APPLICATION NO:

CON/2000/3000

LOCATION:
Edward Jones(crowthorne) Ltd Pinewood Sawmills Pinewood Avenue, Crowthorne.

APPLICANT:
Travis Perkins Trading Co L C/O William Martin & Ptns

PROPOSAL:
Consultation from Bracknell Forest B C on application for alterations and improvements to depot *including demolition* and replacement of store building, entrance and exit improvements,upgrading of office/sales building plus new car parking and related works.

EARLIEST DATE FOR DECISION: **08/01/2001**

APPLICATION WILL HAVE EXPIRED ON:
15/01/2001

CASE OFFICER: **Emy Circuit**

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 26 January 2001
My ref: EXC/Con /2000/3000
Your ref: 00/01188/FUL

Julia Bird
Planning and Transportation
Bracknell Forest Borough Council
Time Square
Market Street
BRACKNELL
Berkshire
RG12 1JD

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 Ms Bird

CONSULTATION ON ALTERATIONS AND IMPROVEMENTS TO EXISTING BUILDERS MERCHANTS DEPOT INCLUDING RE-CLADDING AND ERECTION OF NEW TIMBER MILL AND STORAGE BUILDING - PINEWOOD SAWMILLS, PINEWOOD AVENUE, CROWTHORNE

Thank you for your consultation on the above application. I apologise for the delay in responding to it.

While Wokingham District Council does not have any objection to the re-cladding of the existing building, providing the materials are appropriate, there is some concern regarding the scale of the proposed replacement buildings to the west of the site. It is considered that the increase in their height would cause them to be prominent in the street scene, particularly in view of the proximity to the northern boundary of the site and it would be preferable if the height of the northern part of the replacement structure were reduced. The provision of turning within the site would be welcomed.

If you would like any clarification of these comments please contact Emy Circuit on 0118 974 6479.

Yours sincerely

John Mitchell
Development Control Manager

CON/2000/3000 and CON/2000/3004
Pinewood Sawmills, Pinewood Avenue, Crowthorne

The application site lies within the urban area of Crowthorne, approximately three metres from the district boundary. The town centre lies to the south and the area to the north is residential. Immediately to the north of the site is an area of open space, which lies mainly in Wokingham District. There is a two-storey building in the centre of the site and single-storey sheds along the rear (western) boundary and a further structure between the two blocks of buildings which is unsafe and due for demolition. There are two proposals for the site: one of which comprises of the refurbishment of the existing two-storey building (3004), while the second (3000) is a more comprehensive scheme which includes redevelopment of the buildings at the rear of the site as well. The replacement building would have a larger footprint and also be higher than the existing buildings.

The existing buildings do not make a positive contribution to the street scene and re-cladding of the two-storey building is likely to enhance the appearance of the site, providing appropriate colours are used – olive green and yellow are indicated on the plans.

Although the proposed replacement building would be located at the rear of the site it would be significantly taller than the structure it is replacing and, hence would be much more prominent in the street scene, particularly as it extends to the boundary of the site.

38357

ES

FROM: Cllr Angus Ross
Members' Room
PO Box 150, Shute End
WOKINGHAM, RG40 1WQ

Representing Wokingham Without Ward

2nd January 2001

Emy Circuit
Dev Cntrl
Env Servs
WDC

Julia Bird
Planning Dept
Bracknell Forest BC
Bracknell

BRACKNELL CONSULTATION 00/01185/FUL ~ OUR CON/2000/3004
TRAVIS PERKINS, PINEWOOD SAWMILLS, CROWTHORNE

I have looked at the plans for this today. I have just two points to make.

Firstly, I am sure no one would disagree with the principle of making this site more attractive, especially as it borders a residential area and is opposite a rural open area. So, any clean-up/clear-up is welcome as long as the structures are no higher than current.

There has been a long running problem of HGV's going further up Pinewood Avenue to turn around, either at Lyon Road or Walmer Close. The road surface is not strong and these lorries break up the surface. We believe many of them are connected with the Sawmills. It is requested that the application ensures that there is turning space for HGV's within the site and there is a condition to stop their traffic going up to the residential part of the road to turn around.

Yours sincerely

ANGUS ROSS

sawmills1.doc

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 18/12/00	
Officer: EXC	Application No. CON/2000/3000

Map No. ..... Site .....

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(CON) Consultation from Bracknell Forest B/C on application for alteration & improvements to depot including demolition & replacement of store building entrance & exit improvements. Upgrading of office/sales building plus new car parking & related works.

Location: PINEWOOD AVE DEPOT, PINEWOOD AVENUE

Parish: CROWTHORNE

Ward: Wok wout Cllr Hellier Symons
Cllr Lewis
Cllr Ross

Applicant: TRAVIS PERKINS TRADING CO LTD

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
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 .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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CONS FROM ADJ AUTHORITY

CON/2000/3000

Planning & Transportation

Director of Planning & Transportation : George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer : Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by: Julia Bird (01344) 351136

11th December 2000

Our Ref: 00/01188/FUL/CONS

Wokingham District Council
Planning Department
PO Box 15
Shute End
Wokingham
Berkshire
RG11 1WR

BRACKNELL FOREST BOROUGH COUNCIL

Time Square
Market Street
Bracknell
Berkshire
RG12 1JD
☎ 01344 424642
Fax 01344 351104
DX 33611 Bracknell
Minicom 01344 352045
www.bracknell-forest.gov.uk

Dear Sir/Madam

DESCRIPTION: Alterations and improvements to existing builders merchants depot including recladding of sales/office buildings, provision of new sales entrance and erection of open storage racking. Erection of new storage building and timber mill
following demolition of existing store. Alterations to site accesses and formation of new car park.

LOCATION: Pinewood Sawmills Pinewood Avenue Crowthorne

REFERENCE: 00/01188/FUL

CASE OFFICER: Julia Bird (01344) 351136

Town and Country Planning Act 1990

Please find enclosed a copy of the above planning application.

I shall be grateful if you would consider the proposal and advise me of any relevant views you may have. Any comments should be expressed in writing and received within 21 days of the date of this letter.

Please do not hesitate to contact the Case Officer, Julia Bird, on direct line (01344) 351136, should you have any queries on this matter.

Yours faithfully

For Borough Planning Officer

Enc.

William Martin & Partners
PROPERTY & CONSTRUCTION CONSULTANTS

21 YEARS • 1979-2000

duplicate letter for scheme 2 (second application)

01188

M. Holmes Esq – Borough Planning Officer
Bracknell Forest Borough Council,
Time Square,
Market Street,
Bracknell,
Berks,
RG12 1JD.

18 August 2000

Greencoat House
Francis Street
Victoria
London SW1P 1DH
Tel: 020 7233 8833
Fax: 020 7630 1486
Email: mail@william-martin.co.uk

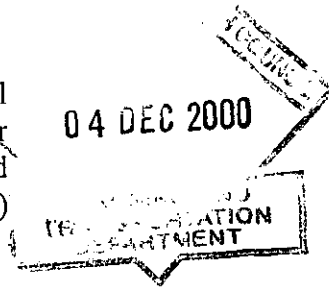
Also at:
Millbank School
Centre Building
Erasmus Street
London SW1P 4HR
Tel: 020 7963 1700
Fax: 020 7963 1720
Email: mail@wmp-nordale.co.uk

Dear Sir,

Travis Perkins Trading Co Limited – Pinewood Avenue Sawmills Site, Crowthorne: Planning Applications for Upgrading the Site.

We are writing further to our various discussions with your officer David Bennett over recent months concerning our client's long-established builders' merchants' site on the edge of Crowthorne town centre. A meeting was held between Mike Washbourne of this practice and Mr Bennett on 15 May, following which Mr Bennett inspected the site and surroundings to evaluate the options reviewed at our earlier meeting and which we have subsequently discussed in taking forward the Company's plans.

The Travis Perkins site will be well known to you, although it has traded as Travis Perkins only comparatively recently, following the Company's acquisition last year of Sharpe & Fisher, who themselves acquired the site some years earlier from original owners, Edward Fisher.



The site is considered to be unsatisfactory from operational and visual points of view and is in urgent need of upgrading. For example, a timber store attached to the rear of the sales and office building was condemned as potentially unsafe by consultants and has been (or will shortly be) demolished.

We are instructed by the Company to enclose two detailed planning applications incorporating varying levels of upgrading and improvements across the site, the scope of which have been discussed with Mr Bennett.

The **first application** (see below) is limited in extent and would, we hope, be capable of determination at delegated authority level. It proposes: -

- Upgrading and partial recladding of the main buildings on site, ie. the existing sales and office building at the centre of the depot, which is at present an unsightly concrete faced structure;
- New sales entrances;
- Internal reconfiguration of retail, office and ancillary areas;

Partners
G S Smallwood BSc ARICS MaPS
R J Bird ARICS
P A Miller BSc ARICS MIMgt MCIArb
C J Howe MCIOB
T J Tidswell BSc (Hons) ARICS
C D O'Byrne BSc ARICS

Associates
M N Evitts BSc (Hons) ARICS
J M Cope BSc (Hons) ARICS
P M Magrill BSc (Hons) ARICS
S Roper BSc (Hons) ARICS

Partnership Secretary
B A West

Consultant
D J Jessop BSc FRICS MCIArb

Town Planning
M D Washbourne BSc ARICS

- Ancillary improvements to the depot;
- New signage; and
- Erection of new cantilevered storage racking to the rear of the sales/office building.

The **second application** enclosed is a more comprehensive scheme for upgrading the site - and includes the works proposed within the first application together with the following additional elements:

- Demolition of the unsightly and "ramshackle" existing store located at the rear (south west) boundary of the site and its replacement by a new, modern storage building;
- Improvement of the existing site ingress/egress by provision of new gates to better facilities for the passage of HGVs;
- Further ancillary improvements to the site such as new steel palisade fencing; and
- Provision of eight additional marked car park spaces.

The second application involves an increase in gross built floorspace on site of some 142sqm and the fee has been calculated on this basis. With each of the applications we enclose a Fees Schedule and Checklist sheet. We include a cheque for £380 in respect of each of the applications, although it is our view that the first application (smaller scheme) may require a reduced sum of £180.

Each application includes 6 copies of the following drawings:

- CRO/PL1 site and building plans, as existing, together with Ordnance Survey site location plan defining the red line site application boundary;
- CRO/PL2 site elevations and sections, as existing;
- CRO/PL4 proposed recladding of existing building; and
- CRO/PLA8-11 a bound set of photographs dated June 6th 2000, which are keyed into CRO/PL1.

In respect of the **first planning application only**, we also include 6 copies of drawing CRO/PL3 – site and building plans as proposed.

In respect of the **second application only**, we also include 6 copies of two further plans, namely: CRO/PL5 and 6 – site and building plans as proposed; and site elevations and sections as proposed, respectively.

An additional drawing, CRO/PL7, which comprises typical details of the signage proposed by Travis Perkins, will be submitted as part of the two applications, in the near future.

We trust the information provided at this stage is clear and helpful, and allows our client's applications to be registered and for you to start your consultation process. If you have any queries, or if further information is required, please contact Mike Washbourne or Conor O'Byrne at this office. An early meeting with the case officer would be appreciated if it were considered that this would assist.

Yours faithfully,

William Martin & Partners.

William Martin & Partners

cc: S. Pocock Esq – Travis Perkins
Conor O'Byrne Esq – WMP

Time Square,
Market Street,
Bracknell,
Berkshire. RG12 1JD
Tel: (01344) 424642
Fax: (01344) 351104
DX 33611

Planning Application

Application for permission to carry out development
Town and Country Planning Acts

Mike Holmes BSc (Econ) DipTP MRTPI Borough Planning Officer

BRACKNELL FOREST BOROUGH COUNCIL

- Please answer all questions in block letters
- If a question is not applicable, answer N/A.
- Please submit SIX copies of forms and plans to the address above.
- Applicants Notes are available to assist completion of this form.

Part 1

1		Applicants Name	TRAVIS PERKINS TRADING CO LTD ..
	BOROUGH COUNCIL 04 DEC 2000 PLANNING AND APPLICATION	Address	C/O : AGENT 01188
		Post Code	Phone: C/O: AGENT
2	If the applicant has an agent, all correspondence will be sent to the agent.	Agents Name	WILLIAM MARTIN & PARTNERS (REF. MIKE WASHBOURNE/CONOR O'BYRNE)
		Address	FRANCIS STREET, VICTORIA LONDON
		Post Code	SW1P 1DH Phone: 020 7233 8833
3	On the plans show the site outlined in **RED**. Show also **OTHER** land in the applicant's ownership or control in **BLUE**. (see note 4).	Site Location/ Address	PINEWOOD AVENUE DEPOT (SAWMILLS SITE) PINEWOOD AVENUE CROWTHORNE, SURREY
4	Description of Proposal: Give brief details and state for what purpose this site and any buildings will be used.		ALTERATIONS AND IMPROVEMENTS TO THE DEPOT INC DEMOLITION AND REPLACEMENT OF STORE BUILDING; ENTRANCE/EXIT IMPROVEMENTS; UPGRADING OF OFFI /SALES BUILDING; NEW CAR PARKING & RELATED WORKS
5	Give the area in hectares or part of a hectare. (see note 2).	Area of site	0.31 HECTARES
6	State the applicant's interest in the land, e.g. owner, prospective purchaser, lessee.	Ownership	FREEHOLD OWNERSHIP
7	List all the plans and drawings submitted with this application or provide a schedule.	Plans/Drawing	SEE COVERING WILLIAM MARTIN & PARTNERS LETTER 18.8.2000

8 Does the application involve any of the following? Tick the relevant boxes.

Change of use		Redevelopment	
Erection of a new building	X	Alteration/Extension	X
		Demolition	X

9 What type of application is this? (see note 2). Tick one box only.

Outline permission (see question 10 overleaf)		State relevant outline permission number. Also complete Q.10
Full permission	☑	
Approval of details/reserved matters		*State period required*
Temporary permission		
Variation of conditions		State relevant application no. and Condition no.(s) to be varied

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 the application?		External appearance ~~Siting~~ Means of access Design Landscaping
11	What is the existing use of the land and/or buildings(s)? eg. residential, industrial, etc. If the site is vacant say so, *and also state its previous use and when that ceased.*		LONG-STANDING BUILDERS MERCHANTS DEPOT.
12	Does a public right of way cross or abut the site or the proposed access?	~~Yes~~/No	If yes, show existing route(s) and any proposed alternatives on the plans.
13	Are there any existing trees on the site?	~~Yes~~/No	*If yes, please show positions, spread and species on the plans indicating which, if any, are intended to be felled.*
14	State external materials to be used (if known)		REFER TO SUBMITTED DRAWINGS
15	How will the site be enclosed? Say whether walls, fences, or hedges and give height, colour and materials. If the site is divided into plots,say how each is to be enclosed.		AS EXISTING WITH SITE IMPROVEMENTS AS SHOWN
16	*How will surface water be disposed of?*		TO EXISTING CONNECTIONS
	How will foul sewage be disposed of? Please indicate line of existing or proposed on the plans.	To existing system Yes/~~No~~	If no, please give details:
18	What are access arrangements? Give details of pedestrian and vehicular access.	As existing	VEHICULAR AND PEDESTRIAN OFF PINEWOOD AVENUE
		As proposed	IMPROVEMENTS TO INEGRESS/ EGRESS PROPOSED.
19	Has provision be made for the disabled? (see note 8).		YES. REFER TO SCHEME DRAWINGS

20 If this proposal involves residential development or the loss of residential units, complete the following table. (see note 5).

	Number of dwellings			Number of habitable rooms		
	Proposed	*To be retained*	*To be lost*	*Proposed*	*To be retained*	*To be lost*
House						
Bungalow						
Flat/ Maisonette						
Other						

21	Does the proposal involve any non-residential building or use?	Yes/~~No~~	If yes, complete part 2 of the form
22	State the fee enclosed with this application. 2 x £190 based on addit floorspace created	£ 380	N.B. A *separate fees schedule must be completed* and enclosed with this application form.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings.

Signed: William Martin + Partners on behalf of: TRAVIS PERKINS TRADING Date: 18/8/00.

(WILLIAM MARTIN & PARTNERS) CO LTD

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 and all new work is clearly distinguished on the plans (see note 4).* Every application must be accompanied by the appropriate certificate and fee.

Part 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in block letters. If the answer is not applicable, write N/A in the space provided. Space is provided overleaf for any additional information. Applicants Notes are available to assist completion of this form.

23 State the gross floor space (by external measurement) of all buildings to which this application refers (metric units only).

Use class (as defined in the use classes order)		Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	Shops	133 sqm			60 sqm ADDIT.
A2	Financial & Professional services				
A3	Food & Drink				
B1(a)	Office (other than A2)	100 sqm	NO PROPOSED CHANGE TO OFFICE AND ANCILLARY		
B1(b)	Research & Development				
B1(c)	Light industrial				
B2	General Industrial				
B8	Storage or distribution	653 sqm		142 sqm	
C1	Hotels & Hostels				
C2	Residential Institutions				
D1	Non-Residential Institutions				
D2	Assembly & Leisure	(ALL PART OF			
Other	Please Specify	BUILDERS			
Other	Please Specify	MERCHANTS DEPOT)			
Total		946 sqm		142 sqm	

24 If C1 or C2 use is proposed, please state number of bed spaces. — N/A

25 What provision is being made for parking, loading and unloading on site? (show location on the plans and distinguish between parking for operational needs and other purposes). — REFER TO ACCOMPANYING SCHEME DRAWINGS

26 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. — EXISTING BUILDERS MERCHANTS SITE - NO CHANGE

27 Who will occupy the premises?
a) Give the name and current operating address of the proposed occupier.
b) Will these premises be vacated?

a) AS EXISTING - TRAVIS PERKINS. NO CHANGE

b) NO

28 If known, how many people are likely to be employed on site after completion of the development?

Existing staff	Transferred staff	New staff	Total
NO CHANGE TO STAFFING NUMBERS			

29 Does the proposal involve the use or storage of hazardous substances? If so, state this material, the quantity and method of storage. A separate consent may be required. (see note 6). — ~~Yes~~/No

30 What is the nature, volume and proposed means of disposal of any trade effluents, waste or refuse? — MINIMAL - NO CHANGE TO EXISTING ARRANGEMENTS

31	Is the proposal related to an existing or recent planning application on or near the site?	~~Yes~~/No	If yes, please explain the relationship.
32	What is the estimated vehicular traffic flow to/from the site during a normal working day?		TO BE DETERMINED. NO CHANGE FROM EXISTING SITUATION.

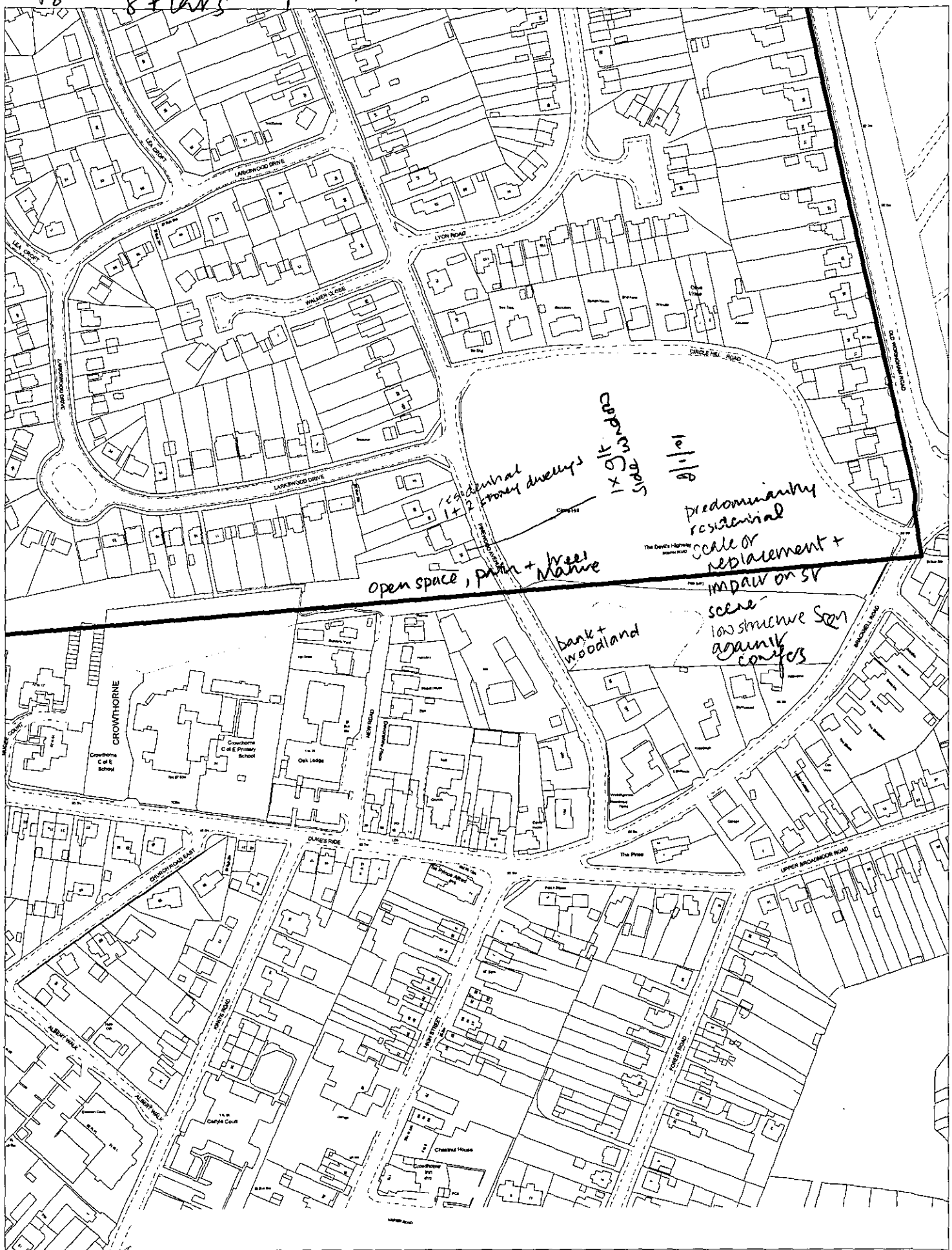
Additional Information:

THIS IS ONE OF TWO APPLICATIONS SUBMITTED TOGETHER. IT IS DESCRIBED IN THE PLANNING SUBMISSION AND SCHEME DRAWINGS REFERRED TO BY WILLIAM MARTIN & PARTNERS' LETTER OF 18 AUGUST 2000 AS "SCHEME 2".

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 and may be used by the Council only for purposes registered under the Data Protection Act.

2 dwellings 4 maisonettes 8 flats 2/1 SV



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Development Control Section, Environmental Services, Wokingham District Council.
27 December 2000 Scale: 1 : 2500

N W E S