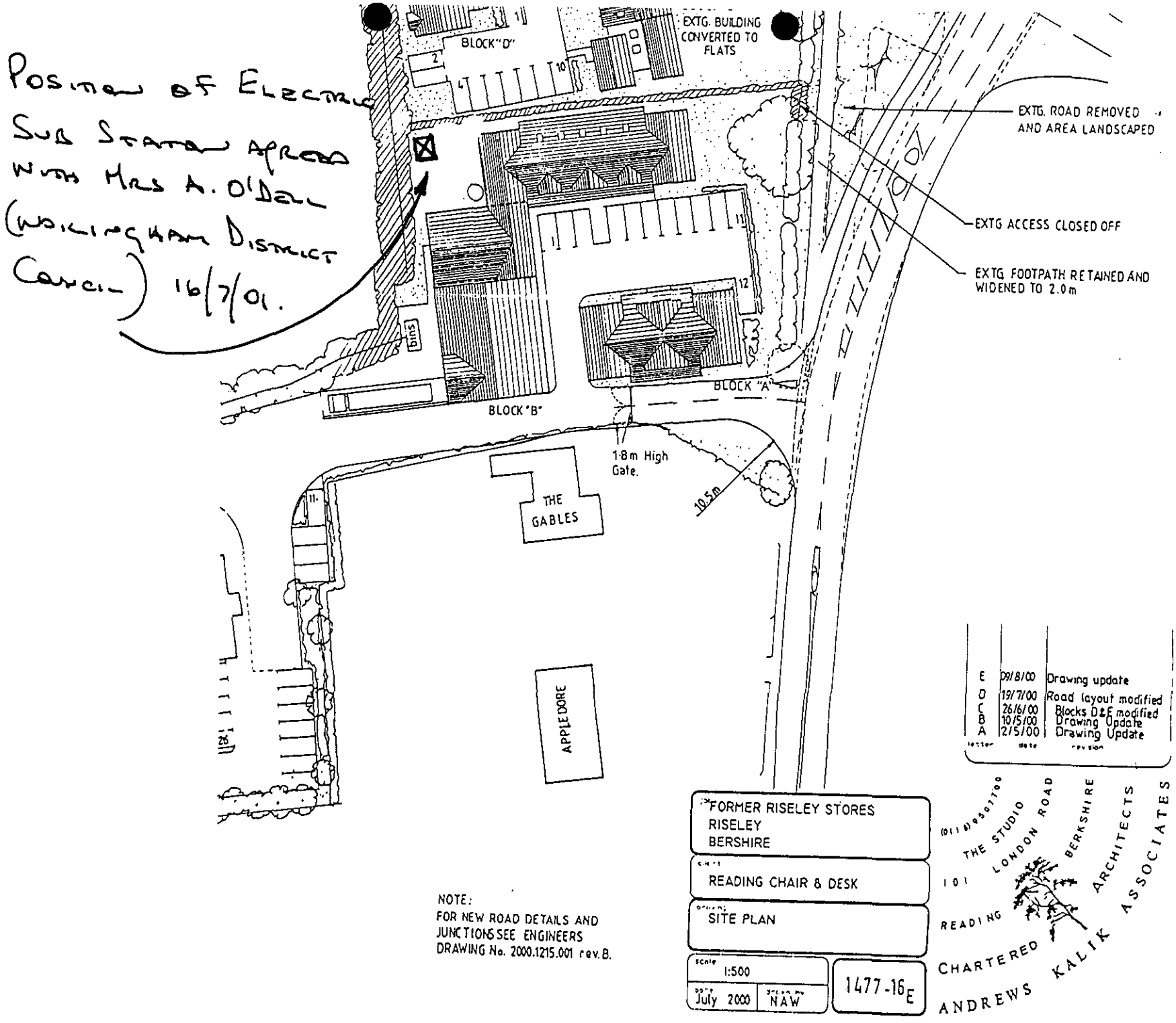
AMO 45778

Yours sincerely,

M F Mulhern.

cc: Andrews Kaiik Associates.
Scottish and Southern Energy Plc.




Position of Electric Sub Station Agreed with Mrs A. O'Dell (Wokingham District Council) 16/7/01.
BLOCK "D"
EXTG. BUILDING CONVERTED TO FLATS
EXTG. ROAD REMOVED AND AREA LANDSCAPED
EXTG ACCESS CLOSED OFF
EXTG. FOOTPATH RETAINED AND WIDENED TO 2.0m
BLOCK "A"
BLOCK "B"
bins
1·8m High Gate.
10.5m
THE GABLES
APPLEDORE
E 09/8/00 Drawing update
D 19/7/00 Road layout modified
C 26/6/00 Blocks D&E modified
B 10/5/00 Drawing Update
A 2/5/00 Drawing Update
letter date revision
FORMER RISELEY STORES
RISELEY
BERSHIRE
READING CHAIR & DESK
SITE PLAN
scale 1:500
date July 2000
drawn by NAW
1477-16E
NOTE:
FOR NEW ROAD DETAILS AND JUNCTIONS SEE ENGINEERS DRAWING No. 2000.1215.001 rev.B.
KALIK ANDREWS CHARTERED ASSOCIATES ARCHITECTS
THE STUDIO 101 LONDON ROAD READING BERKSHIRE
(0118) 9501700

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 19 July, 2001
My ref. AO/F/2000/1838

Daceberry Ltd
No. 1, RCD House
Basingstoke Road
Riseley
READING
RG7 1QF

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

Dear Mr Mulhern

PLANNING APPLICATION F/2000/1838
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW OFFICES, WORKSHOPS AND SORTING OFFICE AND ALTERATION OF HIGHWAY AT RISELEY STORES AND RCD HOUSE, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD – SUB-STATION

I refer to the letter to you from S + S of 17 July and enclosed drawing No. REAS/153/A showing revised siting of the proposed sub-station. I confirm the revised position shown on this drawing is now acceptable.

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

Yours sincerely

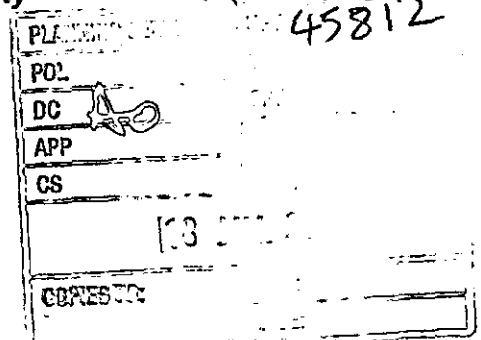
AO

MRS A ODELL
Senior Planner

c.c. S + S

Delivering
your electricity

AMO
45812



With Compliments

S+S is a trading name of Southern Electric Power Distribution Limited
which is a member of the Scottish and Southern Energy Group
Registered Office: Westacott Way Littlewick Green Maidenhead SL6 3QB
Registered in England No. 4094290
www.scottish-southern.co.uk

Our reference: PRN 37138

Your reference:

Delivering your electricity

Mr M F Mulhern
Mulhern New Homes Limited
1 R C D House
Basingstoke Road
Riseley
Reading
RG7 1QF

PO Box 2042
Reading
Berks
RG4 5YR

Telephone: 0118-946-5525
Facsimile: 0118-946-5626

17 July 2001

Dear Mr Mulhern

Substation Site at Riseley

I refer to your letter dated 16th July regarding the above.

Please find attached our revised drawing number REAS/153/A which show the amended substation position.

I trust the above meets with your satisfaction.

Yours sincerely

Mrs F Walsh-Kay
Wayleave Officer

cc	Mrs A Odell	Wokingham District Council
	Ms K Chambers	Field Seymour Parkes
	Mr T Winson	Southern Electric Legal Services
	Mr A Parsons	Southern Electric Project Manager

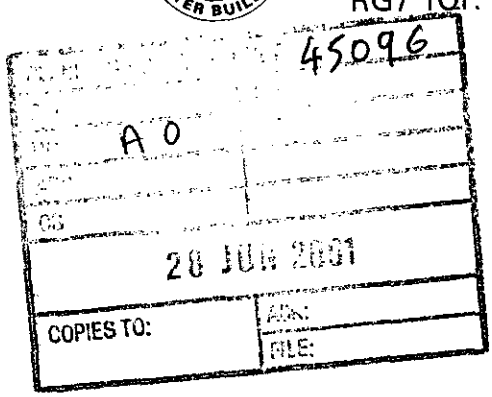
S+S is a trading name of Southern Electric Power Distribution Limited
which is a member of the Scottish and Southern Energy Group
Registered Office: Westacott Way Littlewick Green Maidenhead SL6 3QB
Registered in England No. 4094290
www.scottish-southern.co.uk

Mulhern New Homes Limited

Telephone 0118 988 4787 Fax 0118 988 4656

No. 1
RCD HOUSE
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE.
RG7 1QF.

Mrs A O'Dell
Wokingham District Council
Planning Dept
P O Box 157
Civic Offices
Shute End
Wokingham
RG40 1WR



27 June 2001

Dear Mrs O'Dell

Re: Re-Development of Riseley Stores / RCD House Riseley (F2000/138)

Following our meeting at your office today, I would like to confirm the following alterations to the above development.

1) All the roof tiles to be Redlands plain tiles farmhouse red.

2) The four bar type windows to the front elevation to block 'C' to be changed to non bar windows, the same as all the other windows.

3) All the fascia boards, barge boards etc will be white, and all the guttering and down pipes will be black.

4) All the landscape proposals will be sent to Miss Catherine Brindle. I would like to confirm at this stage that the site will be enclosed for security reasons with 6 feet high close boarded fencing to the rear and side, together with 6 foot high railings painted black to match the gates, to the front boundary, on top of the proposed retaining wall.

I trust this is acceptable to you, and will look forward to receiving your conformation in due course.

Yours sincerely,

M F Mulhern.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 November, 2001
My ref. AO/F/2000/1838
Your ref. AMA/JAG/1477

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr Andrews

PLANNING APPLICATION F/2000/1838
PROPOSED DEMOLITION OF EXISTING OFFICES, WORKSHOPS AND SORTING OFFICE AND ERECTION OF NEW OFFICES, WORKSHOPS AND SORTING OFFICE PLUS ALTERATION OF HIGHWAY AT REISELEY STORES AND RCD HOUSE, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD

Thank you for your letter of 20 August and enclosed plans No. 1477-27D. I advise you that the proposed new railings to the front of blocks A and C shown on the plan are acceptable, providing they are painted black and the plinth wall is in bricks matching those of blocks A and C.

The above approval is for the railings only shown on plan No. 1477-27D as the proposed landscaping is to be revised.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMO

given to Harold
Catherine 4/9

F:	46932
POL	TLS
DC AO	ENF
APP	
L	
21 AUG 2001	
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	FILE:

Reply req

AMA/JAG/1477

20th August 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

OLD RISELEY STORES, BASINGSTOKE ROAD, RISELEY

Following my client's letter dated 13th August, I enclose 2 copies of the revised landscaping/external works plan 1477/27D for your comments and approval. I have shown on this the modifications discussed with your Mr Sanders.

I also enclose 2 copies of revised drawings 1477/20D and 26D illustrating modifications to the residential units 2 and 3. I have introduced a small element of pitched roof to the eaves of this link between the two old buildings and removed the 2 No. rooflights. Could you accept this modification as a minor amendment to the approval?

Yours sincerely,

pp A.M. Andrews.

Enc:

c.c. Mr M Mulhern

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
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AMA/JAG/1477

18th July 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

SUB-STATION AT READING CHAIR & DESK, BASINGSTOKE ROAD, RISELEY

Following Mr Mulhern's recent letter to you concerning the location of the sub-station on this site, I enclose 2 copies of the landscaping plan 1477/27C and site plan 1477/16F indicating the position of this. You will see it is well tucked away behind Block D.

Yours sincerely,

A.M. Andrews.

Enc:

c.c. Mr M Mulhern

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

53521

AO

AN/JAG/1477

22nd February 2002

FEB 2002

COPIES TO: ACK FILE:

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

RISELEY STORES, BASINGSTOKE ROAD, RISELEY – F/2000/1838

We forwarded a copy of our revised landscaping drawing 1477/27F to your Landscape Architect, Mrs C Brimble, on 5th November 2001, for approval. Could you confirm our proposals are now acceptable and the relevant condition discharged.

Yours sincerely

pp A. Naweed.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

REPLY BY

19 MAR 2002

TW

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	53876

Your Ref.TW/F/2000/1838 05 MAR 2002

COPIES TO	ACK:
	FILE:

1 Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

4/3/02

Dear Mr Watson,

Planning Application F/2000/1838
Reading Chair & Desk,Basingstoke Road,Riseley

Your letter of 12/12/01 refers-I intended to respond before now,as I still don't feel all my queries have been satisfactorily answered.

You have confirmed that the new development was approved on the basis of design & setting in relation to the existing listed building-whilst I obviously have to accept this,the centre of the village is now marred by an obvious new development,& part of this is a complete eyesore esp.when seen from the Basingstoke Road (from the Swallowfield Bypass direction). I therefore still find it difficult to understand why this development was agreed as it is,& not made to be more in keeping with it's surroundings- I would appreciate you passing my letter on to Mr Sanders if he is more able to explain this point.

Lastly,you have not actually confirmed that the development has been completed in keeping with the original intention/plans (inc.things like the windows),although I presume that you think it has-one of your Enforcement Officers was to visit the site to check.

I look forward to hearing from Mr Sanders/yourself.

Yours sincerely,

M J Whittemore

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 14 March 2002
My ref. TGW/SB/F/2000/1838
Your ref.

53876

Mr M J Whittemore
1 Maythorn Cottages
Basingstoke Road
RISELEY
Berks
RG7 1QD

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

Dear Mr Whittemore

PLANNING APPLICATION F/2000/1838
READING CHAIR & DESK, BASINGSTOKE ROAD, RISELEY

Thank you for your letter of 4 March. I note your comments, but feel as I expressed in my previous letter that there is little more I can add to what has already been said.

I have as you request passed a copy of your letter to Mr Sanders, the Council's Conservation Architect and I have also asked my Enforcement colleagues to visit the site to check that the building has been constructed in accordance with the approved details. If there are any discrepancies then I will ask them to take such matters up with the developer.

I trust that these comments are of assistance.

Yours sincerely

TGW

TREVOR WATSON
Development Control Manager

cc: Harold Sanders, Conservation Architect
Richard Lettin, Enforcement Officer

REPLY BY

19 MAR 2002

TW

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	53876

Your Ref.TW/F/2000/1838 05 MAR 2002

COPIES TO	ACK:
	FILE:

Copy passed to Harold 13/3/02

I Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

4/3/02

Dear Mr Watson,

Planning Application F/2000/1838
Reading Chair & Desk,Basingstoke Road,Riseley

Your letter of 12/12/01 refers-I intended to respond before now,as I still don't feel all my queries have been satisfactorily answered.

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Lastly,you have not actually confirmed that the development has been completed in keeping with the original intention/plans (inc.things like the windows),although I presume that you think it has-one of your Enforcement Officers was to visit the site to check.

I look forward to hearing from Mr Sanders/yourself.

Yours sincerely,

M J Whittemore

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 May, 2002
My ref. AO/F/2000/1838
Your ref. AN/JDF/1477

Andrews Kalik Associates
The Studio
101 London Road
READING
RG1 5BY

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

Dear Mr Naweed

PLANNING APPLICATION F/2000/1838
PROPOSED DEMOLITION OF EXISTING OFFICES, WORKSHOPS AND SORTING OFFICE AND ERECTION OF NEW OFFICES, WORKSHOPS AND SORTING OFFICE PLUS ALTERATION OF HIGHWAY AT RISELEY STORES AND RCD HOUSE, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD – CONDITION 9 - LANDSCAPING

Thank you for your letter of 5 November and enclosed plans No. 1477-27E. I advise you that the proposals are now acceptable for on-site landscaping under the above condition. However, proposals for the 'green' area to be provided by the highway alterations will also need to be landscaped, and this was proposed in principle by your clients. I look forward to receiving proposals which should be first checked with our landscape and highway officers.

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

Yours sincerely

AO.

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 13 May 2002

Location:	Riseley Stores, Basingstoke Road, Swallowfield
Proposal:	
Application Number:	F/2000/1838

In response to your informal consultation dated March 2002 for the above application, the landscape comments are as follows:

The landscape scheme as shown on drawing 1422-27E is acceptable as the majority of my comments dated 1 October 2001 have been taken on board and the landscape scheme altered.

There is an ideal opportunity to undertake some off-site planting on the land to the south of the site where there has been a change in the road layout. I presume that it is too late for this to be considered as part of this development.

Catherine Brimble

Catherine Brimble
Landscape Architect

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

53521

AO

AN/JAG/1477

22nd February 2002

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

RISELEY STORES, BASINGSTOKE ROAD, RISELEY – F/2000/1838

We forwarded a copy of our revised landscaping drawing 1477/27F to your Landscape Architect, Mrs C Brimble, on 5th November 2001, for approval. Could you confirm our proposals are now acceptable and the relevant condition discharged.

Yours sincerely

PP A. Naweed.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B Sc Arch M Phil B S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

06 September 2001

Mr. M. Mulhern
1, RCD House,
Riseley,
Reading,
Berks RG7 1QF

Dear Mr. Mulhern,

New Planting at Junction Alterations, Riseley

The Parish Council thanks you for the opportunity to suggest its preferences for the planting scheme at the above site. The Parish Council felt that it would be best if the residents of Riseley village selected their preferred scheme, and to achieve this the enclosed questionnaire was delivered to every household in Riseley.

Taking each of the elements of the questionnaire in order :-

1. **Planting Scheme.** Over 50% of the returned questionnaires selected option (1), *'All grass, with two/three trees as appropriate'* as their first choice. As more residents preferred this option than all the other options put together the Parish Council trusts that it is this scheme which will be implemented. If, for any reason this scheme cannot be approved, the next most favoured option is number (2) *'Mainly grass, some shrubs, and if possible a tree'.*
2. **Types of Trees.** The preferences between Oak and Rowan were effectively the same, with residents suggesting many other types of trees, including Acers, Silver Birch, Flowering Cherries, Chestnut, to name but a few. The Parish Council therefore has no specific request, but suggests that the species be selected by your landscape architect in conjunction with Wokingham District Council. Ideally, the Parish Council would like the trees to be as large as possible when planted, in order to make an immediate positive impact on the area.
3. **Provision of Bench.** By a small majority the preference was to not provide a bench. Reasons given for not having a bench include risk of vandalism, likelihood of more litter, providing a focus point for noisy youths at night. As the majority, albeit by a small number, do not want a bench, the Parish Council suggests that it is excluded from the final scheme.
4. **Comments by Residents.** It was suggested by several residents that naturalised spring bulbs should be included in the scheme. The Parish Council considers this to be an excellent idea, and hopes that it can be incorporated.

We trust that the above comments are of assistance to you.

Yours sincerely,

C Adams

Mrs. C. Adams, Clerk

49505 -no reply

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

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06 NOV 2001	
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	FILE

AN/JDF/1477

5 November 2001

Mrs C Brimble
Landscape Architect
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Brimble

LANDSCAPING FOR FORMER RISELEY STORE RISELEY

Further to your recent comments on our submitted landscaping scheme. We are now able to submit 3 copies or our revised drawing no 1477/27E for your approval.

The revised plan incorporates an increased number of trees and shrubs to the front of the site, with species as suggested. The land to the rear of the site is in the Applicant's ownership, and the types of trees have been reassessed to suit the location. We have introduced a new footpath along the access road providing a link from the rear of Block E to the car park.

I am also enclosing a copy of a letter to our Client, Mr Mulhern, from Swallowfield Parish Council regarding the residents preferences on the landscaping scheme for the land in front of the site created by the proposed new road layout.

I trust you will find these satisfactory, and based on this, make a recommendation for approval.

Yours sincerely

A Naweed

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS AClArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
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PLANNING SERVICES | HPT 56758
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CS |
23 MAY 2002
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AMA/JAG/1477

22nd May 2002

Mrs A Odell
Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG4 1WR

Dear Mrs Odell

RISELEY STORES & RCD HOUSE, BASINGSTOKE ROAD, RISELEY

Thank you for your letter of 14th May. Concerning the 'Village Green' directly outside the site, this is Highway land and strictly speaking is out of my client's control. He has offered to plant 2 Oak trees and I enclose correspondence to Steve Auton with a highway plan illustrating the location of these.

I hope that this is to your satisfaction.

Yours sincerely

A. M. Andrews.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Mr S Auton
Wokingham District Council
Highways Department
Wokingham District Council
Shute End
Wokingham
RG40 1WL

26 February 2002

Dear Mr Auton,

Re: Roadworks at Riseley.

Following our telephone conversation today, I am enclosing a plan showing the new village green which we will turf, and plant two semi mature oak trees. We will also set some spring bulbs under the turf.

This proposal was agreed with Mr Callaghan before Christmas, but never confirmed.

I will look forward to receiving your reply in due course.

Yours sincerely,

M F Mulhern.

Enc.

Tel. No. 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 11th March 2002.

Your ref.

My ref. SNA/NK/H13/275 [20018370]

WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr. M. F. Mulhern,
Daceberry Ltd.,
No. 1, R C D House,
Basingstoke Road,
Riseley,
Reading, Berkshire. RG7 1QF

Dear Mr. Mulhern,

ROADWORKS AT FIVEWAYS JUNCTION, RISELEY

I refer to your letter dated 26th February regarding the landscaping to be provided at the above location.

I confirm that your proposals are acceptable and would be pleased if you could contact Mr. R. Leach of our Grounds Maintenance Section, Tel. 0118 974 6341, when the works are complete.

If I can be of any further assistance please contact me on the number above.

Yours sincerely,

S. N. AUTON
Senior Assistant Engineer

cc R. G. Leach

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 1 October 2001

Location:	Riseley Stores, Basingstoke Road, Swallowfield
Proposal:	
Application Number:	F/2000/1838

In response to your informal consultation dated 4 September 2001 for the above application, the landscape comments are as follows:

The landscape plan submitted, drawing no. 1477-27D, is not acceptable as not enough consideration has been given to the setting of the site within the existing landscape or the sensitive nature of the proposed development within the village setting. Very little planting has been proposed within the site due to limited space available, but this can be increased substantially especially at the front of the site adjacent to the Basingstoke Road. Although I have made comments below and indicated on the plan in RED the areas of additional tree and shrub planting required I feel that this is a design related issue that has not been fully understood by the architects. I suggest that a landscape architect can address these issues in a more sympathetic manner.

Comments on the landscape scheme:

1. A number of the species listed will need to be reconsidered in relation to the site:
   - Hawthorn will need to be added to the native hedge mix and the percentage mix given for each species – a high percentage should be given for hawthorn as this is most commonly found in hedgerows.
   - Larger forest type trees can be planted at the front of the site with more ornamental species where space is limited. (Trees listed in the schedule are not really suitable in these circumstances, apart from field maple.)
   - Shrub species are the same as those given by the architect for a housing development in Finchampstead! Appropriate species need to be considered in relation to the function and location of the site.

2. The trees planted outside the eastern boundary of the site – has permission been given by the landowner? Again selection of species need to be carefully considered – species listed are fast growing but will quickly outgrow their

space causing conflict with the buildings. Willows are not a suitable species to plant in this location.

3. Is the main entrance to Block E at the front of the building rather than the rear and if so how do the people get from the car park round to the door as there is no path? The same can be said about the pedestrians walking into the site from Odiham Road.

A more appropriate landscape scheme will need to be submitted by the applicant, taking into consideration my comments given above.

Catherine Brimble

Catherine Brimble
Landscape Architect

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMO

P:	46932
PCL	TLS
DC AO	ENF
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U	

21 AUG 2001

COPIES TO:	ACK:
	FILE:

Reply req

AMA/JAG/1477

20th August 2001

Mrs A Odell
Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell,

OLD RISELEY STORES, BASINGSTOKE ROAD, RISELEY

Following my client's letter dated 13th August, I enclose 2 copies of the revised landscaping/external works plan 1477/27D for your comments and approval. I have shown on this the modifications discussed with your Mr Sanders.

I also enclose 2 copies of revised drawings 1477/20D and 26D illustrating modifications to the residential units 2 and 3. I have introduced a small element of pitched roof to the eaves of this link between the two old buildings and removed the 2 No. rooflights. Could you accept this modification as a minor amendment to the approval?

Yours sincerely,

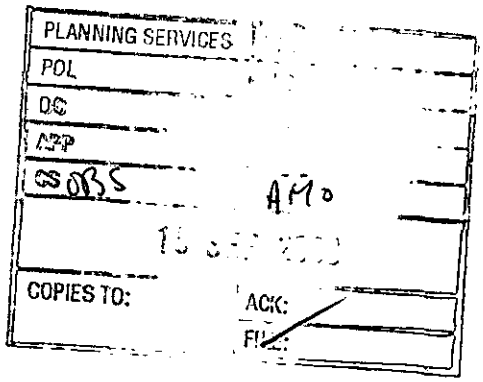
pp A.M. Andrews.

Enc:

c.c. Mr M Mulhern

4/9/01
Harold
I have dealt with para. 2. of the attached letter.
re: para 1. please could you look at this & discuss with Catherine & advise if O.K (attached plan 27D)
Thanks Catherine. We need to sort out the Appr areas of #1 planting + paths.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B Sc Arch M Phil B S
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY



Tiggers Farm
Basingstoke Road
Riseley
Berks
RG7 1QD

13th September 2000

Wokingham R.D.C.

Dear Sirs

I write to express our objections to planning application105/F/2000/1838 alterations to highway at Basingstoke Road for the following reasons:-

The plan 1477-16D is misleading as it is not fully to scale, not all houses are shown, and what are, are oversized to create the impression of a minor development instead of one having a major impact on such small rural village of less than 200 dwellings.

The proposed alterations will not produce traffic calming, indeed it will increase speed of traffic along Basingstoke Road toward Reading.

Consideration is not given, or included, in the plan for the traffic calming measures approved by W.D.C.Highways Sub-Committee meeting/Riseley Traffic Study

.

Local opinion, quite vociferous at Council meeting, was very strongly of the opinion that a roundabout would reduce speeds on all roads and that this should be incorporated into the plan.

The fact that cars turning into Reading Chairs existing road have to stop for oncoming traffic before turning does produce, albeit spasmodically, a degree of traffic calming and, for this reason, the "dual carriage way" should be denied.

The plan infers widening of the road on the west side opposite Block A and the Gables but we were told at the Council meeting the west side would not be altered. We object to any change to the west side of the road as this would seriously hinder occupiers on west side exiting from their drives.

Regarding the rebuilding of Reading Chairs& Desks, this is a major increase in size and only allows for 12 parking spaces, not 63 shown on plan. What parking is shown is taken up by other Companies on the site in the area depicted as "extg. RDC building" these tenants use all available spaces and in fact without planning hard-cored additional spaces.

Block C is, in our view, an over-development on the site and should be rejected. It is not in keeping with a small rural village that has less than 200 dwellings. It will vastly increase the volume of traffic onto an already overused road.

It should be borne in mind that Riseley has only a bus service operating hourly .no shops or other amenities.

We trust that this letter will receive due consideration and the planning application be rejected or returned for further amendment.

Yours faithfully

J.W. Felix. P.E. Felix.

Mr.&Mrs J.W.Felix

(1) of (7)

B Matravers, Portway
Cotham Road, Ruscley
Berks RG7 1SQ

To Angela O Dell, your Ref F2000 1838



Here's our village green, showing our oaks and seat, did I meet you here once when you told me saplings would be better? The building opposite is Ruscley Stores complete with original shutters, and to the left, the part used by the 'Post Office'. (It's roof just shows above the storage building.



All the greenery to the left further down is the RCD, difficult to spot I know, but it's there. NASTY BEND TOO.

(CONT)

your Ref F2000 1888



The heart, you could say of our village, on a day in late summer. it shows, on the left, the RCD. (ITS BEHIND ALL THOSE TREES) next to that we have Riseley stores showing its entrance, it had a bakery around the back, the ovens are still there, now ~~now~~ this entrance is used by the Post office who rent one end of Riseley stores as a sorting office. ~~Two~~ the right, we see our oaks and green, and "Halpin House" flats for old people*, next door to Riseley stores. The Road turning left is the Odiham Road, the straight through, the Basingstoke Road. The hope is, as far as Swallowfield Parish Council is concerned, is to turn ~~it~~ this all into a industrial Estate!! (cont)

UNTILL WOKINGHAM COUNCIL PUTIN SOME WAYWARD TEEN-AGES IS THIS SCANDEL SO VAST.

YOUR REF F2000
1838



This is one of our two country pubs, situated, off the Basingstoke Road, directly facing the Village green & Oaks its called "The Bull" it also face "Riseley Stores" The very narrow lane to the left, is Bull lane, it is used by the residents of THE RUSSETS, BULL LANE and YEOSFIELD. THE entrance is very wide owing to the lack of vision, ~~is~~ caused by a very steep bend in the Basingstoke Road, at this point

cont...



NOTICE the planning applications all on the TELEgraph pole out side the stores.

Here we have the entrance to Riseley Stores & Bakery (now use by the Post office) The Parish Council in there wisdom as put forward and insisting on closeing this off on the LEFT hand side as this road is the ODIHAM ROAD. Post office use this entrance with no trouble. IF traffic calming was behind the destruction of our village, then WHY wasn't the entrance blocked off on the RIGHT Riseley stores has a lot of frontage

CONT...

YOUR REF F2000 1838.

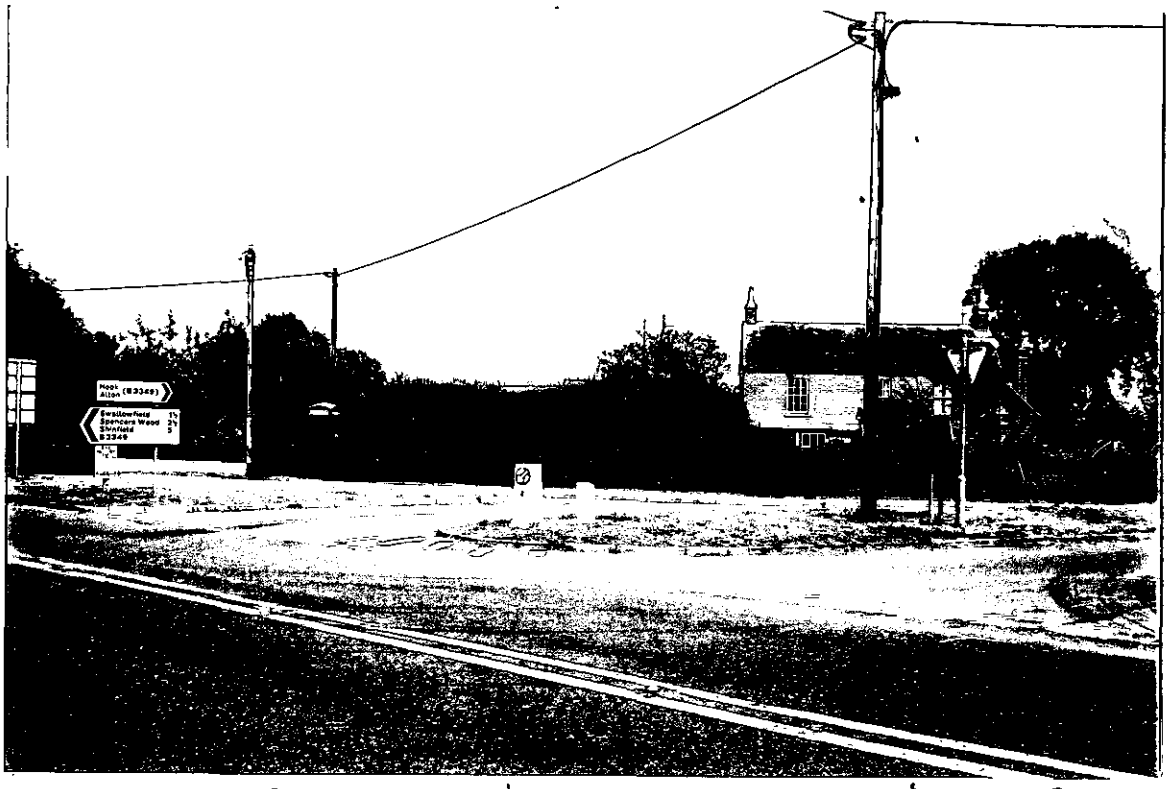


THERE IS ANOTHER VIEW OF THE ENTRANCE TO RISELEY STORES THERE IS NO OBSTRUCTION BEYONED THOSE POST VANS NO WALL, NO HEDGE, THE APPLE TREES ARE IN THE FRONT GARDEN OF RISELEY STORES. SEE THE NICE GREEN FIELDS BEYOND SWALLOWFIELD PARISH COUNCIL TOO, INSIST THEY ARE GREEN, BUT SOME OF US THINK THEY ARE BROWN.

AT THE MEETING LAST NIGHT, WITH SWALLOWFIELD PARISH COUNCIL (12TH SEPT 00) AT LEAST 80 PEOPLE CRAMMED INTO SWALLOWFIELD HALL TO PROTEST, NOT ONE WAS FOR IT, ONLY TO BE TOLD, BY THE PARISH COUNCIL, IT IS THEIR DISCRESION & NOT OURS. THERE WAS A COMPLETE SHOW OF NO CONFIDENCE IN THEM BY THE PEOPLE OF RISELEY

CONT...

Your Ref F2000 1838



Heres the existing junction from one of two bus stops, on this section of the Basingstoke Road, also here, there is the entrance into the Bull Pub Car Park, behind the viewer. The photo also shows, between Riseley Stores and the green to the right, the proposed entrance into, I think a four car parking area, and Riseley Stores. What a nice oak tree too.

Cont....

YOUR REF F2000 1838

7 of 7

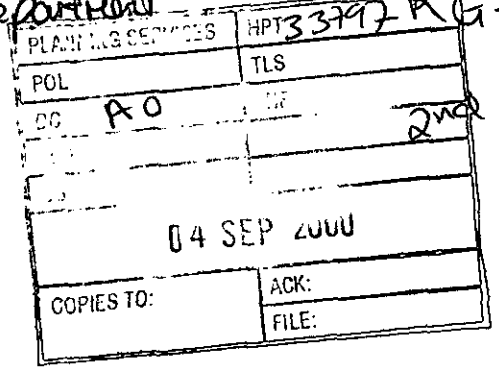


At last a picture of the RCD. Building, seen from The Basingstoke Road, sorry the angles so OBlique but it cant be seen from the front, But Swallfield Parish Council hope to rectify that, and we will see it Oh we will see it! P.S. The entrance shown here on the left is into a illegal carpark (as well a RCD) and owned by the same person, MR Mulhern who owns Riseley Stores. So I suppose you could say there are TWO existing entrances into Riseley Stores, and we could have the Council traffic calming, and NOT wreck the Village.

Yours Sincerely

Thorn End
Odiham Road
Riseley
Reading

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



Dear Mr. Jordan

Re: Application No: F/2000/1838

I write in reply of your letter dated 1/9/2000. Unfortunately, I am away on the 6/9/2000 and unable to attend the Developmental Contol Sub-committee meeting. I felt I should write, in My absence specifically about the alteration to the highway. There is enough road area to make road alterations without altering the Village Green & removing particularly attractive and Mature oak trees & a bench. This area is very well used by the village and serves as a Central Community facility. Alongwith history of being used for this purpose for well over 70 years., Any change to this area would Severely change the ambience and character of this village detrimentaly.

Whilst I appreciate and Understand that this road needs to be made Safer and Speed restrictions Need to be made as Currently it is very fast & dangerous for residents & pedestrians, I feel that the planners do have enough 'Tarmac' area Opposite Reading Desks & chairs without taking more Green area.

Obviously, the reasons for opposing the development were outlined in my previous letter, However, I would like to stress that there is no sustainability with Support facilities for extra people in this Village, any development needs extra positive and beneficial facilities for all in the Vicinity.

Please excuse my writing, I write in the car on the way to the airport.

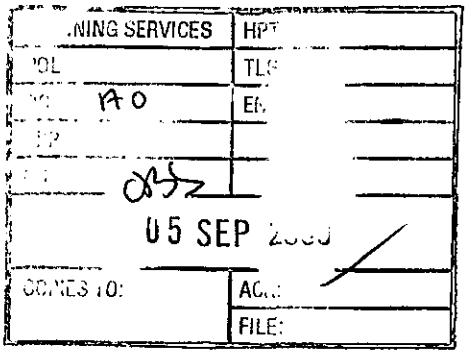
Yours Sincerely.

Risa Ward.

N.B, It was my Understanding that Village Greens have preservation orders, What is the legal standing on this Matter?

Thorn End
Oakham Road
Riseley
Reading RG7 1SD

Mr I. Jordan
Wokingham District Council
Planning Services P.O Box 157
Shute End
Wokingham.



Dear Sir.

Ref: Application No. F/2000/1838

Digging up a village green for yet more tarmac! I write because I'll be away for the meeting on 6/9/00. The amount of available tarmac in existance is surely more than adequate to create a safe new road junction.

Carving up our village green and the removal of two splendid Oak trees is something I am vehemently opposed to. If our village is to be developed for the benefit of "outsiders" then the wishes of those villagers who use, cherish and enjoy the village green must be taken into account.

Offices for the towns people of Reading and luxury Appartments for weekend dwellers who work in the city are of zero benefit for a small community whose young people are being forced to move out because of limited affordable property.

I am not opposed to development and progression but on this occasion you've got it wrong.

Yours faithfully

OLIVER WARD

DC
APP
CS Obs AMO
COPIES TO:
ACK:
FILE:

T. A. SPEARING
THE DOG & PARTRIDGE
BASINGSTOKE ROAD
RISELEY
READING RG7 1QS

22-8-00

DEAR MADAM,

RE PLANNING APPLICATION F/2000/1838

I AM WRITING TO REGISTER A PROTEST REGARDING THE ABOVE PLANNING APPLICATION.

UNDER NORMAL CIRCUMSTANCES I WOULD NOT HAVE HAD A CHANCE LOCALLY OF MAKING A STUDY OF THIS DRAWING THE ONLY REASON I HAVE IS DUE TO THE BITTER LOCAL RESENTMENT TO IT, AND THE CLOSURE OF THE SLIP ROAD FROM BASINGSTOKE ROAD TO THE ODIHAM ROAD IN RISELEY.

THE DRAWING HAS NOT BEEN PUT TOGETHER IN THE CORRECT SCALE QUOTED THEREON. THERE ARE NUMEROUS DISCREPENCIES WHICH HAVE NOT BEEN NOTICED BY THE PARISH COUNCIL ADVISOR ON SUCH MATTERS WHEN THEY WERE PASSED AT THAT LEVEL.

I FEEL THAT YOUR OFFICE SHOULD CHECK THESE MATTERS AND THE PERSON'S

CREDABILITY TO COPE WITH THIS AT A LOCAL LEVEL, AS THIS SEEMS TO HAVE BEEN PASSED WITHOUT CHECKING THOSE MATTERS PROPERLY.
HOW MANY TIMES HAS THIS HAPPENED IN THE PAST BY THE SAME PEOPLE, WITHOUT YOUR OFFICE BEING AWARE OR NOTICING, WHICH SEEMS TO BRING THE WHOLE LOCAL PARISH SYSTEMS CREDABILITY AND CAPABILITY INTO QUESTION OF HANDLING SUCH MATTERS.

YOURS FAITHFULLY

W H Spearing

PLANNING SERVICES	TPA
POL	TLS
DC	ENF
APP	
CS DCS	APLO
25 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

T. A. SPEARING
THE DOGS PARTRIDGE
BASINGSTOKE ROAD
RISELEY
READING RG7 1QS

22-8-00

DEAR MADAM,

RE PLANNING APPLICATION F/2000/1838

I WOULD LIKE TO OBJECT TO THE ABOVE PLAN ON THE BASIS OF TRAFFIC FLOW PROBLEMS WHICH WILL BE INCREASED IF THE SLIP ROAD IN TO ODIHAM ROAD IS CLOSED.

IT WILL CAUSE MORE HEAVY LORRIES AND CARS, WHICH ALL EXCEED BY FAR THE 40MPH LIMIT ON THE BASINGSTOKE ROAD. THE HOUSING IS FINE, AGAIN WHICH WILL INCREASE TRAFFIC BUT THE VOLUME OF COMMERCIAL VEHICLES INCLUDING LORRIES DELIVERING TO:- THE ROYAL MAIL SORTING CENTRE. WHICH IS ON THE NEW ESTATE AND PROBABLY ON A 24 HOUR 7 DAY A WEEK BASIS WILL ENHANCE THE DANGER ASPECT EVEN MORE.

YOURS FAITHFULLY

PLANNING SERVICES	
POL	
DC	
APP	
CS OBS	A.O.
25 Aug 2000	
COPIES TO:	ACK: ✓
	FILE:

15 Portway
Riseley
RG7 1SQ

23.08.2000.

FAO Angela O'Dell

REF No° F/2000/1838

Planning Dept.
W.D.C.

Please treat this communication as an objection to the above referenced planning application at Riseley Stores.

It is absolutely disgusting that the Parish Council (with no discussion or consultation with the parishioners) have recommended that this should go ahead pending WDC permission.

The area would be spoilt & it would affect the whole village in a negative way.

We do not want the post office & car parking to get any bigger than it is already.

Patricia Rowe

* 104/VAR/
2000/1812

PLANNING SERVICES	HPT
POL	TLS
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CS OBS	AMO
31 AUG 2000	
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	FILE:

B Matravers
8 Portway
Odiham Road
Riseley Berks
RG7 1SQ

(1)

To; Angela ~~Odell~~
your Ref 2000/1838

Dear Madame,

* in the minuets of the last Parish Council meeting, the application for a stable block on a site off School lane, was thrown out purely on the grounds that the site plan was incorrect, two entrances were shown, not one, as was the case.

The plans for this Development show one building that no longer exists, and another that has been incorporated into the development, it also does not exist, (They do show on the 1990 ordnance survey map, and were chicken sheds) believe No name appears on the larger building, as no name appears on "Halpin House" which does exist, as flats for Elderly People.

The scale of the plans is very suspect ie "Halpin House" to Riseley stores and the Village Green Islands between Odiham Rd & the Basingstoke

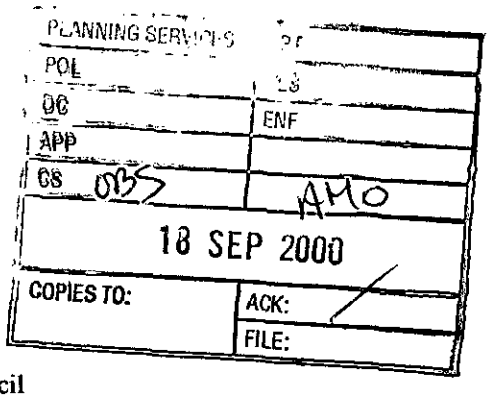
Road, (Can the Risely development really fit on these, OR is this done to take out rather a nasty bend on the Basingstoke Road, as NO properties are shown opposite the site, which include the village Pub and entrance to there car park two bus stops, one out side the pub the other, opposite, with lay by. Perhaps, as an overlay might surjest, the Basingstoke Road as shown plunders the gardens of properties not shown on the drawing from "Magnolia house," down to the "The Bull". Bull lane entrance is also strangley very large. Probably if the site Plan had been drawn in the centre of the plan, we all may have found out! (Had we been told of the RCD site) We were happy to have "Risley Stores" saved the planning application stateing Demolition of out buildings

and Conversion of 4 flats has its location as the RCD. very strange, the next application for RCD was Riseley Stores & RCD House. How did this happen? The applications are all situated on the same Tele-graph pole outside "Riseley Stores next to a telephone box (not shown on drawing) Riseley has NO post office, but a small sorting office, no unmanned entry. A bungalow called "Faille" between "The Oakes" and "Appledore" does not appear on the said application.

But all this was passed by Swallowfield Parish Council, as part of a Traffic calming scheme which entails closing off the Odiham Road and putting in a junction, the loss of two Oaks from the green

it wont only Calm it, but probably stop it alltogether, (165 cars, if Car Parks used plus sorting office lorries, all useing an entrance that on the application has NO WIDTH measurement stated.? is Chaos wanted? How is information obtained and passed onto whoever does a drawing, or will the road have its kink removed, we all, in Riseley, wish we had been told.

[signature]



Tudor Rose
Basingstoke Road
Riseley
Reading
Berkshire

Ms Angela Odell
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Ms Odell,

RE: Proposed Planning Application in Riseley Village, Ref No F/2000/1838

I write to you with reference to the above planning application for industrial units in Riseley and the change in the roadway.

We have lived in Riseley for over three years, and in Swallowfield for fifteen years before this. We moved to Riseley as we felt that there was no danger of any building work taking place.

However, I have been informed by a neighbour who attended the council meeting on Wednesday 6th September of the extent of the above application. He notified us that because we live in Tudor Rose, Basingstoke Road that we should have received a letter detailing the proposals.

I now inform you that we did not receive such a letter, and cannot tell you how strongly we are against this application. We are most concerned that we failed to be given a letter, and if there was such a letter then we would be grateful for a copy.

The roadway outside our bungalow is very busy first thing in the morning, and we can only see these proposals making things worse. If this application is approved it will ruin our village and we believe that the existing industrial units are more than enough.

We will be awaiting your early response.

Yours sincerely,

Mr. & Mrs. Gibson

Very concerned Riseley residents

PLANNING SERVICES	HPT
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CS 0035	APP0
18 SEP 2000	
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	FILE:

Norkett Cottage
Basingstoke Road
RISELEY
Reading
Berkshire
RG7 1QD

0118-9882840

14th September 2000

The Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berkshire

Dear Sirs

RE: PROPOSED PLANNING APPLICATIONS FOR DEMOLITION OF EXISTING OFFICES, WORKSHOPS AND SORTING OFFICE AND ERECTION OF NEW OFFICES, WORKSHOPS, SORTING OFFICE AND ALTERATION OF HIGHWAY

On the evening of Tuesday the 12th September we attended Swallowfield Parish Council Meeting to hear what they had to say re the above, hence our letter to you.

As residents of Riseley for more than 30 years, we are very concerned about the above proposed plans that will change our village and village life dramatically. We fully appreciate that development on the proposed site will happen, but with all due respect to the planners we feel that these plans are not acceptable and our main concerns are as follows:

A The size of the development - which in turn will bring more traffic into the village. According to the plans there will be car park spaces for 123 cars, does this take into account people who will be visiting the site and also delivery vehicles. We feel that the size of the development is far too large and is not in keeping with the village.

B Alteration of Highway - we feel that the alterations to the road layout will increase the dangers to an already very dangerous junction. By taking away the slip road that at present slips the traffic coming from Reading easily onto the Odiham Road, the traffic will have to make a left turn, which during the rush hours will increase the danger to this junction. The majority of the rush hour traffic comes down the Odiham Road to make a right turn to go to Reading and every morning is queued back as far as you can see. On the other side of the road you also have the traffic coming out of Bull Lane and if this new layout goes ahead there will be the increased traffic coming out onto the Odiham Road from the flats, just off of the new proposed junction and also the added danger of the increased traffic that will be turning into the new development. We strongly urge you to reconsider this layout.

We feel very strongly that Swallowfield Parish Council (bearing in minded that out of 8 committee members only 2 live in Riseley) have not listened to the villagers and their concerns.

PLEASE RECONSIDER!!!

Yours truly
Very worried Riseley residences

Mr & Mrs Godward

MR & MRS GODWARD

SERVICES | HP:

OBS AMO

COPIES TO: ACK: FILE:

"Langstone"
Basingstoke Road,
Riseley,
Reading,
Berks RG7 1QL

Tel 0118-988-3869
Fax 0118-988-5351
E-Mail IanBurnett@compuserve.com.

1 August 2000

Ms.Angela Odell,
Planning Services,
Wokingham,
Berks

PROPOSED DEVELOPMENT RISELEY

Dear Ms.Odell,

I wish to make representation in the strongest possible terms on the proposed Development concerning Riseley Stores together with the the area of land to the rear, in addition to the proposed junction layout changes in Riseley. I also refer you to my letter to you of 18 April 2000 concerning the widening of the "village envelope" which still remains relevant to this case (copy attached for your information)..

While I accept that a certain amount of redevelopment is necessary on the site containing Riseley Stores and outbuildings currently occupied by the Post Office, the proposed development is totally out of all proportion to the current surroundings and land-use. The conversion of Riseley Stores itself into several dwelling units may be a necessary consequence but I cannot in any way support the extension of Reading Chair Desks premises in the manner proposed - particularly in the provision of a greatly enlarged carpark to the rear.

To allow such a extension would be a logical step towards further light industrial development in what is essentially a rural housing area and totally out of character with the village environment. Just to say that the carpark development cannot be viewed from the main road is not enough. Any further development of the existing light industry in Riseley is unacceptable in any circumstances.

While I object most strongly to any light industrial extension in this immediate area I am also strongly opposed to your proposed changes in the road layout at the junction of the B3349 Basingstoke Road and the Odiham Road in the centre of Riseley - the purpose of which seems to be consequent on the aforementioned development rather than a desire to improve the road system in the village. I am led to believe that the Swallowfield Parish Council have raised no objections to this - this being the case I am frankly amazed, and in my opinion merely indicates their lack of interest in and knowledge of this village versus Swallowfield. I am particularly disturbed by the fact that the proposed new road layout takes away a substantial portion of the Village Green. When this was re-established some 15 years ago most of the residents

were delighted that this formed a logical and welcome centre to the village. On a personal note I took great pride in voluntarily mowing the grass area on a regular basis until some five years ago, and to see the apparent willingness to change it irrevocably is heartbreaking.

On the more serious subject of traffic unless the current 40 mph limit is revised downwards then the proposed changes will in the initial period result in both a greater degree of danger in the vicinity, and in the longer term lead inevitably to a larger amount of traffic on the Basingstoke Road south of the Riseley junction (the road already being well established as a morning "rat-run"). Even in the period since the junction ceased to be the A32/A33 and the building of the Swallowfield by-pass your own statistics will indicate that this junction remains a "black-spot" - the proposed changes in my opinion will do little to improve the situation.

As well as my objections stated above my main objection is that once again I was only made aware of the proposed developments at a very late stage with only two days remaining to lodge views and objections etc. This is not the first time this has happened with proposed planning developments in this area,and reflects very badly on your department. I was under the perhaps mistaken impression that your authority were under obligation to inform any resident whose property adjoins or might be affected by any proposed development. While I accept that the RCD carpark development does not directly affect us, any development concerning Riseley Stores (clearly and directly visible from our bedroom window) certainly does. Moreover the proposed changes to the main junction are of direct relevance - our property lies adjacent to the Bull and only 25 yards from the proposed new layout.

The fact that your authority and indeed Swallowfield Parish Council have both seen fit not to inform me (or it seems many other residents of Riseley who would be directly affected), leads me to seriously fear for the survival of local democracy in the United Kingdom.

Yours sincerely,



Ian P.Burnett



R J & P A WRIGHT
BEECHVIEW
ODIHAM ROAD
RISELEY
READING
BERKSHIRE
RG7 1SB

Tel No. 01189 887028

29 July 2000

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
OBS | AHO
31 JUL 2000
COPIES TO: | ACK
FILE

For The Attention of Angela Odell

Application Number: F/2000/1838

Site Address: Riseley Stores & RCD House, Basingstoke Road Riseley

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

Dear Sir,

We thank you for your letter dated 25 July 2000, asking for our comments on the Revisions to the above application. We are still against this development, as further industrialisation would lead to further use of HGV vehicles on our unsatisfactory roads. If the Post Office or Reading Chairs need larger Industrial premises, and increased parking areas then we suggest that they utilise one of the many purpose built industrial units springing up in and around Reading and the surrounding link roads, which are more suited to the increased traffic.

The stores and out buildings blend with the character of the settlement, and the new, modern industrial structures would stand out like a sore thumb, or to quote Prince Charles "carbuncles".

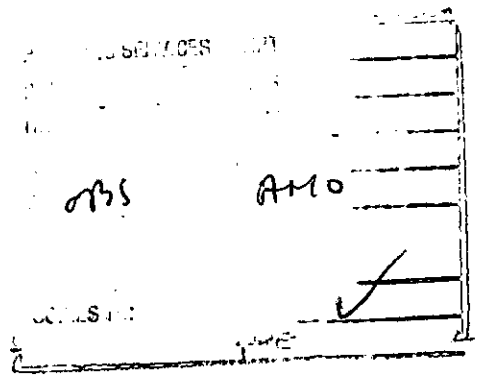
The alteration to the highway would seem to be the 'thin end of the wedge', in gaining access to Green Field sites to the rear to enable further development, to which we are totally opposed for reasons given in previous letter. This alteration would however slow down traffic entering Odiham road from Basingstoke road and we are for measures that would improve safety, noise and vibration problems with vehicles on this road.

As stated in previous correspondence, the only proposal that we would support would be to turn the site into a single dwelling, with outbuildings, that did not alter the external facades of them.

We hope that are comments are useful to you in your deliberations, and would remain.

Yours sincerely

Ray and Pam Wright



Magnolia House
Basingstoke Road
Riseley
Reading
Berkshire
RG7 1QF

Mrs Angela Odell
P O Box 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

25th July, 2000

Dear Mrs Odell,

Ref: Riseley Stores & RCD House Basingstoke Road Riseley Reading. (Application No: F/2000/1838.

My family and I live in Magnolia House, which is directly opposite the application site. Having visited your offices and viewed the plans for the above scheme I believe the whole scheme will be an enormous improvement to the village, especially the new road layout, which I think, is long overdue.

I visited your offices last year to inspect the application to increase the existing RCD building from one to two stories, which I considered at the time somewhat large and bulky, but this scheme seems very much in keeping with the village.

I would also like to express my support for leaving the old shop, and converting to flats, again I believe the whole development will enhance the centre of the village.

Yours sincerely,

Mr F Bullock

WOKINGHAM D.C.

ENVIRONMENTAL SERVICES DEPT

PLANNING SERVICES.

P.O BOX 157.

SHUTE END. WOKINGHAM.

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FILE:

Mr. & Mrs. A. POLLARD
"TWO HOOTS"
BASINGSTOKE ROAD
RISELEY
Nr. READING, BERKS.
RG7 1QD

30. AUGUST 2000

F.A.O. ANGELA ODELL

F 2000 / 1838

DEAR MADAM

REF: RISELEY STORES & RCD HOUSE
BASINGSTOKE ROAD RISELEY.

I HAVE RECENTLY HAD SIGHT OF THE PROPOSED PLANS FOR THE ABOVE SITE ADDRESS. WHILST I HAVE NO OBJECTIONS TO THE CONVERSION OF THE HOUSE INTO 4 FLATS AND A FURTHER 2 X 2 BEDROOMED FLATS AT THE REAR, I VIEW THE REST WITH ABSOLUTE HORROR! FIRST, THE PLANS THAT I VIEWED DOES NOT SHOW ANY HOUSES THAT ARE OPPOSITE TO THESE PROPOSED BUILDINGS, NOR DOES IT SHOW THE BUNGALOW KNOWN AS FAILTE' THAT LIES BETWEEN 'THE GABLES' AND 'APPLEDORE' ON THE SAME SIDE OF THE ROAD AS THESE PROPOSED BUILDINGS. WHY WERE THESE NOT ON THE PLANS? WITH THE PROPOSED ALTERATIONS TO THE ROAD I FEEL THAT IT IS AN ABSOLUTE NECESSITY FOR THESE

HOUSES TO BE TAKEN INTO CONSIDERATION, AS IT IS MAINLY THESE HOUSES THAT WILL BE AFFECTED THE MOST. BEFORE ANY OF THIS POSSIBLY TAKES EFFECT (WHICH I SINCERELY HOPE IT DOES NOT!) WE ARE ALREADY BOTHERED BY VEHICULAR ACCESS HERE — 6, 8, 10, 12 WHEELED TRAILERED VEHICLES, SOMETIMES PARKING ON THE PAVEMENTS, BEFORE REVERSING IN WITH GREAT DIFFICULTY AND OFTEN BLOCKING THE ROAD. WITH MORE BLOCKS OF OFFICES AND WORKSHOPS, NECESSITATING IN THE USE OF MORE CARS/VANS/LORRIES IT WILL BE TEN TIMES WORSE!

THE ROAD FILTER FOR VEHICLES THAT ARE TURNING RIGHT INTO THE ENTRANCE IS DEFINITELY A 'NO GO'. THERE IS SIMPLY NO WIDTH TO THE ROAD TO ALLOW FOR THIS FILTER. FURTHERMORE IT WOULD ALSO MEAN THAT THE VEHICLES THAT ARE <u>NOT TURNING RIGHT</u> INTO THE ACCESS ROAD, BUT TRAVELLING NORTH WOULD BE ZOOMING ALONG IN THE NEARSIDE LANE EVEN FASTER THAN THEY DO NOW. WE THE HOUSEHOLDS ON THE OPPOSITE SIDE OF THE ROAD (WESTSIDE) ALREADY HAVE GREAT TROUBLE GETTING OUT OF OUR DRIVE SIMPLY ENDANGERING OUR LIVES EVERY TIME WE TAKE THE CAR OUT.

WHAT WILL IT BE LIKE IF THIS IS ALLOWED TO GO AHEAD IT IS IMPOSSIBLE TO IMAGINE!

WHAT WE NEED NOW IS TRAFFIC CALMING MEASURES NOT A PROPOSITION THAT ALLOWS TRAFFIC TO TRAVEL EVEN FASTER.

THE POST / SORTING OFFICE WHICH IS TO BE PART OF THIS COMPLEX IS DUE TO BE COMBINED WITH THE MORTIMER SORTING OFFICE, THEREBY INCREASING THE VEHICLES/VANS BY 100%. VEHICLES ARE IN AND OUT FOR THE BEST PART OF THE DAY, AND ARE YOU AWARE THAT THE OVERALL PARKING FOR DAILY USE TOTALS 15H. THIS IS WITHOUT DAILY DELIVERIES AND POST OFFICE VANS IN AND OUT ALL DAY.

IF THIS IS ACCEPTED THEN THE NEXT APPLICATION I CAN FORSEE WILL BE MORE HORRIFYING FOR VILLAGE LIFE, NAMELY THE FIELD BEHIND THE AREA DESIGNATED AT THIS TIME

YOURS SINCERELY

A.P. POLLARD AND MRS B.L.G. POLLARD

PLANNING SERVICES	HPT
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DC	EMF
APP	
CS 085	AMO
31	
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	FILE:

Debbie Atkinson
9, Portway
Riseley
RG7 1SQ

25th August 2000

1838

Dear Ms O'Dell

I'm writing to object to the proposed development in Riseley of the 2 new office blocks near the Royal Mail sorting office, the doubling in size of the sorting office and the reduction of the village green involving the removal of the oak trees to change the current road junction.

My first concern is that I'd heard absolutely nothing about these proposed plans until a very worried neighbour enlightened me, adding that I only had 10 days to get any objections in!

I moved in to the village earlier this year and one of the main reasons for moving here was because it was a nice quiet village which didn't have lots of big (ParcelForce) lorries running through it and didn't have a small industrial state containing tall buildings spoiling the landscape. When I moved here I appreciated the fact that small scale residential development may occur in future years but I certainly did NOT think that new office buildings were going to be erected and that the infrastructure of the village centre was going to be changed to accommodate this development, including the removal of 2 very big old Oak trees which form the centre of the village.

Please can you make a note of my objection to try and get this planning stopped, certainly until all the people who live in the village have been consulted and have had a chance to put their opinions and thoughts forward.

Yours sincerely

received:
6/9

Debbie Atkinson

By hand 5/9/00.

Ref.
Application No 17/2000/1838

PLANNING SERVICES	
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DC	ENF
APP	
CS OBS	AMO
06 SEP 2000	
COPIES TO:	ACK: /
	FILE:

1, Magnolia House
Basingstoke Rd
Riseley
RG7 1QT

Dear Sir/Madam,

I write with ref to the above application with my objections.

1. The proposed change to the junction to Odiham Rd will cause even more hold ups and hazards to the villagers of Riseley making getting out of our own drives even more difficult especially in the mornings. It will not slow traffic down through Riseley.

2. The proposed development and re-devolpment to the R.C.D site will create more traffic as it is obviously going to become a bigger industrial area creating more jobs in a small village. We dont need it or want it.

I live opposite the R.C.D. entrance and I personally have a job some mornings to get out of my drive without being hit in the back of my car. I do believe the only tried and tested way of slowing down traffic is traffic calming by "pinching the road."

I object to these devolpments

and the road changes as I feel these new changes and developments encourage and open up the floodgates for big housing estates to spring up in our small village. I do not object to the development to Nisley Stores.

These are my objections and I would like them logged for reference

Raymond P. Sutton

PLANNING SERVICES
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DC
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CS 0155
07 AUG 2000
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FILE:

Margaret Moloney
Snap Cottage
Russett Close
Riseley
Berkshire
RG7 1SF

2 August, 2000

Angela Odell
C/o John Mitchell
Development Control manager
Environmental Services Department
Planning services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Proposed Development Riseley

I wish to register my objections to the proposal for development of the land in the area of Basingstoke Road/Part Lane/Odiham Road, Riseley.

The Basingstoke Road already suffers from being used as a rat run for through traffic that will not use the A33 Swallowfield Bypass because of the traffic congestion that occurs there. As a resident who has to exit from Bull Lane during the rush hour period I can relate personal experiences of near misses due to the speed and volume of traffic using the Odiham and the Basingstoke roads. Leaving Bull Lane has problems because the existing curve in the road reduces visibility to both the right and the left. With the cross roads becoming staggered in the new road layout this will be even more dangerous. At least at present if you cross the Basingstoke road "fast" you can get to the relative safety of the short lane that gives access to the Odiham road. I can foresee that there will be an increase in accidents at this new junction.

In addition if this development proposal is allowed to go ahead the increase in commercial use of properties within the village will inevitably lead to an increase in traffic. The limited number of pavements, the extremely narrow pavements and lack of safe crossing places mean that children are at risk when going to the local recreation area by Riseley Memorial Hall. All previous requests for a reduced speed limit, traffic calming measures and speed cameras have been ignored.

I do not understand the logic of a rural village having a 40 mph zone when the dual carriage way from the M4 into Reading which has no residential property has only a 40 mph zone.

Riseley does not have the infrastructure to support an increase in "population" albeit that some will only be during working hours. During my time in the village I have witnessed numerous losses of the both the water and electricity supplies. Any additional load on these facilities can only make the situation worse.

There are no shops, post offices etc in the village. There is very little in the way of public transport. It is impossible to get to Basingstoke or Wokingham directly by bus from Riseley. This development will lead to an increase in car traffic at lunch times as well as in the morning and evening.
There is plenty of commercial and residential property in the vicinity of Reading which has the infrastructure to support such developments and therefore no need to ruin the rural villages with this type of development.

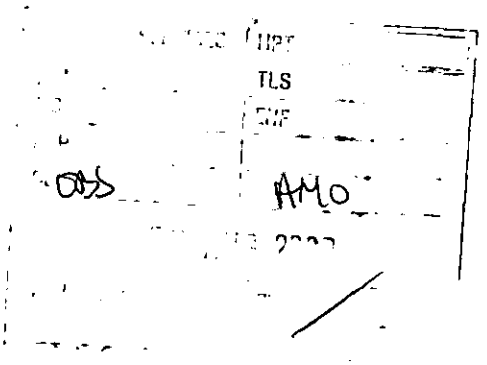
I would ask that you take into account that Riseley is a small rural village that is constantly under threat from being merged with the other villages in the area until it becomes a suburb of Reading. Allowing development within the village would set a precedent for further development proposals that would inevitably lead to the loss of its rural nature.

Please reject this proposal now before it is too late for our countryside.

Yours sincerely

M. Moloney

Margaret Moloney



Cherry Tree Cottage
Basingstoke Road
Riseley
Reading
RG7 1QL

August 2nd 2000

To: Angela Odell, Planning Department, Wokingham District Council

Re: Planning Application F/2000/1838

Dear Ms. Odell,

We are writing to register our objection to the proposed development of Riseley Stores and RCD House and the associated highway alteration.

By expanding the current volume of business premises and, in particular, adding two-storey office buildings, this development will seriously impact the rural character of Riseley village, which is primarily a residential area with low-density housing. The development is also contrary to current planning guidelines for new outbuildings and extensions to existing residential properties within the village.

Furthermore, we understand that the current number of car parking spaces will be more than doubled by the proposed development. This is a serious consideration, since the village infrastructure and road system is poorly equipped to handle increased volumes of business traffic. Riseley already suffers from excessive traffic, and the Basingstoke Road is used as a shortcut to Reading by large numbers of cars, vans and HGVs, many of which exceed the speed limit of 40 miles per hour. The resultant noise and pollution levels are unacceptable and there is a safety risk to local children in the area. Because of the traffic, we cannot allow our own children to cross the Basingstoke Road by themselves, and must always escort them to the nearby playground.

We also feel that the proposed alteration to the highway is likely to increase the volume of traffic in the Basingstoke Road, since Odiham Road will appear a subsidiary road, and traffic that would previously have flowed down this road will be directed along the Basingstoke Road instead. This will mean increased traffic at the T-junction at the end of the Basingstoke Road, and little use being made of the roundabout at the end of the Odiham Road, in spite of the fact that this roundabout is much better suited to taking a higher volume of traffic. The T-junction is already very congested at peak hours, and with poor visibility at the bend in the road represents a considerable traffic hazard.

Having recently moved to Riseley, we have been disappointed by the poor level of amenities available to residents (no village shop, for example) and the disturbance caused by the heavy volumes of traffic passing through the village. We would welcome a coherent focus on methods of reducing the volume and speed of traffic passing through the village and on improving the environment for residents. Encouraging small businesses that would enhance the character of the village and be of everyday use to local residents would seem preferable to allowing speculative business developments to damage the character of the village.

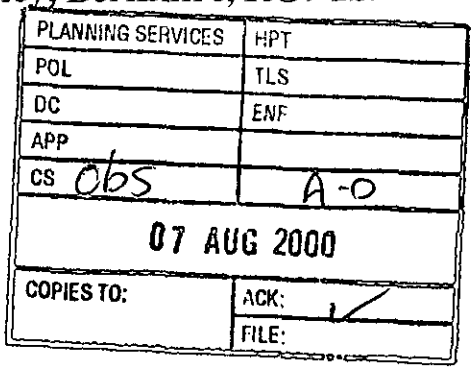
Yours sincerely,

Deborah Bergstrom



Deborah Bergström Leif Bergström

Harwood House, Odiham Road, Riseley, Berkshire, RG7 1SD



Angela Odell
C/o John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Mitchell,

Regarding the planning applications pertaining to developing land behind Riseley Stores and RCD House, I write to voice my concern.

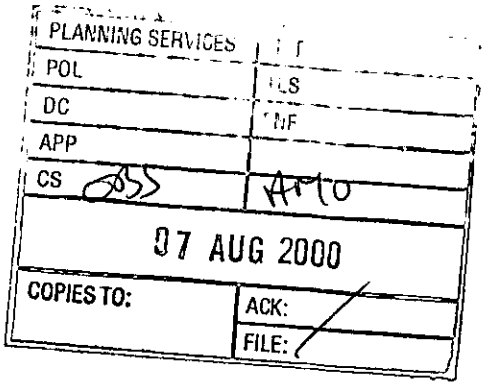
These plans include proposals to alter the junction at Basingstoke Road and Odiham Road. There is an ongoing campaign in Riseley for traffic calming measures, and there are near-misses almost daily at this junction. The number of actual accidents that occur is alarming in the extreme.

While any measures aimed at improving the flow of traffic through Riseley and making the junction safer are to be applauded, the increased use by non-residential traffic as a result of the development outlined in these applications would only act as a countermeasure to any safety gains.

Not only must we bear in mind the quality of life of current residents in Riseley, but we should think of future generations. Are the lives of our children to be gambled against financial gain?

Yours sincerely,

Susan Hames.



Nithsdale House
Old Basingstoke Road
Riseley
Berkshire
RG7 1QL

1 August 2000

Angela Odell
C/o John Mitchell
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Odell

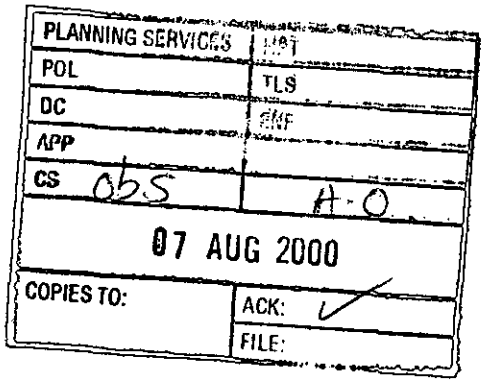
I am writing to you after being informed that there is a proposed development for some of the land in Riseley. Again it seems that this area is targeted for development yet the road network is incapable of coping with the existing volume of traffic.

As a resident of Basingstoke Road for some 5 years the increase in traffic noise and volume has been extraordinary and yet rather than tackle the already difficult and dangerous problem, the Council seem bent on making matters worse.

We are in real need of traffic calming and deterrents for those using our road as a short cut because the Swallowfield by-pass is so conjested. What we do not need is more development causing even more traffic speeding past our house.

Yours sincerely

Gillian Danesh-Pour



Cranmore House
Basingstoke Road
Riseley
Berks
RG7 1QP

Mrs A Odell
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

3 August 2000

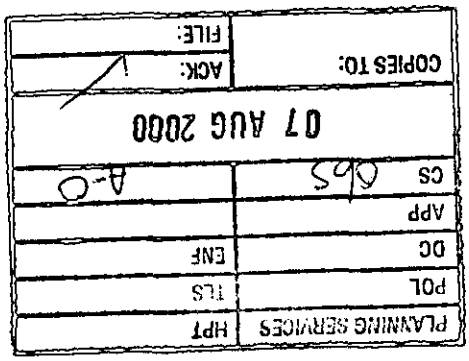
Dear Mrs Odell

Re: Planning Application LB/2000/1838

We have recently seen notification of the above application, displayed at the Basingstoke Road / Odiham Road junction in Riseley. We have also seen the revised plan associated with this application (Issue D, dated 19/7/00) and are horrified at the thought of the implementation of any building scheme that will put a further 100 cars or so, on to the Basingstoke Road at peak traffic times. Clearly re-development of the site will increase the number of people who work there and who have to negotiate the hazardous intersection of Odiham Road and Bull Lane with Basingstoke Road. There have been a number of accidents at this junction, the situation exacerbated by the number of speeding cars using the Basingstoke Road instead of the Swallowfield Bypass in the morning, as a means of gaining quicker access to Reading and the M4.
We hope you will give some consideration to the residents of Riseley and either reject this application out of hand or, alternatively, ensure that traffic-calming measures similar to those installed in Rotherwick, are provided at the same time.

Marina Goldsmith

Michael Goldsmith



DEREK BROWNE
HEATHER COTAGE
BULL LANE
RISELEY
Tel 01189
884650

02-Aug-00 13:49

RE proposed development Riseley ref F/2000/1838

Dear Ms Odell

It was with great surprise that only yesterday I heard of yet another proposed new development for Riseley.

I feel that this development is totally unsuitable for this area for the reasons stated below;

- To extend the Chair Factory into a major industrial site would be totally out of keeping with the rural aspect of the area. This rural setting can never be replaced once it is lost.
- The increase of heavy lorries entering and leaving the site on to a very busy road would be dangerous. These lorries already cause problems and quite often cause hold ups.
- The proposed size of the new car park indicates that the company is planning a considerable increase of staff This again will mean more cars entering and leaving particularly at peak periods. The volume of traffic now at this period, makes it very difficult for the residents of Bull Lane and Yeosfield to turn on to the Basingstoke road. This proposal will make it impossible.
- The Basingstoke road is already a 'rat run' and is often used as an alternative to the A33 and easy access to the M4 and M3 .The speed at which the traffic passes through Riseley is very often well over the limit. The junction with the Odiham Rd has been the scene of many accidents and I feel that this development will only increase the risk of more serious accidents.
- I fail to see how the proposed alteration will lesson the risk of a major pile up
- The proposal for a block of flats included in this plan, Once again I must point out that as a resident of Riseley I feel that the infrastructure cannot cope with a development of this size. We are miles away from shops, our nearest supermarket is over eight miles away. The schools are bursting at the seams and the nearest is two miles away. This means a dangerous walk along the Basingstoke Road with fast moving traffic and poor footpaths so children will have to be driven thus increasing the traffic leaving and arriving in Riseley at peak times .
- More pressure on an already overworked and overstrained medical service.
- We have no gas, cable TV. a very poor electricity supply and water pressure that is variable
- Very inadequate public transport .One bus service that only goes to Reading and all though we are part of **Wokingham District Council**, nothing goes in that direction at all.
- Why were we not consulted in a more open way about these changes especially the lay out of the roads? These plans concern us and our quality of life very much. It seems that those concerned have kept it a dark secret for there own purpose only..

Yours Sincerely.

Derek Browne

ISOBEL BROWNE
HEATHER COTAGE
BULL LANE
RISELEY
RB7 1SE
Tel 01189 884650

e-mail DELISO@dorviv.freeserve.co``

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CS 065 | A.O
07 AUG 2000
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FILE:

RE proposed development Riseley ref F/2000/1838

Dear Ms Odell **02-Aug-00 10:41:18**

It was with great surprise that only yesterday I heard of yet another proposed new development for Riseley.

I feel that this development is totally unsuitable for this area for the reasons stated below;
To extend the Chair Factory into a major industrial site would be totally out of keeping with the rural aspect of the area. This rural setting can never be replaces once it is lost.

- The increase of heavy lorries entering and leaving the site on to a very busy road would be dangerous. These lorries already cause problems and quite often cause hold ups.
- The proposed size of the new car park indicates that the company are planning a considerable increase of staff This again will mean more cars entering and leaving particularly at peak periods. The volume of traffic now at this period, makes it very difficult for the residents of Bull Lane and Yeosfield to turn on to the Basingstoke road. This proposal will make it impossible.
- The Basingstoke road is already a 'rat run' and is often used as an alternative to the A33 and the M4 .The speed at which the traffic passes through Riseley is very often well over the limit. The junction with the Odiham Rd has been the scene of many accidents and I feel that this development will only increase the risk of more serious accidents.
- I fail to see how the proposed alteration will lesson the risk of a major pile up
- I am also led to believe that there is also a proposal for a block of flats included in this plan Once again I must point out that as a resident of Riseley I feel that the infrastructure cannot cope with a development of this size. We are miles away from shops, our nearest supermarket is over eight miles away. The schools are bursting at the seams and the nearest is two miles away. This means a dangerous walk along the Basingstoke Road with fast moving traffic and poor footpaths so children will have to be driven thus increasing the traffic leaving and arriving in Riseley at peak times .
- More pressure on an n already overworked and overstrained medical service.
- We have no gas, cable TV. a very poor electricity supply and water pressure that is variable
- Very inadequate public transport .One bus service that only goes to Reading and all though we are part of **Wokingham District Council**, nothing that goes in that direction at all.

These are my main objections. I hope that they are taken into consideration when this plan is being discussed.
I do feel that as these plans will effect life for the residents of this rural community and why we were we not consulted in a more open way especially the changes in the lay out of the roads? It seems that those concerned have kept it a dark secret for there own purpose.

Yours Sincerely.
Isobel Browne

Keith Ebsworth
Snap Cottage
Russett Close
Riseley
Berkshire
RG7 1SF

2 August, 2000

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Angela Odell
C/o John Mitchell
Development Control manager
Environmental Services Department
Planning services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

Proposed Development Riseley

I wish to register my objections to the proposal for development of the land in the area of Basingstoke Road/Part Lane, Riseley.

The Basingstoke Road already suffers from being used as a rat run for through traffic that will not use the A33 Swallowfield Bypass due to the traffic congestion that occurs there. As a resident who has to exit Bull Lane during the rush hour period I can relate personal experiences of near misses due to the speed and volume of traffic using the Odiham and the Basingstoke roads. Unfortunately there have also been many accidents in the last few years.
The proposed change to the road layout in the vicinity of the Bull Public House will make the crossroads even more dangerous.

In addition if this development proposal is allowed to go ahead the increase in commercial use of properties within the village will inevitably lead to an increase in traffic. The narrow pavements and lack of safe crossing places mean that children are at risk when going to the local recreation area by Riseley Memorial Hall. All previous requests for a reduced speed limit, traffic calming measures and speed cameras have been ignored.

It is ludicrous that a rural village should be a 40 mph zone when the dual carriage way from the M4 into Reading which has no residential property is only a 40 mph zone.

Furthermore Riseley does not have the infrastructure to support an increase in "population" albeit that some will only be during working hours. During my time in the village I have witnessed numerous losses of the water and electricity supplies. Any additional load on these facilities can only make the situation worse.

There are also no shops, post offices etc in the village and little in the way of public transport so development will lead to an increase in traffic at lunch times as well as in the morning and evening.
There is plenty of commercial and residential property in the vicinity of Reading and therefore no need to ruin the rural villages with this type of development.

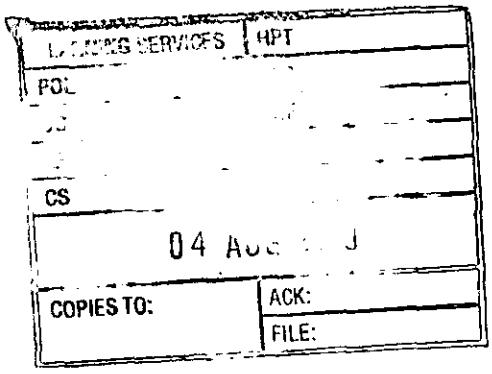
I would ask that you take into account that Riseley is a small rural village that is constantly under threat from being merged with the other villages in the area until it becomes a suburb of Reading. Allowing development within the village would set a precedent for further development proposals that would inevitably lead to the loss of its rural nature.

Please reject this proposal now before it is too late for our countryside.

Yours sincerely

K. C. Ebsworth

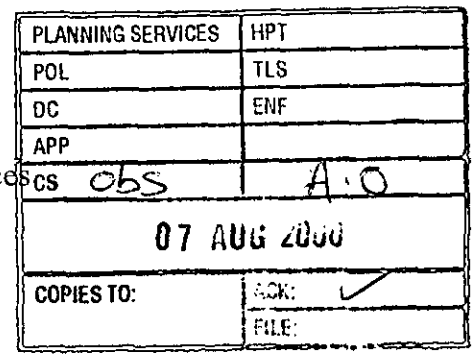
Keith Ebsworth



Pembroke Cottage
Russett Close
Riseley
Reading
Berkshire
RG7 1SF

Home Telephone: 0118 988 2995
Business Telephone: 0118 932 8811

3rd August 2000 - **By Fax and Post**



Angela Odell
c/o John Mitchell
Development Control Manager
Environmental Services Department – Planning Services
Wokingham District Council
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Dear Madam

Re: **Proposals to develop land behind RCD House and the property formerly known as Riseley Stores**

I write to advise my objection to the proposal you currently have before you to develop land behind RCD House and the property formally known as Riseley Stores.

I understand that this proposed development is for new office blocks and additional car parking for 150 cars. A development of this size and nature is totally inappropriate for a rural village such as Riseley.

Additionally, the number of vehicles that will be involved entering and leaving this site on to a busy main road at the start of a long bend would lead to increased danger for pedestrians and other traffic in the village despite proposals to alter the junction opposite the Bull Public House.

Will you please therefore reject these proposals when they come up for consideration before the Planning Committee.

Yours faithfully

Mrs W Robson

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Pembroke Cottage
Russett Close
Riseley
Reading
Berkshire
RG7 1SF

Home Telephone: 0118 988 2995
Business Telephone: 0118 932 8811

3rd August 2000 - **By Fax and Post**

Angela Odell
c/o John Mitchell
Development Control Manager
Environmental Services Department – Planning Services
Wokingham District Council
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR

Dear Madam

Re: **Proposals to develop land behind RCD House and the property formerly known as Riseley Stores**

I write to advise my objection to the proposal you currently have before you to develop land behind RCD House and the property formally known as Riseley Stores.

I understand that this proposed development is for new office blocks and additional car parking for 150 cars. A development of this size and nature is totally inappropriate for a rural village such as Riseley.

Additionally, the number of vehicles that will be involved entering and leaving this site on to a busy main road at the start of a long bend would lead to increased danger for pedestrians and other traffic in the village despite proposals to alter the junction opposite the Bull Public House.

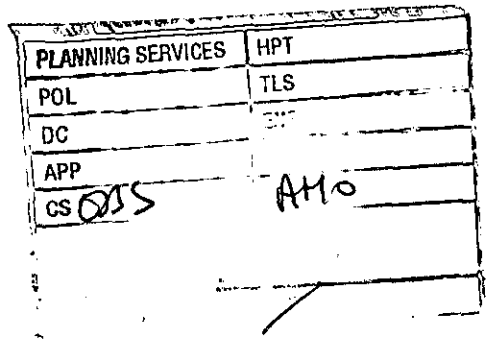
Will you please therefore reject these proposals when they come up for consideration before the Planning Committee.

Yours faithfully

J J F Robson

THORN END, ODIHAM ROAD, RISELEY, READING,
BERKSHIRE RG7 1SD

1st August 2000



Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Angela Odell

RE: Proposed Development in Riseley Application Number F/2000/1838

I write in opposition to the above planning proposal, for the following reasons;

- The proposed development would detract from the natural character of the village and would be visually obtrusive.

- This is a village community with families of all ages, this kind of development in no way enhances the life for the village, it only serves to create further division and very unsafe roads which have commuters regularly travelling through.

- The detrimental impact to the wildlife and nature around would be devastating; so much of the countryside has already been destroyed through development that forces wildlife into the ever-receding greenery. 1/ The roads in and around Riseley are already congested with traffic and would be unable to withstand further pressures that extra offices and car park would demand.

- The roads in and around Riseley are already congested with traffic and would be unable to withstand further pressures that extra offices and car park would demand.

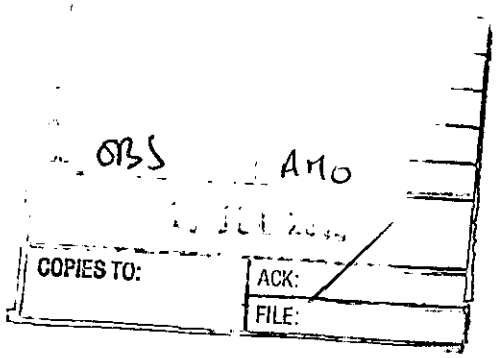
- There are no facilities that would sustain the extra people coming to Riseley, I.e. the bus route through Riseley is only hourly, people will drive causing, extra pollution, there is no local shop for provisions, and other resources, such as policing, Doctors services etc are already stretched to their limits in the area, that it seems unrealistic a situation for any extra development of any kind.

I am hoping that my comments are considered prior to any decision being made

Yours Sincerely

Mr Oliver Ward

Appledore
Basingstoke Road
Riseley
Reading
Berkshire
RG7 1TB



13th July00

Mr. John Mitchell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks.
RG20 1WR

Dear Sir

RE: F/2000/1838

I am writing to object to planning permission at the above site.

The Junction outside the Bull Public House is a notoriously bad accident spot, further development on this site will only add to this.

The roads and footpaths are of very poor condition, how will increasing use help this.

The access to this site is very poor and always causes traffic problems; I feel more traffic will only add to this.

Yours faithfully,

Helen E. ~~Hill~~.

Heather Cottage
Bull Lane
Riseley
Berkshire RG7 1SE

PLANNING SERVICES	
POL	TLS
DC	EMF
APP	
CS OBS	AMO
03 AUG 2000	
COPIES TO:	ACK
	FILE

August 2nd 2000

Dear Mrs O'dell,

Re: Planning application F/2000/1838

I am writing to formerly object to the above planning application on the grounds of severe concern for an already dangerous siting of a small business/ factory.

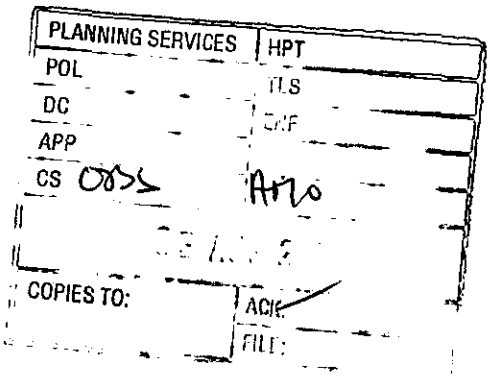
This stretch of road is already a racetrack, and I lie in bed most nights and here a sudden screech of breaks as drivers negotiate the blind bend adjacent to the entrance of the office furniture company. As a mother of two young children, the thought of another 160 cars coming and going from the factory is quite terrifying, and indeed we would urge the Council to consider traffic calming along that stretch of road. I have now restricted my sons from using their bikes even on the pavement along this stretch of road.

I strongly recommend that the Council does consider the pleas of local residents, and refuses this application. If the company is becoming so successful, could they consider relocation to another site, as there are plenty of 'to let' signs around Wokingham, Reading and Bracknell, with the facilities already in place.

Yours Very Sincerely

Alison C Browne

THORN END, ODIHAM ROAD, RISELEY, READING,
BERKSHIRE RG7 1SD



1st August 2000

Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Angela Odell

RE: Proposed Development in Riseley Application Number F/2000/1838

I write in opposition to the above planning proposal, for the following reasons;

1/ The roads in and around Riseley are already conjested with traffic and would be unable to withstand further pressures that extra offices and car park would demand.

2/The proposed development would detract from the natural character of the village and would be visually obtrusive.

3/This is a villlage community with families of all ages, this kind of development in no way enhances the life for the village, it only serves to create further devision and very unsafe roads which have commuters regularly travelling through.

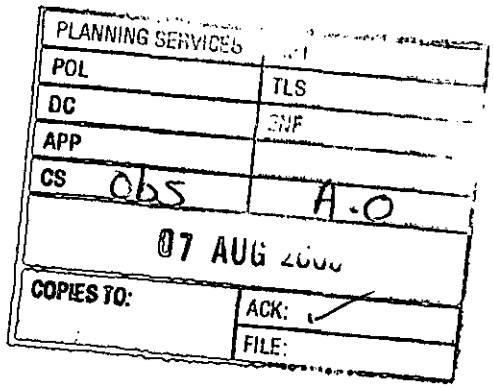
4/The detrimental impact to the wildlife and nature around would be devastating, so much of the countryside has already been destroyed through development that forces wildlife into the ever receeding greenery.

5/ There are no facilities that would sustain the extra people coming to Riseley, I.e the bus route through Riseley is only hourly, people will drive causing, extra pollution, there is no local shop for provisions, and other resources, such as policing, Doctors services etc are already stretched to their limits in the area, that it seems unrealisitc a situation for any extra development of any kind.

I am hoping that my comments are considered prior to any decision being made

Yours Sincerely

Lisa Ward



WOODSIDE COTTAGE
RISELEY
NR READING
BERKSHIRE
RG7 1QU

3rd August 2000

Wokingham District Council
For the attention of Ms Odell

+ Petition

Re:- Planning Application Reference F/20001838
Riseley Stores and RCD House

We refer to the above mentioned Planning Application which has come to our attention and feel that we must advise you of our dismay with regards to the same.

We believe that villages need to be looked after and care and attention should be made ensuring that Britains villages are kept rural.

In the last few years the traffic through Riseley has been building up steadily and this has now reached an unsatisfactory level putting residents in risk. The proposal of altering the road in Riseley would, quite simply, make the village unsightly, notwithstanding the fact that the alteration really would not make the slightest bit of difference. We understand through Kate Fuller that traffic calming has been discussed within Wokingham District Council as speed tests have been carried out resulting in such discussions. Surely this situation would only become worse should there be 150 extra cars or more coming to and from the above mentioned site.

We suggest that you take into consideration that the Swallowfield Bypass was built to **stop** traffic using the Basingstoke Road and therefore coming through Riseley but this is quite clearly not working now. We believe that the traffic situation through Riseley could easily be resolved by a Traffic Calming measure being introduced similar to that in the village of 'Rotherwick', therefore the roadway staying the same and attention being given to the Three Mile Cross area, an area where everyone wants to avoid as it gets extremely clogged up and therefore shortcutting through Riseley.

Further, we find it amazing and of course totally unacceptable that the buildings which are proposed to be developed and altered to accommodate further staff etc are in a Village. These offices and industrial units should not be in a Village, especially when there are so many Industrial Units waiting to be let on the outskirts of Reading.

We would urge you to take our views into consideration and forward to us any correspondence to which you believe would be of interest to us.

Yours sincerely

Mr and Mrs M Upshall

For the attention of Angela Odell

Application Number: F/2000/1838

Site Address: Riseley Stores and RCD House

Please note that we the undersigned are against the proposed development

NAME	ADDRESS	SIGNATURE
D Swinson	HIGH MEAD	
L Waite	2, Maythorn Cottage	L Waite
G Waite	2, Maythorn cottage	G Waite
IAN BURNETT	LANGSTONE, RISELEY	
JOHN HEATH	FIVEWAYS, RISELEY	
A.T LEADER	THE TREES RISELEY	A. Leader
K.C. EBSWORTH	Snap Cottage, Riseley	K. C. Ebsworth
M. Maloney	Snap cottage, Riseley	M. Maloney
W. ROBSON	Pembroke Cottage, Russell	
J. ROBSON	" " close	
M Goldsmith	Brownmore Hse, Riseley	M Goldsmith
L Upham	Woodside Cottage, Riseley	
F HODGES	2 CRANMORE COTTAGES, RISELEY	

Angela Odell
C/O John Mitchell
Development Control Manager
Evironmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Angela Odell

Application Number: F/2000/1838

Site Address: Riseley Stores and RCD House

Please note that we the undersigned are against the proposed development

NAME	ADDRESS	SIGNATURE
DEBORAH BERGSTROM	CHERRY TREE COTTAGE, BAS. ROAD	Deborah Bergstrom
SPENCER STEVENS	2, CRANMORE COTT., BASINGSTOK RD	S Stevens
RICHARD APSEY	'HOLMROOK', BASINGSTOKE RD,	R. J. Apsey
GILL DANESH-POUR	NITHSDALE, BASINGSTOKE RD	G Danesh-Pour
B. DANESH-POUR	" " "	B Danesh-Pour
S Barrett	Chorton, Basingstoke Rd	S Barrett
[illegible]	Heather Cottage Bull Lane	[illegible]
DV. Browne	Heather Cottage, Bull Lane	DV. Browne
AC BROWNE	Heather cottage Bull Lane	AC Browne

Angela Odell
C/O John Mitchell
Development Control Manager
Evironmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Angela Odell

Application Number: F/2000/1838

Site Address: Riseley Stores and RCD House

Please note that we the undersigned are against the proposed development

NAME	ADDRESS	SIGNATURE
R. SMITH	1, LILAC COURT	
Maxwell Cartwright	Kingston Cottage	
D. Willis	Hunters End, Riseley	
P. HORSEY	CONIFERS, PART LANE, RISELEY	
J.E. Dawson	Talland, Part Lane Riseley	J E Dawson
Philip Dawson	" " " "	P.R. Dawson.
Ray Adnams	Dupath Part Lane	RM Adnams
Mark Adams	Dupath Part lane	

Angela Odell
C/O John Mitchell
Development Control Manager
Evironmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

For the attention of Angela Odell

Application Number: F/2000/1838

Site Address: Riseley Stores and RCD House

Please note that we the undersigned are against the proposed development

NAME	ADDRESS	SIGNATURE
Mrs Burrows	1 Portway Riseley	[signature]
Avril Saunders	Blanchards Riseley	A. Saunders
Harry Collins	West Bourne House	[signature]
Mrs Dance	Lilydale Stoke Rd Riseley	[signature]
Mrs Darey	Skomer Basingstoke Rd Riseley	[signature]
Nigel Mead	2 Basingstoke Rd.	[signature]
[signature]	Harwood House Odiham	[signature]
[signature] L. Ward	Thorn End, Odiham Road Rd Riseley, Reading, Berks	[signature]
S.M. Wyles	Tykone Odiham Rd	[signature]

Angela Odell
C/O John Mitchell
Development Control Manager
Evironmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

2 CRANMORE COTTAGES
BASINGSTOKE ROAD
RISELEY
READING
BERKSHIRE
RG7 1QP

POL	TLS
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CS Obs	A.O
07 AUG 2000	
COPIES TO:	ACK: ✓
	FILE:

2nd August 2000

Dear Ms. Odell

Re: Planning Application Ref. F/2000/1838, Riseley Stores and RCD House

We are writing to you to express our concerns with regard to the above planning application.

The scale of this development seems totally inappropriate for a small village community such as Riseley. It seems absurd with such large cities and towns nearby, such as Reading and Basingstoke, to do such damage to the village communities, the character of which cannot be replaced once lost.

We also have serious reservations about the impact of the increase in traffic. The main road through Riseley is dangerous as it stands. Drivers take no heed of the speed limit and the pavements are small and uneven. The additional traffic generated through the addition of the large number parking spaces will make the situation considerably worse. I hope we are not left with a situation in which developments take priority, and we only sit up and notice the problems after someone is killed.

Traffic already tails back along the A33 towards the Wellington Country Park roundabout. This causes problems at the junction nearest Cranmore Cottages. Turning into Riseley from this direction is already hazardous, as the queuing traffic creates a blind spot. Increased development in the village would exacerbate this problem, and possibly result in traffic queuing into the village. Again, it is only a matter of time before a head-on accident occurs, bearing in mind the speed limit on this road is 60mph and cars leaving the A33 commonly travel at this sort of speed.

In summary, we believe that large developments such as this are inappropriate and unnecessary in a small village community such as Riseley. The road system in the village already requires attention as it stands, and increasing the level of traffic without addressing these issues would be very short sighted.

Yours Sincerely

Mr Spencer Stevens

Miss Fiona Hedges

PLANNING SERVICES
POL
DC ENF
APP
CS 065 A·O
07 AUG 2000
COPIES TO: ACK:
FILE:

2 Kent Cottages,
Odiham Road
Riseley
Nr. Reading
Berks
RG7 1SB

2nd August 2000

Dear Sir/Madam,

With reference to the proposed planning application for the development of the old listed "Riseley Stores" building and the surrounding area along the Basingstoke/Odiham Roads in Riseley.

We have lived in the village for 35 years and find the application for such a vast amount of offices and car parking spaces both distressing and vulgar.

Riseley is a quiet rural village of outstanding natural beauty and as I'm sure you can appreciate, we would all like to keep it that way.

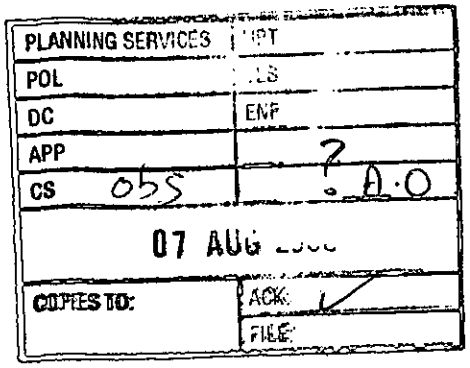
Also, the volume of traffic through the village on both of the main roads is already dangerously high, without the addition of the increase in traffic due to the 160 additional parking spaces.

We hope that you will take out objection into consideration when deciding the outcome of this planning application.

Yours sincerely,

G Morris

Mr and Mrs G. Morris



1 Kent Cottages,
Odiham Road
Riseley
Nr. Reading
Berks
RG7 1SB

2nd August 2000

Dear Sir/Madam,

I am writing with reference to the proposed planning application for the development of the old listed "Riseley Stores" building and the surrounding area along the Basingstoke/Odiham Roads in Riseley.

The proposal for such huge industrial units and for parking facilities for 160 cars is absolutely ridiculous. The traffic along both the Basingstoke and Odiham Roads is currently at full capacity, without adding to the problem.

This is a rural area that should not be ruined by unsightly and unnecessary industrial units and I hope that you will take both mine and the objections of others into account when deciding the outcome of the planning application.

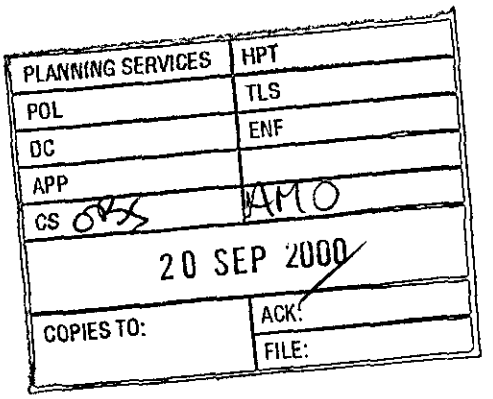
Yours sincerely,

Julie Upshall.

Julie Upshall.

By hand 20/9/00

Harwood House, Odiham Road, Riseley, Berkshire, RG7 1SD



Angela Odell
Senior Planning Officer
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

20th Spetember, 2000

F/2000/1838

Dear Angela,

Thank you very much for meeting me last week and clarifying some points of confusion regarding the planning application by Reading Chairs and Desks at Riseley.

As I stated at the meeting, my concerns regarding the application lie not in the proposed development but in the alterations to the junction of Basingstoke and Odiham Roads. There is no disputing that this is a dangerous junction as it now stands. There was a committee set up in the village looking at road safety and traffic calming measures some time ago. The suggestions put forward by the committee were unable to be implemented due to budgetary restrictions.

I now believe that we have an opportunity to improve safety at the junction, through Mr Mulhern's kind agreement to finance the work. However, I cannot see that the proposed alterations will do very much to help the matter.

During our meeting last week I highlighted several problems. Many of these are apparent only to residents of the village and would not be apparent on a site visit. These are as follows:

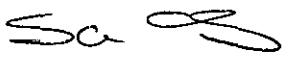
- The speed of traffic travelling along Basingstoke Road, around blind bends in both directions making crossing difficult for pedestrians and motorists alike
- The use of the Bull Car Park instead of the junction at Bull Lane, as visibility is marginally better here – or at least oncoming speeding cars have more chance to stop before hitting you
- The high numbers of horses and riders crossing into Bull Lane from Odiham Road, and the potential for accidents due to loose horses bolting back to stables in Part Lane. Many riders are children or novice adults, although there is also a top class event yard in the village that is home to several very expensive horses.
- The narrow pavements for pedestrians, and the difficulty of pushing buggies along them in places

The unwillingness of parents to allow their children to walk along the road even for short distances due to the speed of cars and the volume of lorries and other heavy vehicles using the roads

I believe that the proposed alterations will do little to address these issues. In particular, there is nothing to slow traffic travelling along Basingstoke Road other than the odd car turning left into Odiham Road now and again.

I know that many of the residents have the same opinion as myself. Several are particularly disgruntled as they gave up part of their front gardens in the interest of safety last time the junction was altered. Mr Mulhern is providing an excellent opportunity to ensure safety on the roads through Riseley. We will never have such a chance again. Let's make sure we get things right this time.

Yours sincerely,



Susan Hames.

PLANNING SERVICES	HPT
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CS	34143
12 SEP 2000	
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OBS

REPLY REQUIRED

26/9

Spring House Basingstoke Road, Riseley, Berkshire, RG7 1QD

Tel: 0118 9884629 (Home) or 0118 959 5576 (Office)

Angi – have you seen these? I just found in

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

Your Ref: Angela Odell / F/ 2000/ 1838

Dear Sirs,

Application Number F/2000/1838
Site Address: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

We attach a copy of the letter you sent to us which arrived after the Bank Holiday and too late for us to meet your deadline of 04.08.2000. You will notice that it is inadequately and incorrectly addressed, despite the fact that you know full well that our name is Pitt and the address is Spring House, because you extract in excess of £1,200 per annum in poll tax from us. Both my wife and I STRONGLY OBJECT to implementation of the above plans and resent the way in which the above planning application has been handled.

It would appear that a certain amount of "going through on the nod" has taken place. The matter has been less than well notified and the fact that the attached letter was sent out over a Bank Holiday weekend, leaving recipients, particularly those who work full-time, no time check on the facts and register their objections makes one very suspicious of certain peoples' motives. We consider that if this plan is reconstruction and alteration of the highway goes ahead it will:-

a) Increase traffic, which is already excessive, and already causes considerable disruption in this area
b) Adversely affect the environment by increased pollution and noise
c) Increase risks of accidents particularly for young and old people
d) Destroy the appearance of the centre of the village
e) Encourage further development in the area behind the existing buildings (which we know has recently been changed from a green field site to a brown field site)

In fact Riseley will cease to be a rural residential village and become another industrial development. Who is this supposed to benefit – certainly not the residents of Riseley?

Yours faithfully

Melvyn J. Pitt

Tel. (0118) 974 6445

Date: 27 July 2000

Your Ref:

My Ref: Angela Odell / **F/2000/1838**

The Owner/Occupier
Dwelling between Tudorose & Tiggers Farm
Basingstoke Road
Swallowfield
Berkshire

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1838

Site Address: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Proposal: *Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.*

***Revised/additional plans show:* Modifications to proposed junction changes. Drawing no 1477-16D.**

We have received the above revised/additional plans and would be grateful to receive your observation no later than **04/08/2000**. Any comments received after this date will not be taken into account in determining the application.

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, or at: 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)

Please quote reference number **F/2000/1838** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

PLANNING SERVICES	HPT
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CS	34142
12 SEP 2000	
COPIES TO:	ACK:

Spring House Basingstoke Road, Riseley, Berkshire, RG7-1QD

Tel: 0118 9884629 (Home) or 0118 959 5576 (Office)

REPLY REQUIRED 26/9 OBS

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

Your Ref: Angela Odell / F/ 2000/ 1838

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Application Number F/2000/1838
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b) ***Adversely affect the environment by increased pollution and noise***
c) **Increase risks of accidents particularly for young and old people**
d) **Destroy the appearance of the centre of the village**
e) **Encourage further development in the area behind the existing buildings (which we know has recently been changed from a green field site to a *brown field site*)**

In fact Riseley will cease to be a rural residential village and become another industrial development. Who is this supposed to benefit – certainly not the residents of Riseley?

Yours faithfully

Teresa A. Pitt

Tel. (0118) 974 6445

Date: 27 July 2000

Your Ref:

My Ref: Angela Odell / **F/2000/1838**

The Owner/Occupier
Dwelling between Tudorose & Tiggers Farm
Basingstoke Road
Swallowfield
Berkshire

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1838

Site Address: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Revised/additional plans show: Modifications to proposed junction changes. Drawing no 1477-16D.

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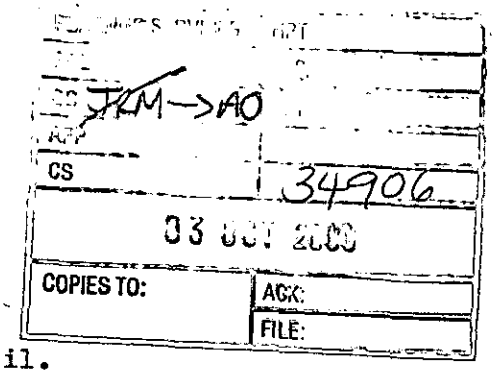
Please quote reference number **F/2000/1838** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager



'B' Hive.
Norton Road.
Riseley.
Reading.
Berks. RG7 1SH.

29th. September 2000.

Wokingham District Council.
Chief Executive Development Control.

Dear Sir,

Unfortunately I was unable to attend your meeting on 26th. September relating to the proposed development in Riseley together with Highway alterations.

I am writing in response to comments I understand were made at this meeting by a Riseley resident who maintained that our local Parish Council had lost all viability in our village and was considered totally ineffective in looking after our well being.

This statement may in fact be the opinion of a very small minority, but I wish to make absolutely clear in no way represents the opinion of the majority of residents in Riseley.

Currently there are very strong feelings being voiced over current decisions and actions taking place, this is to be expected particularly by those living in the close vicinity, but it appears to now be escalating, into almost hysteria over what may or may not happen to our village in the future --- an aspect I feel not fully justified or relevant at this point.

Our Parish Council is like others, fairly voted in by us all (and very difficult to obtain the numbers required) spending long hours with no recompense to look after our best interests as fairly as possible --- obviously their decisions are made with good intent but cannot always satisfy all of the community. I feel that it is therefore extremely unfair for groups of individuals to vilify their Council on a particular issue when over the years these same persons show no interest whatsoever in any other matters, never attend any Council meetings and rarely ever bother to refer to the Council agendas etc. posted in the village.

Being a resident in Riseley for 43 years may I advise that the silent majority support our councillors fully, newcomers should be aware that sadly villages such as ours have to at times have alterations made to meet current needs, in many instances were this not the case they themselves would not have had the opportunity of becoming one of our residents.

Extreme concern is being felt over possible major expansion of our village and we trust this is fully appreciated by our local and District Council who will do all in their power to avoid this as much as possible.

Yours sincerely.

H.G. Bennett.

Copies to: Swallowfield Parish Council.
Mrs. C. Beatty.



Tudor Post House, Basingstoke Road, Riseley, Berks. RG7 1QD.

PLANNING SERVICES
POL
DC JAM/AO/
APP
CS
04 OCT 2000
COPIES TO:
ACK:
FILE:

Chief Executive Development Control (sub committee South)
Wokingham District Council
PO Box 157 Shute End,
Wokingham.
Berkshire, RG40 1WR.

1st October 2000

Dear Sir,

We write with reference to the proposed development opposite the Bull public house in Riseley and associated alterations to the highway.

Like many of the longer term residents of Riseley *(12½ years)*, we believe the scheme to be a good one which will help remove the dangers at the junction of the Basingstoke Road and Odiham Road, thus leading to less accidents.

Unfortunately a few newcomers to the village have presented a picture far from the truth and reality of the situation, for, like many, the Parish Council has worked tirelessly over recent years in order to achieve effective traffic calming measures for the village which are long overdue. Indeed the dragging of heels in this matter can only have exacerbated the situation, as many of those now causing trouble would not have been living in the village and thus all the present problems for council and villagers alike could have been avoided.

Those who claim to represent the majority of the village actually represent a very tiny minority, and the gentleman *(if that is what he can be called)* who claimed at a recent meeting to represent 90% of us probably represents nearer 10%, these being those who have in recent months made living here such a nightmare for many.

It would not have been so bad if they had taken the trouble to attend initial meetings and check plans at your offices before taking the action they have, if they had, none of the unpleasantness suffered may have taken place.

Unfortunately it is always the small minority of activists who get heard by shouting and threatening, and those who quietly go about making Riseley a better place to live are ignored.

It is therefore with great relief that we now understand that common sense has prevailed, and the scheme for RCD and the highways alterations been given the green light.

Hopefully now that decision has been made, those who have tried to hijack the village for their own ends may take time out to reflect, talk to and understand the needs and wishes of the village as a whole, and their aggressive lynch mob disbanded so that harmony can once again descend upon us. *(Though one fears that the damage they have wrought in terms of trust may never be completely repaired.)*

As in all cases of development you as a council only hear from those with negative arguments, perhaps in future some sort of census of all those living in the vicinity of any proposed development could be canvassed for a more honest picture of public opinion.

Thank you to the majority of the council for not being swayed from the correct course of action in this case, and be assured that many residents will now sleep more peacefully in their beds, *(especially on weekday mornings)* once these changes have been made.

Of course we would still oppose any major development in our village as this would cause the total destruction of village life as we know it, but with regard to the above we can only support your decision.

Yours faithfully,



Carol Corp and Mike Nixon.

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24 JUL 2000
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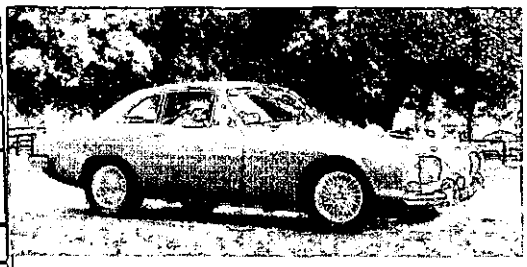

R J & P A WRIGHT
BEECHVIEW
ODIHAM ROAD
RISELEY
READING
BERKSHIRE
RG7 1SB

Tel No. 01189 887028

Application Number: F/2000/1838

Site Address: Riseley Stores & RCD House, Basingstoke Road Riseley

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

Dear Sir,

We thank you for your letter dated 04 July 2000, asking for our comments on the above application. We are against this development, as further industrialisation would lead to further use of HGV vehicles on our unsatisfactory roads. If the Post Office needs a larger sorting office then we suggest that they utilise one of the many purpose built industrial units springing up in and around Reading and the surrounding link roads, which are more suited to the increased traffic.

The stores and out buildings blend with the character of the settlement, and a new structure would stand out like a sore thumb, or to quote Prince Charles "a carbuncle".

The alteration to the highway would seem to be the 'thin end of the wedge', in gaining access to Green Field sites to the rear to enable further development, to which we are totally opposed for reasons given in previous letter.

The only proposal that we would support would be to turn the site into a single dwelling, with outbuildings, that did not alter the external facades of them.

We hope that are comments are useful to you in your deliberations, and would remain.

Yours sincerely,

Ray and Pam Wright

Brian and Lynda Haycock
8 Norton Road
Riseley
Reading
Berkshire
RG7 1SH

PLANNING SERVICES	HPT
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26 SEP 2000	
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	FILE:

18th September 2000

Angela Odell
Senior Planning Officer
Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

Dear Madam

Re: F2000 1838

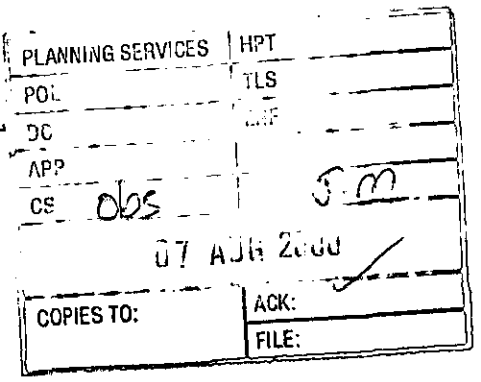
We would like to protest, in the strongest way possible, at the proposed development in Riseley. It would, in our opinion, completely and irretrievably spoil the character and quality of life in the village. Unfortunately we are told that plans have already been passed in spite of the huge uprising against the intended development.

Change would be acceptable if it was for the better but we are not convinced that the proposed development would in any way enhance the village and, if it went ahead, it would be a sad beginning to the new millennium. We trust that, given the sheer volume of complaints you must have received from Riseley villagers, the project will be abandoned and will not be resurrected at any time in the future.

Yours faithfully

Brian and Lynda Haycock

Old Sun House
Basingstoke Road
Riseley
Berkshire RG7 1QL



2 August 2000

Ms Angela Odell
c/- John Mitchell
Development Control Manager
Environment Services Department
Planning Services
P O Box 157
Shute End, Wokingham
Berkshire RG40 1WR.

Dear Madam,

I was informed yesterday evening of the proposed development of the Riseley Stores site and of Reading Chairs and Desks, and also of additional and more extensive development near these two sites. While I do not object to the development of the first two sites, I am very concerned about the third suggested development. This will bring into the village a large number of cars and, in spite of the existence of the bypass road, traffic through Riseley is already approaching an unacceptable level, especially at peak hours. The situation would be aggravated if the third site were to be developed in the way described.

I hope you will give this matter your consideration.

Yours faithfully,

Miss S.V.M. Colledge

The Bells
Odiham Road
Riseley
Reading RG7 1SD

Tel: (0118) 9883964

PLANNING SERVICES	HPT
FUL	TLS
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25 SEP 2000	
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Mrs A. Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

September 19th 2000

PLANNING APPLICATION NUMBER: F/2000/1838

Dear Mrs Odell,

As residents of Riseley we are writing to you regarding the above application, the proposed development of the R.C.D / Riseley stores site. Our objections to this application are as follows.

1. The above development would alter the character of our village. We would loose our rural identity. We feel it is inappropriate to increase the size of this industrial site any further. At present the volume of business generated by the site can be absorbed into the village without any detrimental effect to the village or its parishioners, however by letting R.C.D expand as proposed this will lead to an imbalance within the village. The residents will be swamped by the influx of employees and the development will cause Riseley to become an industrial estate with a few houses nearby. Surely a village such as Riseley which has existed for centuries deserves to be conserved rather than destroyed.

2. The proposed alterations to the road do not represent traffic calming. If anything the junction of the Odiham Road and the Basingstoke Road will become more dangerous than it is a present. Riseley desperately needs proper traffic calming. We live opposite the park and as parents of four children we regularly use the park and are most concerned that one day we will hear the squeal of tyres outside our house after a child has been knocked down. We are not being over dramatic when we say this. At present the Odiham Road and Basingstoke Road are nothing better than race tracks for drivers who see the village as a short cut to Reading and the M4.The proposed development will only serve to increase congestion. We feel the alteration to the road junction is merely a red herring, which is clouding two separate issues. If Wokingham District Council genuinely care about the traffic

/speed problems in the village then it should object to this whole idea, if for no other reason than it will exacerbate an already bad situation.

3. We feel that the majority of us were unaware of the proposals due to the fact that the planning application notices referring to all of this were posted on the telegraph pole outside the Riseley Sorting Office. The original planning application that was posted there did refer to the stores and we wrote to object to the proposals. The pole however is now so litter with applications that they mislead us to believe that they pertained to the Riseley Stores and had no connection to RCD.We feel that all matters relating to RCD should have been clearly posted outside their premises. This coupled with the fact that the plans that are available for us to see have been muddled and unclear we feel a deferment of any decision is vital in order to allow us an opportunity to see clear details of what exactly is proposed. However we really feel the best solution would be to reject the whole application.

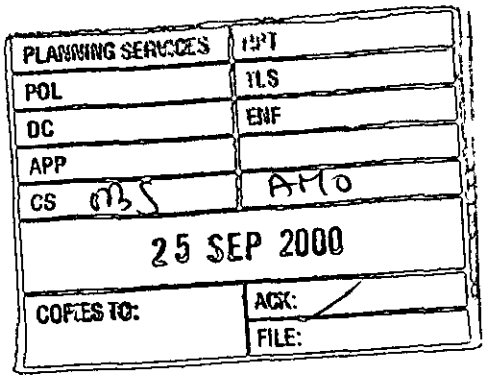
We hope you will take our concerns into account in any decision the Council makes. Thank you for your time with this matter.

Yours sincerely

K.C. Swain P. Swain

Mr & Mrs K.C. Swain

Mrs L Fraser
Crooksbury
Basingstoke Road
Riseley
Berkshire
RG7 1QD



19th September 00

Ms A. Odell
Planning Office
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WH

F/2000/1838

Dear Ms Odell,

Reference: RCD Building and Changes to Basingstoke/Odiham Road

I recently became aware of the above changes courtesy of an anonymous leaflet posted through my letterbox. I am unsure whom I should be communicating with regarding these changes and ask for your assistance.

I have been a resident of Riseley for 6 years + and live on the Basingstoke Road. There has been a concern within the village regarding the traffic, which I have supported. I was led to believe appropriate action was being taken to input measures, which would increase the safety of residents and motorists. I now have increased concerns having seen and listened to the proposed plans now being approved.

In essence I now understand RCD is to increase its site and this will impact the traffic by approximately 50/60%, according to the Parish Council. At the same time the owner of the RDC premises has offered to pay for road changes, which would result in a T-junction opposite the Bull Pub and a widening of the road to incorporate a slip road.

My concerns are:

1) I cannot safely cross the road with the volume of traffic now flowing through Riseley regardless of the time of day. The traffic will not stop to allow pedestrians to cross and the limited road visibility makes it hazardous to cross the Basingstoke Road. This is now a priority to me as a mother of two, the facilities at the park have recently been improved and my family now wish to enjoy these. The increase of traffic will exacerbate this problem. Who do I refer these concerns to?
2) The changes to the road will increase my problems for joining the flow of traffic, as motorists will accelerate away from the junction. Currently motorists adhering to the speed limit have problems accommodating new

traffic joining the road and are quick to show their frustration. Who should I raise this issue with?

3) I have grave concern that there must be a conflict of priorities for Mr Mulhern who has offered to pay for the road improvements. He will be attempting to accommodate this increase of traffic to his business and will not want to hinder their progress to the site by slowing the flow of traffic by implementing for instance; a pedestrian crossing. Again who can help with these concerns?

I apologise if you are not the correct person to address these issues but I feel they must be raised before any work commences.

Yours faithfully,

Loraine Fraser

Loraine Fraser

PLANNING SERVICES
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CB OBS AMO
SEP 2000
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FILE:

Appledore
Basingstoke Road
Riseley
Reading
Berkshire
RG7 1TB

14th September 2000

Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berks.
RG20 1WR

Dear Sir

RE: F/2000/1838

I write again to object to planning permission at the above site. Having seen the plans again I object most strongly to the going ahead for the following reasons:

1. The site is being totally over developed, with again insufficient car parking available, 12 more spaces for a development three times larger than is already on site. The Post Office Sorting Office would require this alone.
2. Residential developments have I believe to be 30' from the road, why then does this not apply to RCD or other industrial units.
3. Living so close to the development I know already how bad the road situation is and the proposed change will only increase the morning traffic jams. Large vehicles leaving part lane already take up all of Halpin Houses parking spaces. Vehicles turning into RCD in this very narrow access already causes many jams. I feel the proposed road into Riseley Stores is just the gateway to the rest of the development at the top of Part Lane, where else would reasonable access be gained.
4. Why was the existing car park allowed to be built outside the village envelope, I am talking about the one behind Opus House. The hardcore for which has been laid within the last seven years. So this in fact should be returned to green field site.
5. Even if the car park was legal just over 100 spaces is not enough for this development size.
6. Units at SpencersWood still stand empty, why build more in Riseley.

7. The existing RCD building is now well screened form the road and as is no longer an eyesore to the village, so just let it stay as it is.
8. The access to this site is very poor and always causes traffic problems; I feel more traffic will only add to this.
9. Planning notices have not been posted outside RCD but on the adjacent development of Riseley Stores, so it has not been drawn to public attention.

Hopefully some of this will be taken into consideration and a great deal of notice of scale and road layout will be looked into on the site visit due shortly.

Yours faithfully,

Helen E. Hill.

P.T.O

Sept: Heather Cottage
Bell Lane
Riseley
Berks, RG7 1SE

PLANNING SERVICES	HPT
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CS OMS	AMO
20 SEP 2000	
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RE: PROPOSED DEVELOPMENT RISELEY
REF/ F2000 1838.

Dear Mrs. O'Dell,

It was apparant at the meeting in Swallowfield Village Hall on 12th of September 00, that the vast majority of people voted against the proposed development. That being the case then I urgently suggest that due notice of complaint be registered & the proposal be thrown out once & for all. It does seem preposterous to persue the agreement when nobody was in favour, but almost everyone against

The whole argument now seem invalid & not worth talking ~~not~~ about any more. after all we do live in a village & wish within reason to keep it that way, & not turn the area into an Industrial Site of which there are many around the immediate area Perhaps more importantly Something could be done in improving our pavements which are a disgrace especially between Riseley & Swallowfield. As a Council representing the residents of Riseley you ought to be highly embarrassed. Mr. A.V. Broome

ISOBEL BROWNE
HEATHER COTTAGE
BULL LANE
RISELEY
BERKS
RG7 1SE

PLANNING SERVICES	HPT
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Tel. 01189 884650

12/09/00

Re proposed development Riseley ref F/2000 1838

Dear Ms O'Dell,

Unfortunately, I was unable to attend the local parish council meeting held at **Swallowfield Village hall on Tuesday 12th September** concerning the above mentioned proposed development.

I understand from my neighbours, friends and fellow villagers that were able to attend the meeting that there was almost unanimous support in favour of rejecting the proposed extension of the Chair Factory's planning application, even though our Parish Council supported the proposed development.

I feel that our Parish Council is not listening to local opinion so is not representing the best interests of the people of Riseley in the preservation of our rural heritage
In my opinion the proposed development is totally unsuitable. It represents all kinds of dangers and would be a disaster for the village.

I understand that a vote of 'no confidence ' in the Parish council was proposed at the meeting and as this council certainly is not representing my interests I would most certainly support that vote.

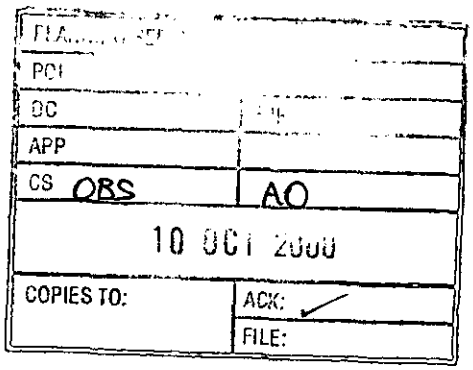
Yours Sincerely

Isobel Browne

APPLEGARTH

Riseley, Nr Reading, Berks RG7 1QD

9 October 2000



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

Dear Sir

RE: PLANNING APPLICATION No 2000/11838
Demolition of Existing Offices, Workshops and Sorting Office and erection of New Offices, Workshops and Sorting Office together with alterations to highway

I have now had an opportunity of inspecting the plans for the proposed development of the above mentioned site, and write to give the application my full support, as I consider the current proposal to be infinitely more attractive than that already consented.

In addition I support the introduction of employment to the village, which will support the local shop and bus services, and help make the village a better balanced community.

Yours faithfully

COLIN BROOKS

cc: Mrs C Adams, Clerk to Swallowfield Parish Council

FOR DISTRIBUTION AT WOKINGHAM DISTRICT COUNCIL MEETING

ALL COUNCIL COMMITTEE MEMBERS

27TH SEPTEMBER 2000

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Ms A Odell
Wokingham District Council
Planning Department
Shute End
Wokingham
RG40 1WR

Dear Ms Odell

NO ADDRESS

27th September 2000

Planning Application No: F/2000/1838

Site Details: RCD House, Riseley Stores &, Basingstoke Road, Riseley, Reading

Application Details: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway

Please be advised that the following views relate to no one individual, but outline the concerns that many of the villagers of Riseley have voiced in respect of the above development.

It must first be stated, that in principle, we as a community, are opposed to industrial development in this or any similar setting as it clearly detracts from the rural nature of the environment and the village, not only from a visual perspective, but also impacting the already limited, support infrastructure, as a whole.

We understand and acknowledge the need for affordable housing in all areas, including the countryside, however this can only be achieved in consideration of the principles of conservation and must fit sensitively into the overall design of the village.

To that end, we feel that this application, if granted should include the following specific caveats.

a) There should be significant landscaping to the front of the factory in order to soften the impact of such a large set of buildings.

b) It should include the provision of the 'best possible' junction layout and landscaping of the village centre.

c) There should be minimal reduction of, or damage to the village green.

d) The primary concern in this case must be overall road safety which must take into full account the nature and volume of traffic through the village at all times. This encompasses not only road vehicles of all sizes, but pedestrians (young and old), cyclists and a significant proportion of the local equestrian population.

Continued .....

Please find below, a List of House Names taken from Signatories Recorded at the following Meetings

All Residents have given input and form part of the 'Riseley Residents Committee'

Parish Council Meeting

12th September 2000

8 Portway
1 Magnolia House
5 Halpin House
2 Halpin House
3 Halpin House
Norton Road
17 Portway
2 Portway
Tiggers Farm
Two Hoots
18 Yeosfield
Spring House
Snap Cottage
The Trees
Heatherlea
Crooksbury
Arwood House
Coldharbour
13 Yeosfield
Primrose Cottage
1 Primrose Cottage
Bramshill Parish Council
1 Portway
1 Kent Cottges
Palings
Beechview
Hillbank Cottage
Dog & Partridge
Norkett
12 Portway Riseley
1 Maythorn Cottages
1 Kempton Cottages
1 Cranmore Cottages
15 Portway
Red Oaks
Appledore
Woodend Cottage
Flat 31, Swallowfield Park
10 Portway
Pembroke Cottage
Wangstone
Oak Cottage
Cherry Tree Cottage
Cranmore House
Little Merlins Cottage
Tudor Rose
Woodside Cottage
Pembroke Cottage
6 Chapel Lane
The Bells
3 Portway
2 Primrose Cottages

Riseley Residents Meeting

18th September 2000

Woodside Cottage
Palings
Crooksbury
Halpin House
Highmead
Two Hoots
Tiggers Farm
2 Primrose Cottages
Pound House
The Trees
Thorn End
6 Chapel Lane
Langstone
Heatherlea
Magnolia House
Spring House
1 Primrose Cottage
Holly Brook
Cranmore House
3 Portway
2 Cranmore Cottages
Pembroke Cottage
1 Chapel Lane
Hunters End
Appledore
The Bells
Woodmans Cottage
Beechview
Cranmore House
1 Norton Cottages
Hillbank Cottages
Wood End Cottage
8 Portway

FOR DISTRIBUTION AT WOKINGHAM DISTRICT COUNCIL MEETING

ALL COUNCIL COMMITTEE MEMBERS

27TH SEPTEMBER 2000

Ms A Odell

27th September 2000

e) Furthermore, the proposed re-development of the junction should take account of the traffic 'needs' of the whole village and as such should be complementary to these needs.

As mentioned previously, the number one priority is safety, addressing volumes of through traffic, speed reduction on all roads that converge to the centre of the village (giving consideration for pedestrian access to the nearby playing fields, nursery school etc.) and primarily deterring the use of all the thoroughfares as a 'rat run'.

Implicit in the junction solution, should be a complete implementation of totally adequate traffic calming measures, improving the quality of life for all residents living within and visitors to, the village of Riseley and its surrounding location.

Yours sincerely

P.P. Riseley Residents Committee

(as per attached list)

0118 918 1619

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03 AUG 2000	
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'PALINGS'
Odiham Road
Riseley
RG7 1SB

2nd August 2000

Angela ODELL
Planning Department
Civic Offices
Shute End
Wokingham

Dear Ms. ODELL

RE: PLANNING APPLICATIONS 1463, 1465 AND 1838
OLD RISELEY STORE AND RCD, BASINGSTOKE ROAD RISELEY

Please consider this as a formal objection to granting of the above applications. The planned changes do not take account of the nature of a small village like Riseley. The obvious increase in traffic which would be drawn to the larger business premise would ruin the nature of the village. The changes to the Old Riseley Store seem to us to be more of conversion than conservation and the additional block of flats to the rear of this listed building compounds this situation. Whereas the improvement to the junction layout would improve the situation marginally it would not overcome the basic problem of traffic speed in Riseley which would then speed along the Old Basingstoke Road instead of Odiham Road. This speeding would also be assisted by the filter lanes proposed. We would certainly support improved safety to the junction however this should be done as part of an overall scheme to improve the traffic situation in the village. Likewise we would support renovation of the Old Riseley Store but only in a way which is sympathetic to the nature of the building.

We would also appreciate notification of any other applications in respect of this land.

Yours Sincerely

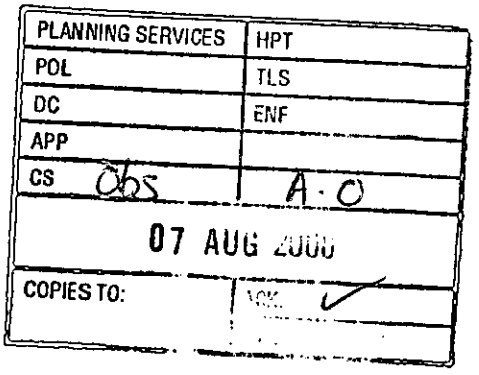
Tony Walker
Michelle Bucknell

Angela Odell
C/o John Mitchell

The Trees
Russett Close
Riseley
Reading
Berkshire

Tel: 0118 988 3269

Wokingham District Council
Planning Committee
Shute End
Wokingham



2nd August 2000

Dear Sirs

RE: P O NO: F/2000/1836 – LB/2000/1465

Once again I have got to put pen to paper to complain about plans for Riseley Village.

May I suggest that you Councillors on the Planning Committee come and sit on our village green at 7.00 a.m. until 11.00 a.m. and just watch the traffic stream up the road that you propose to turn into an even faster race track than it already is.

We have a 40mph limit, this has been extended by drivers to 60mph and nothing is done, perhaps we will have something done when one of us gets killed, every day we take our lives in our hands to cross that road.

I see that Office Seating want to extend their offices and build a car park for 150 cars, this building should not have been passed in the first place. I see no reason to extend it to shut it down would be better & reduce the traffic they already create.

The next proposal is flats, if you pass this are you going to build a new doctors surgery??, plus a new school. I think not, all you as a Council think about is the extra community tax you will get.

Think again about this proposal before a life is lost on this road, & do not touch our village green as it is too small now.

Yours faithfully

Angelina J. V. Leader

Mrs A J V Leader & Mr T Leader

Augi

PLANNING SERVICES | HPT

APP 34142

12 SEP 2000

COPIES TO: ACK:

Spring House Basingstoke Road, Riseley, Berkshire, RG7 1QD

Tel: 0118 9884629 (Home) or 0118 959 5576 (Office)

REPLY REQUIRED 26/9

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

Your Ref: Angela Odell / F/ 2000/ 1838

Dear Sirs,

Application Number F/2000/1838
Site Address: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

We attach a copy of the letter you sent to us which arrived after the Bank Holiday and too late for us to meet your deadline of 04.08.2000. You will notice that it is inadequately and incorrectly addressed, despite the fact that you know full well that our name is Pitt and the address is Spring House, because you extract in excess of £1,200 per annum in poll tax from us. Both my husband and I STRONGLY OBJECT to implementation of the above plans and resent the way in which the above planning application has been handled.

It would appear that a certain amount of "going through on the nod" has taken place. The matter has been less than well notified and the fact that the attached letter was sent out over a Bank Holiday weekend, leaving recipients, particularly those who work full-time, no time check on the facts and register their objections makes one very suspicious of certain peoples' motives. We consider that if this plan is reconstruction and alteration of the highway goes ahead it will:-

a) Increase traffic, which is already excessive, and already causes considerable disruption in this area
b) Adversely affect the environment by increased pollution and noise
c) Increase risks of accidents particularly for young and old people
d) Destroy the appearance of the centre of the village
e) Encourage further development in the area behind the existing buildings (which we know has recently been changed from a green field site to a brown field site)

In fact Riseley will cease to be a rural residential village and become another industrial development. Who is this supposed to benefit – certainly not the residents of Riseley?

Yours faithfully

Teresa A. Pitt

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	34143
12 SEP 2000	
COPIES TO:	ACK:

REPLY REQUIRED
26/9

Spring House Basingstoke Road, Riseley, Berkshire, RG7 1QD

Tel: 0118 9884629 (Home) or 0118 959 5576 (Office)

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

Your Ref: Angela Odell / F/ 2000/ 1838

Dear Sirs,

Application Number F/2000/1838
Site Address: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

We attach a copy of the letter you sent to us which arrived after the Bank Holiday and too late for us to meet your deadline of 04.08.2000. You will notice that it is inadequately and incorrectly addressed, despite the fact that you know full well that our name is Pitt and the address is Spring House, because you extract in excess of £1,200 per annum in poll tax from us. Both my wife and I STRONGLY OBJECT to implementation of the above plans and resent the way in which the above planning application has been handled.

It would appear that a certain amount of "going through on the nod" has taken place. The matter has been less than well notified and the fact that the attached letter was sent out over a Bank Holiday weekend, leaving recipients, particularly those who work full-time, no time check on the facts and register their objections makes one very suspicious of certain peoples' motives. We consider that if this plan is reconstruction and alteration of the highway goes ahead it will:-

a) Increase traffic, which is already excessive, and already causes considerable disruption in this area
b) Adversely affect the environment by increased pollution and noise
c) Increase risks of accidents particularly for young and old people
d) Destroy the appearance of the centre of the village
e) Encourage further development in the area behind the existing buildings (which we know has recently been changed from a green field site to a brown field site)

In fact Riseley will cease to be a rural residential village and become another industrial development. Who is this supposed to benefit – certainly not the residents of Riseley?

Yours faithfully

Melvyn J. Pitt

Tel. (0118) 974 6445

Date: 27 July 2000

Your Ref:

My Ref: Angela Odell / **F/2000/1838**

The Owner/Occupier
Dwelling between Tudorose & Tiggers Farm
Basingstoke Road
Swallowfield
Berkshire

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

PLEASE QUOTE APPLICATION NUMBER WHEN REPLYING

Dear Sir/Madam

Application Number: F/2000/1838

Site Address: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Revised/additional plans show: Modifications to proposed junction changes. Drawing no 1477-16D.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **04/08/2000**. Any comments received after this date will not be taken into account in determining the application.

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, or at: 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)

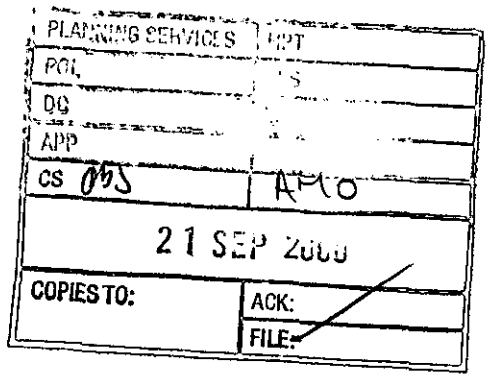
Please quote reference number **F/2000/1838** in all communications and any response should be addressed to **Angela Odell** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager



after 2nd agenda report.

1 Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

19/09/00

Dear Madam,

F/2000/1838

Planning Application-Reading,Chair and Desk-Riseley

I write with reference to the above application which I oppose.

The plans for Reading,Chair and Desks show a considerable increase in the size of the premises as they are now,and are even an increase on the last planning application submitted.

They have tried to show a 'green' initiative by the introduction of a bicycle parking area and shower block but the reality is that most people commute from a fair distance away(not many local people/villagers are employed) and therefore this application will mean an increase in traffic and delivery vehicles.

I enclose a copy of a leaflet which was put through Riseley residents doors.I found the tone of the note to be very threatening-he implies that if we oppose his latest plans ,he will press ahead with his original application and any spare land will be used for housing development.He appears to feel that Wokingham District Council's approval is a foregone conclusion.

R.C.& D started out as a relatively small business in Riseley which has now extended to include letting/renting part of the site to other companies.I'm sure this was not the original intention when permission was given.If they wish to increase their premises again,they should be told that the development is no longer in keeping with the village environment and should be advised to move to a business/industrial park.

As you can see from the first page Mr Mulhern has consulted everyone he feels important it appears apart from the Riseley residents!

I hope that you will therefore decline this application and withdraw any previous permission granted.

Yours faithfully,

Mrs E H Whittemore.

Planning Application

RCD

Office Furnishings Limited

The Facts

Given the high level of feeling and speculative rumour regarding the planning application by RCD Limited, the following information has been prepared to clarify a number of questions.

Existing Planning Consent

RCD already have a planning consent to significantly increase the size of its current building, by introducing a second story to the whole of what is arguably the ugliest building in Riseley especially the southern elevation. The sheer bulk of this structure will create a mammoth unattractive building in the centre of Riseley.

The new scheme has been has been designed with help and **full support** of: -

1. **Wokingham District Council**
2. **Planning Department**
3. **The local Conservation Architect**
4. **Swallowfield Parish Council**
5. **The Highway Department**
6. **The Landscape Officer**
7. **The Environmental Health Officer**
8. **The Thames Valley Police Architectural Officer**

Car Parking

The current level of carparking on the site is 123 spaces.

Our application provides for only 113 spaces, a reduction therefore of 10 spaces.

Furthermore, the Local Authority has requested as a condition of planning a Green Travel Plan to be introduced as part of the scheme. This means we will have prepare a plan which would introduce a public transport scheme for the site, together with bicycle parking areas, shower facilities for the cyclists etc.

"The Village Green"

The alterations to the highway junction as been designed as part of a scheme which Wokingham Council Highways Department has planned to carry out for some time. The prime purpose of the scheme is to remove the entrance to the Odiam Road from the Basingstoke Road, and replace it with a 'T' junction opposite The Bull Pub. The object of this new layout is to improve road safety, stop the current 'race track' in front of RCD's building and replace the large area of tarmac, which would be removed, with a new landscape area as a new focal point in the centre of the village.

Conclusions

Should the current application be refused we would automatically implement our current planning consent, thus creating a mammoth building in the centre of the village.

This in turn would leave approximately one third of an acre between the RCD building and the old Riseley stores.

This land is clearly within the village envelope and currently in commercial use, rendering it subject to further planning applications which the local authority would have difficulty refusing.

The revised scheme provides more flexible commercial opportunity to a wider variety of business types, providing broader opportunities to the local community for employment and provision of services.

The visual impact of the revised landscaping would enhance the centre of the village by introducing a larger planted area and remove confusion about the road junction.

We are prepared to consult with the local community regarding the formal landscape scheme, which would follow as a result of this application.

In order to clarify any uncertainty or answer any questions relating to this proposed development I will make myself available personally to discuss any aspect of the scheme with residents of Riseley.

Contact Information

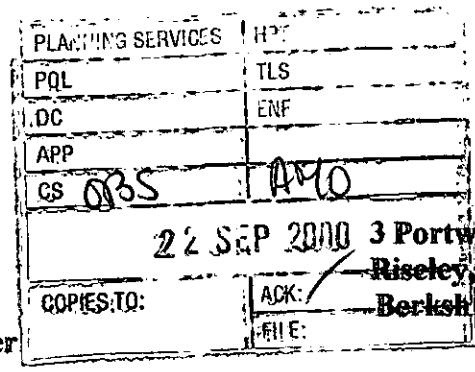
Name Michael Mulhern

Telephone Office 0118 988 4787

Telephone Home 0118 970 0737

Fax 0118 988 4656

Email sales@rcdsolutions.co.uk



Ms. Angela Odell
Senior Planning Officer

3 Portway,
~~Riseley,~~
~~Berkshire~~,RG7 1SQ

13th September 2000

Planning Office
Wokingham District Council
Wokingham.

Re. Planning Application F2000/1838 et.al.

Dear Madam,

Following a more detailed examination of the proposals submitted for the developement of the RCD /Riseley Stores site I have the following comments to make:-

1)a)Industrial developement is inappropriate for the centre of any village. However as some already exists in Riseley it cannot be eradicated but every effort should be made to curtail its proliferation which is not the case in this proposal.

b)As this type of developement has not been allowed in any village under the jurisdiction of Swallowfield Parish Council it should be resisted in Riseley.

2) The proposed industrial developement ,although well designed,is too large and will dominate the centre of the village destroyingits rurality.

3) The proposed industrial developement will undoubtedly incur an increase in business resulting in a higher level of commercial trafficand due to an increase in numbers employed an increase in private vehicles using the entrance/exit from the developement onto the Basing stoke Road which is already a dangerous junction.

4) It is assumed that the services (water, sewage and power)have been examined to ensure there is sufficient capacity to cope with the new level of demand without the residents suffering from the ailmentsof old.

5) The Swallowfield Bypass was built to cope with the increased traffic volumes and relieve Riseley (and others) ,this proposed developement conflicts with this objective.

6) On the residential developement the number of parking places for vehicles is insufficient.

The following comments concern the proposed road changes as shown on the plan 1477-16 Issue D:-

1) The proposed junction of the Basingstoke Road and Odiham Road is such that large commercial vehicles (articulated in particular) turning into the Odiham Road will have difficulty. This is a frequent happening as this route is used to Hook and the M3 in particular.

2) Vehicles leaving and entering Riseley via the Odiham Road use the one carriageway which is not the case at present thus increasing the potential for an accident.

3)The proliferation of roads comprising the new road to the residential developement, Part Lane, Halpin House layby, the road from the

properties facing the village green,compounds an already dangerous junction, particularly in the light of comments in 2) above.

4)Although the proposal will slow the traffic leaving the village via the Odiham Road ,the traffic entering the village using this road will not change except for 2) above. This is a serious hazard unless some positive traffic slowing system is introduced as appeals by road side signs to kill speed,to watch out for children and a speed restriction of 40mph have no effect. One action which would cost little but may have some effect would be to introduce double solid white lines between the Basingstoke Road junction and the Country Park roundabout.

As a general comment on the situation that prevails now and is possibly made worse by these proposals is that there is no safe crossings on either of the two main roads.

These proposals should be examined in the light of these comments and the opinions of the local residents considered as the decision now will establish the future of the village as a village.

Yours sincerely,

M.J. Griffin

Ang

PLANNING SERVICES	TRT
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CS obs	A.C
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COPIES TO:	ACK: ✓
	FILE:

"Drayton
Basingstoke Road
Riseley
Berks
RG7 1QD

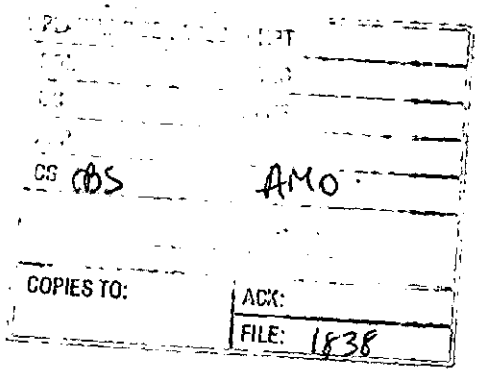
July 30th

Ref Application F/2000/1838.

We the undersigned have inspected the above plans & have no objection - we feel the new buildings are more attractive than the existing (RCD) + if permission is granted for the new Road layout it will improve the centre of the village + be a contribution towards the traffic calming (which we desperately need!)

R. G. Baker (MRS)

G J BAKER. (MR)



"Drayton"
Basingstoke Road
Riseley
Berks
RG7 1QD
Oct 5th

Angela Odell.
Planning Officer
Wokingham District Council

On behalf of the residents of Riseley who have been campaigning for road traffic calming since 1988 - thank you for your recent decision to give the go ahead -

B. L. Baker (Mrs)

cc. Swallowfield Parish Council
Claire Beatty

(FILE COPY)

1838

Tel: 0118 974 6430 (Direct Line)
Fax: 0118 974 6401
Email: richard.lettin@wokingham.gov.uk
Date: 16thMay,~~2002~~
My ref: HS/PP/F/2000/1838

Director of Environmental Services
Environmental Services Department
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

M.J.Whittemore Esq.,
1, Maythorn Cottages,
Basingstoke Road,
Riseley,
Berkshire.
RG7 1QD

Dear Mr.Whittemore,

RISELEY STORES & RCD HOUSE, BASINGSTOKE ROAD, RISELEY

I have recently been shown your letter dated 25thApril,2002 addressed to Mr.Sanders regarding the above subject.

In reply to the last paragraph I can confirm that my colleague Dan Ledger, Planning Enforcement Officer attended the above site on two occasions.

I have spoken to the Building Control/Development Control Liaison Officer who confirms the following:

Planning Files F/2000/1463 & LB/2000/1465 agree with Building Control Plans (after the submission of revised plans to the Planning (Case) Officer that incorporated 2 additional side windows-block D).
The latest plans that were checked are 12f & 24c.

Yours sincerely,

R.A.Lettin
Planning Enforcement Officer

55753

PLANNING SERVICES	NPT
POL	TLS
DC	FTS
APP	
CS	
26 APR 2002	
COPIES TO	

Rec'd. by me 13.05.02, [illegible]

1 Maythorn Cottages
Basingstoke Road
Riseley
Berks RG7 1QD

25/4/02

Your Ref.HS/PP/F/2000/1838

Dear Mr Sanders, RCD ?

Riseley Stores & RDC House,Basingstoke Road,Riseley

Thank you for your letter of 22/3/02-I do appreciate you taking the time to try & specifically address some of the points I have raised.

Whilst I agree that I was totally against the development in the first place,this battle has long been lost.What rubs salt into the wounds however,is that the planning consent(s) did not ensure that the buildings were more in keeping with their surroundings (especially in this specific location).

I'm afraid I still don't understand why the new buildings had to be next to the road or 2 storeys high (esp.when there are single storey ones behind anyway)? You mention the previous consent to extend the existing building at first floor level,but why did this consent have to be given in the first place?

At the end of the day,Wokingham DC gave the planning consent(s) despite local objections,& I would have though the least we could therefore expect,would be that our local authority would have done a better job in protecting the look/style of the 'centre' of the village (which is now irrecoverably scarred).

Finally,although you don't comment on any Enforcement Officer visit,I am taking your previous letter to confirm that the development has been completed in keeping with original intentions/plans (inc.things like the windows)-as I say,this is the saddest/most disappointing aspect of all.

Yours Sincerely,

M J Whittemore

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. 29 April 2002
My ref. EMD/F/2000/1838/55753

Mr M.J. Whittemore
1 Maythorn Cottages
Basingstoke Road
Riseley
Berks, RG7 1QD

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Whittemore,

RE: RISELEY STORES & RDC HOUSE, BASINGSTOKE ROAD, RISELEY

Thank you for your letter dated 25 April, which was received the following day. The contents have been noted, and your letter passed to Harold Sanders.

If you have any queries please contact me on the above number.

Yours sincerely

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date March 22, 2002
My ref. HS/PP/F/2000/1838

Mr M J Whittemore
1 Maythorn Cottages
Basingstoke Road
Riseley
Berkshire
RG7 1QD

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

Dear Mr Whittemore

RISELEY STORES AND RDC HOUSE, BASINGSTOKE ROAD, RISELEY

I have been asked to write to you following previous correspondence from Trevor Watson the Development Control Manager and Mrs A Odell the Planning Case Officer for the above development. I see from our records that you have been writing since July 2001 expressing your concerns about many aspects of this development.

One of your concerns still is the relationship of the new development to the road and in particular its impact on the listed building. I do agree that the offices fronting the road have a greater visual impact on the road frontage than the original buildings. What neither of us can make a judgement on is what the impact would have been if the owner had exercised his right to build the previous consent to extend the existing building at first floor level.

The listed building was not a consideration in our initial discussions; it was not listed and not in a good state of repair. Following our request it was listed by the Department of Culture, Media & Sport in 1998. The site of Riseley Stores is within the village settlement boundary and the original proposal was to demolish the stores and fill the site with houses and maisonettes.

One of the planning objectives was to keep development to the front of the RDC site, along the road frontage and to resist buildings creeping into the rural edge of the settlement. The white window frames which were accepted as a condition of the approval, now reinforce the mass of the new building fronting the road and particularly when viewed from the Dog and Partridge public house. It is very visible at present and this does not help your concerns. Much of the original building was flat roofed; the new scheme has pitched roofs, in an endeavour to be in keeping with the adjoining buildings. Pitched roofs create a greater mass which mostly fronts the Basingstoke Road.

Mr M J Whittemore

March 22, 2002

At present the Basingstoke Road frontage is a 'builders yard' and the improved safety at the junction and landscaping have yet to be fully appreciated. Tree and shrub planting is part of the development and should help to minimise the visual impact. However, I do not consider landscaping the frontage to be a palliative to cover up eyesores. I would add that the landscape planting scheme has yet to be approved, but does include oak trees requested by the Parish Council.

I understand your concern and annoyance about a business park being created in your village after discussions with local councillors and residents, but I do believe that there has been an endeavour to continue dialogue to explain the proposals to local residents.

Sadly, I do not believe that anything I say or could do would overcome your animosity to this scheme. However, I hope this letter is by way of an explanation of some of the issues raised in your various letters.

Yours sincerely

HAROLD SANDERS
Conservation Architect

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 November, 2001
My ref. AO/F/2000/1838

Mr M J Whittemore
1 Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

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

Dear Mr Whittmore

PLANNING APPLICATION F/2000/1838
READING CHAIR & DESK, BASINGSTOKE RAOD, RISELEY, SWALLOWFIELD

Thank you for your e-mail of 27 November. As it is clear that you are not finding my replies satisfactory, I have passed your e-mail, together with previous correspondence to a higher level officer to deal with.

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

Yours sincerely

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 14 November, 2001
My ref. AO/F/2000/1838

Mr M J Whittemore
1 Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

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

Dear Mr Whittmore

PLANNING APPLICATION F/2000/1838
READING CHAIR & DESK, BASINGSTOKE RAOD, RISELEY, SWALLOWFIELD

Thank you for your letter of 12 November. Firstly, I recognise that local residents do not consider that the design and siting of the buildings is acceptable. However, the Listed Buildings and Conservation Officer did not object to the proposed development in relation to the setting of the listed building. The visual effect of the proposed development is essentially a matter of judgement. This matter was considered by Harold Sanders and myself. The agenda reports for all applications for consideration by the Development Control Committee are first checked by more senior officers. These are normally the Head of Planning and Transportation, the Development Control Manager and the Team Leader of the Development Control Team. If any of these officers had serious concerns about the design and siting of the proposed development, I would have expected them to have raised them, and not passed the report for inclusion on the agenda. The members of The Development Control Committee deferred a decision at their meeting of 6 September 2000 and visited the site before granting approval at the next Committee on 27 September. I attended the site visit with the members and they specifically looked at the siting of the proposed buildings, which had been marked out on the ground at key corner positions, including the front.

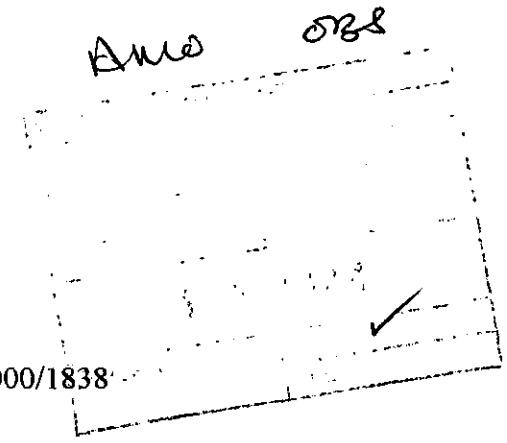
Regarding your comments on office development, I accept that this is your view, but do not think I can add anything to what I have already written on this matter. The above comments also apply about 'vetting' of agenda reports by more senior officers.

I trust this has now addressed the points you have raised, but if not please contact me again.

Yours sincerely

Ao

MRS A ODELL
Senior Planner



I Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

Your ref:AO/F/2000/1838

12/11/01

Dear Mrs Odell,

Planning Application F/2000/1838
Reading Chair & Desk,Basingstoke Road,Riseley.

We exchanged some correspondence earlier in the year on the above (in June/July).

I am writing to you again now on the commercial part of the development,as the external structure appears to be near completion.In your letter of 5/7/01,you didn't specifically comment on the buildings fitting in with the style of the existing listed building on site,but regardless of the arguments for or against the development originally,I know there is a lot of anger/frustration in the village about the nearness to the road,scale,& style (inc.windows)of the new offices.

I would appreciate your comments on these issues please,as the predominant feature now in the 'centre' of the village is these new buildings,which are also an eyesore from quite a distance away-esp.when approaching down the Basingstoke Road from the Dog & Partridge public house direction.

My main intention of writing again now was to raise the above,but you will not be surprised to know that I didn't agree with most of the points in your letter! We all know that little (if any) local employment opportunities will be created by this development-unsurprisingly,I do not have a copy of the Central Government Planning Policy Guidance Note No.7,so I can't see the full context of any guidelines,but this is a pure & simple case of Mr.Mulhern pursuing an investment opportunity.

Of course,hi tec firms & others like to locate in this area because of M3 & M4 access etc.,& to offer their employees a more rural working environment with easier commuting (at least for them,but not the rest of us!), but this is to the detriment of the character/environment of the local villages.The fact that there is adequate office acccommodation around might not normally be a be a defendable reason to refuse planning permission,but it is certainly a sensible,sustainable one!

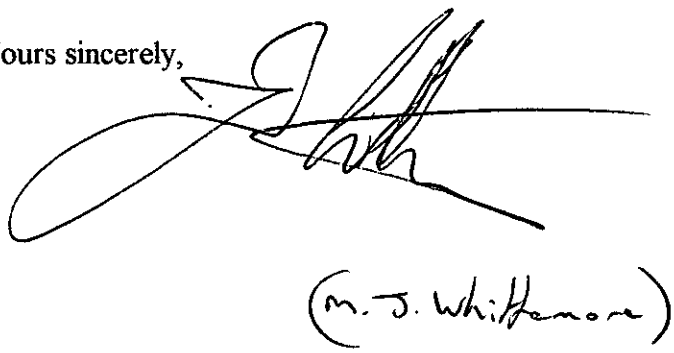
I'm sure you are aware that another office development has been agreed in Part Lane,Riseley,& whilst greedy people with no regard for the local environment will always be prepared to sell their property for profit,I would still argue that this is no reason for the Council to continue to accept these.

As mentioned above,it is not as though there were a general shortage of office accommodation anyway,& there is no evidence (or checks) that these will offer

suitable local employment opportunities.If these developments started from a genuine need (rather than someone's preference,or attempt to make a quick 'buck'),we might all feel a lot less frustrated with the whole planning process.I think everyone accepts the need for some development in proportion to the village (we are not all 'NIMBIES'),but there is no sensible argument for further commercial development in Riseley village.

I await hearing from you.

Yours sincerely,



(M. J. Whitemore)

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 July, 2001
My ref. AO/F/2000/1838

Mr M J Whittemore
1 Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

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

Dear Mr Whittmore

PLANNING APPLICATION F/2000/1838
READING CHAIR & DESK, BASINGSTOKE RAOD, RISELEY, SWALLOWFIELD

Thank you for your letter of 25 June and subsequent e-mail, and I apologise for not replying in full previously, and also for getting your name wrong. I address the points you raised as follows.

The letter submitted with the application explained that the intention was that Reading Chair & Desk would occupy one of the buildings (expected to be building C) and that the post office sorting office would occupy building B. Whilst this was the stated intention at the time the application was submitted, granting permission was not made dependant on RCD and the P.O. occupying these buildings, as it was not considered that permission should only be granted if these were the occupiers. However, I was not aware that RCD intended to move out.

Whilst there may not be a shortage of office accommodation in the area, this point of itself is not normally a defendable reason to refuse planning permission.

Regarding traffic, the highway officer considered that the alterations to the junction would potentially improve road safety. This is at least in part because the north to south lane to Odiham will be closed off, and therefore traffic will be forced to slow down to turn instead of being able to travel in a straight line. £6,900 is also being paid to Wokingham District Council towards Phase 1 of the Riseley traffic Area Study. The legal agreement also requires the provision of a Green Travel Plan. The aim of this is to reduce car journeys to work by single occupants of cars.

Whilst employment development in villages can obviously result in increase travel to work by car, it can also provide some local employment opportunities. Central Government Planning Policy Guidance Note No. 7 'The Countryside – Environmental Quality and Economic and Social Development' in principle supports employment development in and around villages.

The siting (i.e. setting out) of the front of building A has already been checked.

I trust this has now addressed the points you have raised, but if not please contact me again.

Yours sincerely

MRS A ODELL
Senior Planner

Angela Odell

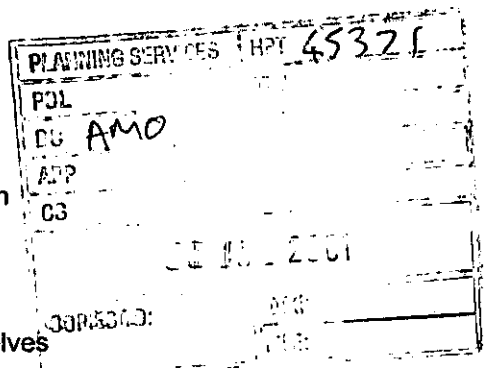
To: Mike Whittemore
Subject: RE: Planning Application F/2000/1838.

Thank you for your e-mail. I will resond fully to the points you raised, but it is likely to be a few days before I can do so.

Regards

Angeal Odell

-----Original Message-----
From: Mike Whittemore [SMTP:mike.whittemore@uk.royalsun.com]
Sent: 04 July 2001 09:50
To: Angela.Odell@wokingham.gov.uk
Subject: Planning Application F/2000/1838.



Dear Mrs Odell,

Whilst I appreciate that you have replied to my letter of 25/6/01,I have to say that the response is indicative of what we tend to get from Wokingham D.C.-I accept mine was a rather angry letter & you might not want to respond in full to my points,but your letter is really nothing more than an acknowledgement/fob off.

I obviously appreciate the development was considered/passed by yourselves (although I can't say this gives me any great comfort,& I don't have to agree with your decision),but as you have not specifically commented on my point about misrepresentation by Mr Mulhern of Reading Chair & Desk,are you acknowledging that 'you' were aware at the time that they were moving out?

You also make no comment about why there should have to be road changes in order to accommodate the new development.I know safety etc for entry to/exit from the new development is argued,but I still don't see why local residents views should be overridden,& Reading Chair & Desk, & the old Post Sorting Office were perfectly able to use existing entrances/exits-you are presumably expecting a greatly increased traffic flow?! It also seems to me that this was a good opportunity to get some contribution from the developers towards some general traffic calming measures for the village.

I would have liked something from you on Wokingham D.C.'s general policy on 'business parks' in 'rural areas'& how this ties in with encouraging the use of public transport?

Finally,I trust the new development will be strictly monitored to ensure (as promised) that the buildings in view will fit in with the style of the existing listed building on site.

Regards,

Mike Whittemore.

p.s.
It would also help if you had got my name right-this also tends to annoy as you would appreciate!

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 June, 2001
My ref. AO/F/2000/1838

Mr M J Whitmere
1 Maythorn Cottages
Basingstoke Road
Riseley
Berks
RG7 1QD

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

Dear Mr Whitmere

PLANNING APPLICATION F/2000/1838
READING CHAIR & DESK, BASINGSTOKE RAOD, RISELEY, SWALLOWFIELD

Thank you for your letter of 25 June. We are sorry to read of your objections to the development. However, the application was fully considered by the development Control Committee, who visited the site before determining to grant approval.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

F/2000/1838

Reply Req. (1.) 45045

POL
DC AO
APP
CS
27 JUN 2001
COPIES TO: ACK: FILE:

Maythorn Cottages,
Basingstoke Road,
Riseley,
Berks. RG7 1QD.

Dear Sirs,

Development at Riseley Stores
(Junction Basingstoke Rd/Odiham Rd)

- The above development was originally 'sold' to Riseley residents on the basis that it would be made to fit in with the listed building on site (this looks doubtful), & that Reading Chair & Desk needed to extend to accommodate an existing business need.
- I hear that Reading Chair & Desk have infact moved out, & I note the new development is now advertised as 'Riseley Business Park'!
- I think it is disgraceful that Mr. Mulhern (of Reading Chair & Desk) has so blatantly misled local residents, & presumably your

P.T.O.

goodselves on this.
- He used 'blackmailing' tactics to help force through the development in the first place, & it is now obvious he intentionally misled everyone as well!
- There seems to me to be a distinct difference between accepting an extension to an existing business, rather than a development to attract new businesses (which is totally out of character with the village etc).
- As a consequence of this development, we are also getting junction changes which are purely to accommodate the new development (rather than local residents).
- Why there is a need to build 'business parks' in village locations, I just don't know. There is certainly not a shortage of existing office space in the area,

P.T.O.

+ just because some people like to drive to a more 'rural' location, is not good reason to continue to ruin local village environments, & the quality of life etc. for local residents.

- Such developments also seem totally out of step with the policy of encouraging public transport — people can only get there by car!

- I am extremely disappointed with the Council's participation in such a development in this location — it is yet another step in the gradual ruin of the local area.

Yours Sincerely,

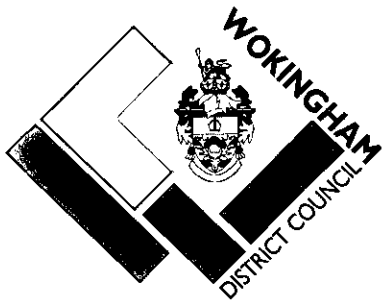
(M.J. Whitehouse)

P.S. I believe Mr. Mulhern lives in Salisbury, so he wouldn't care what happens locally anyway! 25/6/01

Applicationo	Name & Address
F/2000/1838	R & P Wright Beechview Odiham Road Riseley RG7 1SB
F/2000/1838	H Hill Appledore Basingstoke Road Riseley RG7 1TB
F/2000/1838	Mr F Bullock Basingstoke Road Riseley RG7 1QF
F/2000/1838	Mr C J Baker Drayton Basingstoke Road Riseley RG7 1QD
F/2000/1838	Mr O Ward Thorn End Odiham Road Riseley RG7 1SD
F/2000/1838	A Brown Heather Cottage Bull Lane Riseley RG7 1SE
F/2000/1838	L Ward Thorn End Odiham Road Riseley RG7 1SD
F/2000/1838	Mr T Walker Palings Odiham Road Riseley RG7 1SB
F/2000/1838	Mr & Mrs M Upshall & Petition Woodside Cottage Riseley RG7 1QA



F/2000/1838	Mr & Mrs G Morris 2 Kent Cottages Odiham Road Riseley RG7 1SB
F/2000/1838	Mr S Stevens 2 Cranmore Cottages Basingstoke Road Riseley RG7 1QP
F/2000/1838	J Upshall 1 Kent Cottages Odiham Road Riseley RG7 1SB
F/2000/1838	D & L Bergstrom Cherry Tree Cottage Basingstoke Road Riseley RG7 1QL
F/2000/1838	M Maloney Snap Cottage Russett Close Riseley RG7 1SF
F/2000/1838	G Denesh-Pour Nithsdale House Old Basingstoke Road Riseley RG7 1QL
F/2000/1838	I Burnett Langstone Basingstoke Road Riseley RG7 1QL
F/2000/1838	J Robson Pembroke Cottage Riseley RG7 1SF
F/2000/1838	Mrs W Robson Pembroke Cottage Russett Close Riseley RG7 1SF
F/2000/1838	Miss S Colledge Ols Sun House Basingstoke Road RG7 1QL



F/2000/1838
D Browne
Heather Cottage
Bull Lane
Riseley
Berks.

F/2000/1838
M Goldsmith
Cranmore House
Basingstoke Road
Riseley
RG7 1QP

F/2000/1838
S Hanes
Harwood House
Odiham Road
Riseley
RG7 1SD

F/2000/1838
T A Spearing
The Dog & Partridge
Basingstoke Road
Riseley
RG7 1QS

F/2000/1838
P Proud
15 Portway
Riseley
RG7 1SQ

F/2000/1838
D Atkinson
9 Portway Close
Riseley
RG7 1SQ

F/2000/1838
O Ward
Thorn End
Odiham Road
Riseley
RG7 1SD

F/2000/1838
B Matravers
8 Portway
Odiham Road
Riseley
RG7 1SQ

F/2000/1838
Mr & Mrs A Pollard
Two Hoots
Basingstoke Road
Riseley
RG7 1QD

F/2000/1838
Mrs E Whitemore
1 Maythorn Cottages
Basingstoke Road
Riseley
RG7 1QD



F/2000/1838 R P Burton
1 Magnolia House
Basingstoke Road
Riseley
RG7 1QJ

F/2000/1838 Mr & Mrs J W Felix
Tiggers Farm
Basingstoke road
RG7 1QD

F/2000/1838 Mr & Mrs Gibson
Tudor rose
Basingstoke Road
Riseley
Reading
RG7

F/2000/1838 Mr & Mrs Godward
Norkett Cottage
Basingstoke Road
Riseley
Reading RG7 1QD

F/2000/1838 M J Griffin
3 Portway
Riseley
RG7 1SQ

F/2000/1838 I Browne
Heather Cottage
Bull Lane
Riseley
RG7 1SE

F/2000/1838 Mrs L Fraser
Cooksbury
Basingstoke road
Riseley
RG7 1QD

F/2000/1838 Mr & Mrs K Swain
The Bells
Odiham road
Riseley
RG7 1SD

F/2000/1838 B & L Haycock
8 Norton Road
Riseley
RG7 1SH

F/2000/1838 Ms C Beatty
'Drayton'
Basingstoke Road
Riseley
RG7 1QD

F/2000/1838

Colin Brooks
Applegarth
Basingstoke Road
Riseley
RG7 1QD

App ARROVED
LETTER SENT
31/05/01

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

CASE OFFICER

SITE DETAILS

PLANNING APPLICATION NUMBER	1838 AD.
BUILDING CONTROL NUMBER.	FP2001/1846 Mandi
APPLICANT/AGENT	Andrews Kalik
ADDRESS OF SITE	former Rowley Stores now Reading Chair + Desk (RCD) Basingstoke Rd. Swallowfield RG7 2D.
DESCRIPTION OF PROPOSED WORK	Demolish existing building + erect 3 blocks of 2 storey commercial buildings

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1477-62A	1477-16E
ELEVATIONS	1477/56D +57C +58C	1477/14B +13A +12D +11B
FLOOR PLANS Block A	477-50A +51	477-17D.
Block B	1477 52C +53C	
Block C	477-54D +55A	

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	Awaiting Legal Agreement	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None.	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	22/5/01.	

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	

MINUTES OF A MEETING OF
THE DEVELOPMENT CONTROL COMMITTEE
HELD ON WEDNESDAY 27 SEPTEMBER 2000 FROM 7.00 PM TO 9.45PM

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

Also present under Standing Order 39: Mr. FD Browne, Mr. G Cowan and Mrs. ANMC Drake.

119. ORDER OF BUSINESS

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

120. MINUTES

Subject to the following amendments, the Minutes of the meeting of the Committee held on 6th September 2000 were confirmed as a correct record and signed by the Chairman.

Amendments are shown in Italics.

Minute 95

Amend resolution as follows:

RESOLVED: That the Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking into account the comments to be made by Members and having consulted *the Chairman of the Development Control Committee*, Chairman of the Environmental Services Committee and respective opposition spokesmen.

Minute 98

Amend resolution 3 as follows:

Substitute the word "before" with "*outside*" in the third line.

Add a new 4):-

4) That in respect of Application No. 2000/1444, had the appeal against non-determination not been submitted to the Planning Inspectorate, the application would have been approved subject to completion of a legal Agreement as set out in para (4F) Agenda page 780 and to the conditions set out on Agenda page 783 to 784.

Minute 99

Amend paragraph 2 as follows:
In explaining the report, the Head of Planning and Transportation informed Members that five additional letters of objection had been received and that the first sentence of page 806 of the Agenda should read "increases of 428 sqm B1 use and 189 B8 use are proposed which is 618 sqm in total."

121. APOLOGIES FOR ABSENCE

An apology for absence was received from Mrs. MA Long.

122. APPLICATION NO 2000/1838, PROPOSED DEMOLITION OF EXISITING OFFICES WORKSHOPS AND SORTING OFFICE AND ERECTION OF NEW OFFICES WORKSHOPS AND SORTING OFFICE AND ALTERATION TO HIGHWAY, RISELEY STORES AND RCD HOUSE BASINGSTOKE ROAD RISELEY SWALLOWFIELD, FOR READING CHAIR AND DESK

The Committee considered a report about this application set out on Agenda pages 1042 to 1057.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 6 September 2000, to allow Members to carry out a site visit.

In explaining the report, the Head of Planning and Transportation informed Members that twelve additional letters of objection had been received.

Mr. Wright attended the meeting and spoke in opposition to the proposal.

Mr. Andrews (Applicants Agent) attended the meeting and spoke in support of the proposal.

In the discussion of the proposal Members raised a number of concerns relating to highway safety and possible alterations to the existing junction, the effect of the proposal on the surrounding area, hours of working, landscaping and the details of any Green Travel Plan. In considering the application Mrs. Beatty drew Members attention to the position of the settlement boundary as shown on the submitted plans.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act and other statutory powers securing a financial contribution of £6,900 towards Phase 1 of the Risely Area Traffic Study, junction improvements and the provision of a Green Travel Plan;

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2000/1838 be approved, subject to the conditions set out on Agenda pages 1047 to 1048 with the exception of condition No.7;

3) That condition No.7 be amended to prohibit construction outside the hours 0800 and 1800 Monday to Friday , 0830 and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays;

4) That the local Member, Chairman of the Development Control Committee, the Chairman of the Environmental Services Committee, the Chairman of the Highways Sub-Committee and a representative of the Parish Council be consulted about highway arrangements and that planning permission not be issued until outstanding highways issues have been resolved;

5) That the local Member be consulted about details of landscaping.

123. APPLICATIONS NOD. 2000/1503 & 2000/1504, PROPOSED ERECTION OF A3 RESTAURANT AND DRIVE THROUGH, LAND ADJOINING KWIKSAVE THE SQUARE CHALFONT WAY EARLEY, FOR MCDONALDS RESTAURANTS.

The Committee considered a report on these applications set out on Agenda pages 1058 to 1071.

Members were reminded that consideration of these applications had been deferred at the Committee meeting held on 6 September 2000, to allow Members to carry out a site visit.

In explaining the report, the Head of Planning and Transportation reported additional information about the current usage of parking facilities.

Mr. Watson, (For McDonalds Restaurants) attended the meeting and spoke in support of the application.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act and other statutory powers securing a financial contribution of £20,000 towards general

Application No. **Received** **Swallowfield**
F/2000/1838 **26.06.00**

Applicant : **Reading Chair & Desk**
Location : **Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield**
Proposal : **Demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office and alteration of highway**

1. **Planning History** – On this site are the existing part single and part two storey Reading Chair and Desk (RCD) buildings and the post office sorting office buildings. There is 792 m² B1 floorspace (offices/research & development/light industrial use) and 204 m² B8 floorspace (storage & distribution use) currently on the site. The road is on slightly higher land. Beyond the south side of the site is the existing 2 storey Riseley Stores listed building. Under application nos. F/2000/1463 and LB/2000/1465, it is proposed to retain this building and convert and extend it for use as four flats and to erect a building to accommodate 2 flats at the rear. This application is being dealt with under delegated powers. There are residential properties to the north of the site and opposite.

   Application No. 99/69258/F to replace the existing first floor of the RCD building and construct a new roof was refused permission on 04.05.99 on the grounds of effect on the street scene, but was allowed on appeal. This permission has not been implemented.

   The rear car park (behind Opus House) does not have planning permission as such but is considered to be immune from enforcement action.

2. **Proposal** – is to demolish the existing buildings on the site and construct two x 2 storey buildings for Class B1 use 8.1 m high (buildings A and C) and a part single, part two storey building for B8 use (building B) in a courtyard arrangement. 1220 m² B1 use and 393 m² B8 use floorspace are proposed; a total of 1613 m² floorspace. RCD propose to occupy building C. Proposed materials are brick walls and plain clay tiles for the roofs. It is also proposed to alter the existing Basingstoke Road/Odiham Road junction and landscape this area, and undertake planting around the affected boundaries of the site.

   Revised plans show minor modification to the proposed junction improvements and removal of a row of 6 parking spaces which would have marginally extended the rear boundary of the site. These have been repositioned within the site next to Odiham House. The revised north elevation of building A shows obscure glazed windows on the first floor.

3. **Consultations** -
   - ***Swallowfield Parish Council :*** Comments attached
   - ***39 Signature petition*** – "we the undersigned are against the proposed development".

- ***23 letters of objection from 19 addresses –***

- would exacerbate existing traffic congestion and safety problems including the 150 space car park. Traffic calming should be introduced to encourage traffic to use the by-pass instead of coming through the village. The proposed junction alterations will not achieve this.
- would be visually intrusive and detract from the natural character of the village there are no facilities in the village that could sustain extra people coming into Riseley and public transport is poor.
- if larger premises are needed there are vacant premises elsewhere (including for the post office sorting office)
- adverse effect on wildlife.

- ***2 letters of support*** – would be more attractive than the existing buildings, improve the centre of the village and contribute towards traffic calming.
- ***Highway Officer*** – considers the proposed road alterations would potentially improve road safety and makes no objection subject to a legal agreement for the proposed junction improvements and a Green Travel Plan and to conditions. (The longer-term proposals of this Authority are for this junction to be improved, a single access point for Odiham Road and provision of a right-turn lane. These issues have been met by the proposals allied to this application.)
- ***Conservation Officer*** – No objection in relation to the setting of the listed building adjacent.
- ***Landscape Officer*** – Considered the landscaping proposals are acceptable and the new road proposal would improve the locality.
- ***Environmental Health Officer*** – Recommends a condition restricting hours of operation and deliveries.
- ***Police Architectural Liaison Officer*** – The layout creates good natural surveillance. Recommends security lighting.

4. **Appraisal** – Main issues are;

   A. Principle of Proposal (Berkshire Structure Plan Policies BU1, BU2; Loddon Area Local Plan Policy LTV1, Wokingham District Local Plan (Deposit Draft) Policies WOS2, WOS3 and WEM4; PPG4).
   B. Design and Layout (Berkshire Structure Plan Policies EN1 and EN4 Loddon Area Local Plan Policies LBE1, LBE2 and LBE17; Wokingham District Local Plan (Deposit Draft) Policies WBE1 and WHE11).
   C. Effect on residential properties (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policy WBE1).
   D. Highway Issues (Berkshire Structure Plan Policies LD5 and T7; Loddon Area Local Plan Policies LT4 and LT5; Wokingham District Local Plan (Deposit Draft) Policies WT6, WT7 and WT16).
   E. Concerns of the Parish Council and local residents.

A. Principle of Proposal

As the site is in existing commercial uses and is within the settlement boundary, it is considered that there is no objection in principle to the proposal. Net

increases of 428 m² B1 use and 189 m² B use are proposed, which is 618 m² in total. As the proposed increase in B1 floorspace is less than 500 m², it is considered that there would not be any significant strategic employment issues raised (i.e. in terms of significant additional pressures on housing and transport) and employment policies generally support this type of proposal. The proposal is therefore considered acceptable in principle.

B. Design and layout

The appearance of the existing building is not attractive and it is considered that the design of the proposed buildings would be more attractive and fit in with the adjacent listed building. The proposed B1 building block A would be about 4m further forward than the existing building and the proposed buildings would be taller than the existing building. However, the site is slightly lower than the adjacent road and the height would be similar to that of the alternative altered building allowed on appeal and to the listed building. It is considered that the proposed highway alterations would also improve the appearance of the street scene. Providing screen planting is undertaken along the east boundary adjacent to the rear of blocks B and C, it is considered that the effect from the adjacent countryside would be acceptable. Therefore, overall, it is considered that the proposal would have an acceptable effect on the character and appearance of the area.

C. Effect on nearby residential property

The property most directly affected is 'The Gables' on the north side of the site. As there is already a row of Leylandii along part of the south boundary of the property, and obscure glazed windows are proposed in the first floor north side elevation of building A, the proposed building would not result in significant additional loss of outlook, light or privacy. The proposed hours of operation and deliveries would restrict disturbance. The maisonettes in Magnolia House opposite would be about 35m away across the road and this distance is sufficient to avoid unacceptable overlooking. As all the central section for the proposed block C would have rooflights in the first floor, it is considered that the proposed flats in buildings D and E would not be unacceptably overlooked either. It is therefore considered that the proposal would have an acceptable effect on nearby existing and proposed residential property.

D. Highway Issues

The Highway Officer considers that the proposed junction alterations would potentially improve road safety. The proposed parking is to standard and would be provided within the existing boundaries of the whole site (including the Opus House building at the rear). A legal agreement would also ensure the continued maintenance of the proposed landscaped area between the site and the modified road junction.

E. Concerns of the Parish Council and local residents

The issues of landscape maintenance, traffic and safety, design and appearance have been addressed above. Regarding facilities, there are two public houses and recreational facilities in the village and the additional floorspace is not of a scale where contributions could be reasonably expected,

particularly when significant highway improvements have been proposed. As the site is already developed, no significant effect on wildlife would be expected.

5. **Conclusion** – It is considered that the proposal is acceptable in principle, would be satisfactory in terms of its layout and appearance and would not have unacceptable effects on nearby residential properties. It is considered that the proposed junction alterations would potentially improve road safety and the appearance of the streetscene. The proposal is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to a Section 106 agreement for the provision of a Green Travel Plan and junction improvements, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. This permission relates to the application as amended by and shall be carried out in accordance with revised drawing No. 1477-16E submitted to the Local Planning Authority on 11.08.00 showing removal of 6 parking spaces from the rear side and repositioned within the site.
3. All new external work shall be carried out in materials that resemble in size, colour and texture, those of the existing building.
4. No enlargement, improvement or other alteration to the buildings hereby permitted, by Part 8, Class A of Schedule 2 to the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) shall be carried out.
5. Deliveries by commercial vehicles shall not be accepted or despatched from the site other than between 0700 hours and 1900 hours Monday to Saturday and at no time on Sundays or Bank or other Public Holidays.
6. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.
7. Construction and demolition operations for which noise is audible at the site boundary shall not be carried out other than between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays.
8. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
9. No development shall take place until there has been submitted to and approved 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.
10. 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 development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
12. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
13. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.
14. The windows in the first floor north elevation of building A shall not at any time be glazed other than with obscure glass.
15. Details of the position, height, design and intensity of all external lighting shall be first submitted to and approved by the Local Planning Authority, and installed in accordance with the proposed details.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. For the avoidance of doubt.
3. To ensure a satisfactory external appearance.
4. To prevent overdevelopment of the site.

5, 6, 7, 14 & 15
In the interests of residential amenity.

8, 9, 10 & 13
In the interests of visual amenity.

11. In the interests of highway safety.
12. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Angela Odell

Swallowfield Parish Council

Original plans:

The Parish Council wholeheartedly supports these proposals as:

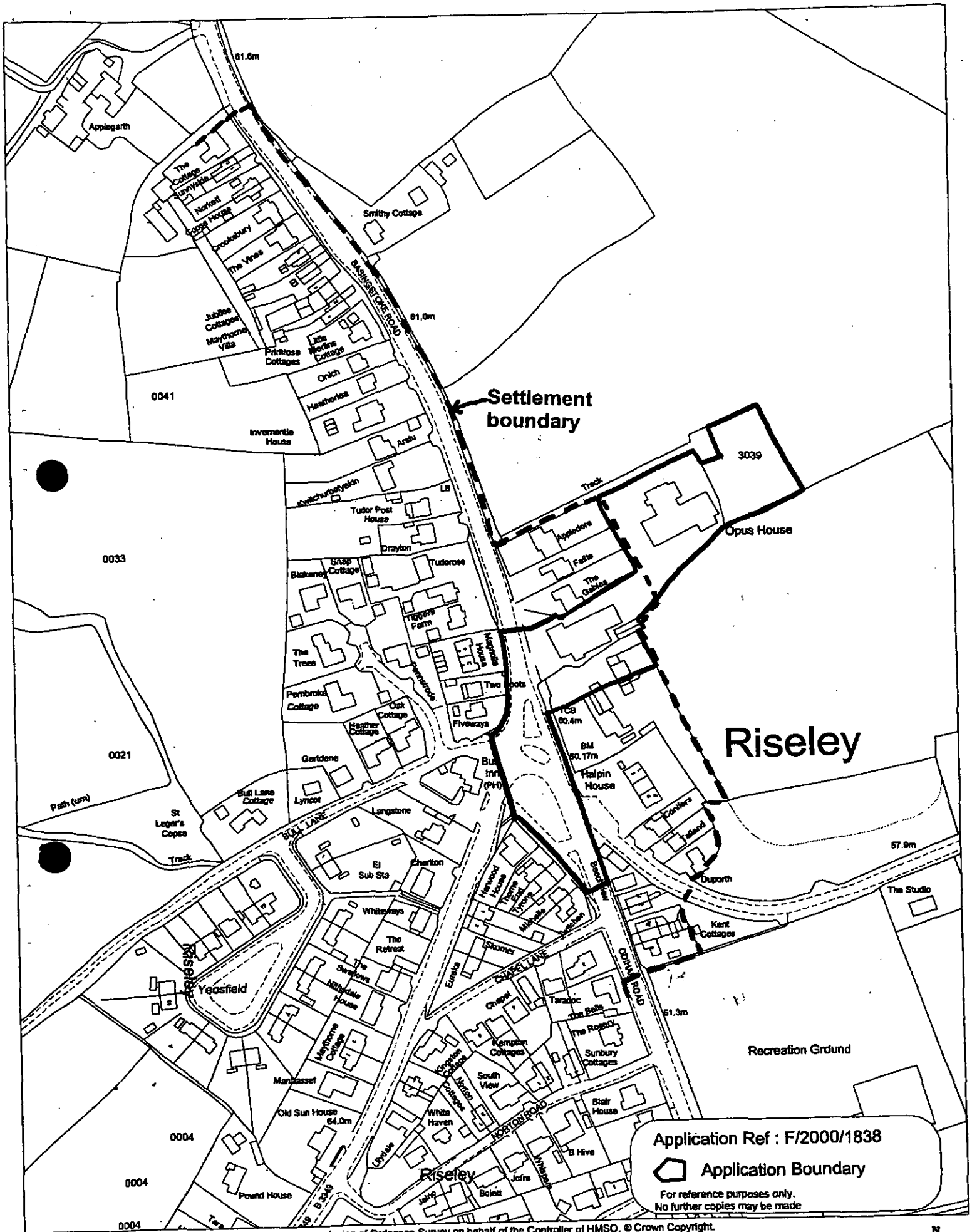
1. The new buildings are of a high standard and blend in satisfactorilywith neighbouring properties, and in particular with the Grade II listed Riseley Stores.
2. The overall visual aspects of the centre of Riseley will be enhanced, particularly with the additional landscaping caused by the highway alterations.
3. The logical alteration of the highway should help to slow down some of the high speed traffic, particular those vehicles coming from Reading on the B3349 Basingstoke Road and continuing along the Odiham Road.

Revised plans (showing modifications to proposed junction changes):

The Parish Council is concerned with this proposal for the following reasons:

1. That it encroaches on Riseley Green, which is the property of Swallowfield Parish Council and, more importantly,
2. WDC's Highways Sub-Committee on July 18th approved short term measures to reduce speed through Riseley and in the report there were a number of long term measures, including realignment of the junction with a change of priority.

This proposal does not appear to comply with the long term objective and therefore may be a waste of resources. The Parish Council suggests that, as a matter of urgency, the planning department liaises with the highways department to ensure that any roadworks carried out now complies with the long term objective - and ideally the long term objective is brought forward to match the timing of the junction alterations.



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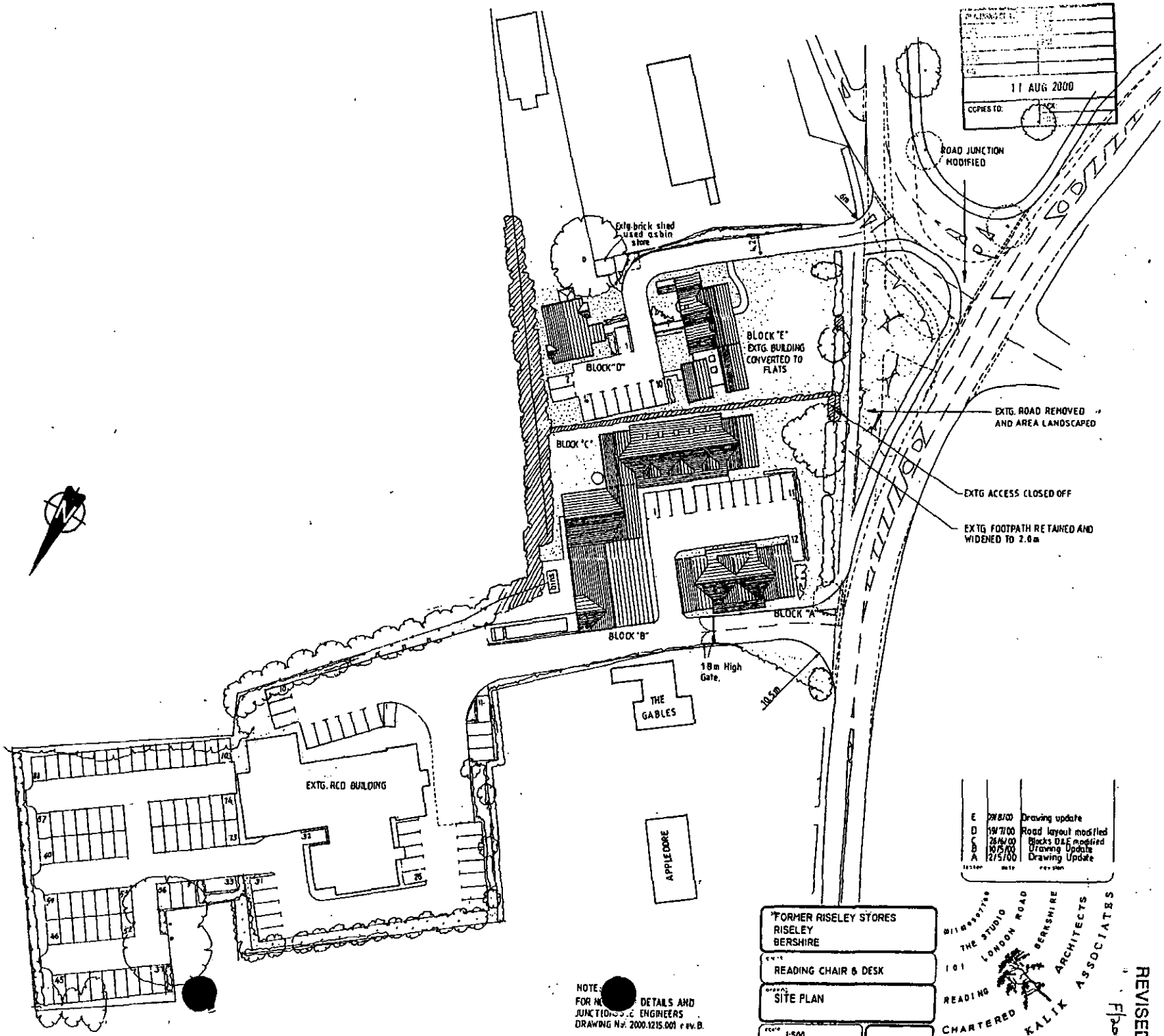
Development Control Section, Environmental Services, Wokingham District Council.

6 September 2000

Scale: 1 : 2500

N W E S

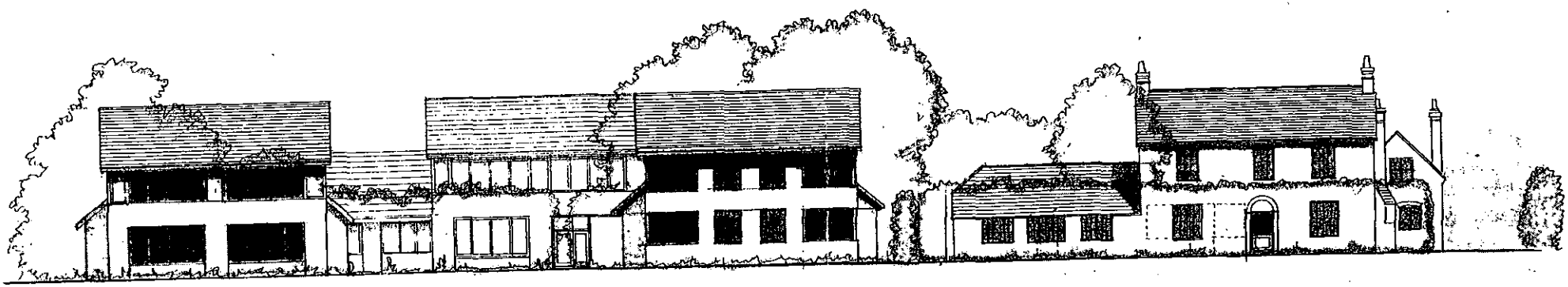


811

SCHEDULE OF BUILDINGS

BLOCK 'A'	OFFICES	462m² GROSS	19 CAR SPACES
BLOCK 'B'	WORKSHOP/ OFFICE	400m² " 140m² "	14 " " 6 " "
BLOCK 'C'	WORKSHOP/ OFFICES	365m² " 264m² "	13 " " 11 " "
BLOCK 'D'	2 x 2 BED FLATS		3 " "
BLOCK 'E'	3 x 2 BED FLATS + 1 x 1 BED FLAT		6 " "
EXTG. RCD BUILDING		1263m² "	51 " "
		TOTAL	123 " "

26. JUN. 2000* 1838



STREET ELEVATION (WEST ELEVATION)

letter	date	revision
B	2/5/00	Drawing Update
A	10-02-00	DRAWING UPDATE

job FORMER RISELEY STORES
RISELEY
BERKSHIRE

client READING CHAI & DESK

drawing STREET ELEVATION

scale 1:200

date FEB 2000

drawn by A. N.

1477-11B

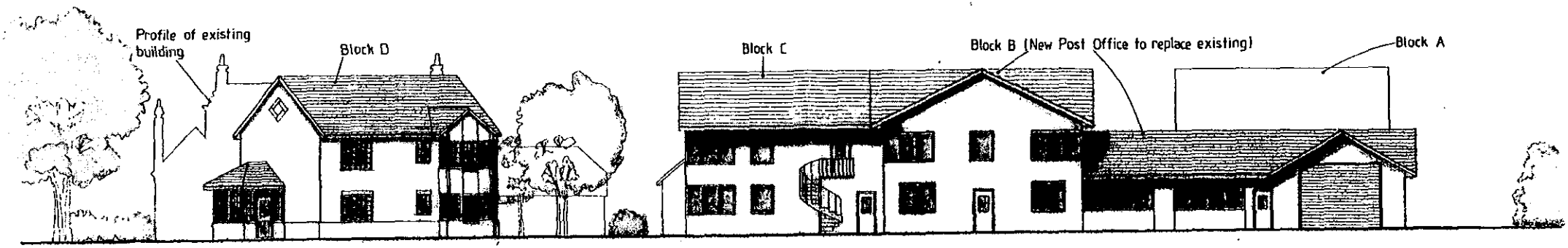
(0118) 9501700
101 THE STUDIO LONDON ROAD READING BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

812

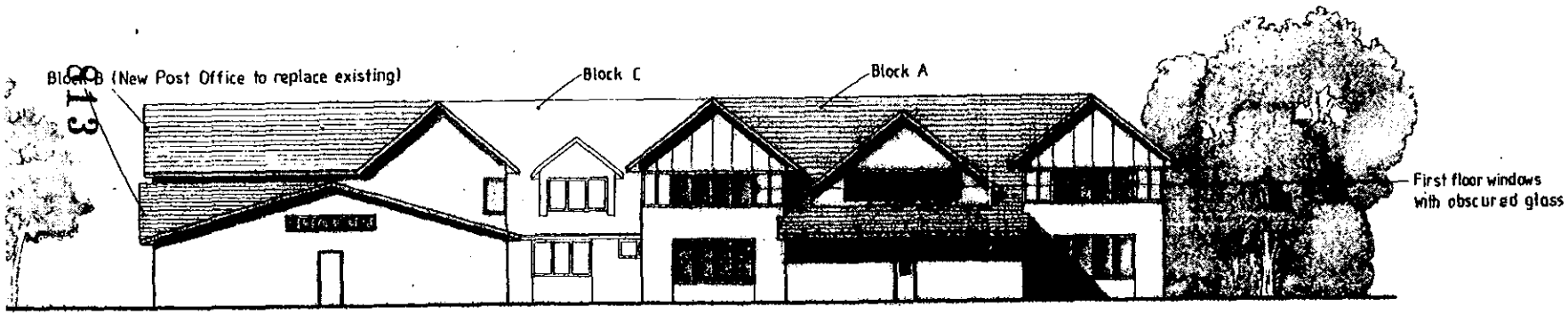
PLANNING SERVICES	HPT
	TLS
	ENF
11 AUG 2000	
COPY	

REVISED PLAN

F/2000/1838

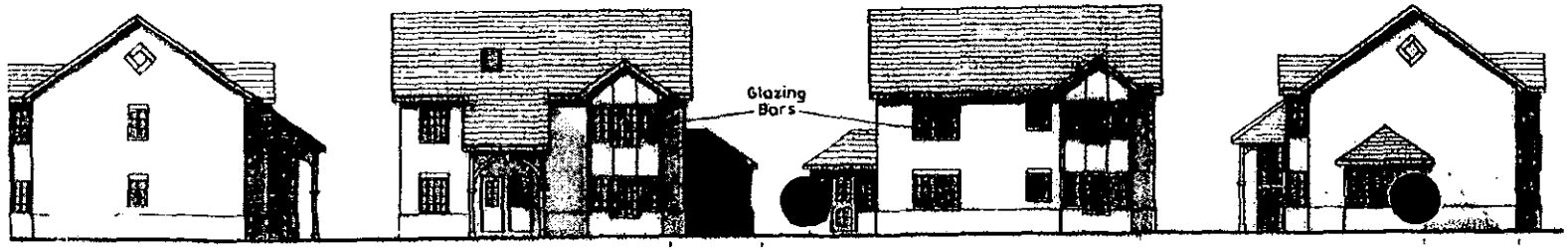


EAST ELEVATION



NORTH ELEVATION

BLOCK D ELEVATIONS



WEST ELEVATION SOUTH ELEVATION NORTH ELEVATION EAST ELEVATION

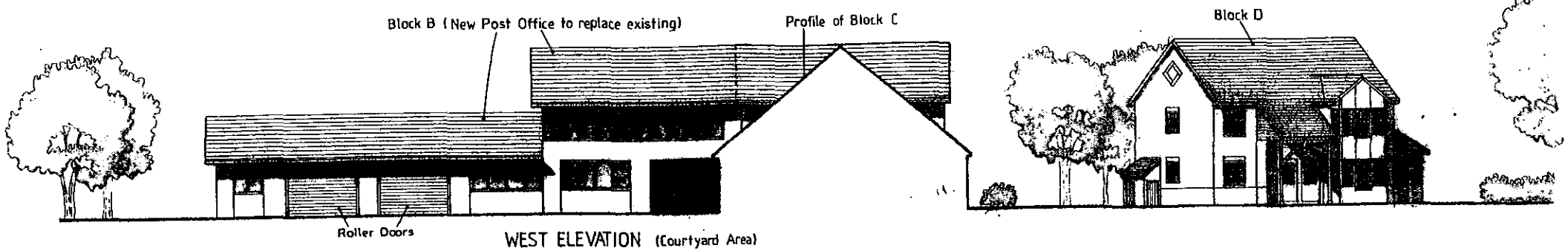
D	9/8/00	North Elevation Alter
C	9/5/00	Drawing Update
B	2/5/00	Drawing Update
A	6/4/00	Drawing Update

Former Riseley Stores
Riseley
Berkshire

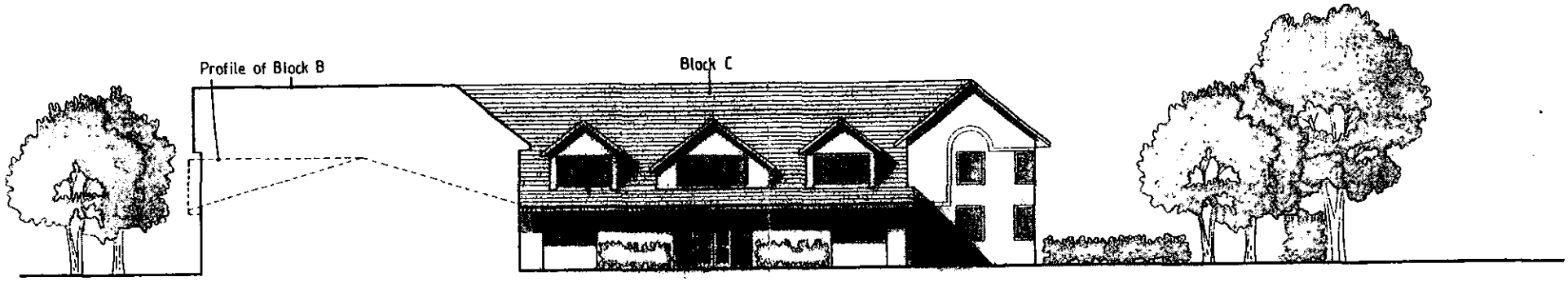
Reading Chair & Desk

Elevations

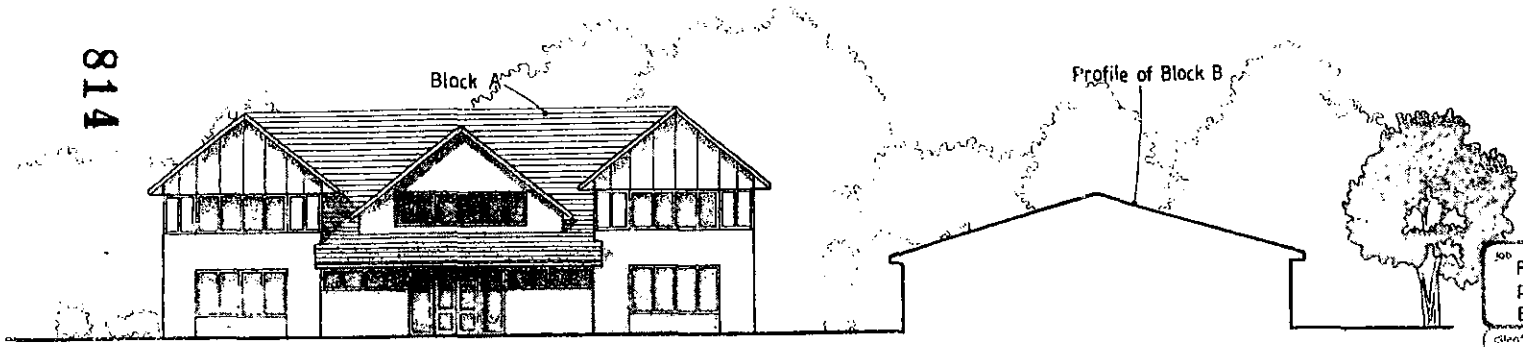
1: 200



WEST ELEVATION (Courtyard Area)



NORTH ELEVATION (Courtyard Area)



SOUTH ELEVATION (Courtyard Area)

814

letter	date	revision
B	9/5/00	Drawing Update
A	2/5/00	Drawing Update

job: Former Riseley Stores
Riseley
Berkshire

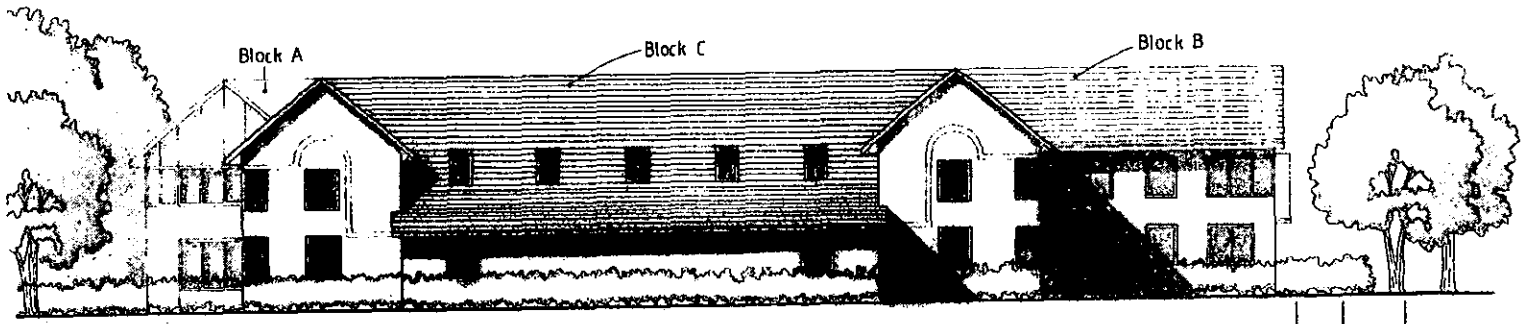
client: Reading Chair & Desk

drawing: Elevations

scale: 1:200

1477/14

THE STUDIO, LONDON ROAD, BERKSHIRE
READING
CHARTERED



SOUTH ELEVATION

letter	date	revision
A	6/4/00	Drawing Update

job: Former Riseley Stores, Riseley, Berkshire

client: Reading Chair & Desk

drawing: South Elevation

scale: 1:200

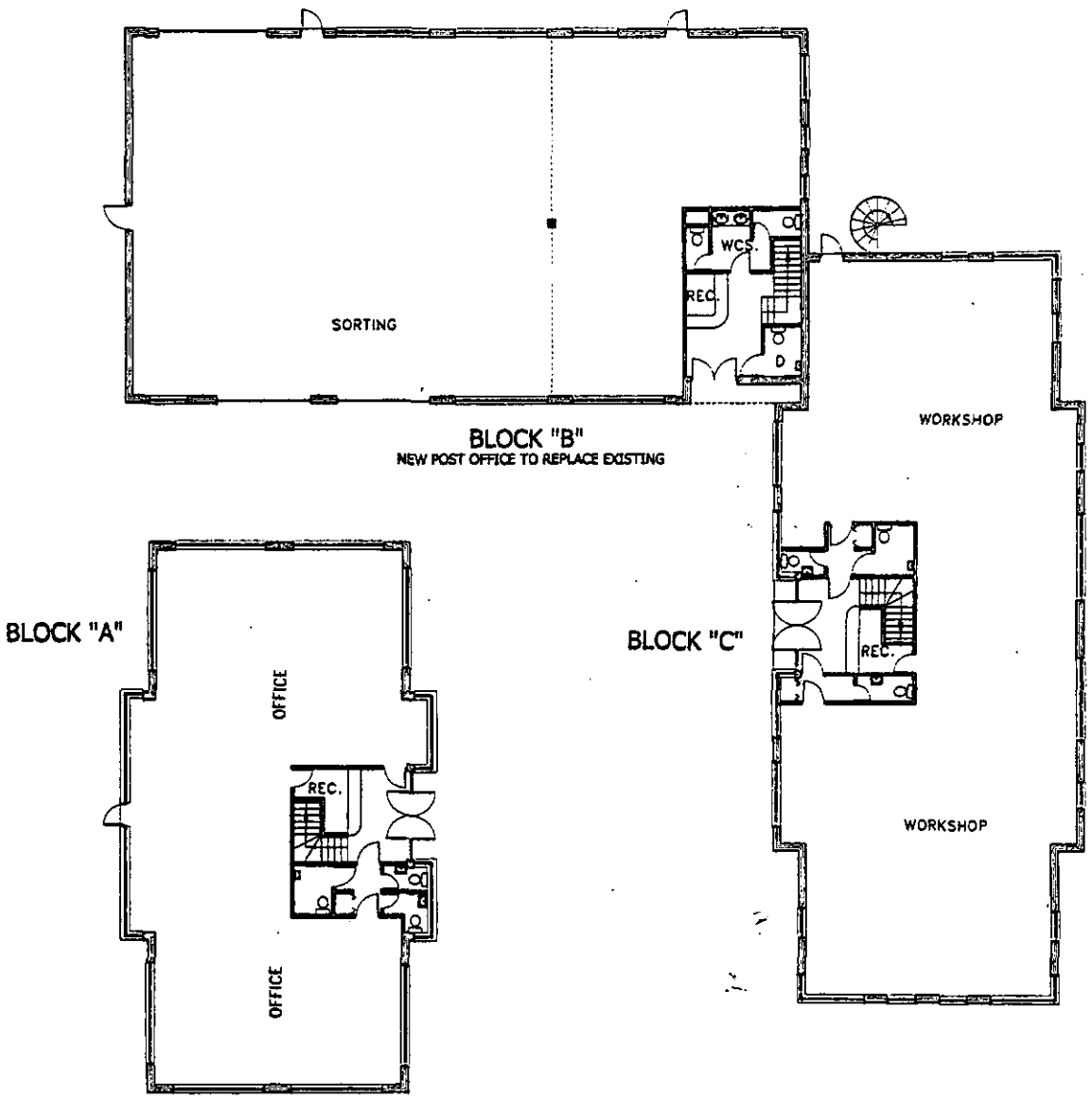
date: March 00

drawn by: ATSR

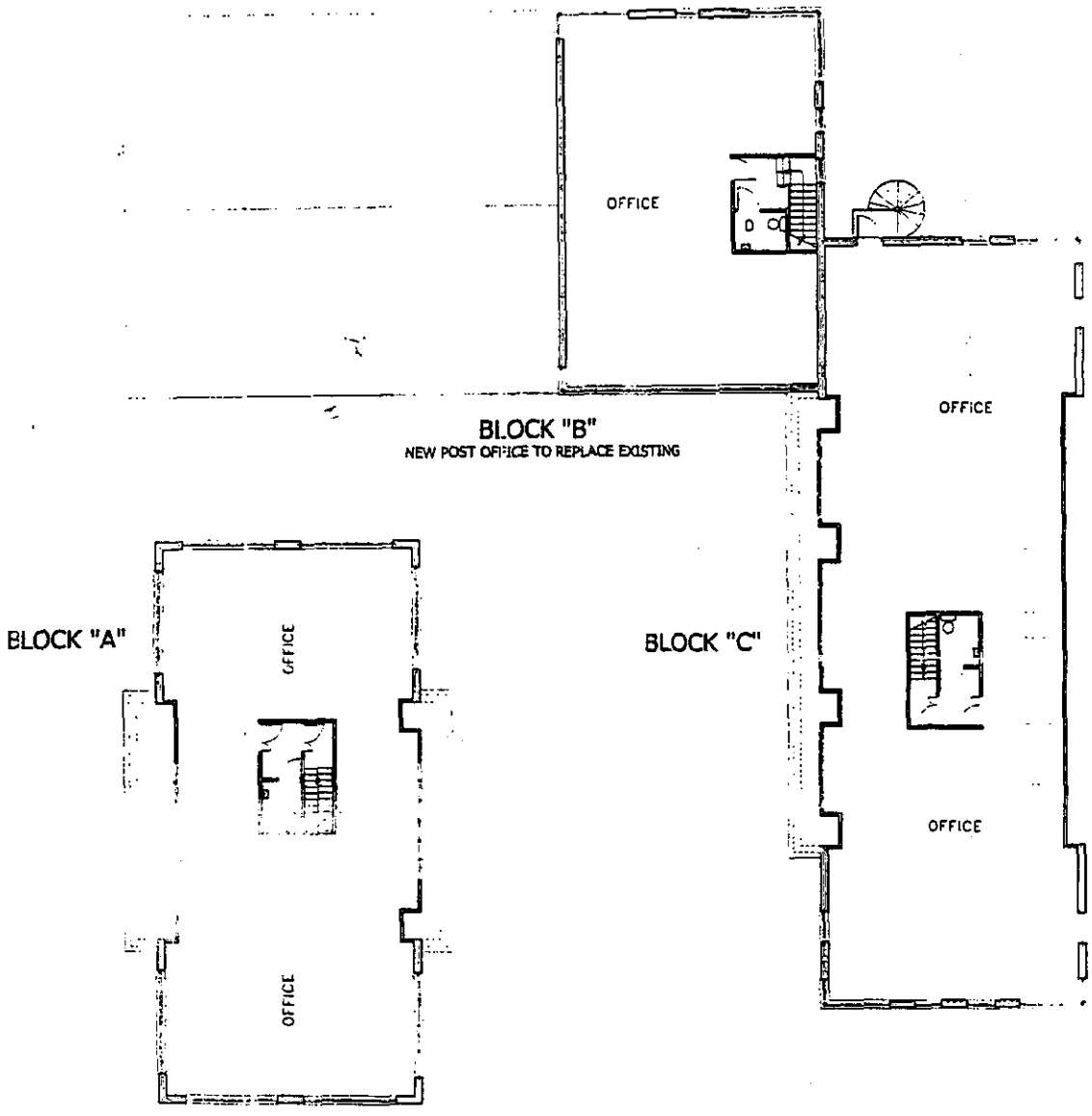
1477/13 A

THE STUDIO, 101 LONDON ROAD, READING, BERKSHIRE
(0118) 950 7100
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

26 JUN 2000



GROUND F OR PLANS



FIRST FLOOR PLANS

D	26-06-00	DRAWING UPDATE
C	11-05-00	DRAWING UPDATE
B	09-05-00	DRAWING UPDATE
A	03-05-00	DRAWING UPDATE

FORMER RISELEY STORES
RISELEY
BERKSHIRE

READING CHAIR & DESK

FLOOR PLANS

817

1:200

DATE APR 2000

DRAWN A.N.

1477-17D

(0118) 950 7100
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 18 April, 2001
My ref. AO/F/2000/1838

Daceberry Ltd
No. 1, RCD House
Basingstoke Road
Riseley
READING
RG7 1QF

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

Dear Mr Mulhern

PLANNING APPLICATION F/2000/1838
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW OFFICES, WORKSHOPS AND SORTING OFFICE AND ALTERATION OF HIGHWAY AT RISELEY STORES AND RCD HOUSE, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD

Thank you for your letter of 2 April. I confirm the proposed slab levels (draft condition 8) detailed in your letter are acceptable for construction of the above development (once the decision notice has been issued). (N.B. This incorporates the following correction to your letter: insert "lower" between '200mm' and 'than').

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

Yours sincerely

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 April, 2001
My ref. AO/F/2000/1838

Daceberry Ltd
No. 1, RCD House
Basingstoke Road
Riseley
READING
RG7 1QF

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

Dear Mr Mulhern

PLANNING APPLICATION F/2000/1838
PROPOSED DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF NEW OFFICES, WORKSHOPS AND SORTING OFFICE AND ALTERATION OF HIGHWAY AT RISELEY STORES AND RCD HOUSE, BASINGSTOKE ROAD, RISELEY, SWALLOWFIELD

Thank you for your letter of 2 April. I confirm the proposed materials detailed in your letter are acceptable for construction of the above development (once the decision notice has been issued).

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

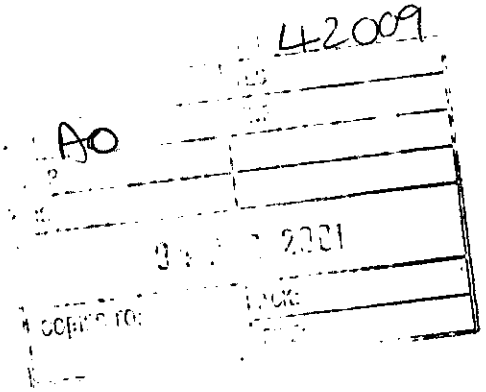
Daceberry Limited

PROPERTY INVESTORS

Tel: 0118 988 4787

Fax: 0118 988 4656

No 1, R C D House
Basingstoke Road
Riseley
READING
Berks RG7 1QF



Mrs A O'Dell
Wokingham District Council
Planning Dept
P O Box 157
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Posted & faxed (01189) 746484

2 April 2001

Dear Mrs O'Dell

Re: Re-Development or Riseley Stores / RCD House Riseley (F/2000/1838)

Further to our recent site meeting I can now confirm that our Solicitors have agreed the format of the section 106 agreement, and Mr Tom Callaghan has agreed the Green Travel Plan. All the paperwork therefore should be in place within the next few days, which should hopefully enable you to issue the formal planning consent.

In the meantime I would like to confirm the type of materials to be used on the external elevations in order to complete item 2 of the planning consent.

1) **Bricks**: Main bricks: Berkshire Red Multi red Handmades
Feature bricks: Old English Buff Multi Handmades to all feature areas shown on the elevation plans, together with soldier courses above and below all windows to match the building to the rear of the site.

2) **Morter**: Natural.

3) **Roof tiles**: Colour Farmhouse red. Plain tiles to front elevations to block A & C. and "Grovebury" tiles to all other roofs. Plain tiles to dormer fronts and sides and all gables.

4) **Windows**: White powder coated aluminium.

5) **Glass:** All clear glass with obscured glass to all toilets and the first floor windows to the north elevation to block A.

6) **Fascias Barge boards & Guttering.** Matt black.

With regard to condition no 8 of the planning consent (Ground floor slab level) as you will see on the front elevation "Street Scene" the ridge line is .600mm above the existing listed building (Old Riseley stores). Working down from this level the Ground floor level of buildings A B&C will be .200mm lower than the existing floor level of the RCD building which is to be demolished.

I trust this is acceptable to you but should you wish to make any changes then please let me know. In the meantime I believe the only outstanding item to agree on is items 9&10 (landscaping), our Architects are currently working on this and will arrange a meeting with you soon to discuss the matter in depth.

I will look forward to receiving your reply in due course,

Yours sincerely,

M F Mulhern.

35268

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

1 OCT 2000
ACK:
FILE:

11 October 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/1838 – New Plans showing alterations to the proposed Highways Works, Drwg. No. 2000.1215.001C
Location: Riseley Stores & RCD House, Basingstoke Road, Riseley, Swallowfield Parish
Proposal: Proposed demolition of existing offices, workshops, and sorting office and erection of new offices, workshops and sorting office plus alteration of highway.
Case Officer: Angela Odell

The Parish Council considers that these alterations are an improvement on the previous proposed Highway Works, but would like this opportunity to make the following observations/comments :-

1. The Parish Council believes that it is essential that the road improvements should be, as far as possible, carried out in a sympathetic manner to reflect the rural nature of the village. Thus the Parish Council considers that

   a) there should be no footway around the new landscaped area outside the existing RCD building. Instead there should be a 'link path' from the point where will pedestrians cross the road to the existing path, as shown in pink on the attached plan, and

   b) there should be no footway around the existing reshaped village green. Instead there should be effectively two footways from the point where pedestrians will cross the road to connect with the existing path, and to connect across the green to the roadway serving the properties overlooking the green. This will leave a small patch between the paths which could, possibly, contain a tree. Total area shown in pink on the attached plan.

The Parish Council believes that these links will basically cover all routes that pedestrians are likely to take, and will provide a more rural feel to the area.

2. The road markings on the plan do not appear to be suitable for traffic leaving Bull Lane and turning right onto the Basingstoke Road, or for traffic leaving the Odiham Road and turning right onto the Basingstoke Road. In each case there would appear to be a risk of meeting vehicles in the centre of Basingstoke Road. The Parish Council trusts that its concerns are unfounded.

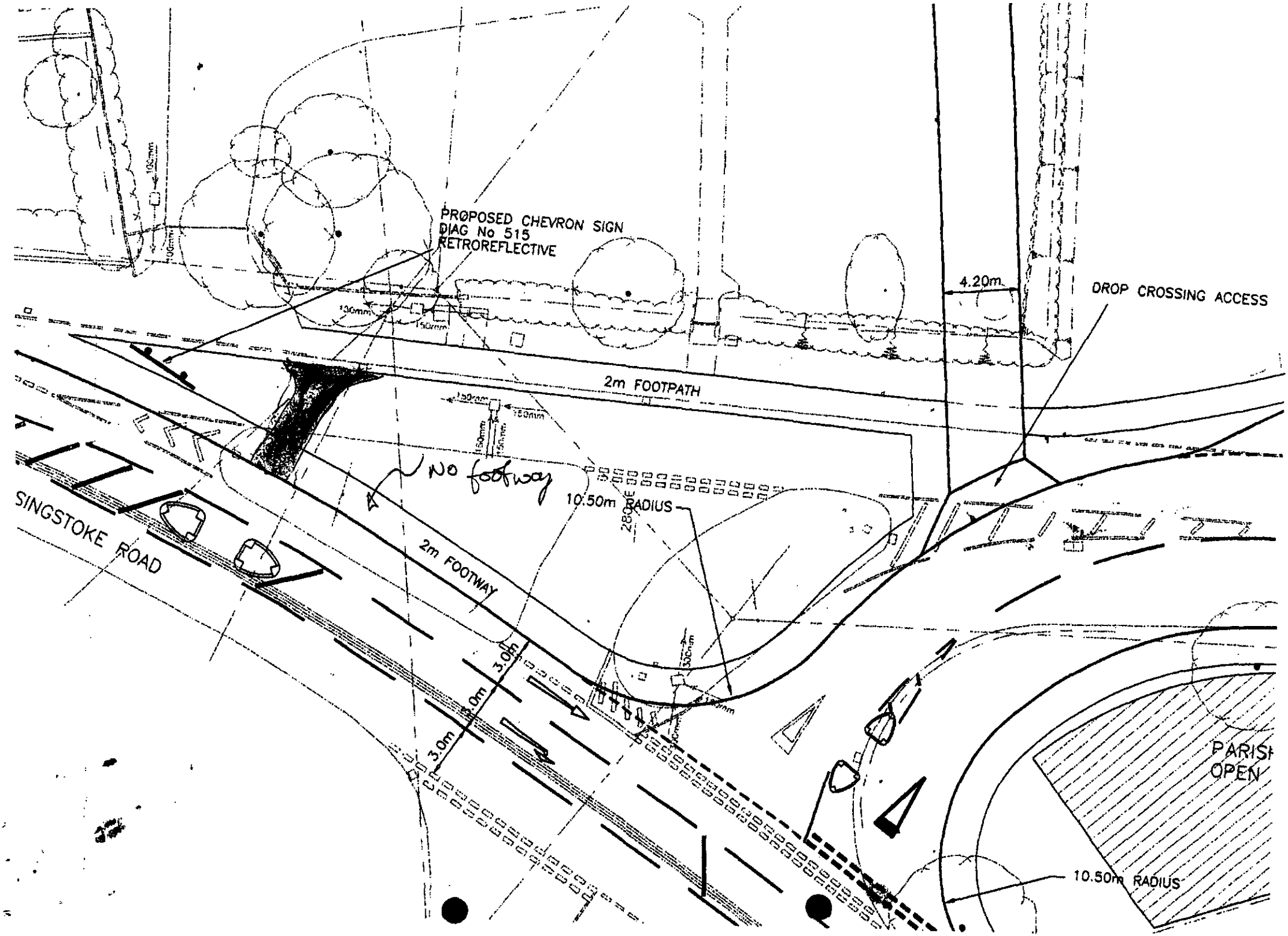
3. Currently there are problems for vehicles exiting Part Lane and turning left onto the Odiham Road. This is due to the angle that part Lane meets Odiham Road. Large vehicles have particular difficulty, and the Parish Council has been informed the street sign 'Part Lane' has, as a consequence, been knocked down on several occasions. The Parish Council therefore requests that the splay is widened at the Part Lane/Odiham Road junction on the Recreation ground side.

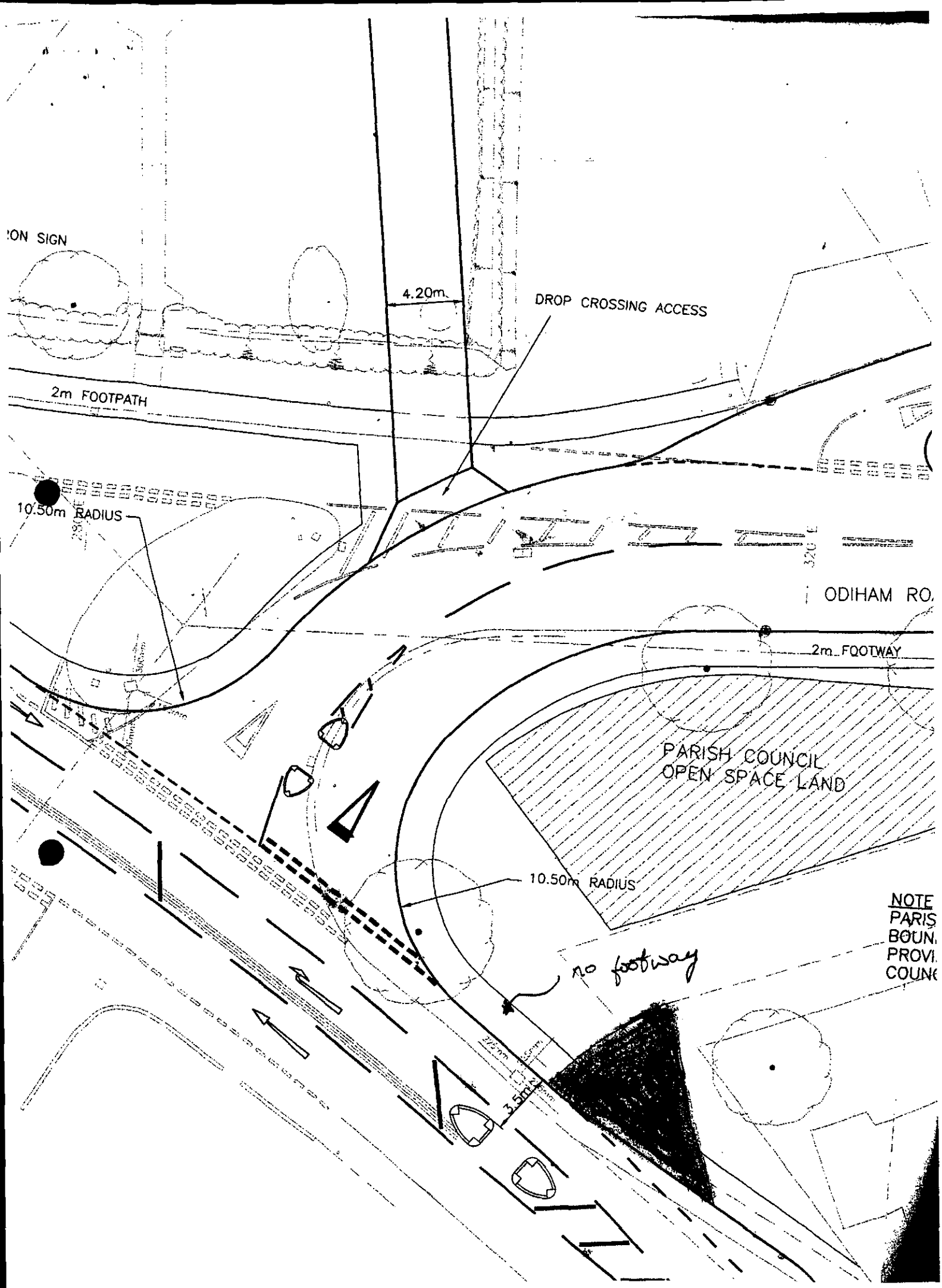
4. The Parish Council trusts that no street lighting will be incorporated into the scheme, and that the post top light unit shown on the drawing is not as high as a street light.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk


PROPOSED CHEVRON SIGN
DIAG No 515
RETROREFLECTIVE
4.20m
DROP CROSSING ACCESS
2m FOOTPATH
No footway
10.50m RADIUS
SINGSTOKE ROAD
2m FOOTWAY
3.0m
3.0m
3.0m
PARISH
OPEN
10.50m RADIUS


ON SIGN
4.20m
DROP CROSSING ACCESS
2m FOOTPATH
10.50m RADIUS
ODIHAM RO
2m FOOTWAY
PARISH COUNCIL
OPEN SPACE LAND
10.50m RADIUS
no footway
3.5m
NOTE
PARIS
BOUN
PROVI
COUN

34061

AO

CS

11 SEP 2000

COPIES TO: | ACK: | FILE:

Mrs Angela Odell
Planning Department
Wokingham District Council
Council Offices
Shute End
Wokingham
RG40 1WR

8 September 2000

Dear Mrs Odell

Re: Planning Application for RCD Building at Riseley.

Following our recent telephone conversation, I am enclosing a copy of a letter, which I have sent to Swallowfield Parish Council, and also the members who showed an interest in the application at last Wednesday's meeting.

With regard to the highway alterations, I have spoken to Stewart Michael again and asked them to discuss an alternative scheme with your highway department.

One possibility they have suggested would be to change the speed limit in Riseley to 30 mph and construct a roundabout instead of a junction.

I will contact you again when I here back from them.

Yours sincerely,

M. Mulh

M F Mulhern.

RCD SOLUTIONS DIRECTORY RENOVATIONS INTERIORS

RCD Office Furnishings Ltd.
Basingstoke Road, Riseley,
Reading, Berkshire RG7 1QF
Sales Office: 0118 988 4646
Fax: 0118 988 4881

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- **CAD Drawings**
- **Building Work**
- **Heating & Ventilation**
- **Air Conditioning**
- **Special Furniture**
  - Boardroom
  - Training
  - Education
  - Reception
  - Leisure
  - Bespoke
  - Conference
  - Call Centres
  - Restaurant

Mrs Ceila Adams
Clerk to Swallowfield Parish Council
Penton Cottage
Swallowfield Street
Swallowfield
Reading
RG7 1QX

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DIRECTORY
RENOVATIONS
INTERIORS

RCD Office Furnishings Ltd.
Basingstoke Road, Riseley,
Reading, Berkshire RG7 1QF
Sales Office: 0118 988 4646
Fax: 0118 988 4881

7 September 2000

Dear Mrs Adams,

Re: Planning application No 2000/1838 Demolition of Existing Offices, Workshops and Sorting Office, and erection of New Offices, Workshops and Sorting Office together with alterations to highway.

As you are probably aware the above application was presented to the Development Control Committee at Wokingham last night with the full support of the Planning Officer, Swallowfield Parish Council and various other governing departments. The outcome was that the application was deferred to the next meeting pending a site visit.

We believe that there is a huge mis- conception by the residents of Riseley, which can only be due to the lack of understanding to exactly what we are trying to achieve. The purpose of this letter is to try to explain the basic details of our proposals.

The proposals include three major areas, which are as follows.

1) Carparking.
2) The construction of two B1 units (Offices) and one B8 unit (Workshop).
3) The alterations to the highway.

I would like to deal with each area in turn, in order to clear up any misunderstanding.

Firstly, The site as it stands has parking for 123 cars, this application has parking for 113 cars and not 150 which some people have suggested. Therefore our proposals show a net loss of 10 carparking spaces. Furthermore you will see that the highway officer has requested a Green Travel Plan to be submitted as a condition of planning. What this means is that we will have to prepare a plan showing public transport, bicycle parking areas shower facilities for the cyclists etc.

COPY

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  - Ceilings
  - Blinds
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  - Desks
  - Screens
  - Storage Systems
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  - Ceilings
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  - PC Accessories
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- **Project Management**
- **Move Management**
- **Hire Furniture**
- **Layout Planning**
- **CAD Drawings**
- **Building Work**
- **Heating & Ventilation**
- **Air Conditioning**
- **Special Furniture**
  - Boardroom
  - Training
  - Education
  - Reception
  - Leisure
  - Bespoke
  - Conference
  - Call Centres
  - Restaurant

Secondly, The construction of three new buildings which total approximately 16,000 square feet.These building have been designed largely with the help of Mr Saunders the local Conservation Architect, making sure that they harmonise with the Listed Building, and as you will see in the planning report the type of external materials which would have to used would have to be sympathetic with the materials in the Old Riseley Stores.

The main point, which most people have failed to recognise, is the existing building (Formally Riseley Garage) which would be removed as part of this scheme.

This building is arguably the ugliest building in Riseley especially the southern elevation. We currently **have a planning consent** to add a second floor to the existing RCD Building, which will significantly increase its bulk. The impact of this ugly building inline with our existing planning consent would be to the visual detriment of the village.

If this application is refused then we will have no alternative but to extend the existing building in accordence with our consent which would result in a *mammoth 10.000 square foot monstrosity*. The impact of this as a focal point to the centre of Riseley would be disastrous.

One further point must be understood, is that if this application is refused we will then construct the 10,000 square foot monstrosity, which in turn will leave an empty site between this building and Riseley Stores which is be approximately 21meters x 60 meters (almost one third of an acre). As this is within the curtilage of the village, it would then be subject to further applications as it has existing use for commercial and residential purposes.

Thirdly, The alterations to the highway junction. When we first discussed this scheme with Wokingham we did not anticipate any alterations to the infrastructure. Acting on the planning officers advice we discussed our proposals with the Highways department who quickly seized upon implementing their internal plans at our expense. As a result of that meeting we instructed a firm of Highway Engineers to prepare a scheme and carry out a traffic audit. All of this resulted in the highway junction alterations, which you now see.

I note the comments from the Parish Council to the original plans, were to wholeheartedly support our scheme, but following receipt of the revised plans, you have made some reservation regarding the encroachment of the proposed road onto the village green. We have therefore instructed our Highway Engineers to address this, and look at this point again, then discuss the matter with Wokingham and ask them to accept the junction to be moved further to the north, thus eliminating this concern.

COPY

RCD SOLUTIONS DIRECTORY RENOVATIONS INTERIORS

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Reading, Berkshire RG7 1QF
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Fax: 0118 988 4881

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  - Task Lighting
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  - Education
  - Reception
  - Leisure
  - Bespoke
  - Conference
  - Call Centres
  - Restaurant

E-Mail: sales@rcdsolutions.co.uk **Web Site:** www.rcdsolutions.co.uk

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Company No: 2391134
VAT No: 314 8456 56

I have also asked them to discuss with Wokingham the point you raised regarding the long-term objectives for Riseley, also the possibility of reducing the speed limit to 30 mph.

I would therefore like to request that this letter be read out at the next Parish meeting, and also include it in the minutes in order for any interested residents of Riseley to read.

I trust this letter explains our position. But should any member of the Parish Council or any other resident wish to discuss any aspect of our proposals with me, I would welcome this opportunity.

Kind regards

Yours sincerely.

M F Mulhern.

COPY

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  - Flooring
  - Ceilings
  - Blinds
  - Wallcoverings
- **Renovations & Repairs**
  - Chairs
  - Desks
  - Screens
  - Storage Systems
  - Blinds
  - Ceilings
  - Floorings
- **Ergonomic Products**
  - PC Accessories
  - Anti Static Products
  - Task Lighting
  - Personal Storage
  - Acoustic Screens
- **Project Management**
- **Move Management**
- **Hire Furniture**
- **Layout Planning**
- **CAD Drawings**
- **Building Work**
- **Heating & Ventilation**
- **Air Conditioning**
- **Special Furniture**
  - Boardroom
  - Training
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  - Leisure
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E-Mail: sales@rcdsolutions.co.uk **Web Site:** www.rcdsolutions.co.uk

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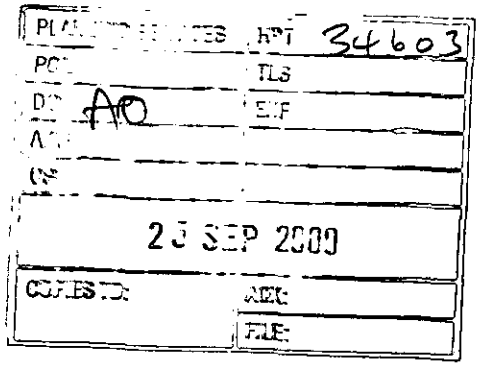
R C D Office Furnishings



MEMO

22 September 2000

Re: Planning Application No 2000/1838

Our letter to Swallowfield Parish Council dated 7 September 2000, dealt with the three main points of our application. The third point (Highway Junction Alterations) now appears to be the main point of contention.

Since the last Planning Meeting, I invited any Riseley resident to discuss with me any issues relating to our application, with view to explaining the scheme to them in more depth. This resulted in several residents contacting me.

Having now spoken to many residents, it appears to me that the general sense of concern with some residents of Riseley is they believe the new road layout will increase the speed of traffic not decrease it. The other point of complaint was that we were removing a section of the existing village green to create the new bell mouth to the Odiham Road.

Since then we have asked our highway engineers to see if they could modify the junction at this point. As a result I am enclosing a new site plan which has been agreed by your council's engineers, which resolves this issue.

With regard to the traffic speed, the current "Rat Run", from the Basingstoke Road into the Odiham Road will be blocked off completely, which only leaves the main through road as a possible concern.

As you will see on the site plan there are three sets of centre islands, all of which have 3 meter pinch points. I therefore asked our engineer what in his professional opinion would be the usual traffic speed through these points! The answer was approximately 25 MPH.

With regard to the heavy goods through traffic, I believe the three restricted pinch points in the centre of the village would encourage this type of through traffic to use the Swallowfield by pass, which was one of the purposes for which it was built.

I therefore put it to the members that the proposed junction, which we would be funding as part of our overall scheme, would create a much safer village centre for both vehicles and pedestrians. This combined with a new landscape area in front of our proposed buildings would greatly enhance the visual amenities of the village.

Yours sincerely,

Michael F Mulhern. RCD Office Furnishings Ltd.

a whole was considered to be an improvement on the previous proposal.

RESOLVED: 1)That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers for a contribution of £5,000 towards areas such as play equipment and improvements to the village hall, three additional conditions regarding landscaping, two additional conditions regarding visibility displays, construction times, revised condition 2 and the remaining original conditions attached to the report dated 28 June 2000;

2) That, subject to the execution and registration of the Agreement to in 1) above, Application No 2000/0851 be approved.

98. APPLICATION NO: 2000/1506, PROPOSED ERECTION OF 17 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND PARKING, AND DEMOLITION OF 3 DWELLINGS, APPLICATION NO: 2000/1444 OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 17 DWELLINGS WITH ASSOCIATED ACCESS ROAD AND PARKING AND DEMOLITION OF 3 DWELLINGS, LAND AT SHEERLANDS ROAD ARBORFIELD, FOR THAMESWAY HOMES LTD

The Committee considered a report on these applications as set out on Agenda pages 775 to 803.

In explaining the report, the Head of Planning and Transportation informed Members that one additional letter of objection had been received and also circulated a number of amendments to the report together with additional comments from the Police Architectural Liaison Officer, and the Highways Officer.

Mr G.Cowan, a local Member attended the meeting and spoke against the proposal.

Mr M. Hawthorne, (Applicants Agent) attended the meeting and spoke in favour of the proposal.

During the discussion of the proposal Members commented that condition no 20 concerning construction times should be amended.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act and other statutory powers securing the provision of affordable housing and financial contributions, as set out in paragraph 4 (F) of the Agenda page 780:

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2000/1506 be approved, subject to the conditions set out in Agenda pages 780 to 782 with the exception of condition No: 20.

3) That condition 20 be amended to prohibit construction and demolition activities before the hours 0800 and 1800 Monday to Friday, 0800 Hours and 1300 hours on Saturday and at no time on Sundays, Bank or Public Holidays.

99. APPLICATION NO: 2000/1838, PROPOSED DEMOLITION OF EXISITING OFFICES WORKSHOPS AND SORTING OFFICE AND ERECTION OF NEW OFFICES WORKSHOPS AND SORTING OFFICE AND ALTERATION OF HIGHWAY, RISELEY STORES AND RCD HOUSE BASINGSTOKE ROAD RISELEY SWALLOWFIELD, FOR READING CHAIR & DESK

The Committee considered a report on this application as set out on Agenda pages 804 to 817.

the above site and the availability of a Environmental Impact Assessment produced by S.Grundon (Waste) Ltd as part of the appeal.

In explaining the report, the Head of Planning and Transportation reminded Members that the Local Planning Authority was consulted on the above appeal and was not the determining authority. The comments of the Berkshire, Buckinghamshire, Oxfordshire Wildlife Trust were circulated.

Members were informed that the Council's comments on the above appeal had to be submitted to the Secretary of State by the 21st September 2000.

Simon Etheridge, a local Member attended the meeting expressed concern at the loss of green space resulting from the proposal and also increases in traffic likely to occur from increased extraction and in-filling activities at the site.

Members discussed the report and expressed concerns about the length of time given by the Secretary of State for consultation on the above appeal. Members also commented that the proposal would result in the loss of green space and natural habitat and that the authority should strongly object to appellant's proposals.

RESOLVED: The Director of Environmental Services formulate a strong objection to the proposal for submission to the Secretary of State, taking account of the comments to be made by Members and having consulted Chairman of the Environmental Services Committee and respective opposition spokesmen.

96. APPLICATION NO: 2000/1827, PROPOSED ERECTION OF AGRICULTURAL BUILDING TO HOUSE ORGANIC FREE RANGE CHICKENS, STOKES FARM BINFIELD ROAD HURST, FOR MR T.FINDLAY

The Committee considered a report on this application as set out on Agenda pages 920 to 926.

Mrs A.N.M.C Drake, a local Member attended the meeting and spoke in favour of the proposal.

RESOLVED: That Application No: 2000/1827 be approved subject to the conditions set out on Agenda pages 921 to 922.

97. APPLICATION NO: 2000/0851, PROPOSED CHANGE OF USE OF LAND TO PROVIDE RESIDENTIAL CAR PARKING SPACES, LAND AT VALON ROAD ARBORFIELD, FOR ANNINGTON HOMES.

The Committee considered a report on this application as set out on Agenda pages 760 to 774.

Members were reminded that consideration of this application had been deferred at the meeting of the Committee held on the 19th July 2000, to enable further negotiations with the applicant to take place. In explaining the report the Head of Planning and Transportation circulated additional conditions and a revised recommendation. The Head of Planning and Transportation also stated that an additional letter had been received from Barkham Parish Council which was circulated at the meeting.

Mr G. Cowan, a local Member attended the meeting and commented on the application. He indicated that if Members were minded to approve the application, an additional condition should be added relating to construction times.

Members discussed the application and expressed concern in relation to potential crime and nuisance problems in the future arising from the layout and nature of the proposal. However, the proposal as

+ cond. 8 – "building not dwelling"

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

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13 September 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/1838
Location: Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield
Proposal: Demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office and alteration of highway.
Case Officer: Angela Odell

Following the Development Control Committee's consideration of the above application on 6th September 2000 the Parish Council would like to take this opportunity to withdraw the concerns that it had relating to the proposed junction changes as it is now fully satisfied that the proposed junction layout totally complies with the Highway Department's requirements for long term traffic calming measures in Riseley.

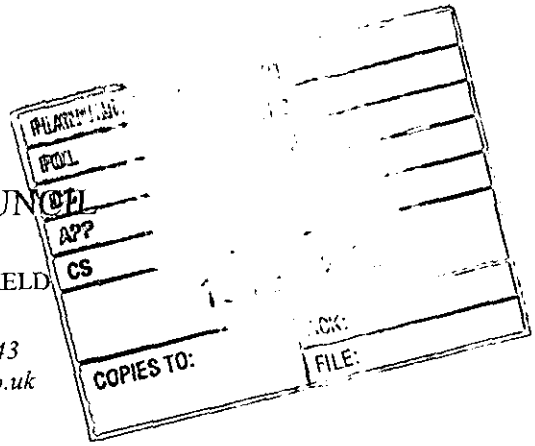
Consequently the Parish Council reiterates its wholehearted support for both the junction alterations and the proposed re-development.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk



13 September 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/1838
Location: Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield
Proposal: Demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office and alteration of highway.
Case Officer: Angela Odell

Revised plans showing re-siting of 6 rear car parking spaces.

The Parish Council considers that the re-siting to be an improvement on the original proposal in that the car parking area will not project so far behind the existing buildings. The Parish Council therefore has no objection to this revision.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Date: 16 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1838

Location: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Showing re-siting of 6 rear car parking spaces.

Drawing no's 1477/11c,12d,14c,16e,19c,20b,24b,26b.

Comments are required by 26/08/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

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

App No. (Planaps) /F/2000/1838 (Ludhouse) Date Rec. 11/8/00

Location: Riseley Stores and RCD House, Basingstoke Road, Riseley

Parish Swallowfield.

Applicant: Reading Chair & Desk.

Description of attached plans Showing ~~proposals~~ re-siting of 6 rear car parking spaces.

Drawing No's: 1477/11C, 12D, 14C, 16E, 19C, 20B, 24B + 26B.

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: The Cables, Basingstoke Rd, Riseley.

Date for Responses 10 days 26.8.2000

FURTHER ACTION

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

Redate Application Y/ N From _____

New Site Notice Y/ N

New Description _____

CASE OFFICER AC.

Consultations Sent by Admin. on T.M.B.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES | HPT 32921
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ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AN/JAG/1477

9th August 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Helen Pollock

Dear Madam,

FORMER RISELEY STORES, BASINGSTOKE ROAD, RISELEY – APPLICATION No. F/2000/1838

Please find enclosed 5 copies of our revised drawing nos. 1477/11C, 12D, 14C, 16E, 19C, 20B, 24B and 26B, which incorporate the latest comments by Mrs Odell and Mr Sanders.

As you will be dealing with this site in the absence of Mrs Odell, we would appreciate if you could circulate these for further consultation so this application will be ready to be delegated by Mrs Odell on her return from holidays.

Yours faithfully,

A. Naweed.

Enc:

c.c. Mr H Sanders Wokingham D.C.
Mr M Mulhern R.C.D.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Date: 25 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1838

Location: Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Proposal: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Applicant: Reading Chair & Desk C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Modifications to proposed junction changes. Drawing no 1477-16D.

Comments are required by 04/08/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

1970

(RING ONE)

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

App No. (Planaps) / F/2000/1838 (Ludhouse) Date Rec. 21.7.00

Location: Riseley Stores - RCD House, Basingstoke Road, Riseley

Parish Swallowfield

Applicant: Reading Chair & Desk.

Description of attached plans Modification to proposed junction changes

Drawing No's: 1477-16D

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: As previously (see attached list

Date for Responses ~~[illegible]~~ 10 days

FURTHER ACTION

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

Redate Application ✓ / N From

New Site Notice ✓ / N

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 25.07.PS

Yellow - Part One Copy
Green - Officer's Copy

NEIGHBOURS:

The Gables, Failte, Appledore, Bull Inn, Fireways, Harwood House, Two Hoots, Nos 1-4 Magnolia House, Tiggers Farm, 1 + 2 Halpin House & dwelling between Tiggers Farm + Tudorose, Thorn End, Tyrone, Michelle, Twitchen Beechview

ANDREWS KALIK ASSOCIATES
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AMA/JDF/1477

20 July 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

1838

REVISED PLAN

fao Mrs A Odell

Dear Madam

FORMER RISELEY STORES BASINGSTOKE ROAD SWALLOWFIELD APP NO F/2000/1838.

Our Highway Consultants, Stuart Michael Associates, have been discussing with your Highway Department, the final layouts of the junction changes to the highway. These have been revised recently, and we therefore have updated our Site Plans and forward copies of 1477/16D for inclusion as part of the Application.

There has been modifications to the junction between Odiham Road and Basingstoke Road which has been prompted by the recent safety audit, there were no other changes that effect the Application, but I am sending this to you just to keep you up to date.

Yours faithfully

A M Andrews

cc Mr M Mulhern

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

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13 September 2000

FAXED AND POSTED

Planning Dept.,
P.O. Box 157
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2000/1463
Location: Riseley Stores, Basingstoke Road, Riseley, Swallowfield
Proposal: Proposed demolition of outbuildings and erection of block of 2 flats and conversion of existing listed building to 4 flats.
Case Officer: Angela Odell

Revised plans showing further alterations (as requested by the Listed Buildings Officer)

The Parish Council is surprised to note that the alterations include the provision of a flat roofed infill. Whilst the Parish Council accepts that it will not be visible from the front of the dwelling, it is surprised that the Listed Buildings Officer considers that this addition is compatible with a Listed Building. The Parish Council does not consider that a modern flat roof attached to an existing listed building is appropriate, and therefore objects to the inclusion of the flat roofed infill.

Upon revisiting this proposal the Parish Council is also concerned that the number of parking places provided for the dwellings is insufficient. The total number of flats proposed total seven, being four flats and one studio flat in the stores, and two flats in the new block. Some of the flats will generate more than one car, and in addition the new residents will receive visitors arriving by car. However only ten car parking spaces are being provided. The Parish Council considers that the effect of this under provision will be that vehicles will park along the access road, in full view of the centre of Riseley, which will be visually unsightly.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

13.Sep. 2000 10:35 SWALLOWFIELD PARISH COUNCIL No.0746 P. 4/8
SWALLOWFIELD P C

Wokingham District Council
Planning Application

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

AND/OR

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

Application No: F/2000/1838

Proposal:
Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Location:
Riseley Stores & RCD House Basingstoke Road Riseley Reading

This application is being advertised in the Reading Chronicle newspaper on the 28/07/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT AND AFFECTS THE SETTING OF A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **18/08/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 28/07/2000

Displayed 22.7.00

Mr Tom Callaghan
Wokingham District Council
Council Offices
Shute End
WOKINGHAM
Berks

27 September 2000

RCD
SOLUTIONS
DIRECTORY
RENOVATIONS
INTERIORS

RCD Office Furnishings Ltd.
Basingstoke Road, Riseley,
Reading, Berkshire RG7 1QF
Sales Office: 0118 988 4646
Fax: 0118 988 4881

FAXED 0118 9746313

Dear Mr Callaghan

Reference Planning application 2000/1838 - RCD Office Furnishings, Riseley.

Following our telephone conversation today I confirm that, should your planning sub-committee approve the above scheme at tonight's meeting, we will, in addition to the road-junction improvements as laid out in the application, be prepared to fund up to the additional sum of £ 6,900.00 for Phase I of the Riseley Area Traffic Study, as per the Highways Committee meeting of 18 July 2000.

I trust this will be acceptable.

Yours sincerely,

M.F. Mulhern.

- **All Office Furnishings**
  - Chairs
  - Desks
  - Screens
  - Storage
  - Flooring
  - Ceilings
  - Blinds
  - Wallcoverings
- **Renovations & Repairs**
  - Chairs
  - Desks
  - Screens
  - Storage Systems
  - Blinds
  - Ceilings
  - Floorings
- **Ergonomic Products**
  - PC Accessories
  - Anti Static Products
  - Task Lighting
  - Personal Storage
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- **Project Management**
- **Move Management**
- **Hire Furniture**
- **Layout Planning**
- **CAD Drawings**
- **Building Work**
- **Heating & Ventilation**
- **Air Conditioning**
- **Special Furniture**
  - Boardroom
  - Training
  - Education
  - Reception
  - Leisure
  - Bespoke
  - Conference
  - Call Centres
  - Restaurant

HIGHWAYS CONSULTATION SHEET

SMA

From: Angela Odell **Date:** 04 July 2000

Application Number: F/2000/1838

Proposal: Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Parish: SWALLOWFIELD PARISH

Site Address:
Riseley Stores & RCD House, Basingstoke Road, Riseley, Reading.

Applicant:
Reading Chair & Desk C/O Andrews Kalik Associates.

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).

Conditions

SC 35 - Access construction
SR13
SC 23 - parking - insert 'parking & turning'
SR06

The applicant is to enter into a legal agreement pursuant to Sec 278 (H.A. 1980) to provide an improvement to the junction of Odiham Road and Basingstoke Road, on land in the applicants control or highway land. + GTP.

Signed: _____ **Print name:** J.M. AUTON

28.7.00

105/F/2000/1838 - Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway, Riseley Stores & RCD House, Basingstoke Road, Riseley

The Parish Council wholeheartedly supports these proposals as:

1. The new buildings are of a high standard and blend in satisfactorilywith neighbouring properties, and in particular with the Grade II listed Riseley Stores.
2. The overall visual aspects of the centre of Riseley will be enhanced, particularly with the additional landscaping caused by the highway alterations.
3. The logical alteration of the highway should help to slow down some of the high speed traffic, particular those vehicles coming from Reading on the B3349 Basingstoke Road and continuing along the Odiham Road.

Yours faithfully,

Mrs. C. Adams, Clerk

	32755
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CS	AMO
08 Aug 2000	
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Attn: Angela Odell
F/2000/1838 - Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway, Riseley Stores & RCD House, Basingstoke Road, Riseley (new plans showing modifications to proposed junction changes)

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The Parish Council is concerned with this proposal for the following reasons:

1. That it encroaches on Riseley Green, which is the property of Swallowfield Parish Council and, more importantly,
2. WDC's Highways Sub-Committee on July 18th approved short term measures to reduce speed through Riseley and in the report there were a number of long term measures, including realignment of the junction with a change of priority.

This proposal does not appear to comply with the long term objective and therefore may be a waste of resources. The Parish Council suggests that, as a matter of urgency, the planning department liaises with the highways department to ensure that any roadworks carried out now complies with the long term objective - and ideally the long term objective is brought forward to match the timing of the junction alterations.

Attn: Elaine Connor
F/2000/1960 - Proposed reconstruction of garage store and family room with bedrooms over Field House, Basingstoke Road, Swallowfield (amendment to consent 99/69492/F)

The Parish Council has no objection to this amendment.

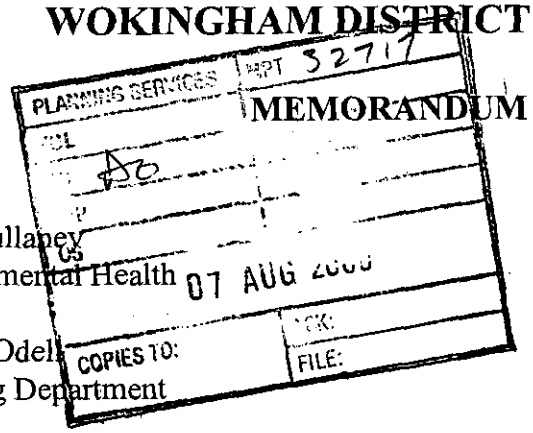
Attn: Simon Lewis
F/2000/1994 - Proposed erection of 298 dwellings and associated works Land at Baird Road, Arborfield

Swallowfield Parish Council is concerned that the development includes a number of 3 storey dwellings. The Parish Council views dwellings of more than two storesy to be an urban feature and therefore to be avoided in what is still a rural area.

Moreover Farley Hill is categorized as an Area of Special Landscape Importance under the WD Local Plan Deposit Draft 1997 and consequently the Parish Council considers that 3 storey dwellings will not comply with Policy WLL3 'setting of Areas of Special Landscape Importance' in that they will be visually prominent to the defined area of Special Landscape Importance.

SWALLOWFIELD P C
9.APR. 2000 9:56 SWALLOWFIELD PARISH COUNCIL No.0711 P. 2/3

WOKINGHAM DISTRICT COUNCIL





From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 04/08/00

RISELEY STORES & RCD HOUSE, BASINGSTOKE ROAD, SWALLOWFIELDF/2000/1838

Having regard to the above application I recommend the following conditions be attached should planning permission be granted :

1. Deliveries by commercial vehicles shall only be made to or from the site between 0700 hours and 1900 hours Monday to Friday/Saturday and at no time on Sundays or bank or other public holidays without the prior agreement in writing of the Local Planning Authority.

2. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.

J Mullaney

John Mullaney
Environmental Health Officer

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 28th July 2000

Location: Riseley Stores and RCD House, Basingstoke Road, Riseley, Swallowfield.

Proposal: Proposed demolition of existing offices, workshops and sorting office and erection of new offices, workshops and sorting office plus alteration of highway.

Application Number: F/2000/1838

In response to your consultation dated 4th July 2000 for the above application, the landscape comment is as follows:

It is not known in what respects this application varies from the previous application no. F/2000/1463 for which the landscape comments were that the application was acceptable and that the new road proposals were seen as an improvement for the locality.

Patricia Green

Patricia Green
Landscape Consultant

Received by Wokingham District Council

Application No: F/2000/1838

Proposal:
Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway.

Location:
Riseley Stores & RCD House, Basingstoke Road, Riseley, 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 Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

04 July 2000

NORTHAMPTON B.C. DEVELOPMENT CONTROL

26 JUN 2000 * 1838

Start date: ~~15 MAY 2000~~ VALID 26 JUN 2000	Map No. 111 Site 036
Officer: AD. Application No. F/2000/1838	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

Description:

(F) PROPOSED DEMOLITION OF EXISTING OFFICES, WORKSHOPS & SORTING OFFICE AND ERECTION OF NEW OFFICES WORKSHOPS & SORTING OFFICE & Alteration to highway

Location: RCD HOUSE & RISELEY STORES, BASINGSTOKE RD

Parish: SWALLOWFIELD Ward: Swallowfield 4.7.2000.

Applicant: READING CHAIR & DESK

Fee Received 3990-00 Required 4180-00 Additional 190-00 received 25/5 Refund .....

↑ check floor space

Enforcement Section (5) 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		phoned 17/5	
3	Forms unsigned	Needs clarify Q.24 col.2 line B(a) – should only include existing floorspace – NOT floorspace allowed by p.p. but not yet implemented. Correct Total accordingly		agreed
4	Correct S 66 certificate			
5	Elevation plans			25/5
6	Floor plans	No. 17C – Block B – denoted workshop – whereas have applied for B8 sorting office – mislabelled.		
7	Metric scale disclaimer		phoned 27/6	
8	Encroachment letter		details received	
9	Miscellaneous		26 JUN 2000	

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2* affecting setting of LB.

Advertisement Required ....Major dev.....

Date Site Notice Sent : 4.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
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:

.....

.....

.....

NEIGHBOURS:

..... The Gables, Failte, Appledene, Bull Inn, Fiveways, Harewood House,
..... Two Hoots, Nos 1-4 Magnolia House, Tiggers Farm, 1 & 2 Halpin House
..... & dwelling between Tiggers Farm & Tudorose, Thorn End, Tyrone, Michelle, Tumbleton
..... Beechmere. ✓
.....
.....
.....
.....
.....

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

26. JUN. 2000* 1838
25 MAY 2000

AMA/JDF/1477

23 May 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

RISELEY STORE & RCD BASINGSTOKE ROAD SWALLOWFIELD.

Further to your recent telephone conversation concerning these planning submissions we made last week. I confirm your calculation for the fee on the commercial scheme is correct, and I enclose the balance of £190.

Concerning the application for the Listed Building and residential use, unfortunately there was a mistake on the form, it should read 6 flats, not 8, I enclose corrected forms, and therefore confirm that the fee is correct.

As requested I enclose copies of 1:100 plans/elevations of the new residential building just behind the Listed Building.

I hope you are in a position now to register these applications.

Yours faithfully

A M Andrews

should be £1140 - 190 x 6 not £1100 as submitted.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

26. JUN. 2000* 1838

AN/JAG/1477

27th June 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	31104
28 JUN 2000	
COPIES TO:	

F.A.O Mrs C Hurst

Dear Madam,

RISELEY STORE & RCD, BASINGSTOKE ROAD, RISELEY

Further to our telephone conversation yesterday, please find enclosed 6 copies of drawing 1477/17D, an extract of which was faxed to you yesterday. Would you please substitute these for 17C previously submitted.

Yours faithfully,

A. Naweed.

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

26. JUN. 2000* 1838

AMA/JDF/1477

11 May 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Mrs A Odell

Dear Madam

RISELEY STORE & RCD (COMMERCIAL) BASINGSTOKE ROAD RISELEY.

Further to meetings we have had, to discuss developments at the front of the site and the adjacent listed building, which are now all in my Clients ownership, I enclose with this letter a Planning Application for the re-development at the front of RCD to accommodate 3 new commercial buildings, one for the existing uses on the site, the second for the Post Office who currently occupy the site of the listed building, and the third one for a potential office user who has already approached our Client.

I enclose the following in order to make a detailed Planning Application:

6 copies of duly completed application forms.
Certificate B
6 copies of our drawing nos 1477/11B, 12C, 13A, 14B, 15A, 16B and 17C
and a cheque for £3,990

As we developed through our pre-application meetings, the buildings have been designed to relate to the street frontage, in particular the listed building to the south, and at the same time, accommodate the uses of the commercial operators who will occupy them.

We enclose with this application, an overall site plan locating the general arrangement for the parking on the total site, so that it is quite clear how this will be resolved.

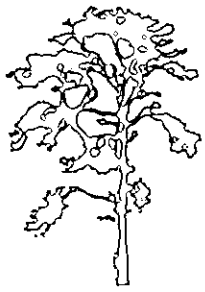
contd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 16453000
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY



26 JUN 2000* 1838

As part of the application, we are proposing improvements to Basingstoke Road. Discussions have been carried out with your Highway Department and our Highway Consultant, Stuart Michael Associates and they have agreed modifications to the road layout to accommodate a ghosting lane and an improvement to the junction to the Basingstoke Road.

The consequence of this is a triangular piece of land which we intend to landscape and pass over to the Parish Council with a proposed maintenance plan.

I think this is an ideal opportunity to resolve the many Planning issues that have risen on this site, including the recent Appeal decision, the decisions on the adjacent site relating to previous applicants, and general improvement to the street scene and to the centre of the village.

We would welcome the opportunity to discuss the application with you once you have had time to consider third party comments and I confirm that concurrent with this application is an application to modify and refurbish the listed building for residential use. This is sent under separate cover.

Yours faithfully

pp Jennifer Fuller

A M Andrews

cc - Mr M Mulhern

01189568642

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

26 JUN 2000 1638

TO MRS HURST

DATE 26.6.00

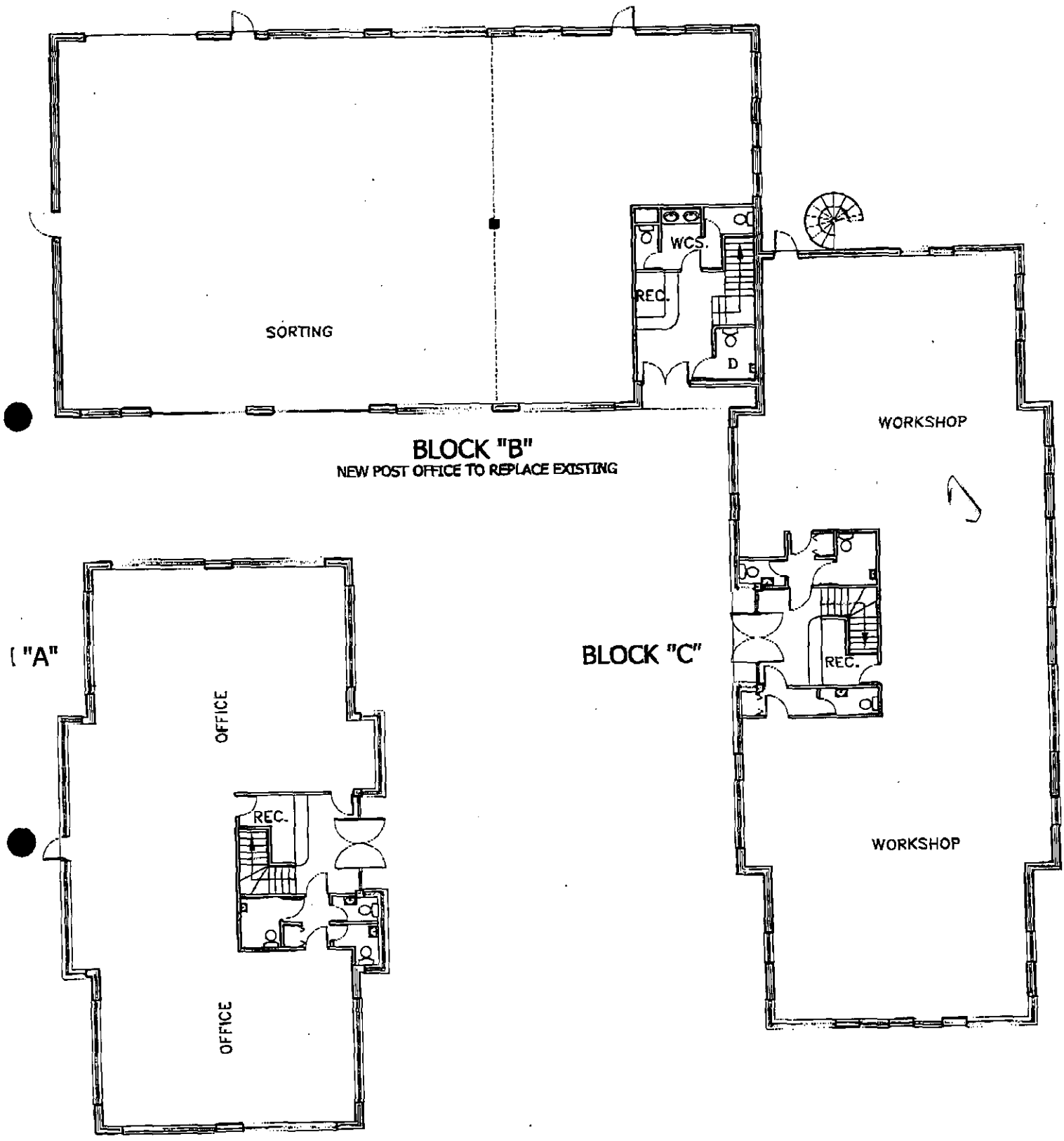
FAX NUMBER

FROM JACKIE GILES

NUMBER OF PAGES INCLUDING COVER SHEET 3

Re: Telephone conversation on Riseley Shoes today (commercial application). please find attached amended Question 24 and extract of revised drawing.

I confirm you will amend our application forms accordingly and we will forward you hard copies of the revised drawings.



GROUND FLOOR PLANS

AN EXTRACT OF DRAWING No.1477-17C, NOW REVISED TO 1477-17D

01189568642

17/89c

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)		792 m²	1220 m²	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B[illegible]	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		204 m²	393 m²	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify OLD AGRICULTURAL BUILDINGS.		132 m²		
OTHER	Please Specify				
	TOTAL		1128	1613	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	51	0
Proposed	63	1

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.

OFFICES, WORKSHOP & STORAGE

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

UNDER NEGOTIATION PLUS R.E.D.

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
NOT KNOWN AT PRESENT.			

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 26JUN2000 18388

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

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.

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
+ See Note (a) to Certificate A HIGHWAYS DEPT. WOKINGHAM DISTRICT COUNCIL	HIGHWAYS DEPT. W.D.C P.O.BOX No. 157 COUNCIL OFFICES SHUTE END, WOKINGHAM, BERKSHIRE, RG40 1WR	12-05-2000

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

- 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 . . . READING CHAIR & DESK . . . . . .

Date . . . 11-05-2000 . . . . . .

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

(1) RISELEY GARAGE / READING CHAIR RENOVATIONS 26. JUN. 2000 * 1838

ADDRESS BASINGSTOKE ROAD PARISH SWALLOWFIELD

PLOT No. ORD. SHEET No. SU 7263 SU 7363

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
492/49	C Shepherd.	Advert in nearby field	29. 11. 49	NA Ref
240/50	"	Petrol pumps & access	9 6. 50	app app
493/51	A. J Whaites	Esso Advert.	9 10 51	app app
952/57	C Stables	Bathroom	12. 11. 57	app PD
R/29/61	Ellen & Mainwaring	Extn to garage new WC	23. 3 61	app app
R/191/61	" "	Existing petrol pump	2 11. 61	NA app
A/5/62	"	Advert Sign	22. 3 62	NA C
R/294/64	"	Renewal of temp consent	26 11 67	NA TP
A/10/69	"	Illuminated Signs	10. 7 69	NA C/A
R/11/70	Mr A W Ellen	Existing Petrol pump renewal	22. 1. 70	NA TP 31.12
1931/73	Riseley	Conv of Storeroom into customer bar & staff room.	20. 1. 74	NA Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) BACKBERRY / READING CHAIR RENOVATIONS

ADDRESS RISELEY GARAGE BASINGSTOKE ROAD RISELEY PARISH SWALLOWFIELD

PLOT No. READING CHAIR RENOVATIONS ORD. SHEET No. SU 7263 7363

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
01887	Riseley Garage.	Res petrol pump plan R/11/70 refers	16. 1. 75	NA C/A
07111	D J Hands	Extn to garage etc	27. 10 77	NA Ref
BR 7221	" "	" " " "	27. 10 77	Ref NA
12546	Dacebarry	Extn to garage "	13. 3 80	N/A C
BR12651	"	" " "	15. 2 80	Ref NA
16924	"	ADV. FOR MANU. OF DOM. APPLIANCES	11.2.82	N/A C
23098	"	REAR EXTENSION TO L.IND. BLDG. & FACADE TREATMENT	4.4.85	N/A C
BR26018	READING CHAIR RENOVATIONS	MEZZ. FLOOR & EXT. TO IND. BLDG.	11.9.85	REF N/A
BR4152 30164	" "	EXT. TO L.IND. UNIT WORKSHOP & OFFICE	26.2.86 12.6.86	APP N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 BRA4878 1 2 RAISED STORAGE PLATFORMS 29.4.88 APP

THE STORES

26. JUN. 2000* 1838

ADDRESS ODIHAM ROAD RISELEY PARISH SWALLOWFIELD

PLOT No. 42/51 A 455/54 AFTER/NOW ACCESS C/A ORD. SHEET No. SU7263-73 (111)

BUILDER LISTED

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/111/61	Mr C S Bullock	Store Shed	15.7.61	app app
29153		Res. Dev. n/o.		Ref
98/67557/F	T A Fisher & Sons Ltd	7 Dwellings & Garages & 4 Flats + parking	21.5.99	Ref

DATE OF COMPLETION

MINISTRY DECISION 29153 - APPEAL DISMISSED -

SPECIAL ORDERS

DRAINAGE

091074

1769a

26 JUN 2000 1838

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

1.	APPLICANT'S NAME	READING CHAIR & DESK
	ADDRESS	NO1 RCD HOUSE, BASINGSTOKE ROAD, RISELEY, READING, BERKSHIRE
	POST CODE	RG7 1QF PHONE 0118 988 4787
2. If the applicant has an agent, all correspondence will be sent to the agent.	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	101 LONDON ROAD, READING
	POST CODE	RG1 5BY PHONE 0118 9507700
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	BASINGSTOKE ROAD, RISELEY, READING, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING OFFICES, WORKSHOPS AND SORTING AND ERECTION OF NEW OFFICES WORKSHOPS + SORTING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.76 HECTARE
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	THE OWNER EXCEPT FOR THE WORK ON HIGHWAYS
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1477-1B, 12C, 13A, 14B, 15A/16B AND 17C

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.

WORKSHOPS, OFFICES, SORTING AND STORAGE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ P

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~~ 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.

PLAIN CLAY TILES ON ROOFS & FACING BRICK EXTERNAL WALL (COLOURS TO BE DECIDED IN FUTURE).

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.

EXISTING FENCE AND HEDGES + NEW FENCING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING 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 PROPOSED SEE DWG 1477/168 IN CONJUNCTION WITH ENGINEERS DRAWINGS.

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.

£3,990

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 READING CHAIR & DESK DATE 11-05-2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. 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: Retained in existing use	Existing floor space: Lost by ~~change of use or~~ demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)		792 m² + ~~300 m² (Allowed)~~	1220 m²	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		204 m²	393 m²	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify: OLD AGRICULTURAL BUILDINGS.		132 m²		
OTHER	Please Specify:		1128		
	TOTAL		~~1332~~	1613	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	51	0
Proposed	63	1

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.

OFFICES, WORKSHOP & STORAGE

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

UNDER NEGOTIATION
PLUS R.E.D.

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT? NOT KNOWN AT PRESENT.

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible 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.

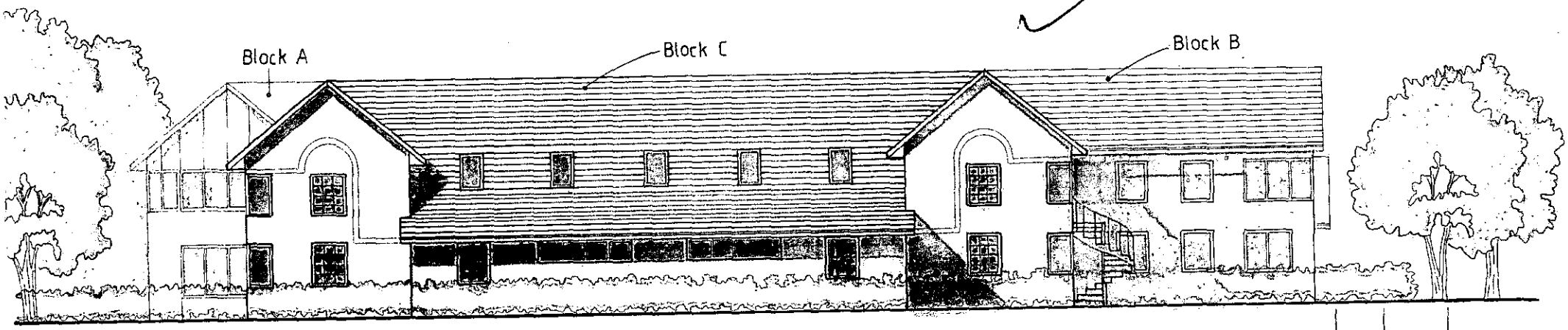
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



SOUTH ELEVATION

letter	date	revision
A	6/4/00	Drawing Update

APPROVED

job
Former Riseley Stores
Riseley
Berkshire

client
Reading Chair & Desk

drawing
South Elevation

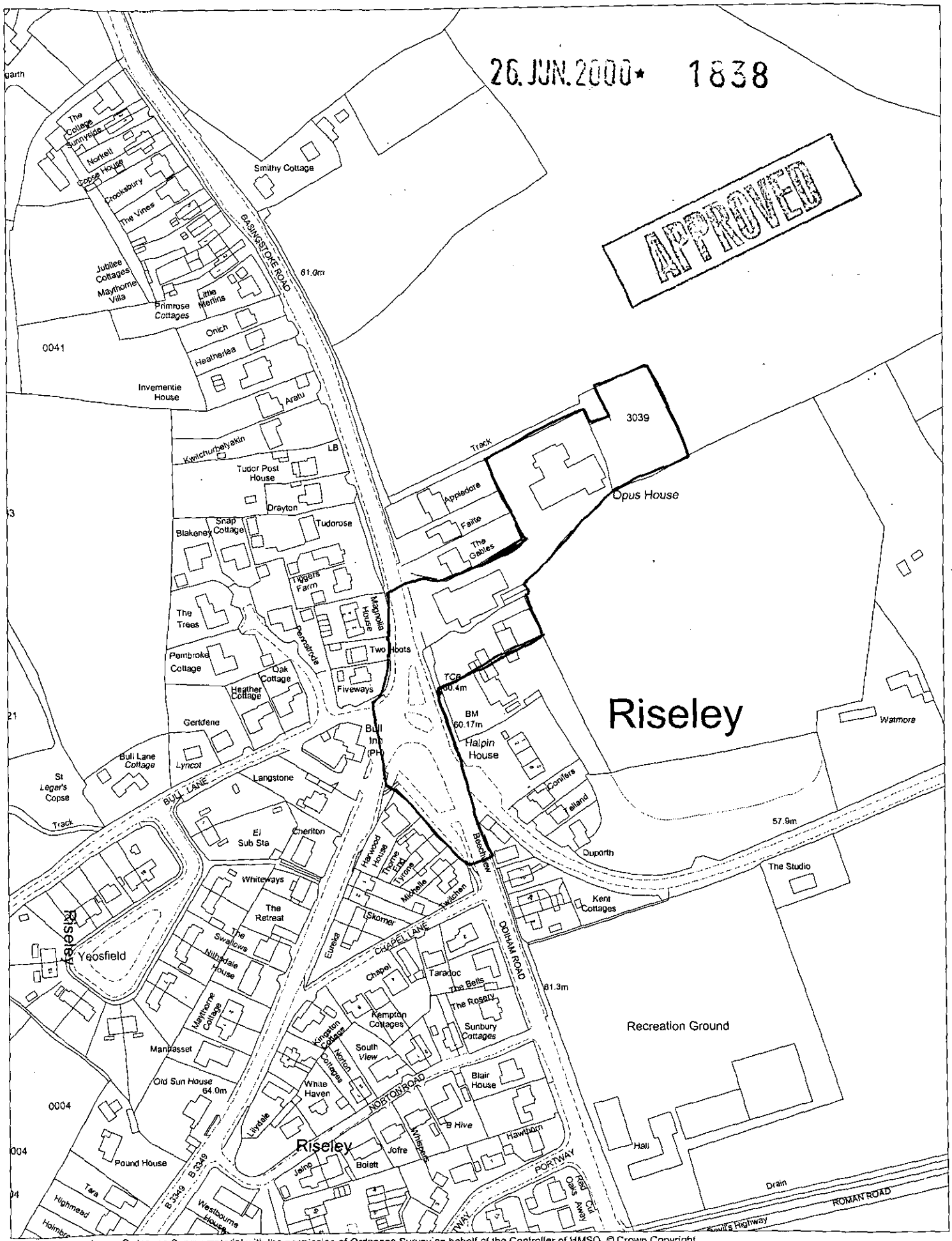
scale 1:200

date March 00 | drawn by ATSR

1477/13 A

(0118) 9507700
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
CHARTERED ARCHITECTS
ANDREWS KALIK ASSOCIATES

22/1/01



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Development Control Section, Environmental Services, Wokingham District Council.

16 May 2000

Scale: 1 : 2500

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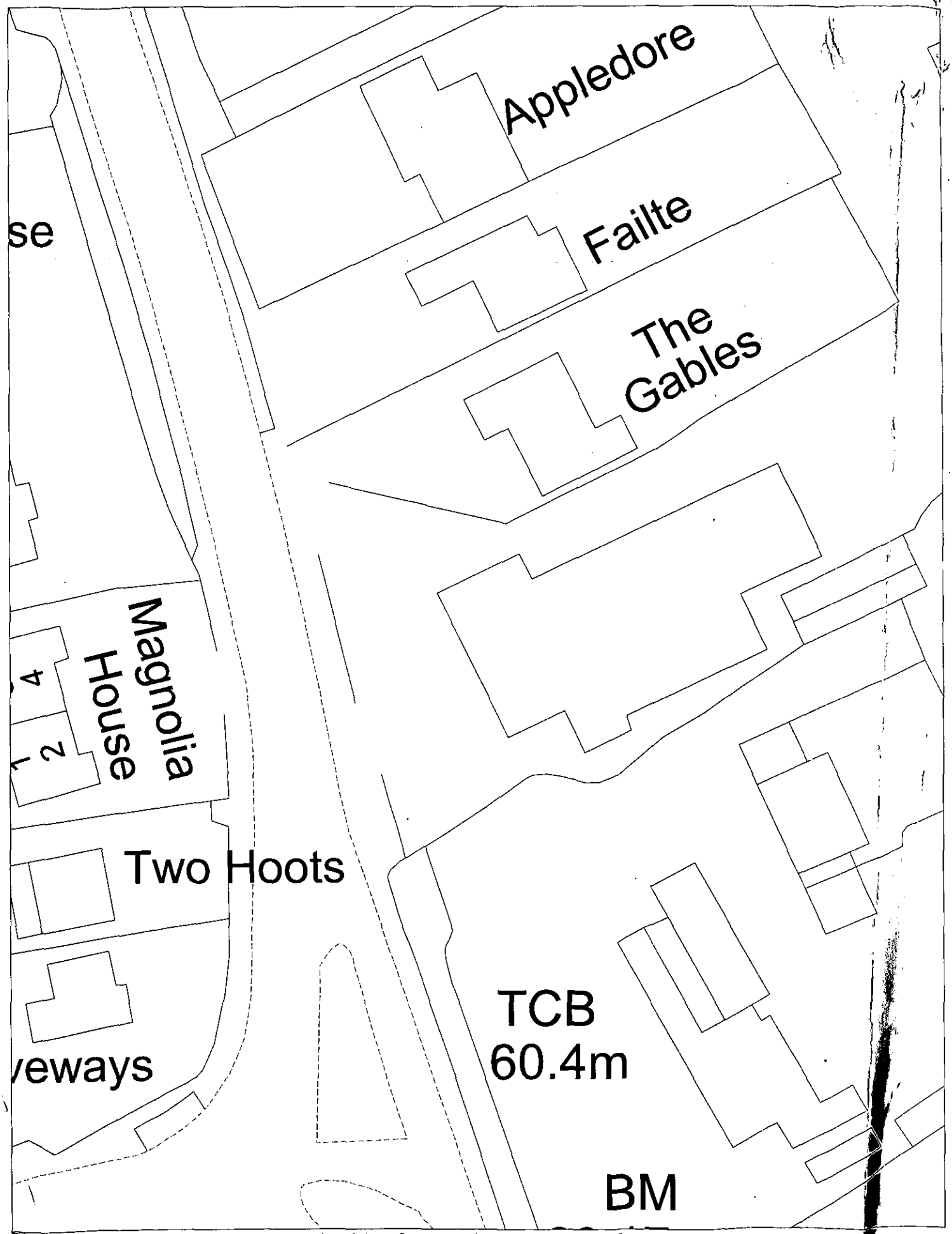
W E
S



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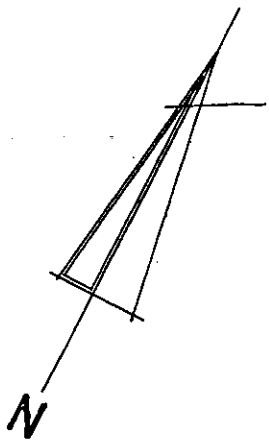
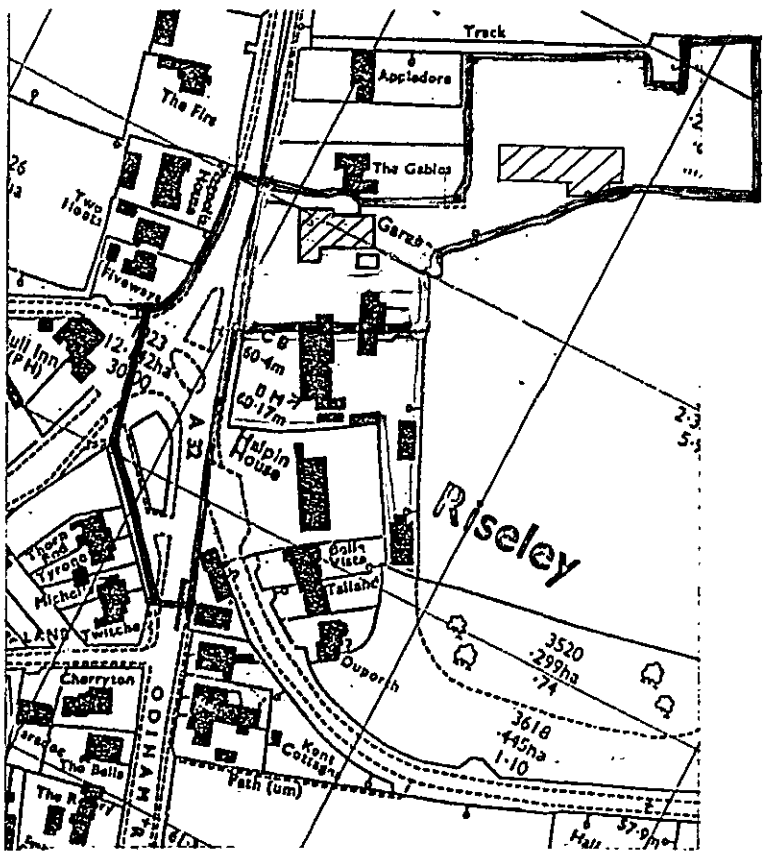
Development Control Section, Environmental Services, Wokingham District Council.

18 June 2001

Scale: 1 : 500

26 JUN 2000* 1838





APPROVED

letter	date	revision

Location Plan 1:2500

job
FORMER RISELEY STORES
RISELEY
BERJSHIRE

client
READING CHAIR & DESK

drawing
LOCATION PLAN

scale		
1:2500		
date	drawn by	1477-15A
MAY 2000	A.N.	

KALIK ANDREWS ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO
101 LONDON ROAD
READING
BERKSHIRE
(0118) 9507700