APPLICATION NO:
F/2000/0870

LOCATION:
400 Reading Road, Winnersh Wokingham.

APPLICANT:
Uk Trading Ltd C/O The Edwards Irish Partnership

PROPOSAL:
Proposed erection of 5 x Flats and demolition of existing dwelling and shop

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **01/05/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Uk Trading Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
Wokingham
Berks
RG40 2BT

Application Number: F/2000/0870

Parish: **Winnersh**

Location: **400, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed erection of 5 x Flats and demolition of existing dwelling and shop**

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.

Conditions

Reasons

Informatives

T. G Watson

Trevor Watson
Development Control Manager
Date: 26/07/2000

NEW DWELLINGS - If this notice relates to approval of new dwellings please ensure that you contact The Council to arrange for an address & post code to be allocated. Details can be obtained from Mrs V Conlon on 0118 974 6489.

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.

Received by Wokingham District Council

Application No: F/2000/0870

Proposal:
Proposed erection of 5 x Flats and demolition of existing dwelling and shop

Location:
400, Reading Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2000. 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

Rec'd 11.40AM 21.6.00

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT

Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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

20th June 2000

30936

PLANNING SERVICES	APT
POL	DLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

For the attention of Lynette Baker

Dear Sirs

Proposed flats 400 Reading Road, Winnersh
App. No. F/2000/0870

Following our telephone conversation this afternoon concerning the highway officer's comments regarding the parking requirements, I am pleased to enclose six copies of revised drawing 1311/01A for your approval.

The drawing has been amended to show the access to the west side of the road frontage and only three spaces fronting the road, all as requested.

Yours faithfully

P H Edwards

P H Edwards

Date: 28 June 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0870

Location: 400, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of 5 x Flats and demolition of existing dwelling and shop.

Applicant: Uk Trading Ltd C/O The Edwards Irish Partnership.

Case Officer: Lynette Baker

The new plans show the following: Revised car park layout. Drawing no 1311/01A.

Comments are required by 05/07/2000. Wed

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

(RING ONE)

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

App No. F/2000/0870 (Planaps) / (Ludhouse) Date Rec. 22:06:00

Location: 400 Reading Rd

Parish Winnersh

Applicant: UK Trading Co Ltd.

Description of attached plans Revised car park layout

Drawing No's: 1311/01A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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) Steve Auton ✓
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

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

NEIGHBOURS: _____

Date for Responses 7 DAYS

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER UB

Consultations Sent by Admin. on 28.06.00.

Yellow - Part One Copy
Green - Officer's Copy

Rec'd 11.40AM 21.6.00

The Edwards Irish Partnership

Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

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

20th June 2000

30936

PLANNING SERVICES	JPT
POL	LS
DC	INF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

For the attention of Lynette Baker

Dear Sirs

Proposed flats 400 Reading Road, Winnersh
App. No. F/2000/0870

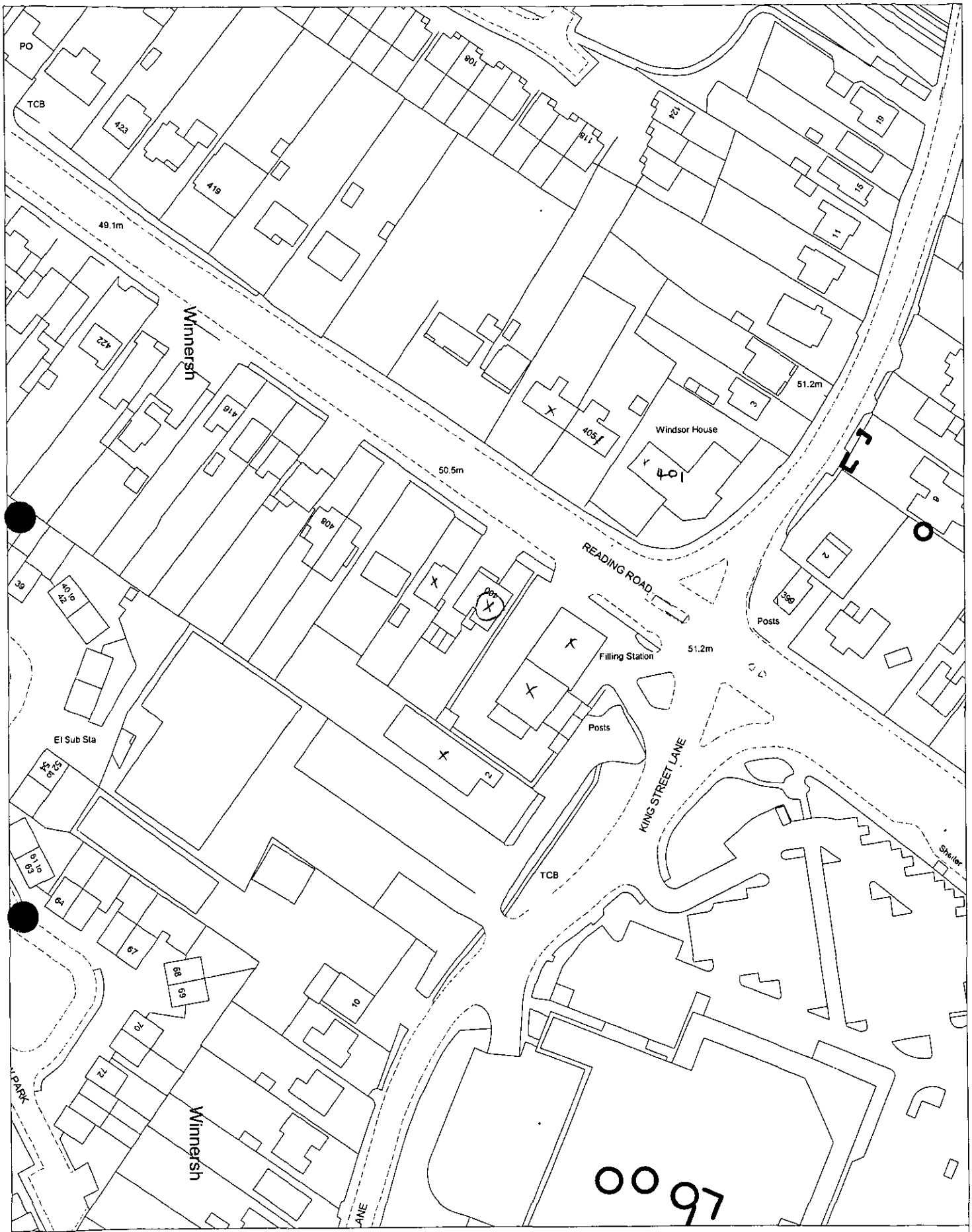
Following our telephone conversation this afternoon concerning the highway officer's comments regarding the parking requirements, I am pleased to enclose six copies of revised drawing 1311/01A for your approval.

The drawing has been amended to show the access to the west side of the road frontage and only three spaces fronting the road, all as requested.

Yours faithfully

PHEdwards.

P H Edwards



Site Plan, Scale: 1 to 1250

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Date: 15 March 2000

N
W E
S

06 MAR 2000

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 4 April 2001
My ref: EXC/F/2000/0870
Your ref: AID/LC/1633

A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

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

Dear Mr Day

BOUNDARY TREATMENT TO COMPLY WITH CONDITION 13 OF PLANNING PERMISSION F/2000/0870 - 400 READING ROAD, WINNERSH

I write in response to your letter of 19 March, regarding the character of the area around 400 Reading Road, Winnersh.

The site is located close to Winnersh Crossroads and the surrounding area contains a variety of uses but is predominantly residential. The majority of dwellings are detached or semi-detached and front boundary treatments are, typically, those that could be erected under permitted development rights i.e. fences and walls of up to one metre in height and hedges, which are often used to provide additional, higher screening. Railings are not a common feature in the area.

Although the form of the flat development would differ from the surrounding dwellings it would still have a residential character and I consider that the treatment of the front boundary should reflect this, probably taking the form of a wall or fence of up to one metre high, with planting behind it. A stepped side boundary wall, as originally proposed, may be acceptable but elevations are required.

I hope this clarifies the situation. However, if you wish to discuss it further, please contact me on 0118 974 6479.

Yours sincerely

p.p. Emy Circuit,
Planning Assistant, Development Control

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1633

19 March 2001

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

41367

ES

For the attention of Ms Emy Circuit

Dear Ms. Circuit

400 READING ROAD, WINNERSH (F2000/0870)

Thank you for your letter dated 16 March 2001. With regard to condition 13 we were not aware that there was a particular character evident in the area surrounding the site and perhaps you could let us know in more precise detail what you consider that character to be in order that we may assist you with the boundary wall detailing.

Yours sincerely

A I Day

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT **SHAUN TANNER** MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 16 March 2001
My ref: EXC/F/2000/0870
Your ref: AID/LC/1633

A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

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

Dear Mr Day

DEMOLITION OF EXISTING DWELLING AND SHOP AND ERECTION OF FIVE FLATS AT 400 READING ROAD, WINNERSH – SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS 4 , 9, 10 & 13 OF PLANNING PERMISSION F/2000/0870

Thank you for your letter of 28 February, concerning the outstanding conditions on the above consent.

The slab level of 30.00 indicated on drawing 1633/05A, received on 1 March 2001 is acceptable and condition 4 has been discharged.

The greater variety of shrub species indicated in the revised planting plan is an improvement but the sizes of all the sizes of plants at planting need to be provided before conditions 9 and 10 can be discharged.

With regard to condition 13, the wall and railings indicated on your drawing 1633/05A are not acceptable as they are not considered to be in keeping with the character of the surrounding area. I would suggest that the most appropriate treatment of the front boundary would be a wall, of up to one metre in height. A stepped side boundary wall, as originally proposed, may be acceptable but elevations are required.

I look forward to receiving the outstanding details. If you have any queries about them, please contact Emy Circuit on 0118 974 6479.

Yours sincerely



John Mitchell
Development Control Manager

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1633

28 February 2001

J Mitchell Esq
Development Control Manager
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES 40541
PCL | TLS
DC E+C | ENF
APP |
CS |
01 MAR 2001
COPIES TO: | ACK:
FILE:
Reply Req

Dear Mr Mitchell

400 READING ROAD, WINNERSH (F2000/0870)

Following your letter dated 13 December 2000 our client has now decided to commence work on this site and we now enclose further details shown on revised drawing 1633/05A as follows:

1. Slab level shown in relation to TBM gully on highway. (condition 4)

2. Additional planting has been shown for beds A and B and the height of the privet hedge has been specified. (conditions 9+10)

3. Elevation of the boundary wall has been added to the drawing and you will note that we have added railings between piers to the proposed dwarf wall. (condition 13)

We look forward to hearing from you concerning these further details in relation to conditions 4, 9, 10 and 13.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 12 March 2001

Location:	400 Reading Road, Winnersh, Wokingham
Proposal:	Proposed erection of 5 x Flats and demolition of existing dwelling and shop
Application Number:	F/2000/0870

In response to your informal consultation dated 7 March 2001 for the above application, the landscape comments are as follows:

The revised landscape plan, 1633/05A, is a slight improvement on the previous one as it includes additional shrub species in the plating beds. However not all the sizes of plants at time of planting are given on the plan. The applicant needs to include this information.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 19 January 2000
My ref: EXC/F/2000/0870
Your ref: AID/LC/1633

A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

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

Dear Mr Day

DEMOLITION OF EXISTING DWELLING AND SHOP AND ERECTION OF FIVE FLATS AT 400 READING ROAD, WINNERSH (F/2000/0870) – SUBMISSION OF MATERIALS TO COMPLY WITH CONDITION 16

Following discussion with Mr Howe, I write to confirm that the brick Ibstock Cissbury and tile Forticrete Gemini in Slate Grey are considered acceptable and that condition 16 has now been discharged.

If you have any queries regarding the remaining outstanding conditions please contact Emy Circuit on 0118 974 6479.

Yours sincerely

John Mitchell,
Development Control Manager

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 13 December 2000
My ref: EXC/F/2000/0870
Your ref: AID/LC/1633

A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

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

Dear Mr Day

DEMOLITION OF EXISTING DWELLING AND SHOP AND ERECTION OF FIVE FLATS AT 400 READING ROAD, WINNERSH (F/2000/0870) – SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS

I write in response to your letter of 18 October and apologise for the delay in doing so.

With regard to conditions 2 and 6, I confirm that these should refer to drawing No 1311/03 A, rather than 1311/01A.

With regard to condition 4, it is likely that a slab level of less than 300mm above the existing ground level will be acceptable but details of the finished floor level and levels around the site, for comparison, are required before the condition can be discharged.

The details of parking, loading and turning during construction (condition 7) and precautions to prevent deposit of debris on the highway (condition 8), specified in your letter of 18 October and on drawing No 1311/03 A, are acceptable and these conditions have been discharged.

With regard to conditions 9 and 10, I have received comments from the Landscape Officer, indicating that the proposed planting scheme is not acceptable. The shrub beds, and particularly bed C at the front of the site, should each be planted with a variety of species. In addition, with regard to the privet hedging, please specify the size at time of planting.

You indicate that there will be no external lighting on the site. This is acceptable in terms of condition 12 and this condition has been discharged.

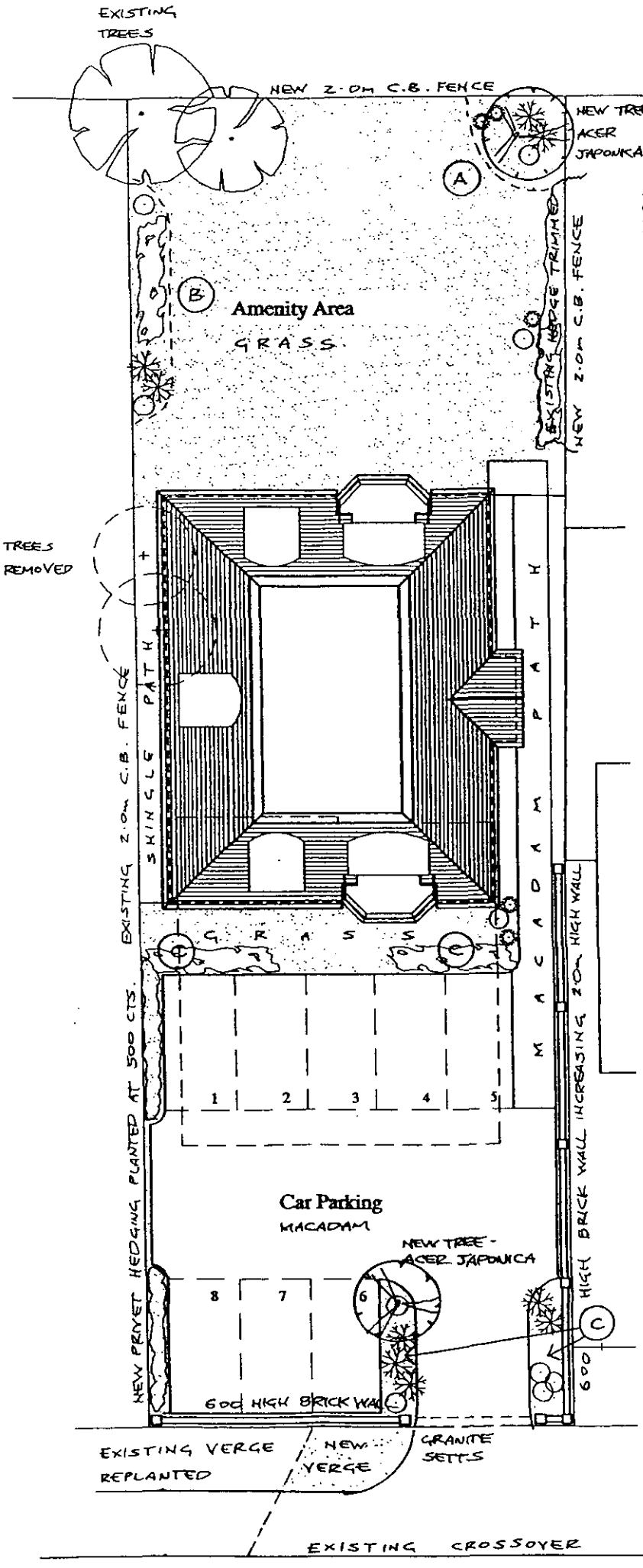
With regard to condition 13, Drawing No 1633/05 indicates a wall on the north-western boundary at the front of the site, increasing in height from 0.6 to 2 metres. Before this condition can be discharged, an elevation of this wall is required, to show how the height will increase along its length. Other than this the details of boundary treatments are acceptable.

With regard to the materials submitted (condition 16) the brick (Ibstock Cissbury) appears to be acceptable but needs to be considered in conjunction with the proposed tile (Redland Mini Stonewold in Slate Grey) and there are concerns regarding size, and to a lesser extent the colour, of this. The area is characterised by dark clay tiles with smaller dimensions than the tile submitted. The officer dealing with discharge of the conditions, Emy Circuit, has spoken to Mr Howe about this.

I look forward to hearing from you regarding the outstanding issues.

Yours sincerely

John Mitchell,
Development Control Manager



PLANS TO COMPLY WITH CONDITIONS

0870

ALL SHRUBS SUPPLIED IN 5 LITRE CONTAINERS AND BEDS TO RECEIVE 50mm LAYER OF CHIPPED BARK MULCH.

ALL TREES TO BE CONTAINER GROWN HALF STANDARD AND MULCHED AS ABOVE.

ALL PLANT MATERIAL TO BE COMPATIBLE WITH BS 1936 PT1. 1992 "NURSERY STOCK" AND BS 4428 – "LANDSCAPING OPERATIONS".

PRIOR TO PLANTING RESPECTIVE AREAS TO BE COMPLETELY CLEARED OF GRASS. ALL WEEDS, DEBRIS AND STONES > 50 DIA. SOIL TO BE DUG & THOROUGHLY LOOSENED TO A MIN. DEPTH 400mm BELOW G.L. ALL PLANTS TO BE PLANTED IN PITS ADEQUATELY SIZED TO ACCOMMODATE ROOT SYSTEMS WITHOUT ANY DISTURBANDE.

PLANTING BEDS –

A - VIBURNUM TOMENTOSUM PLANTED AT 600 CTS.*

B – BERBERIS THUNGBERGII PLANTED AT 60 CTS.*

NEW ACER JAPONICA CONTAINER GROWN STANDARD AND MULCHED AS ABOVE – STAKED AND TIED IN ACCORDANCE WITH WDC "AMENITY TREE PLANTING".

* STRIP C – GROUND COVER COTONEASTER & SPIRAEA MIX AT 500 CTS.

PLANTING PITS TO BE FILLED WITH A MIX OF PEAT COMPOST AND TOPSOIL AT A RATE OF 3 PTS. SOIL TO 1 PT. COMPOST.

AN AREA 1.5m IN DIAMETER WILL BE LEFT FREE OF ALL GRASS TURF, WEED, GROWTH SCRUB VEGETATION ETC AROUND THE BASES OF ALL TREES PLANTED WITHIN GRASSED AREAS. THIS AREA WILL BE MAINTAINED AS SUCH FOR A MINIMUM PERIOD OF 2 YEARS FOLLOWING PLANTING.

Site Plan 1:200 LANDSCAPING 1633/05

Conditions 9, 10, 13

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 11 December 2000

Location:	400 Reading Road, Winnersh, Wokingham
Proposal:	Proposed erection of 5 x Flats and demolition of existing dwelling and shop
Application Number:	F/2000/0870

In response to your consultation dated 5 December 2000 for the above application, the landscape comments are as follows:

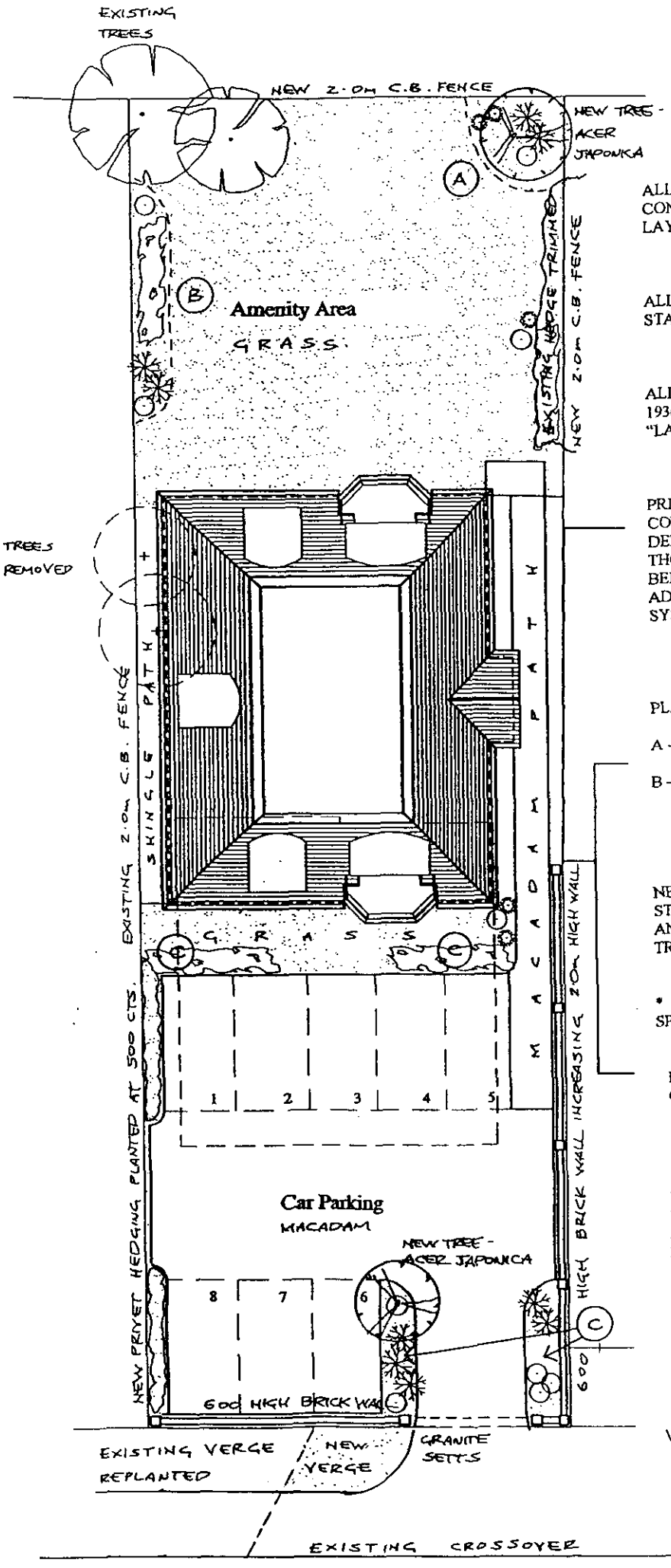
It is not acceptable for all the shrub beds at the front of the site(C) to be all one species. A variety of species need to be planted in a mixed bed and densities given according to those species. Planting beds A and B should also contain a variety of species. New privet hedging is shown on the plan to be planted, the applicant needs to give the size of plant at time of planting.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANS TO COMPLY WITH CONDITIONS

0870



ALL SHRUBS SUPPLIED IN 5 LITRE CONTAINERS AND BEDS TO RECEIVE 50mm LAYER OF CHIPPED BARK MULCH.

ALL TREES TO BE CONTAINER GROWN HALF STANDARD AND MULCHED AS ABOVE.

ALL PLANT MATERIAL TO BE COMPATIBLE WITH BS 1936 PT1. 1992 "NURSERY STOCK" AND BS 4428 - "LANDSCAPING OPERATIONS".

PRIOR TO PLANTING RESPECTIVE AREAS TO BE COMPLETELY CLEARED OF GRASS. ALL WEEDS, DEBRIS AND STONES > 50 DIA. SOIL TO BE DUG & THOROUGHLY LOOSENED TO A MIN. DEPTH 400mm BELOW G.L. ALL PLANTS TO BE PLANTED IN PITS ADEQUATELY SIZED TO ACCOMMODATE ROOT SYSTEMS WITHOUT ANY DISTURBANDE.

PLANTING BEDS –

A - VIBURNUM TOMENTOSUM PLANTED AT 600 CTS.*

B – BERBERIS THUNGBERGII PLANTED AT 60 CTS.*

NEW ACER JAPONICA CONTAINER GROWN STANDARD AND MULCHED AS ABOVE – STAKED AND TIED IN ACCORDANCE WITH WDC "AMENITY TREE PLANTING".

* STRIP C – GROUND COVER COTONEASTER & SPIRAEA MIX AT 500 CTS.

PLANTING PITS TO BE FILLED WITH A MIX OF PEAT COMPOST AND TOPSOIL AT A RATE OF 3 PTS. SOIL TO 1 PT. COMPOST.

AN AREA 1.5m IN DIAMETER WILL BE LEFT FREE OF ALL GRASS TURF, WEED, GROWTH SCRUB VEGETATION ETC AROUND THE BASES OF ALL TREES PLANTED WITHIN GRASSED AREAS. THIS AREA WILL BE MAINTAINED AS SUCH FOR A MINIMUM PERIOD OF 2 YEARS FOLLOWING PLANTING.

Site Plan 1:200 LANDSCAPING 1633/05

Date: 05 December 2000

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0870

Location: 400, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of 5 x Flats and demolition of existing dwelling and shop

Applicant: Uk Trading Ltd C/O The Edwards Irish Partnership.

Case Officer: Emy Circuit

The new plans show the following: Details of landscaping to comply with conditions 09, 10 & 13. Drawing no 1633/05.

Comments are required by 15/12/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

1970

(RING ONE)

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

App No. F/2000/0870 (Planaps) / (Ludhouse) Date Rec. 28/11/00

Location: 400 Reading Road

Parish Wokingham

Applicant: UK Trading Ltd.

Description of attached plans details of landscaping to comply with conditions 9, 10 & 13

Drawing No's: 1633/05

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER EXC.

Consultations Sent by Admin. on 05.12.00

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2000/0870 (Planaps) / (Ludhouse) Date Rec. 28/11/00

Location: 400 Reading Road

Parish Wimersh

Applicant: M. Trading Ltd.

Description of attached plans details of landscaping to comply with conditions 9, 10 & 13

Drawing No's: 1633/05

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER EXC.

Consultations Sent by Admin. on 05.12.85

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PLANS TO COMPLY
WITH CONDITIONS.

08 3870

PLANNING SERVICES	APT 37124
POL	TLS
DC ETC	ENF
APP	
CS	
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	FILE:

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT **SHAUN TANNER** MBIAT

11-13 DUKES RIDE, CROWTHORNE BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

with compliments

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 November 2000
My ref: EXC/F/2000/0870
Your ref: AID/LC/1633

Mr A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Bwerkshire
RG45 6LZ

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

PLANS TO COMPLY WITH CONDITIONS
0870

Dear Mr Day

PROPOSED ERECTION FO FLATS AT 400 READING ROAD, WINNERSH – F/2000/0870

I write in response to your letter of 18 October and apologise for the delay in dealing with it.

With regard to condition 9 you stated that four copies of drawing number 1633/05 are enclosed but the drawings were not included with your letter. Please can you send copies of it, marked for my attention. When the samples of materials are submitted please mark these for may attention also.

I will be on leave until 4 December but will respond regarding the other conditions on my return.

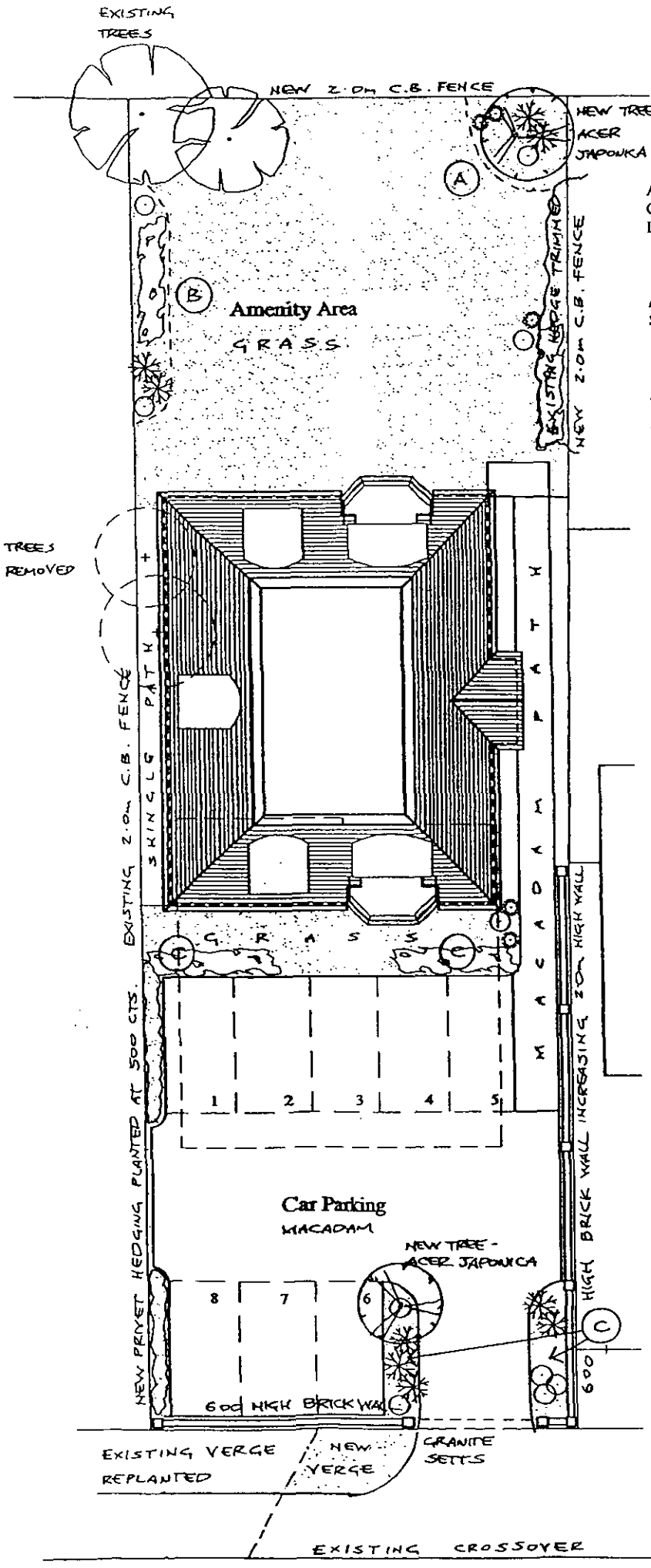
Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

PLANS TO COMPLY WITH CONDITIONS.

9/10/13

0870



ALL SHRUBS SUPPLIED IN 5 LITRE CONTAINERS AND BEDS TO RECEIVE 50mm LAYER OF CHIPPED BARK MULCH.

ALL TREES TO BE CONTAINER GROWN HALF STANDARD AND MULCHED AS ABOVE.

ALL PLANT MATERIAL TO BE COMPATIBLE WITH BS 1936 PT1. 1992 "NURSERY STOCK" AND BS 4428 – "LANDSCAPING OPERATIONS".

PRIOR TO PLANTING RESPECTIVE AREAS TO BE COMPLETELY CLEARED OF GRASS. ALL WEEDS, DEBRIS AND STONES > 50 DIA. SOIL TO BE DUG & THOROUGHLY LOOSENED TO A MIN. DEPTH 400mm BELOW G.L. ALL PLANTS TO BE PLANTED IN PITS ADEQUATELY SIZED TO ACCOMMODATE ROOT SYSTEMS WITHOUT ANY DISTURBANDE.

PLANTING BEDS –

A - VIBURNUM TOMENTOSUM PLANTED AT 600 CTS.*

B - BERBERIS THUNGBERGII PLANTED AT 60 CTS.*

NEW ACER JAPONICA CONTAINER GROWN STANDARD AND MULCHED AS ABOVE – STAKED AND TIED IN ACCORDANCE WITH WDC "AMENITY TREE PLANTING".

* STRIP C – GROUND COVER COTONEASTER & SPIRAEA MIX AT 500 CTS.

PLANTING PITS TO BE FILLED WITH A MIX OF PEAT COMPOST AND TOPSOIL AT A RATE OF 3 PTS. SOIL TO 1 PT. COMPOST.

AN AREA 1.5m IN DIAMETER WILL BE LEFT FREE OF ALL GRASS TURF, WEED, GROWTH SCRUB VEGETATION ETC AROUND THE BASES OF ALL TREES PLANTED WITHIN GRASSED AREAS. THIS AREA WILL BE MAINTAINED AS SUCH FOR A MINIMUM PERIOD OF 2 YEARS FOLLOWING PLANTING.

Site Plan 1:200

LANDSCAPING

1633/05

Date: 27 November 2000

To: Highways

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0870

Location: 400, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of 5 x Flats and demolition of existing dwelling and shop

Applicant: Uk Trading Ltd C/O The Edwards Irish Partnership.

Case Officer: Emy Circuit

The new plans show the following: Details to comply with conditions 07 & 08. Drawing no 1311/03A.

Comments are required by 07/12/2000.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

CONDITION 7 - The letter dated 18/10/00, from Day Tanner Partnership, satisfies the Highway Authority.

CONDITION 8 - the letter dated 18/10/00, from Day Tanner Partnership, satisfies the Highway Authority.

Adam Coggins 29/11/00

Date: 27 November 2000

To: Case Officer

We have received Plans to Comply with Conditions for the following planning application:

Application Number: F/2000/0870

Location: 400, Reading Road, Winnersh, Wokingham.

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(RING ONE)

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

App No. F/2000/0870 (Planaps) / (Ludhouse) Date Rec. 19/10/00

Location: 400 Reading Road

Parish Winnersh

Applicant:

Description of attached plans

details to comply with conditions 7 and 8

Drawing No's: See approved drawing 1311/03A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER EXL

Consultations Sent by Admin. on 27.11.PS

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. H/2001/0870 (Planaps) / (Ludhouse) Date Rec. 19/10/00

Location: 400 Reading Road

Parish Wimmersh

Applicant:

Description of attached plans

details to comply with conditions 7 and 8

Drawing No's: 300 approved drawing 1311/03A

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Drawing No's

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER KAL

Consultations Sent by Admin. on 27.11.P5

Yellow - Part One Copy
Green - Officer's Copy

DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

PLANNING SERVICES RPT 35510
PDL | LS
DC EXC? | ENF
APP |
CS |
19 OCT 2000
COPIES TO: | ACK: | FILE:

AID/LC/1633

18 October 2000

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

MD ONE OF LEB'S

0870
TO COMPLY WITH CONDITIONS.

Dear Sirs

400 READING ROAD, WINNERSH (F2000/0870)

We refer to the above planning permission dated 26 July 2000 and have outlined below the details required to discharge the relevant conditions. Firstly, with regard to conditions numbers 2 and 6, these refer to drawing number 1311/01A. We have spoken to your administration department and they have confirmed that this should read drawing number 1311/03A. Would you therefore please be good enough to either re-issue the approval notice or confirm by letter that drawing number 03A is in fact the correct one.

With regard to the remaining conditions which require action at this stage:

Condition 4 The site is flat and the slab level will be no greater than 300mm above the existing ground level.

Condition 7 The base course of the car parking area at the front of the site will be constructed first and this will enable parking, turning and unloading to take place within the site.

Condition 8 The above measures will reduce the mud likely to attach itself to the wheels of vehicles leaving the site but water will be available from commencement and any mud and debris will be washed off by the operatives prior to leaving the site.

(*) Condition 9 We enclose four copies of drawing number 1633/05 showing landscaping details.

Condition 10 As above.

Continued/...

19/10/2000
(*) NO PLANS ENCLOSED WITH THIS !
Tom

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Condition 12. There will be no additional external lighting on the site as it is on a well lit main road with an equally well lit service station adjacent.

Condition 13 See drawing number 1633/05.

Condition 16 The developer will forward samples of materials for your consideration.

We should be grateful for your early consideration of the above information and the enclosed drawing and we look forward to hearing from you in due course.

Yours faithfully

A I Day

cc Client
T H McLoughlin

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 23 November 2000
My ref: EXC/F/2000/0870
Your ref: AID/LC/1633

Mr A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Bwerkshire
RG45 6LZ

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

Dear Mr Day

PROPOSED ERECTION FO FLATS AT 400 READING ROAD, WINNERSH – F/2000/0870

I write in response to your letter of 18 October and apologise for the delay in dealing with it.

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I will be on leave until 4 December but will respond regarding the other conditions on my return.

Yours sincerely

Emy Circuit,
Planning Assistant, Development Control

Tel. 0118 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date. 10 November, 2000
My ref. BC/DC/2000/0870
Your ref.

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

Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Dear Sirs

PLANNING PERMISSION 2000/0870
SITE: 400 READING ROAD, PLOT 1, WINNERSH, WOKINGHAM

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/0870 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

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

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

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

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

Yours faithfully

NICOLA LAKE
Senior Planning Officer

Refused

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	0870.	LEB
BUILDING CONTROL NUMBER.	BR2000/1234 Brain	
~~APPLICANT~~/AGENT	Day Tanner Partnership	
ADDRESS OF SITE	400 Reading Road WINNERSH.	
DESCRIPTION OF PROPOSED WORK	erect 5 flats. demolish existing dwelling & shop.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	1633/05.	1311 03A
ELEVATIONS	1633/03	— "
FLOOR PLANS	1633/01 1633/02	— "

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	26/11/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	6/11/00.	

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	

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Uk Trading Ltd
C/O The Edwards Irish Partnership
36 Langborough Road
WOKINGHAM
Berkshire
RG40 2BT

Application Number: F/2000/0870

Parish: **WINNERSH**

Location: **400 Reading Road, Winnersh, Wokingham**

Proposal: **Proposed erection of 5 x Flats and demolition of existing dwelling and shop**

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 plans 1311/01A submitted to the Local Planning Authority showing revised car park layout.

Condition
3. No construction work of any sort shall take place other than between the hours of 0730 and 1900 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

Condition
4. 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. 10/3/01

Condition
5. 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
6. No dwelling shall be occupied until the associated space has been laid out within the site in accordance with the approved layout drawing number 1311/01A for 8 cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear.

Condition
7. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. 13/12/00

Condition
8. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. 13/12/00

Condition
9. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; hard surfacing materials.

Condition
10. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
11. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
12. Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the development is occupied. Development shall be carried out in accordance with the approved details prior to the development is occupied. 13/12/00

Condition
13. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved details before the dwellings are occupied.

Condition
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
15. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
16. 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. 19/11/01

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 safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of highway safety.

Reason
6. In the interests of highway safety.

Reason
7. In the interests of highway safety.

Reason
8. In the interests of highway safety.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. In the interests of visual amenity.

Reason
12. To safeguard the amenities of neighbouring residents and the locality.

Reason
13. To safeguard the amenities of neighbouring residents and the locality.

Reason
14. In the interests of visual amenity.

Reason
15. In the interests of visual amenity.

Reason
16. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 26/07/2000

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

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

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Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/0870

Applicant : Uk Trading Ltd C/O The Edwards Irish Partnership.

Location : 400, Reading Road, Winnersh, Wokingham.
Proposal : Proposed erection of 5 x Flats and demolition of existing dwelling and shop

Site Notice Displayed ? : YES ✓ NO ☐ DATE 29/3.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 06/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 01/05/2000

Consultation Responses : HA :

Landscape : no objection
Letters : none
WPC : comments - Winnersh Village Centre MI vision "props at centre of W and be for retail"
- incl vehicular access adj to petrol station

Planning Issues : 1. Principle of Dest : LH1, WH1, ARC3

2 form of Dest : LBE1, 2, WBE1, WOS3
3 Impact of -
4 Loss of shop : LSH1, WSH9, WSH18

5 HA

Application Number: F/2000/0870

Appraisal :

History: Proposal for shop & 2 flats refused 12/99 for highway reasons — parking & lorry turning.

- 1. Principle: Proposal constitutes use on unidentified site ∴ must be considered against LH1/MH1 - acceptable provided no significant adverse effect on character & amenity, or highways In line with PPG3 (sustainable loc)
- 2 Impact: Character of location = part commercial / part residential on busy main road. Mixed development in terms of type, style & age. Consider that the proposed block of 8 flats would be in keeping with existg char. Though proposal is 2½ storeys, or 8.5m high it is not significantly higher than average house 3 storey office building opposite (Minoso House). Frontage car park similar to properties nearby (420→). No adverse impact on char. of area or streetscene

- Neighbours: to west = Texaco Garage — no adverse impact. No 402 is in res. use (poss. y flats), but no first floor flank windows facing site (door & small window on g f f) & large s/s rear extension which partscreens rear garden. Do not consider that proposal would result in overlooking of private areas or habitable rooms & is acceptable. No daylight infringement as block is set back on north-eastern side of 402. Bungalows at 405/7 are sufficiently distant to avoid adverse impact. Impact on neighbours =∴ acceptable. Offices at rear, partly screened by units.

- Form of Development: 2 bed units for which there is a demand. Design shows rooms in roof - acceptable in this location. Bedroom 2 windows in western elevation could be affected by garage lights adjacent. Loss of 2 small trees acceptable. Amenity area @ 210 sqm = generous. Tight plot but not considered

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

to be overdevelopment given no adverse impact on streetscene or neighbouring property.

- HA: 8 cps sufficient given very sustainable loc within walking distance of station & on main bus routes. Revised plan 1311/01A = acceptable.

Application Number F/2000/0870
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC04	SR04	car park dwg 1311/01A
3	SC17	SR05	7.30am – 7pm, 8.30 – 1.30 Sats
4	SC18	SR05	addition: delete "by more than 300 mm" & end of condition.
5	SC23	SR13	PKG + turning
6	SC25	SR13	dwg no as for 2 above
			8 cars
7	SC33	SR13	
8	SC34	SR13	
9	SC40	SR09	trees, enclosures, hard surfacing
10	SC41	SR09	
11	SC42	SR09	
12	SC44	SR05	OMIT flood replace with 'External Lighting'
13	SC45	SR05	the dwellings are occupied
14	SC48	SR09	
15	SC49	SR09	
16	SC52	SR12	

RECORD OF SITE VISIT

SITE ADDRESS: 400 Reading Road Winnersh Wokingham. APPLICATION NUMBER: F/2000/0870	OFFICER: Lynette Baker DATE OF SITE VISIT: 29/3

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Busy Xroads – primarily commercial.

3. DESCRIPTION OF SITE/BUILDING Vacant [illegible] shop
Existing 2st element – quite high

4. RELATIONSHIP TO ADJOINING PROPERTIES – [illegible] / 19300 hrs
Bungs opp.

5. SITE CONSTRAINTS

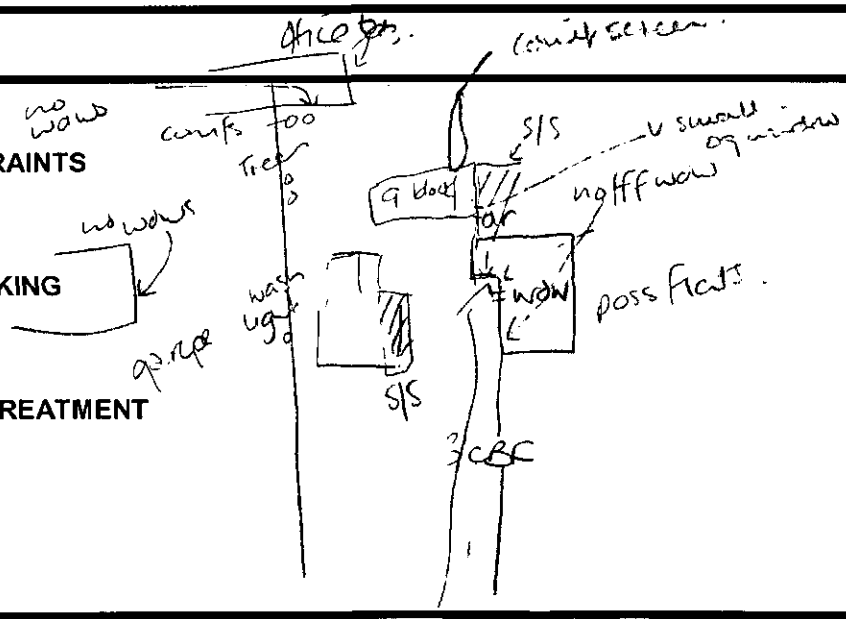
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



Est Agents on corner opp garage = 3 storey (in roof)

Access to flat?

PLANNING SERVICES	DPT
POL	TLS 31414
DC	ENF
APP	
CS	LCB
05 JUL 2000	29 JUN 2000
COPIES TO:	ACK:
	FILE:

Date: 28 June 2000

To: Winnersh Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2000/0870

Location: 400, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of 5 x Flats and demolition of existing dwelling and shop.

Applicant: Uk Trading Ltd C/O The Edwards Irish Partnership.

Case Officer: Lynette Baker

The new plans show the following: Revised car park layout. Drawing no 1311/01A.

Comments are required by 05/07/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

The Committee **COMMENTED** that:

1 The Winnersh Village Centre Management Initiative Vision Statement stated properties at the centre of Winnersh should be for retail outlets

2 There would be increased vehicular access adjacent to the petrol station and crossroads

3 Revised plan shows one less parking space than the original

Date: 28 June 2000

29 JUN 2000
PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
3171

To: Winnersh Parish Council

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3 Revised plan shows one less parking space than the original

Date: 28 June 2000

To: Steve Auton, Highways

We have received Revised Plans for the following planning application:

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Location: 400, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of 5 x Flats and demolition of existing dwelling and shop.

Applicant: Uk Trading Ltd C/O The Edwards Irish Partnership.

Case Officer: Lynette Baker

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Comments are required by 05/07/2000.

Should you have any queries regarding this application please contact the case officer Lynette Baker on (0118) 974 6447.

Revised parking layout is acceptable.

CONDITION

SC23 - Parking - insert "parking + turning"
SR06
SC33 - Construction Vehicles
SR06
SC34 - Mud
SR13
SC37 - Access Construction.
SR13

INFORMATIVE

IN08

Steve Auton 10.7.00

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
Engineering Services

MEMORANDUM

FROM:	**STEVE AUTON**	**MY REF:**	**SNA/NK/P14**
		Extn:	**6322**
TO:	**LYNETTE BAKER,**	**YOUR REF:**	
	Planning & Transportation.		
		DATE: 19th June 2000.	

P.A. F/2000/0870 - 400 READING ROAD, WINNERSH

The layout for parking at the above proposal can be reduced to 8 no. spaces, in view of the proximity to bus and train services.

The entrance to the parking area should be moved to the west boundary of the site to allow for easier access/egress to and from the parking spaces.

STEVE AUTON

Passed on to Paul Edwards 20/6
-will get revised cp dwg back asap.
LEB. 20/6

Lynette

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 4th April 2000

Location: 400 Reading Road, Winnersh.

Proposal: Proposed erection of 5 x flats and demolition of existing dwelling and shop.

Application Number: F/2000/0870

In response to your consultation dated 16th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable. A full landscape drawing should be submitted to show the hard and soft landscape proposals for the site.

Patricia Green.

Patricia Green
Landscape Consultant

FROM: Lynette Baker

DELEGATED

DATE: 16 March 2000

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/0870

Proposal: Proposed erection of 5 x Flats and demolition of existing dwelling and shop.

Site Address: 400, Reading Road, Winnersh, Wokingham.

Applicant: Uk Trading Ltd C/O The Edwards Irish Partnership.

Your observations are required in respect of this application **by 09/04/2000** .

The Committee **COMMENTED** that:

1 The Winnersh Village Centre Management Initiative Vision Statement stated properties at the centre of Winnersh should be for retail outlets

2 There would be increased vehicular access adjacent to the petrol station and crossroads

SIGNED: _____ DATE: 30.03.00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS ATTACHED (*)

~~53/68~~

Start date: 06 MAR 2000	Map No. 60 Site 0-06
Officer: LEB	Application No. F/2000/0870
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 5 X FLATS AND DEMOLITION OF EXISTING DWELLING AND SHOP

Location: 400 READING ROAD

Parish: WINNERSH Ward: Winnersh

Applicant: UK TRADING LTD

Fee Received 950-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Scale ?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : ..... 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:

.....

.....

2 (relevant) pre-apps attached
(NB: letter mentions discussions with Simon but I can't find any note of this on file)

NEIGHBOURS: S/N + 2 King Street Lane

~~Building~~ Service Station, 398 Reading Road

~~394~~, 402, 401, 405 & 407 Reading Road

By hand 6/3/00

The Edwards Irish Partnership
Architects & Surveyors

36 Langborough Road, Wokingham, Berks. RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

The Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
RG40 1WR

1st March 2000

06.MAR2000* 0670

Dear Sir

Proposed flats 400 Reading Road, Winnersh

Following the recent refusal of an application for a mixed use scheme of retail and two residential units on the site, I am pleased to enclose an application for five, two bedroom flats.

I have discussed the proposals with Mr Lewis and Mr Callaghan of your department and I have included their comments in preparing this scheme. I am therefore pleased to enclose the application consisting of six copies of drawing 1311/03 together with forms and certificate A and a cheque for £950.00 being the appropriate fee.

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

Yours faithfully

P H Edwards

E

ADDRESS 400 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7870(6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
108/57	Mr. K. Ridgeon	Sausage House & Block of 3 Garages	12.3.57	App. Ap
27635	"	CONV. GR FLOOR TO SHOP/ FLAT OVER: ERS TO REAR SHOP/OTHERS: CAR PARKING	17.6.57	Ref
33386	"	O/L. 2 RETAIL UNITS/OFFICE ABOVE (ON SITE OF)	5.7.89	Ref
34715 APPEAL	"	O/L. 2 RETAIL UNITS - 2 FLATS OVER ON SITE OF	17.1.90	Ref
70256				
9/70256	VIC Trading Ltd.	Dem. House & Shop & Erect A1 Retail Unit + Flats & Parking	10.12.99	RE

DATE OF COMPLETION

MINISTRY DECISION 34715 - APPEAL DISMISSED - 12.11.90

SPECIAL ORDERS

DRAINAGE

06.MAR2006 C673

1769A

06 MAR 2000* 0670

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG11 1WR.

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 0734 778763.

For office use only
Application No.

1.	YOUR NAME	UK TRADING LTD.
	ADDRESS	22B MARKET PLACE
		WOKINGHAM BERKS.
	POST CODE	RG40 1AP Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE EDWARDS IRISH PARTNERSHIP
	ADDRESS	36 LANGBOROUGH ROAD
		WOKINGHAM BERKS
	POST CODE	RG40 2BT Tel. No. 0118 989 4403
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	400 READING ROAD
		WINNERSH
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	0.07 HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING HOUSE & RETAIL UNIT AND CONSTRUCTION OF 5 No TWO BEDROOM FLATS.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	✓	1:100 Floor Plan	
1:500 Block Plan	✓	Other	
1:100 Elevations	✓		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	✓	DEMOLITION	✓
OTHER			

9. What type of Planning application are you applying for?

RESERVED MATTERS		Go to Question 10.	
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.	
FULL PERMISSION	✓	Go to Question 11.	
TEMPORARY PERMISSION		State period required. Go to Question 11.	
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.	
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.	

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

VACANT - RESIDENTIAL / RETAIL.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

FACE BRICKWORK TO BE AGREED.
CONCRETE INTERLOCKING SLATES TO BE AGREED

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

YES / ~~NO~~

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	5
	3	
	4	
	5 or more	
	TOTAL	5
Nos. of residential units lost through demolition or conversion		1
	NET CHANGE	4

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 950.00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED A R Edwards ON BEHALF OF UK TRADING LTD. DATE 1.3.2010.

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No. [illegible] 0070

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

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

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

Signed . . . . I A Edwards . . . . .

On behalf of . . . . UK TRADING LTD . . . . .

Date . . . . 1st MARCH 2000 . . . . .

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