APPLICATION NO:
F/2001/5354

LOCATION:
420 - 422 Reading Road, Winnersh Wokingham.

APPLICANT:
Mr Amin C/O Sedgman Noble Architects

PROPOSAL:
Proposed erection of eight flats and two shops with car parking and landscaping.

EARLIEST DATE FOR DECISION: **27/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
22/01/2002

CASE OFFICER: **Emy Circuit**

APPROVED

464

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Marbleboard

EASIFILE EP7

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr Amin
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire RG10 8PZ

Application Number: F/2001/5354

Parish: **WINNERSH**

Location: **420 - 422, Reading Road, Winnersh, Wokingham.**

Proposal: **Proposed erection of eight flats and two shops with car parking and landscaping.**

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. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

Condition
4. The ensuite bathroom window in the flank elevations of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

Condition
7. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition
8. 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
9. The vehicular access to the rear of the site for car parking associated with the flats shall have a minimum width of 4.1 metres for its entire length and shall be hard surfaces with tarmac, concrete or similar hard bound material. The access shall be constructed prior to the first occupation of any flat.

Condition
10. The delivery space to the front of the site shall be made available for use at all times for the parking, loading and unloading of delivery vehicles only and be available for use for the two existing retail units adjacent to the application site.

Condition
11. All staff, residents and visitor car parking associated with the development shall be contained within the car parking area to the rear of the site.

Condition
12. Prior to the development commencing, detailed plans shall be submitted to and approved by the Local Planning Authority showing the proposed access arrangements, traffic management, and railing fronting the site. Details to include a signing and lining schedule showing the proposed one way system. The access and car park layout shall be constructed in accordance with the approved details prior to the development being occupied.

Condition
13. Within one week of the development being occupied, the existing vehicular access onto the A329 to be closed shall be reinstated to footway only to the satisfaction of the Highway Authority.

Condition
14. Prior to the development commencing, the applicant shall submit a method statement for approval, ensuring that at all times during construction adequate access and parking facilities are provided for the existing retail units.

Condition
15. Notwithstanding the details shown on the approved site layout plan, prior to implementation of the development hereby approved a layout showing parking for 12 vehicles at the rear of the site (the front to remain as approved) plus four sheffield stands for use by shop customers and secure cycle storage for residents shall be submitted to and approved in writing by the Local Planning Authority. The car and cycle parking provision shall be constructed, as approved, prior to occupation of the building and retained thereafter.

Condition
16. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
17. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
18. The retail use hereby permitted shall not operate other than between the hours of 07:00 and 22:00 daily.

Condition
19. No deliveries including waste collections shall be taken in or dispatched from the retail premises hereby approved outside the hours of 07:30 to 19:00 Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays.

Condition
20. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB(A) below the existing background noise level (or 10dB(A) if there is a particular tonal quality) when measured at a point one metre external to the nearest residential or noise sensitive property.

Condition
21. All party walls and the ceiling/floor between the ground and first floor shall be soundproofed and insulated in accordance with details submitted to and approved in writing by the Local Planning Authority before the use commences,

and thereafter be retained for the duration of the use, so as to prevent fumes, smell and/or noise permeating into adjoining premises.

Condition
22. There shall be no sub-division of the shop units without the prior written consent of the Local Planning Authority.

Condition
23. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
24. No development shall be commenced until a scheme for noise attenuation measures has been be submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved scheme shall be completed before any of the development hereby approved is occupied, unless an alternative period for completion has been agreed in writing by the Local Planning Authority. Such works shall be retained in perpetuity.

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

Reason
2. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. To safeguard the visual amenities of neighbouring properties and the locality.

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

Reason
9. To allow vehicles to pass and to prevent loose bound material spilling onto the highway.

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

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

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

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

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

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

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

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

Reason
18. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
19. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
20. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers.

Reason
21. To ensure that no nuisance or disturbance is caused to the detriment of the residential amenities of adjoining occupiers and of the area generally.

Reason
22. In order to ensure sufficient parking space remains available for use by the neighbouring shops.

Reason
23. To prevent the increased risk of flooding and to improve water quality.

Reason
24. To ensure satisfactory noise attenuation measures are installed.

Informative
1. This permission relates to the application as amended with revised drawing numbers RRW 22A and RRW 25A submitted to the Local Planning Authority on 18th January 2002, showing omission of the balcony from the rear elevation (2nd floor) and does not approve the proposals as originally submitted.

Informative
2. The applicant is reminded that this approval relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

Informative
3. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

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

Berkshire Structure Plan Policy EN1.
Loddon Area Local Plan Policies LTV1, LTV6, LH1, LBE1, LBE2, LBE5, LBE8, LBE9, LT5, LT6, LT9 and LT10.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WH1, WBE1, WBE10, WBE11, WBE12, WSH18, WT1, WT2, WT3 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 04/02/2002

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.

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 13 October 2003
My ref. F/2001/5354
Your ref. 155RRW/44/dn
File ref: 420-422 Reading Road, Winnersh, 7

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

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
READING
RG10 4749

Dear Mr Noble,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354 – 420-422 READING ROAD, WINNERSH

Thank you for the copy of your letter of 9 September, to Sarah Paxman at the Environment Agency. I have now received confirmation from the Environment Agency, that these details are acceptable to them.

Condition 3 - Details submitted and approved as per my letter of 25 September 2002.

Condition 5 - Details approved as per my letter of 15 July 2003.

Condition 7 - Details submitted and approved as per my letter of 25 September 2002.

Condition 8 - Details submitted and approved as per my letter of 14 February 2003.

Condition 12 - Details approved as per my letter of 15 July 2003.

Condition 14 - Details submitted and approved as per my letter of 24 February.

Condition 15 - Details approved as per my letter of 15 July 2003.

Condition 16 - Details submitted and approved as per my letter of 24 February 2003.

Condition 17 - Details submitted and approved as per my letter of 24 February 2003.

Condition 21 - Details submitted and approved as per my letter of 25 September 2002.

Condition 23 - The details set out in your letter of 9 September and shown on Drawing No RRW/36 A.

Condition 24 - Details submitted and approved as per my letter of 25 September 2002.

Satisfactory details have now been agreed in relation to all those conditions requiring submission of details for approval. However, if you have any queries regarding this matter, please contact me by email or on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747
Fax: 0118 940 4749

9th October 2003

155RRW/78/dn

73668

PLANNING SERVICES HPT
POL
DC Emy
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CL
13 OCT 2003
COPIES TO
FILE:

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

For the attention of Emy Circuit, Senior Planning Officer

Dear Sirs
Two Shops and Eight Flats at 420-422 Reading Road, Winnersh
Planning application no. F/2001/5354

We enclose a copy of a letter ref: SP/2003/007535-3/1 dated 6th October 2003 from the Environment Agency regarding Planning Condition 28. This would appear to meet the requirements of this planning condition and we consider all planning conditions have been met as this development is completed in the next four weeks.

Your confirmation of the conditions having been completed or of any further outstanding matters would be appreciated.

Yours sincerely

David Noble
SEDGMAN NOBLE architects.

Copy: Client
G Cox Builders

ENVIRONMENT AGENCY

Our Ref : SP/2003/007535-3/1
Your Ref : 155RRW/71/dn

Date : 06 October 2003

RECEIVED
09 OCT 2003

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
RG10 8PZ

Dear Sir/Madam

ERECTION OF EIGHT FLATS AND TWO SHOPS WITH CAR PARKING AND LANDSCAPING - DRAINAGE DETAILS
420-422 READING ROAD, WINNERSH, WOKINGHAM

I refer to the above further drainage details dated 9 September 2003.

The details include the calculation of the volume of water for the 100 year return period for the 15, 30 and 60 minute storms. The M100-60 storm has been used as the critical storm, and the details show that sufficient storage capacity will be provided in the proposed trench soakaways for this event.

I can therefore confirm that these details are acceptable to the Agency, and we have no further comment to make.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Our Ref : SP/2003/007535-3/1
Your Ref : 155RRW/71/dn F/2001/5354

Date : 06 October 2003

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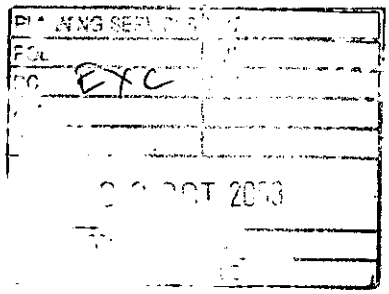

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

ERECTION OF EIGHT FLATS AND TWO SHOPS WITH CAR PARKING AND LANDSCAPING - DRAINAGE DETAILS
420-422 READING ROAD, WINNERSH, WOKINGHAM

I refer to the above further drainage details dated 9 September 2003. (received from Sedgman Noble)

The details include the calculation of the volume of water for the 100 year return period for the 15, 30 and 60 minute storms. The M100-60 storm has been used as the critical storm, and the details show that sufficient storage capacity will be provided in the proposed trench soakaways for this event.

I can therefore confirm that these details are acceptable to the Agency, and we have no further comment to make.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

S Paxman

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Email: mail@sedgman-noble.co.uk Fax: 0118 940 4749

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FILE:

9rd September 2003

Job ref: 155RRW/73/dn
Your ref: SU77SF/3/8

Environment Agency
Swift House
Frimley Business Park
Camberley
GU16 7SQ

For the attention of Sarah Paxman, Development Planning Officer and Claire Williams, Engineer.

Dear Sarah Paxman

Eight Flats and Two Shop Units at 420 – 422 Reading Road, Winnersh, Reading.

I have today spoken to a technical officer from H R Wallingford, the hydraulic research establishment, who has just returned from their holiday. The Wallingford Procedure for floor estimation is a complex estimating tool and HR Wallingford do sell a Flood Estimating Pack and Flood Estimating Handbook for approximately £750.00 through which the Wallingford Procedure calculations can be used to estimate the rainfall for any part of the UK.

After discussing our requirements for some time and given we had already calculated the water volume for the M10-60 year storm of 35m³ **we were given the growth factor (Z2) for the M100-15 and M100-30 rainfall from the M5 rainfall of 2.03 for England and Wales.** We have been advised to look at a range of storm durations, 15mins, 30mins.

Based on this we can now show the following:
Using BRE Digest 365, Soakaway Design

Calculation of design rainfall R_1
Use the formulae MX-Dmin where X = return period in years and D = storm duration in minutes
Eg M100-15 = 1 in 100 year storm of 15 minutes duration.

Rainfall ratio for the location of the site soakaways = 0.42. (taken from fig 1 Ratio of 60 minute to 2 day rainfalls of 5 year period, r.

Table 1 gives the Z1 factor for the calculation of the 5 year return period rainfall total for different storm durations eg:

M5-D min rainfall = M5-60 min rainfall x Z1
= 20mm xZ1 = 20mm x 1.00 = 20mm

M10-D min = M5-D min x Z2 where Z2 is found from Table 2

Therefore: R_1

M5-15 mm rainfall = 20mm x Z1	= 20 x 0.64 = 12.8mm	**M60-15mm rainfall = M5-15 xZ2 (2.03) = 26mm**
M5-30 mm rainfall = 20mm xZ1	= 20 x 0.81 = 16.2mm	**M60-30mm rainfall = M5-30 x 2.03 = 33mm**
M5-60 mm rainfall = 20mm xZ1	= 20 x 1.00 = 20.0mm	**M60-30mm rainfall = M5-30 x 2.03 = 40.06mm**

The volume of water (design rainfall) or each of the above durations is as follows:
I = inflow from impermeable surfaces area, A = Area, R = total rainfall in the design storm

I = A x R	M100-15	1180 m² x 0.026m = 30.68m³
	M100-30	1180m² x 0.033m = 38.94m³
	M100-60	1180m² x 0.040m = 47.2m³

In the examples shown above volumes of storm water produced for three different durations of storm produce between 30.68m^3 to 47.20m^3, average 39m^3

Therefore for a 1 in 100 year storm of duration up to one hour the amount of storm water that can be contained within the storm water soakaways and within the site as surface water is 35m^3 + 37.5m^3 (ref: our letter of 28/08/03, 4th paragraph) and 47.2m^3 stormwater is produced.

With this information we have shown how the site can cope with a variety of storm situations, can store storm water on site to eventually be fed into the soakaway system and hence to the ground water system. By copy of this letter to Emy Circuit, Wokingham District Council, we hope to have met the requirements of Planning Condition 23.

Yours sincerely

David Noble
SEDGMAN NOBLE architects

Copy E Circuit, WDC
O. Amin, Client
G. Cox, Contractor

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Email: mail@sedgman-noble.co.uk Fax: 0118 940 4749

DC EXC ENF
APP
CS 12650
Job ref: 155RRW/72/dn
Your ref: SU77SF/3/8
08 SEP 2003
COPIES TO OK:
FILE:

3rd September 2003

Environment Agency
Swift House
Frimley Business Park
Camberley
GU16 7SQ

For the attention of Sarah Paxman, Development Planning Officer and Claire Williams, Engineer. EXC

Dear Sarah Paxman

Eight Flats and Two Shop Units at 420 – 422 Reading Road, Winnersh, Reading.

I should like to confirm my telephone conversations with you both today. I spoke at length to Claire Williams regarding new details of a filled trench soakaway system for the above project that would provide up to 35m3 storage capacity of storm water to meet the 10 year event. This is shown of drawing 155RRW/36 revision A sent to you with my letter dated 28th August 2003. Claire has not yet seen that drawing but based on the fact that we are still able to provide the storage required for the 10 year event she confirmed that in principle a trench filled soakaway would be acceptable. She did ask then for a calculation of the 100 year event to compare the volume of water produced with the ability of the site to store the water over and above the volume for a 10 year event.

Claire advised we get details of how to calculate the volume of water for a 100 year event using the Wallingford Procedure. On the Internet there are various references to this document. However the most useful appears to be from HR Wallingford Ltd, 'Guide for the Drainage of Development Sites' which is out of stock and with a new edition due. Until we can get the information to make these calculations we are unable to reply to Sarah Paxman's request .to show the actual 100year volume produced. We have, in our earlier letter stated that the site is capable of containing a further 37.7m^3 storm water before spillage to adjoining, lower sites is likely to occur.

Site ground works have been delayed for over four weeks now as we try and get your approval for these stormwater works. The project is due to be completed by mid October. Although I am reluctant to go ahead with formal approval we must get the soakaways built so that roads can be completed over them.

I hope therefore you are able to give approval to the construction of the soakaways and when we are able to show the calculations for the 100 year event to compare with the additional volume the site can contain you can give your final approval.

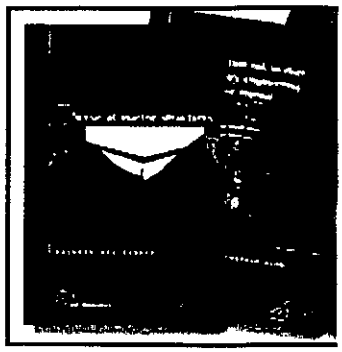
Yours sincerely

David Noble
SEDGMAN NOBLE architects

Copy E Circuit, WDC

HR Wallingford Ltd
Urban Drainage

"Dissemination of research and consultancy project results"



Select Internal Link

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SR574 **Guide for the Drainage of Development Sites**
Kellagher RBB May 2001

The aims of this drainage guide are to:

- Provide guidance on the approach needed to obtain T Country Planning Act (T&CPA)
- Provide guidance on the issues affecting site drainag
- Provide guidance on hydraulic related engineering iss
- Provide references to key industry documents

Out of stock

New Edition due in October 2003

It is intended that general engineering practitioners, as well a and architects will use this document as a first point of refere guidance and information on all aspects related to the hydra drainage.

If you would like to be informed when it will be available, plea publications@hrwallingford.co.uk

ISBN0727726374 **Tables for the hydraulic design of pipes sewers and cha 7th edition**
Barr DIH, HR Wallingford February 1998

The 7th edition of the Wallingford Tables follows the two volu introduced with the 6th edition. Subsequent to the publicatio editionof the Tables in 1994, HR Wallingford was commissio then Department of the Environment to make assessments c sizes for design when installing relatively smooth pipes of cu available materials. This work was undertaken with collabora manufacturers. Further testing was aimed at assessment of losses at bends. The results of the new work on roughness s incorporated in the 7th edition of the Tables as are those on bends which are placed in a newly included summary of loss appurtenances. In volume I, a new setting of the core Colebr solution tables (Tables A) avoids interpolation between page

Cost: £50 each or £85 both volumes - Use our purchase for

ISBN0727726382 **Tables for the hydraulic design of pipes sewers and cha 7th edition**
Barr DIH, HR Wallingford February 1998

In volume II, tables give geomatric and hydraulic properties f hundred and ten characteristic cross-sections on a unit size tables cover pipes and culverts used in drainage and sewera canals and natural watercourses, and the properties are liste increments of proportional or relative depths. In both volume comprehensive supportung material, with full explanations o of the various forms of tables.

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SERVICES	HPT
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CS	
29 AUG 2003	
COPIES TO	ACK
	FILE

28TH August 2003

Job ref: 155RRW/71/dn
Your ref: SU77SF/3/8

Environment Agency
Swift House
Frimley Business Park
Camberley
GU16 7SQ

For the attention of Sarah Paxman, Development Planning Officer and Rebecca Stone, Engineer.

Dear Sarah Paxman
Eight Flats and Two Shop Units at 420 – 422 Reading Road, Winnersh, Reading.

Having spoken to you on the telephone last week regarding your approval of our details to provide 35m³ of storm water attenuation on this site I did advise you that we intended to provide concrete ring manholes to the front and rear of the building. Our engineer having now advised us of the requirements to bridge these with a suitable road construction to take heavy axle loads from delivery lorries and the contractor has advised us of the increased costs, we have now come up with a simpler solution that will not have such a cost implication on the contract.

Drawing 155RRW/36A enclosed shows a new trench filled soakaway along the drive and rear car park of the site. These are the low parts of the site and storm water in the ground will naturally fall to these soakaways. Two large soakaways are to be constructed to the front and rear of the building, both 12m long x 3m wide and to a depth just above the natural ground water. We have calculated the volumes of all these soakaways using the formulae from BRE Digest 365, Soakaway Design for a filled soakaway with teram sheeting to stop the voids being filled and with 30% free void space.

Based on the 10 year storm we can accommodate the storm water on site in these soakaways until the water naturally permeates into the ground water. These trench soakaways give a large a surface area (sides and base) to allow the water to percolate away. The size of these soakaway pits are constrained by the requirements to be a minimum of 5.0m away from the building, the length by the existing services, new services and the width, in the front by the location of the foul sewer and to the rear by our intent to keep away from the rear car park.

The volume capacity will cope with the 10 year event (34.9m3) shown required. Further additional storage, during the storm and immediately afterwards could be found in the supply drainage pipes.
For the 20 year, 30 year or 100 year storm there is some storage capacity on site, in the rear car park area and the drive. For a depth of 75mm (up to the height of the kerb) over an area of about 500m2 a volume of 500 x 0.075m3 = 37.5m3 could be temporarily held. Over and above this there will be water spillage to the gardens of the housing at the rear and to the property to the North West ie on the down side of the slope down the Reading Road.

I trust this is sufficient explanation and detail for you to accept these proposals. Works on site are in the final phases in the flats, second fit, kitchen installation etc and we expect to complete on site in early October. External works including the digging out of these soakaway pits will have to commence within the next two weeks to meet the client's programme. We would therefore welcome a very early reply from you.

Yours sincerely

David Noble
SEDGMAN NOBLE architects

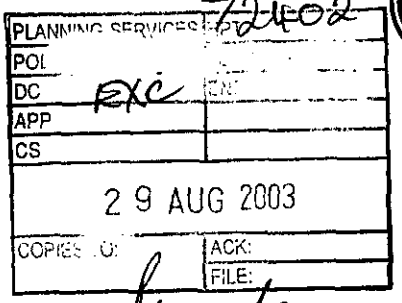
+ Drawing No RRW/36A

Copy O Amin, client
G Cole, Contractor
E Circuit, WDC Planning Officer.

26/8/03.

ATTN: EMY CIRCUIT

As requested.



Regards.

Sarah Pearson

ENVIRONMENT AGENCY

with compliments

The Environment Agency
Thames Region, South East Area, Swift House, Frimley Business Park, Frimley, Surrey GU16 7SQ
Tel 01276 454300 Fax 01276 454301

ENVIRONMENT AGENCY

Our Ref : SP/2003/007535-2/1
Your Ref : F/2001/5354

Date : 26 August 2003

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
Wargrave
RG10 8PZ

Dear Sir/Madam

EIGHT FLATS AND TWO SHOP UNITS
420-422 READING ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 29 July 2003. The Environment Agency has the following comments:

The soakaway proposals are acceptable in principle, although the Agency will require further information in relation to the 100 year event. Your letter states that there is additional storage available for rainfalls that exceed the 10 year event, but no calculations have been provided to show the actual 100 year volume required. The 100 year event volume should be contained within the development and should not cause flood risk to adjacent properties.

If you have further queries regarding the above, please contact Claire Williams on 01276 454343.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SERVICES
POL
DC EXC
APP
CS
31 JUL
COPIES TO

71613

29TH July 2003

Job ref: 155RRW/66/dn
Your ref: SU77SF/3/8

Environment Agency
Swift House
Frimley Business Park
Camberley
GU16 7SQ

26 Aug 2003
Spoke to Sarah Paxman ~~today~~
She wrote to David Noble today - accepts principle + asks for more info - will let me have a copy for file.

For the attention of Sarah Paxman, Development Planning Officer and Rebecca Stone, Engineer.

Dear Sarah Paxman

Eight Flats and Two Shop Units at 420 – 422 Reading Road, Winnersh, Reading.

We have a planning condition on the above development with the Wokingham District Council to obtain agreement with you for the storm water management of this site. In March 2003 the main contractor asked Wavin Building Products Ltd to carry out soakaway tests and design a system using their plastic crate product to provide storage capacity of 34.9M3 which they calculated for the M5-60 storm on a 10 year return period.

We have decided not to use this product to act as the temporary storage and soakaway because the front soakaway pit area will have to be located under the car parking area for the shop units and we are not convinced of the design and loading capacity for this type of stormwater management under road loadings. Instead we have chosen to provide water storage in perforated concrete ring soakaways which we can cap and run our road design over. It makes sense then to use the same details, concrete ring soakaways, for the rear of the site.

We have however used the same capacity requirements for the soakaway design together with the calculated allowable discharge rate of 0.41l/s (based on a 3 l/s/ha rate) and a total impermeable area of 1180m2. We enclose those original calculation sheets. The plot, formerly a domestic bungalow and a shop with a flat has a combined area of about 1500m2. All information provided by Wavin Ltd.

A trial pit was dug in March 2003 over the area of the rear soakaway location to test perculation times. The results are enclosed (Trial Pit 1). The water table, compared to the original ground level, showed at 2.60m. However when a trench is left open over night the water seepage levels are at the depths shown on our drawing 155RRW/36 enclosed, about 1.3m below ground at the front of the site and at about 900mm at the rear. There is a fall from the front to the rear of the site, the site is now at reduced levels ready for finishes and the water table would appear to be at about the same level front and back.

Excavations to lay the foul drainage and trenches for the statutory services have shown the medium dense silty levels down below to about 1.0m also contain some clay and in carrying out a permeability test this soil tended to retain water and therefore to create our soakaways over the ground water table we have to remove this sub soil from our soakaway pits, providing a situation where any stored storm water can over time filter away into the ground below this level. The water table level does not appear to have changed over the year, when the foundations were dug in February this year, down to 1.20m level; there was very little water seepage into them.

Our site is near the top of a long (about ½ mile) rise along the Reading Road from Reading to Wokingham which runs North West to North East up the slope. The River Loddon is about ½ a mile away at the bottom of this rising ground. We have been advised by Wokingham District Council's building control team that the Winnersh area in general and the Loddon Valley in particular will flood in times of frequent or high storm weather conditions. We are at a loss why the water table on our site appears so high, being near the top of this rising ground and the housing estate at the rear of our site is about 1.0m lower with a brick retaining wall at the boundary with our site.

We have confirmed there is no Local Authority storm water drainage in the area. Therefore we have to cope with the conditions of the site. We have used the calculated size of storage required by Wavin Ltd and designed a linked concrete ring soakaway and storage at the front and rear of the site to cope. On drawing 155RRW/36 we have shown the location of these ring soakaways and their storage capacity which, together with the proposal to fill round them, provides further storage capacity and a larger footprint area for the stored water to soak away over time.

The size of these soakaway pits are constrained by the requirements to be a minimum of 5.0m away from the building, the length by the existing services, new services and the width, in the front by the location of the foul sewer and to the rear by our intent to keep away from the rear car park.

The volume capacity will cope with the 10 year event (34.9m3 shown required and we have provided for 36.5M3). Further additional storage, during the storm and immediately afterwards could be found in the supply drainage pipes. For the 20 year, 30 year or 100 year storm there is some storage capacity on site, in the rear car park area and the drive. For a depth of 75mm (up to the height of the kerb) over an area of about 500m2 a volume of 500 x 0.075m3 = 37.5m3 could be temporarily held. Over and above this there will be water spillage to the gardens of the housing at the rear and to the property to the North West ie on the down side of the slope down the Reading Road.

I trust this is sufficient explanation and detail for you to accept these proposals. Works on site are in the final phases in the flats, second fit, kitchen installation etc and we expect to complete on site in early October. Works on site progress with the digging out of these soakaway pits. We would therefore welcome an early reply. However I am on holiday until 14th August and will not be able to reply to any queries until after that date.

Yours sincerely

David Noble
SEDGMAN NOBLE architects

Copy O Amin, client
G Cole, Contractor.
E Circuit, WDC Planning Officer.
N. Green.

PAGE:

DATE:18.03.03

JOB 9868

420-422 READING ROAD - WINNERSH

TRIAL PIT 1

DESCRIPTION	GROUND LEVEL m	DEPTH m	LEGEND	SAMPLE TYPE	SAMPLE DEPTH	THICKNESS m	SPT N	REMARKS
Brick hardcore FILL with some sand and silt		0.00				0.30		
Medium dense silty sand with some FILL		0.30				0.50		
Medium dense brown silty sandy GRAVEL		0.80				0.60		
Firm brown sandy CLAY		1.40						
		1.60	▽					Water seepage
						1.20		
Firm brown clayey SILT		2.80				0.25		
		3.05						

TERRAMECH INVESTIGATIONS LIMITED
183 LONG LANE TILEHURST READING

REMARKS:

U100=100mm dia. UNDISTURBED SAMPLE
B=BULK SAMPLE
W=WATER SAMPLE
U38=38mm dia. UNDISTURBED SAMPLE
SPT=STANDARD PENETRATION TEST
D=SMALL DISTURBED SAMPLE
CPT=CONE PENETRATION TEST

08/07/2003 14:57 +441249766853 08/07 '03 14:58 TX/RX NO. 4454 P03
TECHNICAL DESIGN
PAGE 04/04

Stormwater management philosophy– Reading Road, Winnersh, SWM494
Revised 7 April 2003-04-07

Overview
The design is based on the following information:

- Sedgman Noble Atrchitects, Drawing No RRW/28, 420/422 Reading Road, Winnersh, Proposed 8 flats and 2 shops, Site levels and main drainage.
- Letter to Sedgman Noble Atrchitects from the Environment Agency dated 13/9/02 with required discharge rate to sewer.

Based on the information provided (soil has verbally been reported as a gravelly clay and groundwater is reported to be at 1m) the site is unlikely to be suitable for soakaway drainage. The design is therefore based on an attenuation systems that will be connected to a suitable outfall.

The allowable discharge rate from the site is 0.41 l/s in total as advised by the Environment Agency (based on a 3l/s/ha rate). The design allows for storage for runoff from the roof and car park areas (total impermeable area = 1180m^2). The impermeable areas should be confirmed by the client.

We have assumed that if flooding occurs due to the design parameters being exceeded then no damage to buildings or inconvenience will occur and that the client will design overland flow routes to allow for this.

Return period
The stormwater management volumes have been evaluated using a variety of storm return periods. CIRIA Report 156, *Infiltration drainage, manual of good practice* recommends a 1 in 10 year event, but in view of increasingly onerous EA guidance, Wavin would suggest use of at least a 1 in 30 year storm event. Many areas of the EA are now requiring drainage be based on a 100 year + event, following the publication of *Planning Policy Guidance Note 25: Development And Flood Risk*. All volumes are based on a critical duration evaluated using the Wallingford Procedure.

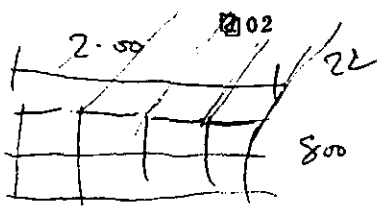
Results
Calculations showing evaluation of the volumes required for this project can be seen on the attached sheet. The total number of Aquacell units required is shown below, based on a 10 year return period as requested by the client:

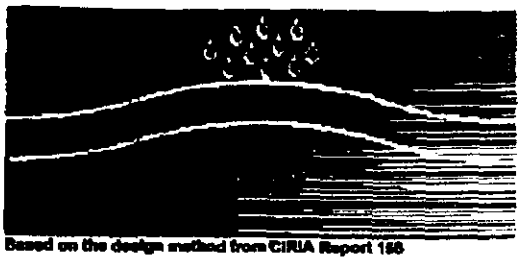
Storm return period (years)	Length (no)	Width (no)	Height (no)	Total number of AquaCell Units
10	10	9	2	180

Note width based on 0.5m wide units, length on 1m long units

Design
The box structures should be protected from the ingress of silts by silt trap manholes, located at all points where drainage pipes enter. They should be protected from hydrocarbon pollutants, if required, by oil interceptors.

The cover to the storage structure and other details should be in accordance with the Wavin Stormwater Management Design and Installation Manual.





Developed by

EPC

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ATTENUATION DESIGN

Based on the design method from CIRIA Report 156
Rainfall events based on Wallingford Procedure (HR Wallingford, 2000)

Project and Site Details

Site Reference	SWM 494/A	Calculations by	SAW
Site Name	Reading Road, Winnersh	Checked by	SAW
Client	Wavin		
Location	Berkshire	Date/time	07/04/2003 07:52

Drainage details

Area to be drained, A_D m²	1180	Soakaway or attentuation	Attenuation
Catchment	Combined	Return Period, T	10
Rainfall for 60 minute storm, 5 year frequency (M5 - 60), mm	20	Rainfall ratio, r, (M5-60min/M5-2day) Figure 4.3	0.39
Percentage runoff, %	90	Country	England/Wales
Consequences of drainage failure	No damage or inconvenience	Factor of safety against failure	1

Discharge

Maximum depth, m	1.8	Length, m	10
Width , m	4.50	Depth to invert level of inlet, m	1
Porosity, %	95	Discharge limit, l/s	0.41

Results

water level is acceptable		Volume of water to be stored, m³	33.1
Storage size required, m³	**34.9**	**Time to half empty, h**	**11.2**
Storage height, h_{max} m	**0.77**	Critical duration, h	6.0

Modular units

	Number	Dimension, m	Description
Width	9.0	4.5	Aquacell
Length	10.0	10.0	
Height	2.0	0.8	
Total	180.0		

This design provides storage volumes and dimensions only. It is the responsibility of the drainge designer to confirm that the associated drainage layout is acceptable and that surcharging will not cause unacceptable flooding at the required design rainfall frequency (return period).

Spoke to David Noble 22 July 2003

can't get percolation test results due to soil structure - c. 1m clay + gravel with water table. He has spoken to Paul in building control + they say there is known to be a problem in this area.

Not sure if the proposed system can withstand vehicles passing over - may use ring manholes.

He will phone Sarah Paxman at the EA & discuss.

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 15 July 2003
My ref. F/2001/5354
Your ref. 155RRW/44/dn
File ref: 420-422 Reading Road, Winnersh, 6

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

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
READING
RG10 4749

Dear Mr Noble,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354 – 420-422 READING ROAD, WINNERSH

Thank you for the additional details to comply with conditions, which were received on 19 May 2003, and your email of 8 July, regarding the Environment Agency's comments in relation to drainage conditions. I apologise for the delay in responding to them.

Condition 3	-	Details submitted and approved as per my letter of 25 September 2002.
Condition 5	-	The landscaping details shown on Drawing o RRW/27 Rev A, annotated 'planting' and the specification and schedule of works received on 19 May 2003 are acceptable.
Condition 7	-	Details submitted and approved as per my letter of 25 September 2002.
Condition 8	-	Details submitted and approved as per my letter of 14 February 2003.
Condition 12	-	The details of signage and lining shown on Drawing No RRW/27 Rev A annotated "Road Traffic Signs", received on 19 May 2003 are acceptable.
Condition 14	-	Details submitted and approved as per my letter of 24 February.
Condition 15	-	The cycle parking details shown on Drawing No RRW/27 Rev A annotated "Road Traffic Signs", received on 19 May 2003 are acceptable.
Condition 16	-	Details submitted and approved as per my letter of 24 February 2003.
Condition 17	-	Details submitted and approved as per my letter of 24 February 2003.
Condition 21	-	Details submitted and approved as per my letter of 25 September 2002.
Condition 23	-	I look forward to receiving the further details which you have indicated you will be submitting in response to the Environment Agency's letter of 3 July.
Condition 24	-	Details submitted and approved as per my letter of 25 September 2002.

Therefore, the only condition still requiring submission of further details is condition 23. if you have any queries regarding this matter, please contact me by email or on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

11 JUN 2003

Date: 10 June 2003

To: Landscape & Trees

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

Application Number: F/2001/5354

Location: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Applicant: Mr Amin C/O Sedgman Noble Architects.

Case Officer: Emy Circuit

The new plans show the following: Landscaping to comply with condition 5 (drawing RRW/27 Rev A annotated "planting" and landscape specification); signage and lining to comply with condition 12 (drawing RRW/27 Rev A annotated "Road Traffic Signs"); cycle storage details to comply with condition 15 (drawing RRW/27A Rev A annotated "Road Traffic Signs"); surface water control measures to comply with condition 23 (drawing RRW/28 Rev A highlighted + fax from Wavin Plastics Ltd dated 08/04/03).

Comments are required by 24/06/2003.

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

LANDSCAPE PCONDITION MINIMAL BUT ADEQUATE PROVIDE 'STRUCTURE' TO SATISFY CONDITION.

Harold Sanders.

30.06.03.

Emy Circuit
From: David Noble [dn@sedgman-noble.co.uk]
Sent: 08 July 2003 14:27
To: 'Emy Circuit'
Subject: RE: Drainage conditons for 420-422 Reading Road, Winnersh - F/2001/5354

Emy,
We have received the letter from The Environment Agency and we are getting a design for the crate system for the front and rear of the site, from WAVIN Ltd. We should have the details by the end of this week. The groundworkers have started the rest of the external works, kerbing, etc and we cannot wait another six weeks for a reply from the Environment Agency to our new proposals. Is there any way they can comment quickly?

David Noble
SEDGMAN NOBLE architects

tel: + 44 (0) 118 940 4747
fax: + 44 (0) 118 940 4749

-----Original Message-----
From: Emy Circuit [mailto:Emy.Circuit@wokingham.gov.uk]
Sent: 08 July 2003 08:37
To: 'dn@sedgman-noble.co.uk'
Subject: Drainage conditons for 420-422 Reading Road, Winnersh - F/2001/5354

I have received a letter dated 3 July 2003 from the Environment Agency requesting further information regarding the drainage details for this site. It appears that it has been copied to you but if you haven't received it let me know and I will fax a copy to you.

Regards

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council
Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

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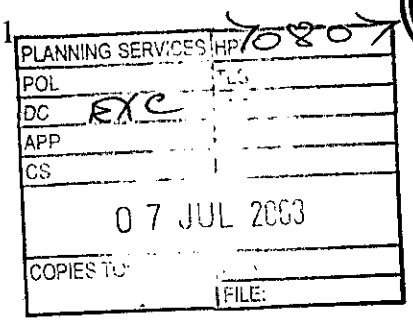
The contents of this email are confidential to the intended recipient at the email address to which it has been addressed. It may not be disclosed to or used by anyone other than this addressee, nor may it be copied in any way.
If received in error, please contact Head of Corporate ISIT, Wokingham District Council (http://www.wokingham.gov.uk) on +44 (0) 118 974 6000 quoting the name of the sender and

Our Ref : SP/2003/007535-1/1
Your Ref : F/2001/5354

Date : 03 July 2003



ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

ERECTION OF EIGHT FLATS AND TWO SHOPS WITH CAR PARKING AND LANDSCAPING - 420-422 READING ROAD, WINNERSH, WOKINGHAM DETAILS TO COMPLY WITH CONDITION 23 (SOURCE CONTROL)

Thank you for your letter dated 10 June 2003 concerning the above. The Environment Agency has the following comments:

The Agency agrees in principle with the proposed scheme to drain to concrete ring soakaways. However further information is required before discharge of the conditions can be recommended, namely:

1.) Calculations to show that the soakaway has been designed for the critical 10 year event. Please note that the critical event may differ between the use of ring soakaways and plastic crate product.

2.) The Agency encourages attenuation to a 1 in 100 year event, however it is understood that this may be impractical in some cases. Therefore if soakaways are designed to a return period less than the 1 in 100 year event, a brief summary should be submitted detailing the consequences of the 1 in 100 year event.

In addition it appears from the plans and information submitted that the base of the soakaways will be located at groundwater level. Any rise in the water table may therefore compromise the effectiveness of the soakaways.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Date: 10 June 2003

To: Highways

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

Application Number: F/2001/5354

Location: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Applicant: Mr Amin C/O Sedgman Noble Architects.

Case Officer: Emy Circuit

The new plans show the following: Landscaping to comply with condition 5 (drawing RRW/27 Rev A annotated "planting" and landscape specification); signage and lining to comply with condition 12 (drawing RRW/27 Rev A annotated "Road Traffic Signs"); cycle storage details to comply with condition 15 (drawing RRW/27A Rev A annotated "Road Traffic Signs"); surface water control measures to comply with condition 23 (drawing RRW/28 Rev A highlighted + fax from Wavin Plastics Ltd dated 08/04/03).

Comments are required by 24/06/2003.

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

Details satisfy highways.

AC 11/06/03.

Date: 10 June 2003

To: Case Officer

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

Application Number: F/2001/5354

Location: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Applicant: Mr Amin C/O Sedgman Noble Architects.

Case Officer: Emy Circuit

The new plans show the following: Landscaping to comply with condition 5 (drawing RRW/27 Rev A annotated "planting" and landscape specification); signage and lining to comply with condition 12 (drawing RRW/27 Rev A annotated "Road Traffic Signs"); cycle storage details to comply with condition 15 (drawing RRW/27A Rev A annotated "Road Traffic Signs"); surface water control measures to comply with condition 23 (drawing RRW/28 Rev A highlighted + fax from Wavin Plastics Ltd dated 08/04/03).

Comments are required by 24/06/2003.

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

(RING ONE)

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

App. No. F/2001/5354 Date Rec. 19 May 2003

Location: 420-422 Reading Road

Parish: Winnersh

Applicant: ~~AAA~~

Description of attached plans: landscaping to comply with condition 5 (Drawing RRW/27 Rev A annotated "planting" and landscape specification); signage and lining to comply with condition 12 (drawing No RRW/27 Rev A annotated "Road Traffic signs"; cycle storage details to comply with condition 15 (Drawing No RRW/27 Rev A

Drawing No's: "Road Traffic signs"; surface water control measures & comply with condition 23 (DRAWING No RRW/28 Rev A highlighted only & + fax from Wavin Plastics Ltd dated 08/04/03).

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.

Landscape & Trees cond 5 only	✓
Urb. Design & Conservation	
Highways conds 12 + 15	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Environment Agency cond 23 only.
Penny -
Please copy letter to each but only relevant plans - hope it makes sense?

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC.

Consultations Sent by Admin. on 10.06.03

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5354 Date Rec. 19 MAY 2003

Location: 420-422 Reading Road

Parish: Winnersh

Applicant: [redacted]

Description of attached plans: landscaping to comply with condition 5 (Drawing PRW/27 Rev A annotated "planting" and landscape specification); signage and lining to comply with condition 12 (drawing No PRW/27 Rev A annotated "Road Traffic signs"; cycle storage details to comply with condition 15 (Drawing No PRW/27 Rev A highlighted only) & letter from Wavin Plastics Ltd dated 08/04/03).

Drawing No's: "Road Traffic signs"; surface water control measures to comply with condition 23 (Drawing No PRW/27 Rev A highlighted only) & letter from Wavin Plastics Ltd dated 08/04/03).

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.

Landscape & Trees cond 5 only	✓
Urb. Design & Conservation	
Highways ~~cond 12 + 15~~	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Environment Agency cond 23 only.
Penny -
Please copy letter to each but only relevant plans. - hope it makes sense?

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

NEIGHBOURS: [redacted]

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From: [redacted]

New Site Notice Y / (N)

Revised Proposal Description: [redacted]

CASE OFFICER EXC.

Consultations Sent by Admin. on 10.06.03

Yellow - Case Officer Copy
Green - Part One Copy

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

16th May 2003

PLANS TO MEET CONDITIONS
5354

Job Ref: 155RRW/55/dn

69177

PLANNING SERVICES
POL
DC Emy
APP
CS
19 MAY 2003
COPIES TO: ACK:
FILE:

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

For the attention of Emy Circuit, Senior Planning Officer

Dear Sirs
Two Shops and Eight Flats at 420-422 Reading Road, Winnersh
Planning application no. F/2001/5354

We write with regard to the outstanding planning conditions 5, 12, 15, and 23 on this project. And enclose drawings to show our compliance with these conditions as follows:

Condition 5 We enclose a marked up drawing 155RRW/27A with the proposals for soft landscaping of the site. The car parking areas will be planted with ground cover and low bushes and shrubs, for colour and to discourage access by persons from the adjoining housing estate. Medium height shrubs and bushes and specimen cheery trees for hide the car park from the lawn will be planted in a bed between the lawn and the car park. All other areas of the site are hard landscaped as noted on out planning application drawings.

Condition 12 I held a meeting with Mr S Alton, Wokingham District Council, Highways last month and he has advised us of their requirements. These are now shown on the enclosed plan 155RRW27A.

Condition 15 An enclosed shed for the storage of up to four cycles for residents can be included at the rear of the site, our letter dated 09/01/03 and your reply dated 24th February. Our client would intend to buy a pre made wooden garden shed or similar from a local garden centre to satisfy this condition.

Condition 23 Storm water drainage and containment on site. Refer to drawing 155RRW/28A. We also enclose a copy of a fax from Wavin Plastics Ltd dated 08/04/03 (3 pages). This company provide a plastic crate which links together to form an underground storage for water. Unfortunately we cannot use this product, we do not have the site areas, minimum of 5.0m away from the building in soft landscaped areas where it can be accommodated and where it requires a minimum of 600mm soil over.

However we use their calculations of water run off.
The site area to be drained is shown as 1180m2, and to cope with a 60 minute storm, five year frequency with 90% run off, a storage capacity of 34.9m3 is shown as being required. As we cannot provide this storage in one location at the rear of the site under the lawn we propose therefore to build four large diameter concrete ring soakaway containers, two at the front of the building and two at the rear again as shown on the drawing enclosed. These soakaways would be 3.0m dia and taking the natural ground water level in the winter at 1.30m (when ground works commenced on 19th February 2003 the water table was found to be at or below 1.30m) the capacity of these four would be: $^{22}/_{7}$ x 1.5 x 1.5 x 1.3 x 4 = 36.77m3. By having the soakaways at the front and rear the storm water drainage runs are reduced and the invert of the pipes is at approx. 500mm below ground at the soakaway. This reduces the normal capacity of the four soakaways to 22.63m3. In times of storm the soakaways would fill to their capacity which is what we are required to cope with. The drainage runs to the soakaways will be as short as possible and the invert levels of the serving pipework will therefore be as high as possible thus retaining the greatest capacity of water storage.

Yours sincerely

copy: G Cox Builders Ltd.

David Noble

Francis Sedgman, B.A.(Hons), B.Arch, RIBA

David Noble, Dipl. Arch (Oxford), RIBA

PLANS TO MEET CONDITIONS
5354

SPECIFCATION and SCHEDULE OF WORKS.

(INCORPORATING THE BUILDING REGULATIONS NOTES)

for

Eight Two Bedroom Flats and Two Shop Units

at

420/422, Reading Road, Winnersh.

SOFT LANDSCAPING

PREPARED BY

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave READING.

PARTIES

a	Employer	Mr U Amin
b	Architect	Sedgman Noble *architects*. The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, Reading. Berks. RG10 8PZ *tel 0118 940 4747 fax 0118 940 4749*
c	Structural Engineer	F. Donald Green & Associates 76, St Andrews Road Henley on Thames Oxon. RG9 1JE *tel 01491 577 922*

Q30 SEEDING/TURFING

120 CLIMATIC CONTROL: Carry out the work while soil and weather conditions are suitable. Carry out seeding during April to October.

142 WATERING GENERALLY: Ensure the full depth of topsoil is thoroughly wetted. Water as necessary to ensure the establishment and continued thriving of all seeding/turfing. Water when specified and when instructed by the CA.

212 SEED BED CLEANING BEFORE SOWING FOR LAWNS: Remove all weeds and their seeds from the seed bed. Apply a suitable herbicide to perennial weeds and allow a period of time to elapse as recommended by the manufacturer before cultivation. Allow for the removal by hand of perennial weeds.

250 CULTIVATION: Break up any compacted topsoil to full depth. Reduce top 100mm of all topsoil to a tilth suitable for blade grading (10mm down particles). Remove undesirable materials brought to the surface including stones, clay balls, roots, or other foreign matter.

260 GRADING: When topsoil is reasonably dry and workable grade to a smooth flowing contour with falls for adequate drainage, removing all minor hollows and ridges. Finishing levels after settlement to be 25mm above adjoining paving, kerbs, manholes etc.

275 FERTILIZER: Three to five days before seeding and before final cultivation apply general fertilizer evenly over the seeded lawns at 50g/m2.

280 FINAL CULTIVATION: After grading and fertilizing carry out further cultivation to reduce top 25mm to a fine seed bed with good crumb texture. Rake to a true even surface, remove stones.

SEEDING

310 GRASS SEED FOR LAWNS: Mixture to be determined by soil type. Take advice from specialist sub-contractor. Rates of application 30g/m2. Use blue lable certified seed varieties complying with EC regulations for purity and germination.

330 SOWING: Sow seed in calm weather during April to October. Spread seed evenly at the specified rate and lightly how or rake.

WATERING/CUTTING/MAINTAINING.

520 WATERING: During establishment of grass area ensure sufficient water is applied using a fine sprinkler to maintain healthy growth.

530 FIRST CUT OF LAWNS: When the grass is 60mm high remove litter etc, stones, clods and when grass is dry cut to approx 30mm high using a cylinder mower.

610 FAILURE OF SEEDING: bare areas, areas of dead grass are to be regarded as defects due to materials or workmanship not in accordance with the contract and must be made good by recultivation and reseeding.

Q31 EXTERNAL PLANTING

112 SITE CLEARANCE: Remove rubbish, concrete, metal, glass, bricks, contaminated topsoil, stones etc. Grub up and dispose of large roots.

120 CLIMATIC CONDITIONS: Carry out the work while soil and weather conditions are suitable for the relevant operations. Plant in the following periods:

Deciduous trees and shrubs	Late October to March
Conifers and evergreens	September to May
Herbaceous plants	September to April
Bulbs (dry)	September/October

144 WATERING GENERALLY: Ensure the full depth of topsoil is thoroughly wetted. Water as necessary to ensure the establishment and continued thriving of all planting. Water when specified and when instructed by the CA.

200 TREES/PLANTS GENERALLY: Use undamaged material sturdy, health , vigorous growth, of good shape. Free from pests, diseases, discoloration, weeds. With balanced root and branch systems in accordance with the relevant part of the National Plant Specification. True to name , origin and Provenance. Name, forms, dimensions and other criteria as scheduled and defined in the National Plant Specification.

PREPARATION OF PLANTING BEDS: CULTIVATION: Break up any compacted topsoil to full depth. Reduce top 100mm of all topsoil to a tilth (10mm down particles). Remove undesirable materials brought to the surface including stones, clay balls, roots, or other foreign matter.

PLANTING TREES: TREE PITS: Excavate , retain topsoil for re-use . Size 75mm deeper than root system and wide enough to accommodate roots when fully spread. Break up bottom of the pit to a depth of 150mm

535 STAKING: Softwood, peeled chestnut, larch or oak. Galvanised nails with 10mm heads, Secure tree to stake with approved tie(s).
Double stakes and cross bar to windward side of medium size trees with approved tie(s).

585 BACKFILL: With a mixture of excavated topsoil and compost mix.

PROTECTION/MAINTENANCE/MAKING GOOD
710 MAINTENANCE: Maintain to the end of the defects liability period or 12 months from the completion of planting.

720 FAILURES OF PLANTING: Except for theft or malicious damage after Practical Completion any tree/shrub/plants that have failed to thrive will be regarded as defects due to materials or workmanship not in accordance with the contract and must be replaced by approved equivalents.

DETAILS TO COMPLY WITH CONDITIONS 5354

Wavin Plastics Limited

Technical Design Department
Parsonage Way
Chippenham
Wiltshire
SN15 5PN

Tel : (01249) 766655
Fax : (01249) 766653

Fax

To:	**Gary Cox**	**From:**	**Andy**
Fax:	**01189 775 511**	**Pages:**	**3 (Inc cover sheet)**
Company:	**G Cox Builders**	**Date:**	**8-04-03**
Re:	**SWM494/A – Reading Rd, Winnersh**	**CC:**	

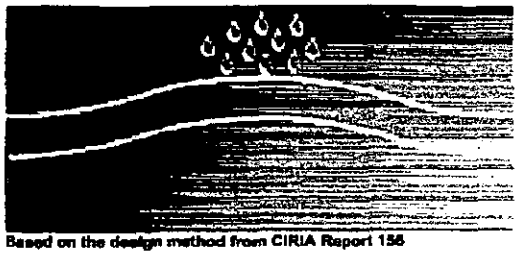
☐ **Urgent** ☐ **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

Gary

Please find attached attenuation results for the above development as requested

Regards

Andy



Developed by

Copyright 2002

Based on the design method from CIRIA Report 156
Rainfall events based on Wallingford Procedure (HR Wallingford, 2080)

Project and Site Details

Site Reference	SWM 494/A	**Calculations by**	SAW
Site Name	Reading Road, Winnersh	**Checked by**	SAW
Client	Wavin		
Location	Berkshire	**Date/time**	07/04/2003 07:52

Drainage details

Area to be drained, A_D m²	1180	**Soakaway or attenuation**	Attenuation
Catchment	Combined	**Return Period, T**	10
Rainfall for 60 minute storm, 5 year frequency (M5 - 60), mm	20	**Rainfall ratio, r, (M5-60min/M5-2day) Figure 4.3**	0.39
Percentage runoff, %	90	**Country**	England/Wales
Consequences of drainage failure	No damage or inconvenience	**Factor of safety against failure**	1

Discharge

Maximum depth, m	1.8	**Length, m**	10
Width , m	4.50	**Depth to invert level of inlet, m**	1
Porosity, %	95	**Discharge limit, l/s**	0.41

Results

water level is acceptable		**Volume of water to be stored, m³**	33.1
Storage size required, m³	**34.9**	**Time to half empty, h**	**11.2**
Storage height, h_{max} m	**0.77**	**Critical duration, h**	6.0

Modular units

	Number	Dimension, m	Description
Width	9.0	4.5	Aquacell
Length	10.0	10.0	
Height	2.0	0.8	
Total	180.0		

This design provides storage volumes and dimensions only. It is the responsibility of the drainge designer to confirm that the associated drainage layout is acceptable and that surcharging will not cause unacceptable flooding at the required design rainfall frequency (return period).

Stormwater management philosophy– Reading Road, Winnersh, SWM494
Revised 7 April 2003-04-07

Overview
The design is based on the following information:

- Scdgman Noble Atrchitects, Drawing No RRW/28, 420/422 Reading Road, Winnersh, Proposed 8 flats and 2 shops, Site levels and main drainage.
- Letter to Scdgman Noble Atrchitects from the Environment Agency dated 13/9/02 with required discharge rate to sewer.

Based on the information provided (soil has verbally been reported as a gravelly clay and groundwater is reported to be at 1.3m) the site i[illegible] The design is [illegible] based on an attenuation systems that will be connected to a suitable outfall.

The allowable discharge rate from the site is 0.41 l/s in total as advised by the Environment Agency (based on a 3l/s/ha rate). The design allows for storage for runoff from the roof and car park areas (total impermeable area = 1180m^2). The impermeable areas should be confirmed by the client.

We have assumed that if flooding occurs due to the design parameters being exceeded then no damage to buildings or inconvenience will occur and that the client will design overland flow routes to allow for this.

Return period
The stormwater management volumes have been evaluated using a variety of storm return periods. CIRIA Report 156, *Infiltration drainage, manual of good practice* recommends a 1 in 10 year event, but in view of increasingly onerous EA guidance, Wavin would suggest use of at least a 1 in 30 year storm event. Many areas of the EA are now requiring drainage be based on a 100 year + event, following the publication of *Planning Policy Guidance Note 25: Development And Flood Risk*. All volumes are based on a critical duration evaluated using the Wallingford Procedure.

Results
Calculations showing evaluation of the volumes required for this project can be seen on the attached sheet. The total number of Aquacell units required is shown below, based on a 10 year return period as requested by the client:

Storm return period (years)	Length (no)	Width (no)	Height (no)	Total number of AquaCell Units
10	10	9	2	180

Note width based on 0.5m wide units, length on 1m long units

Design
The box structures should be protected from the ingress of silts by silt trap manholes, located at all points where drainage pipes enter. They should be protected from hydrocarbon pollutants, if required, by oil interceptors.

The cover to the storage structure and other details should be in accordance with the Wavin Stormwater Management Design and Installation Manual.

Emy Circuit

From: David Noble [dn@sedgman-noble.co.uk]
Sent: 15 April 2003 11:36
To: emy.circuit@wokingham.gov.uk
Subject: 420-422 Reading Road Winnersh

Dear Emy,

I am writing with regard to the outstanding planning conditions on the above project I can now give you the latest situation.

Condition 5 Planting details. I have spoken to the Council's Landscape section this morning and the Landscape Architect is on extended leave. I have been asked to refer back to you for this matter to be dealt with.

(see also Condition 23)

Condition 12 Highways signage and white lining details for the public car parking and deliveries to the two new shops. I am awaiting a call from Mr Steve Alton, Highways Development, to arrange a meeting with him to discuss our proposals and to ensure we comply with Highway requirements.

Condition 15 Details of the cycle store. Details to be provided when we have an agreement with our client.

Condition 23 Environment Agency requirements for storm water containment on site for slow filtration into the ground. This matter is being dealt with by the main contractor, G Cox Builders. They have just received the requirements from the Environment Agency for 50 m3 of storm water storage on site. The water table is approx 1.30m below ground in the winter. This will require a containment underground of plan area 10.0m x 5.0m x 1.00m deep within the amenity area at the rear of the building. The top cap of this containment will be at finished ground level. We intend therefore to pave this area as a grassed lawn will not be possible. This does have a great affect on the potential to provide a lawn and planted trees, shrubs or bushes. We do intend to provide a tree/shrub/bush barrier between the car park and the amenity area and low level planting in the areas round the car parking.

Until we knew what the Environment Agency were going to require for storm water management we have not been able to complete our plans for the finishes to the external areas. Now these are known we need a meeting with you to confirm your requirements.

David Noble
SEDGMAN NOBLE architects

tel: + 44 (0) 118 940 4747
fax: + 44 (0) 118 940 4749

Spoke to Lu re landscaping - to submit details

Tel: (0118) 974 6452(Direct Line)
Fax: (0118) 974 6484
Email: Daniel.Ledger@wokingham.gov.uk
Date: 03 April 2003
My ref: DL/2 /RFS/03/6206

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
Reading
RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Tel: (0118) 974 6000
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Noble:

420-422 READING ROAD, WINNERSH. PLANNING APPLICATION F/2001/5354.

Further to Emy Circuits letter dated the 24th February 2003 I write to remind you that the following Conditions attached to the above planning approval have still not been complied with:

Planning Permission F/2001/5354, Conditions 5, 12, 15, and 23.

Please submit details to fully comply with above conditions within 14 days of receiving this letter. If the details are not submitted within the above time scale I will have no alternative but to consider formal Enforcement action without any further written warning.

Yours sincerely

Mr D Ledger
Planning Enforcement Officer
C.C. Emy Circuit, Senior Planning Officer

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 24 February 2003
My ref. F/2001/5354
Your ref. 155RRW/44/dn
File 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

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
READING
RG10 4749

Dear Mr Noble,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354 – 420-422 READING ROAD, WINNERSH

Further to my letter of 14 February, I have now received comments from the Highway Officer regarding conditions 14, 15, 16 & 17. These are set out below.

Condition 3 - Details submitted and approved as per my letter of 25 September 2002.

Condition 5 - Planting details awaited.

Condition 7 - Details submitted and approved as per my letter of 25 September 2002.

Condition 8 - Details submitted and approved as per my letter of 14 February 2003.

Condition 12 - Details of signage and lining awaited.

Condition 14 - The details shown on annotated drawing No RRW/27, received on 19 December 2002, in conjunction with the method statement set out in your letter of 12 June 2002 are considered acceptable.

Condition 15 - The cycle parking provision for the shop, shown on drawing No RRW/27, received on 13 June 2002 is considered acceptable. The Highway Officer has reconsidered the issue of cycle parking for the flats and, in this instance, it is considered that the proposed location shown on drawing No RRW/27, received on 13 June 2002 is considered acceptable. This provision should take the form of a secure, covered store for at least four cycles. To comply fully with the condition please provide details of this.

Condition 16 - The site parking and loading details shown on annotated drawing No RRW/27, received on 19 December 2002 are considered acceptable.

Condition 17 - The precautions to prevent deposit of debris on the highway shown on annotated drawing No RRW/27, received on 19 December 2002 are considered acceptable.

Condition 21 - Details submitted and approved as per my letter of 25 September 2002.

Condition 23 - Thank you for the update regarding this condition.

Condition 24 - Details submitted and approved as per my letter of 25 September 2002.

I will endeavour to respond promptly regarding conditions 14-17 but, if you have any queries in the meantime, please contact me by email or on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

M E M O R A N D U M

FROM :	**Emy Circuit** **Development Control**	☎	**6479**
TO :	**Adam Coggins** **Highways**	**DATE :**	**14 February 2003**

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354, 420-422 READING ROAD, WINNERSH

Adam,

Please could you have a look at the annotated drawing No 155RRW/27, received on 19 December 2002, and see if it is acceptable in terms of conditions 14, 16 & 17. Also the letter of 19 January and email of 12 February regarding condition 15.
(on the spikes

Thanks

Emy.

Emy Circuit
Senior Planning Officer, Development Control

Emy,

Condition 14 already satisfied - this plan with previos method statement.

Conditions 16 & 17 – Details satisfy highways.

Condition 15 - Cycles in hallway for flats is not acceptable. An alternative secure (covered) location is required – further from the entrance is ok if nothing else is possible as per previously submitted.

– Sheffield stands for the shop are still required. — see comments in June 2002 - did not object to details shown on RRW27, received 13 June 2002.

Adam - 16/02/03.

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 14 February 2003
My ref. F/2001/5354
Your ref. 155RRW/44/dn
File 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

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
READING
RG10 4749

Dear Mr Noble,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354 – 420-422 READING ROAD, WINNERSH

Thank you for your letters of 18 December 2002 (together with the annotated copy of drawing RRW/27) and 9 January 2003 and you email of 12 February. I apologise for the delay in dealing with this matter. For clarity an update on all the conditions requiring submission of details for approval is set out below.

Condition 3 - Details submitted and approved as per my letter of 25 September 2002 .

Condition 5 - Thank you for clarifying that the tree in the southern corner of the site has now been removed. I note your comment regarding planting details, in the second paragraph of your email, and await submission of this information.

Condition 7 - Details submitted and approved as per my letter of 25 September 2002.

Condition 8 - The James and Taylor Kassandra Multi main brick, with the James and Taylor Dorchester red stock contrasting brick and Redlands Norfold Pantile, Terracotta 34 are considered acceptable.

Condition 12 - I note that details of signage and lining are still to be agreed with Highways and await submission of these details.

Condition 14 - I have consulted Highways and await their comments.

Condition 15 - I have passed your comments on to Highways and await their comments.

Condition 16 - I have consulted Highways and await their comments.

Condition 17 - I have consulted Highways and await their comments.

Condition 21 - Details submitted and approved as per my letter of 25 September 2002.

Condition 23 - Thank you for the update regarding this condition.

Condition 24 - Details submitted and approved as per my letter of 25 September 2002.

I will endeavour to respond promptly regarding conditions 14-17 but, if you have any queries in the meantime, please contact me by email or on (0118) 974 6479.

Yours sincerely,

E Circuit

Emy Circuit
Senior Planning Officer, Development Control

Emy Circuit

From: David Noble [dn@sedgman-noble.co.uk]
Sent: 12 February 2003 17:09
To: emy.circuit@wokingham.gov.uk
Subject: F/2001/5354 420-422 Reading Road, Winnersh

Works are due to start on site on Monday 17th February 2003. We wrote to you on the 9th January in reply to your letter dated 23rd December 2002 on the subject of satisfying the conditions of the planning approval. Samples of the Redland Norfolk pantile Terracotta 34 were left at your offices for approval with the Kassandra Multi brick, (the brick is a change of specification). We still have not received a reply/your approval for these materials and your confirmation of the conditions of the planning permission being satisfied as set down in our letter.

The builder G Cox is dealing directly with the Environment Agency regarding Condition 23. We have still to finalise agreement with your Highways department regarding signage and marking out for the car parking at the front of the site and with your Landscape dept. regarding the identification of some of the proposed plantings for the rear of the site, Condition 5.

Your comments regarding the cycle provision, Condition 15, is difficult to carry out. There is no room on the site near the entrance to the flats for a cycle compound. We have had to site the refuse compound there to satisfy the requirements of the Local Authority collection service and the Building Regulations maximum carry distances. If cycles have to be stored in the flats there is a reasonably large entrance hall. That I presume would be the owners choice, if they have a cycle.

Your early reply would be appreciated.

David Noble
SEDGMAN NOBLE architects

tel: + 44 (0) 118 940 4747
fax: + 44 (0) 118 940 4749

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747
Fax: 0118 940 4749

9th January 2003

Job Ref: 155RRW/44/dn

64870

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

For the attention of Ms Emy Circuit, Senior Planning Officer

EXC

13 JAN 2003

COPIES TO | ACK: | FILE:

Dear Sirs

Two Shops and Eight Flats at 420-422 Reading Road, Winnersh
Planning application no. F/2001/5354

Thank you for your letter dated 23rd December 2002. I enclose a sample of the Redland Norfolk Pantile, Terracotta 34 as requested so you can compare the brick sample KASSANDRA MULTI.

I should also like to reply to your second letter dated 23rd December 2002 regarding the planning conditions to the above development.

Condition 5 I can confirm my client Mr U Amin did have one of the large trees at the rear of the site removed, the poplar to the left hand rear corner of the site when viewed from the Reading Road. The removal of this tree followed written complaints rece3ived by my client from neighbours and after Mr Amin checked with the Council's officer that there was no restriction with the removal of that tree. The canteen and toilet facilities are not under the canopy of the tree. Tree protection measures are written into the specification for the builder. Copies of this were sent to you when I originally replied to these planning conditions and I enclose a further copy.

letter

Condition 12 We have submitted the details with our letter dated 18/12/02 on the marked up drawing 155RRW/27 of the access arrangements into our site, traffic separation with the adjoining shop customers and traffic management on site and are retaining the existing railings and the two existing access points for the benefit of the adjoining shops. The signing and lining will be carried out at the completion of the works when the new surfacing is laid on our client's land showing the one way system. During the site works programme our contractor is not getting involved with the access arrangements to the other two shops.

Condition 14 These latest details are from our contractor, G Cox Builders Ltd and do therefore supersede the information submitted on 12th June 2002 on drawing 155RRW/30.

Condition 15 The parking layout for cars at the rear of the site submitted with my letter on 18th December 2002 was for the site period because you have previously asked for all site traffic to be accommodated on site. We tried to show you how this was to be achieved. The details for car parking on drawing 155RRw/27 submitted some time ago is still the intended layout for car parking for the final layout. Cycle parking is a problem because there is no room at the front of the site. We are already required to site the refuse storage area near the entrance to the flats to meet the building regulations requirements of the maximum carry distance for bins from the flats and the fact that the refuse collection vehicle will not be able to drive to the rear of the site. There is also a requirement to provide 'Sheffield stands' for shop users at the front of the site. Cycles, if they have to be, could be accommodated in the entrance hall of each individual flat.

Condition 16 The details submitted on the 18th December 2002 are intended to satisfy this condition. With the tree in the left hand corner now removed there should be no conflict with tree protection.

Condition 20 Thank you for the explanation

Condition 23 G Cox Builders Ltd have spoken directly with the Environment Agency. They have also confirmed with you drainage section that there is no surface water drainage on or near the site. The Environment Agency have requested details to restrict the flow of surface water from the site to the rivers by slow filtration through the ground and an indication of the ground water table. G Cox have therefore dug a pit on site down to 1.30m and no standing water was found. The sub soil appears to be river gravel, sand and silt. The contractor is going to propose a system of water filtration within the area of the rear lawn and direct the surface water from the building to these filter beds. When we have details from the builder we shall send copies to you.

Yours sincerely

David Noble
Sedgman Noble architects

Copy G Cox Builders Ltd
U Amin
R Tait Westminster Consultants

2.0 C20 DEMOLITION.

2.1 05 TEMPORARY WORKS: Provide temporary protection screens as required between the existing site boundary fencing as required as the new extension is built, particularly to the fencing to the residential entrance over the Fish and Chip Shop. Provided protective chestnut pale fencing round the trees in the garden as protection and as a restriction to the site area (but allowing sufficient site access round the works). The North facing site boundary (to the Reading Road) has fencing owned by the client. This can be used throughout the contract, at no cost, to secure the site but left for the client on completion. Take down and store on completion. Protect the boundary fences and walls if they are to be retained. Protect the front public path and verge/soft landscaping. Keep the public road and paths clean and clear from mud and site rubbish and rubble.

06 SURVEY: Before starting work carry out a survey of any substructure, the site and surrounding buildings and provide a method statement covering all relevant matters listed below and in the health & Safety Guidance Notes GS29/1:
Conditions and demolition methods of any sub ground structure or services
Removal methods of any hazardous materials
Protection of adjoining/ surrounding premises which may be adversely affected by the Works.
Identification and location of services above and below ground.

07 TEMPORARY SERVICES: Arrange for the supply of any temporary building services and pay all the fees and bills relating to them. This to include a water supply, electricity, telecommunications and drainage services as required to carry out the works.

10 DEMOLISH STRUCTURES: A separate demolition contract has been let and the existing buildings above ground have been demolished and removed from site. However there still remain below ground structure and services that require grubbing out complete and removal from site. There is also a certain amount of rubble and rubbish on site to be removed and disposed of.

Include for all services not intending to be reused to be removed and services to be retained to be diverted or temporarily blocked off and protected to BS 6187 and Health and Safety Executive Guidance Notes GS29/1,3 and 4. Prevent fire or explosion caused by gas or vapour. Reduce dust by periodic spraying with water. Take adequate precautions to protect site operatives and the public from dangerous dust and fumes arising during the course of the works.

15 BENCH MARKS: Report any bench marks and other survey information found. The site levels and the levels for the setting out of the new works are related to the Damp Proof Course (DPC) on the adjoining site (outbuilding to the dry cleaning business).

20 FEATURES TO BE RETAINED : Protect the existing trees, fences, and hard landscape identified as to be kept and as far as possible the hard landscaping to the front of the existing site, including the parking to the adjoining two shops, the access onto the Reading Road, various items of street furniture, including telegraph post, lamp post, water hydrant and buried services in the public domain eg cable tv services. Take adequate protection of all the property adjacent to the works. Retain access for the client and visitors to the site and all site vehicles and materials must be contained on the site (Planning Condition)..

25 LOCATION OF SERVICES: Locate and mark the positions of services affected by the works, disconnect those redundant services before starting the works. Remove redundant drainage (protect drains in use). Protect drains (and all other services) still in use.

NOTE: Location of hidden and underground services is not generally known. The contractor is to make his own investigation, as he sees fit, to identify existing services. Allow for the reinstatement of existing services at the completion of the works, ensure in full and proper working order. The existing LA foul sewer runs under the car parking area in front of the adjoining shops. Storm water drainage ran to on site soakaways. The position of these has not been identified. Set out the works generally to avoid the existing services. Inform the CA if there is a clash of new footing line with existing services.

The electrical services are overhead and cross the front (North) boundary of the site (Reading Road). Various services, including cable TV, water, gas run in the public footpath to the side of the Reading Road (North Boundary). Arrange with the appropriate authority for the location and marking of the positions of mains services. All services are to be protected during the works.

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 23 December 2002
My ref. F/2001/5354
Your ref. 155RRW/39/dn
File 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

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
READING
RG10 4749

Dear Mr Noble,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354 – 420-422 READING ROAD, WINNERSH

Thank you for your letter of 18 December 2002, and the annotated copy of drawing RRW/27, showing details of site management during construction. The Highway Officers comments will be required but prior to seeking this advice, I would like to clarify a number of points, as follows:

Condition 5 - The additional details requested by the Landscape Officer and clarification of regarding the retention/removal of the three trees at the rear of the site, requested in my letter of 25 September, are still awaited. In addition, the details submitted did not include tree protection measures and I am concerned that the siting of the canteen and toilet facilities under the canopy of the tree would have an adverse impact on it.

Condition 11 - This condition does not require submission of details.

Condition 12 - I note that further details are to be submitted and draw your attention to my previous comments.

Condition 14 - The details of construction access and parking set out in your letter of 12 June and shown on Drawing No 155/RRW/30 were considered satisfactory. Are the details now submitted intended to supersede those submitted previously?

Condition 15 - The details now submitted appear to relate to the construction period, rather than final layout, which this condition relates to. A parking layout was submitted previously (drawing No 155RRW/27) but the cycle parking provision shown was not considered acceptable: the cycle parking should be closer to the entrance to the flats in a well surveilled location and linked to the

flats by a footpath, or alternatively within the building. Please submit revised details to address this issue.

Condition 16 - This condition requires submission of site parking, turning and loading. Although your letter does not refer to this condition the details shown on the annotated drawing RRW/27 appear to show this provision. Please can you confirm whether the details submitted are intended to relate to this condition? It appears that the proposed arrangements could conflict with tree protection measures and I refer you to my comments in relation to condition 5.

Condition 20 - For avoidance of doubt, this condition refers to occupation of the building when complete rather than the construction phase.

Condition 23 - I note that the contractor will submit details to comply with this condition.

If you have any queries regarding this matter, please contact me on (0118) 974 6479.

Yours sincerely,



Emy Circuit
Senior Planning Officer, Development Control

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747
Fax: 0118 940 4749

18th December 2002

Job Ref: 155RRW/39/dn

64438
DC ES
APP
CS
19 DEC 2002
COPIES TO:
ACK:
FILE:

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

For the attention of Ms Emy Circuit, Senior Planning Officer

Dear Sirs
Two Shops and Eight Flats at 420-422 Reading Road, Winnersh
Planning application no. F/2001/5354

I refer to your letter dated 25th September 2002 regarding the submission of details to comply with conditions and our letter dated 13th December 2002. We have now received details from the contractor, G Cox Builders Ltd, of their proposals for the layout of the site during the construction phase. We enclose with this letter a copy of drawing 155RRW/27 marked up to show the line of the security fencing round the perimeter of the site, but amended to retain the two access points onto the main road for the two existing shops.

The majority of the site will then be laid with temporary hardstanding. This will facilitate its use for on site car parking, delivery of materials, off-loading, parking and turning etc within the site boundaries and with the hardstanding down to keep mud etc off vehicle's wheels. Site accommodation is shown under one of the two retained trees which will also aid protection of the tree.

This information is in answer to conditions 11, 14, 15 and 17 of the approved planning permission. Condition 20 is placed on the contractor to operate the plant and machinery in the approved manner.

? relates to use of building after occupation

The contractor will respond to condition 23, surface water run off control and we shall deal with condition 12, traffic management to the front of the site.

Yours faithfully

David Noble
SEDGMAN NOBLE architects

copy: Mr U Amin, Client
Mr R Tait Westminster Consultants
Mr G Cox G Cox Builders

11 no details required to be submitted
14 Method statement approved
15 after development rather than during - see comments made before
17 debris on highway.
5 more details required.
16 Site parking

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 23 December 2002
My ref. F/2001/5354
Your ref. 155RRW/24/dn
File 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

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
READING
RG10 4749

Dear Mr Noble,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354 – 420-422 READING ROAD, WINNERSH

Thank you for your letter of 13 December 2002 and the alternative brick samples. Unfortunately I no longer have the original samples: please can you confirm whether your clients are intending to use the Redland concrete interlocking Norfolk Pantile Terracotta 34 approved previously or an alternative and, in either case, could you let me have a sample so the brick samples can be considered in conjunction with the tile?

If you have any queries, please contact me on (0118) 974 6479.

SV 7 Jan 2003 - bricks ok. await tile. to.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

SEDGMAN NOBLE architects

The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

64326

PLANNING SERVICES	INIT
POL	TLS
DC Exc	ENF
APP	
CS	

16 DEC 2002

COPIES TO	ACK:
	FILE:

13th December 2002

Job Ref: 155RRW/37/dn

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

For the attention of Ms Emy Circuit, Senior Planning Officer

Dear Sirs

Two Shops and Eight Flats at 420-422 Reading Road, Winnersh
Planning application no. F/2001/5354

I refer to your letter dated 25th September 2002 regarding the submission of details to comply with conditions. With this letter I enclose a new brick sample that our client now wants to use. To satisfy Condition 8 we now offer the main brick as the KASSANDRA MULTI with the DORCHESTER RED STOCK contrasting brick for quoins and brick soldier course banding.

Works are to start on site on Monday 6th January 2003 with G Cox Builders, Southbrook, Redlake Lane, and Wokingham. I am still trying to get information from them to comply with the outstanding conditions.

Yours faithfully

David Noble
SEDGMAN NOBLE architects

copy: Mr U Amin,
Mr R Tait Westminster Consultants

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 25 September 2002
My ref. F/2001/5354
Your ref. 155RRW/24/dn
File 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

David Noble
Sedgeman Noble Architects
The Studio
Spring Meadow Business Centre
Highfield Farm
Wargrave
READING
RG10 4749

Dear Mr Noble,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2001/5354 – 420-422 READING ROAD, WINNERSH

Thank you for your letter of 12 June 2002, and the accompanying plans, which were received on 13 June. I apologise for the long delay in responding. I have received the majority of consultation responses, details of which are set out below.

Condition 3 - The finished floor levels of 100.00 and 100.30, as shown on your drawing 155RW/28 are acceptable.

Condition 5 - It appears that there is some additional planting shown on Drawing No 155RW/28. The Landscape Officer has requested details of species and size of plant/planting densities for all new planting, including the Latin name for the Japanese Charm Trees. In addition there was previously some discussion of one of the three trees at the rear of the site being removed. Is it now intended that these will be retained?

Condition 7 - Retention and repair of the existing 1.8 metre high boundary fences as indicated on your drawing No 155/RRW/27 is acceptable.

Condition 8 - The Ibstock Grosvenor Autumn flame brick with details in Ibstock Berkshire Orange Stock 0771 and Redland concrete interlocking Norfolk Pantile Terracotta 34 as submitted, together with the details shown on drawing No 155RRW/25A, are considered acceptable.

Condition 12 - The signing and lining proposals shown on Drawing No 155/RRW/27 do not satsify the Highway authority. Details should be in accordance the Traffic Signs Regulation and General Directions Manual (1994). For advice on this matter I suggest you contact Adam Coggins on (0118) 974 6330.

Condition 14 - The method statement and Drawing No 155/RRW/30 satisfy the Highway Officer

Condition 15 - The Highway Officer has made no objection to the car parking layout shown on drawing No 155RRW/27 but comments that the cycle parking should be closer to the entrance to the flats in a well surveilled location and linked to the flats by a footpath.

Condition 16 - It is noted that details of site parking arrangements are to follow.

Condition 17 - It is noted that details to prevent deposit of debris on the highway are to follow.

Condition 21 - The soundproofing details set out in your letter of 12 June are acceptable.

Condition 23 - I understand that Sarah Paxman from the Environment Agency has copied her comments to you and I suggest you contact her for further advice regarding their requirements.

Condition 24 - The details of noise attenuation measures set out in your letter of 12 June are acceptable.

If you have any queries regarding any of the advice given above, please contact me on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: F/2001/5354

YOUR REF:

TO: Emy Circuit - Planning

DATE: 24/09/02

PLANNING APPLICATION NO. F/200//5354
PLANS TO MEET CONDITIONS FOR 420-422 READING ROAD, WINNERSH

Emy,

Condition 12:

The signing and lining proposals as shown on Drg. No. 155/RRW/27 do not satisfy the highway authority. The applicant will need to submit details that are in accordance with The Traffic Sign Regulations and General Directions Manual (1994).

Condition 14:

The statement and associated Drg. No. 155/RRW/30 satisfies the highway authority.

Regards,

Adam Coggins
Engineering Technician (Highway Development Control)

ENVIRONMENT AGENCY

Our Ref : SP/2001/005004-2/1
Your Ref : F/2001/5354

Date : 13 September 2002

61148.

PLANNING SERVICES | HPT
PC | TLS
ES | SNF
1 SEP 2002
COPIE

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

ERECTION OF 8 FLATS AND 2 SHOPS WITH CAR PARKING AND LANDSCAPING - SURFACE WATER CONTROL MEASURES (CONDITION 23) 420-422 READING ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 2 September 2002, received on 3 September 2002. Please quote the following reference in any correspondence: SU77SE/3/8. The Environment Agency has the following comments:

The Environment Agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

The submitted drainage layout plan RRW/28 requires clarification as it does not appear to show roof drainage or the source of surface drainage on the eastern side of the site.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: Sedgman Noble Architects

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

(RING ONE)

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

App. No. F/2001/5354 Date Rec. 13/6/02

Location: 420-422 Reading Road

Parish: Winnersh

Applicant: Mr Amin

Description of attached plans: surface water control measures (condition 23)

Drawing No's: 155 RRW/28

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified. NB all others have already been consulted

Please tick which of the following you wish consulted.

Landscape & Trees ☐
Urb. Design & Conservation ☐
Highways ☐
Dinton Pastures ☐
Environmental Health ☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

ENVIRONMENT AGENCY ONLY - info to send to them attached

A full set of plans will be sent to all consultees unless particular drawings 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)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 02.09.PS

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | (DETAILS TO COMPLY WITH CONDITIONS)

App. No. F/2001/5354 Date Rec. 13/6/02

Location: 420-422 Reading Road

Parish: Winnersh

Applicant: Mr Amin

Description of attached plans: surface water control measures (condition 23)

Drawing No's: 155 RRW/28

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, *Ward Councillors and the Case Officer unless specified.* NB all these have already been consulted

Please tick which of the following you wish consulted.

Landscape & Trees	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

ENVIRONMENT AGENCY ONLY - info to send to them attached.

A full set of plans will be sent to all consultees unless particular drawings 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)

Revised Proposal Description:

CASE OFFICER Exc

Consultations Sent by Admin. on 02.09.PS

Yellow - Case Officer Copy
Green - Part One Copy

Tel. (0118) 974 6479

Date: 02 September 2002

Your Ref:

My Ref: Emy Circuit / F/2001/5354

WOKINGHAM UNITARY
Aiming for Excellence

The Environment Agency
Fao Chris Bedford
Planning Liaison Customer Services (South East Area)
Swift House, Frimley Business Park
Frimley
Camberley
Surrey
GU16 5SQ

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/2001/5354

Site Address: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping..

Revised/additional plans show: Surface water control measures (condition 23). Drawing no: 155RRW/28.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **12/09/2002**. Any comments received after this date will not be taken into account in determining the application.

Please quote reference number **F/2001/5354** in all communications and any response should be addressed to **Emy Circuit** the case officer dealing with this application at the above address.

I look forward to hearing from you.

Yours faithfully,

Emy Circuit

Development Control Officer

Emy Circuit
From: John Mullaney
Sent: 29 August 2002 13:28
To: Emy Circuit
Subject: RE: 420-422 Reading Road F/2001/5354

Yes, don't know what condition 21 was but looking at Toms memo he didn't ask for anything specific for flat/flat or flat/shop noise.
The construction should comply with minimum sound insulation requirements which is a building control standard so if they have given it the ok then I am satisfied also.

thanks

John

-----Original Message-----
From: Emy Circuit
Sent: 29 August 2002 13:13
To: John Mullaney
Subject: 420-422 Reading Road F/2001/5354

John,

Tom commented on details to comply with conditions for the is one a while back but I notice he didn't comment on the sound insulation between flats/flats and flats/shops (condition 21) - they have said the will meet building regs and Building Control have issued a Notice of Passing of Full Plans - is this sufficient info?

Emy

For plans see Officer File

Date: 25 June 2002

To: Drainage

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

Application Number: F/2001/5354

Location: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Applicant: Mr Amin C/O Sedgman Noble Architects.

Case Officer: Emy Circuit

The new plans show the following: Slab levels (condition 03), landscaping (condition 05), boundary treatment (condition 07), material samples (condition 08), access and traffic management (condition 12), method statement for access and parking (condition 14), car and cycle parking (condition 15), site parking (condition 16), precautions to prevent debris on highway (condition 17), soundproofing (condition 21), surface water control (condition 23) & noise attenuation (condition 24). Drawing nos: RRW/11C, RRW/24A, RRW/25A, RRW/26A, RRW/27, RRW/28, RRW/30.

Comments are required by 05/07/2002.

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

Hold.

FILE REF Dr W.22
CUSTOMER FIRST REF 20023952
DATE REC: 27 JUN 2002
ACK
ANSD 9/7/02.
FILED

Condition 23 - surface water control was not pursued requested by this section RJ 9/7/02

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 3 July 2002

Location:	420 – 422 Reading Road, Winnersh
Proposal:	Proposed erection of eight flats and two shops with car parking and landscaping.
Application Number:	F/2001/5354

In response to your consultation dated 25 June 2002 for the above application, the landscape comments are as follows:

Drawing no. RRW/27 shows a number of areas which are shown to be planted, however no details of the species, size of plant or planting densities are given for these areas. The latin name for the Japanese Charm Trees should also be provided as it is unclear what species these trees are.

I had the impression that the applicant wished to remove one of the existing trees to the rear of the site. If this is the case then the tree will need to be shown to be removed and a replacement tree planted.

A revised plan will need to be submitted by the applicant showing full landscape details as requested above.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 25 June 2002

To: Highways

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

Application Number: F/2001/5354

Location: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Applicant: Mr Amin C/O Sedgman Noble Architects.

Case Officer: Emy Circuit

The new plans show the following: Slab levels (condition 03), landscaping (condition 05), boundary treatment (condition 07), material samples (condition 08), access and traffic management (condition 12)?, method statement for access and parking (condition 14)?, car and cycle parking (condition 15)✓, site parking (condition 16)✓, precautions to prevent debris on highway (condition 17)✓, soundproofing (condition 21), surface water control (condition 23) & noise attenuation (condition 24). Drawing nos: RRW/11C, RRW/24A, RRW/25A, RRW/26A, RRW/27, RRW/28, RRW/30.

Comments are required by 05/07/2002.

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

CONDITION 12 - No details of signage are shown on drawing. This will be required & Traffic Management should be consulted for the requirements.

CONDITION 15 - Cycle parking for flats to be located nearer to building with footpath link and in a location well overlooked/lit.

CONDITIONS 16 + 17 - Details to follow.

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Emy Circuit Development Control	Your Ref:	F/2001/5354
From:	Tom Payne Environmental Health	My Ref:	1849
		Date:	2 July 2002

ERECTION OF EIGHT FLATS AND TWO SHOPS WITH CAR PARKING AND LANDSCAPING.

ADDRESS: 420-422 READING ROAD, WINNERSH, WOKINGHAM.

I refer to David Nobel's letter dated 12 June 2002 and confirm that the details submitted are acceptable, and therefore Condition 24 may be discharged.

If any clarification on these comments is needed, please do not hesitate to contact me on extension 6361.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Date: 25 June 2002

To: Case Officer

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

Application Number: F/2001/5354

Location: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Applicant: Mr Amin C/O Sedgman Noble Architects.

Case Officer: Emy Circuit

The new plans show the following: Slab levels (condition 03), landscaping (condition 05), boundary treatment (condition 07), material samples (condition 08), access and traffic management (condition 12), method statement for access and parking (condition 14), car and cycle parking (condition 15), site parking (condition 16), precautions to prevent debris on highway (condition 17), soundproofing (condition 21), surface water control (condition 23) & noise attenuation (condition 24). Drawing nos: RRW/11C, RRW/24A, RRW/25A, RRW/26A, RRW/27, RRW/28, RRW/30.

Comments are required by 05/07/2002.

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

1970/0102

(RING ONE)

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

App. No. F/2001/5354 Date Rec. 13/6/02

Location: 420-422 Reading Road

Parish: Wimnish

Applicant: Mr Amin

Description of attached plans: Slab level (condition 3), landscaping (condition 5), + tree protection boundary treatment (condition 7), material samples (condition 8), access and traffic management (condition 12), method statement for access + parking (condition 14), car + cycle parking (condition 15), site parking (condition 16)

Drawing No's: RRW/11C, RRW/24A, RRW/25A, RRW/26A, RRW 27, RRW 28, RRW 30

precautions to prevent debris on highway (cond. 17), soundproofing (cond 21), surface water control (cond 23) & noise attenuation (cond 24)

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.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Drainage

A full set of plans will be sent to all consultees unless particular drawings 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)

Revised Proposal Description:

CASE OFFICER EXL

Consultations Sent by Admin. on 25.06.PS.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. [illegible] Date Rec. [illegible]

Location: [illegible]

Parish: [illegible]

Applicant: [illegible]

Description of attached plans: [illegible]

Drawing No's: [illegible]

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.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	✓

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: [illegible]

Date for Responses [illegible]

FURTHER ACTION

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

Redate Application Y / N From: [illegible]

New Site Notice Y / N

Revised Proposal Description: [illegible]

CASE OFFICER [illegible]

Consultations Sent by Admin. on 25.06.15

Yellow - Case Officer Copy
Green - Part One Copy

PLANS TO MEET CONDITIONS
5354

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING S	HPT
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13 JUN 2002

COPIES TO | ACK: | FILE:

57472

12th June 2002

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

155RRW/24/dn

For the attention of Emy Circuit, Senior Planning Officer

Dear Emy Circuit,

Proposed demolition of existing shops and flat and rebuild 2 new shops and 8 flats.
420 and 422 Reading Road Winnersh.
Approved Planning application F2001/5354 Building Regulations application no. FP/2002/2789

Thank you for your letter dated 7th May 2002. I can confirm that we have obtained building regulations approval for the above works. Our client is currently finalising details with a local building contractor and following that intends to get final approval from his funder to allow the project to commence on site. Our client hopes these negotiations are completed within the next four weeks and that a start on site could be at the end of July or early in August 2002.

We are therefore looking to comply with the planning conditions, in particular those that require Council's approval before works commence on site. We reply as follows:

Condition 1 Noted Intended commencement is within the five year deadline.

Condition 2 Noted This information will be passed on to the contractor when appointed.

Condition 3 Proposed Slab Levels shown on drawing 155RRW/24A (see also dwg 155RRW/28 site levels).

Condition 4 Noted and identified on dwg 155RRW/26A

Condition 5 Landscaping. Refer to dwg 155RRW/27 Site Layout 2 Finishes. The 3 existing trees are shown, there are no hedgerows. All existing boundaries are enclosed by fences or walls as identified on site. A scheme for the tree protection is included in the specification to the works (*pp3 C20 Demolition 2.1/05 Temporary Works),* copy enclosed.
The site has been laid out to include the require 4.10m wide access drive, car parking to front and rear and as much amenity lawn as possible. Including the required bin stores, cycle compound and pedestrian access has curtailed the few options for shrub and bush planting. The scheme for landscaping is shown on drawing 155RRW/27. If you require a site visit we should be pleased to arrange one.

Condition 6 Noted

Condition 7 The boundary treatment will be as existing and as shown on dwg 155RRW/27. Our client has no records of the ownership of the existing boundary fencing and walls but in discussion with the adjoining neighbours has agreed to retain what is existing.

Condition 8 We enclose samples of the brick and roof tile for your approval.

Brick	Main walling	Grosvenor Autumn Flame
"	Detailing and soldier courses	Berkshire Orange Stock 0771
Roof Tile	Redland concrete interlocking Norfolk Pantile Terracotta 34	

Other external materials are as described on dwg 155RRW/25A
Please indicate if you require samples of Upvc windows/doors, powder coated shop fronts, rainwater goods etc.

Condition 9 Noted See dimension on dwg 155RRW/11C and specification notes pp43.

Condition 10 Noted See specification notes pp3 A12 /120

Condition 11 Noted See specification notes pp3 A12 /120

Condition 12 See dwg 155RRW/27 for signing and surface marking (car parking, yellow cross hatching etc).Traffic management to be agreed with the contractor when appointed. Railing to the front of the site is the same as the existing galvanised steel Kee Klamp.

Condition 13 Noted see note on dwg 155RRW/27

Condition 14 The existing retail units (fish and chip shop and dry cleaners) both have off-road car parking (shared) on their own land in front of their retail units. During the construction period the existing access on our client's land will be retained for the use of the customers of these two units. The site access will be the existing access to the bungalow plot no 422 Reading Road, and the site will be fenced off from the car parking and access to the two adjoining shops and as marked on the plan dwg 155RRW/30

Condition 15 See dwg 155RRW/27 for 12 car park units and a secure cycle compound for residents and cycle rack for shop customers. Please inform the writer what a "Sheffield stand " is.

Condition 16 Details of site layout to accommodate site operatives, site visitors and construction vehicles together with loading and unloading etc will be provided when the main contractor is known and appointed.

Condition 17 Details to be submitted when the main contractor is known.

Condition 18 Noted

Condition 19 Noted

Condition 20 Noted

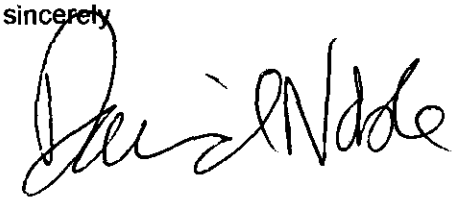
Condition 21 Party walls are all cavity walls, ceilings/floors between the shops (ground) and first floor flats above and between first and second floor flats meet the requirements of the building regulations for sound proofing (Wokingham District Council Building Control Services have issued a building regulations Notice of Passing of Full Plans. Please advise if you require details.

Condition 22 Noted

Condition 23 Please advise what further details you require of the surface water controls. Enclosed is dwg 155RRW/28 showing the surface water collected to new soakaways within the lawn area at the rear of the building.

Condition 24 The building has been designed and specified to current (prior to 1st April 2002) building regulations requirements and includes for external walls of cavity wall construction filled with insulation. All windows are double glazed and weather sealed. The roof construction includes for insulation along the line of the pitch of the roof (warm roof construction). Please advise if you require any further details.

Yours sincerely



David Noble, for
SEDGMAN NOBLE architects.

**********FILE COPY**********

Tel. **(0118) 974 6479** (Direct Line)
Fax. (0118) 974 6484
Email. Emy Circuit@wokingham.gov.uk
Date June 13, 2002
My ref.
Your ref.

WOKINGHAM UNITARY
Aiming for Excellence

Mr Amin
C/O Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm, Wargrave
Berkshire
RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sir / Madam

Details of Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Address of Site: 420 - 422, Reading Road, Winnersh, Wokingham.

Application No: F/2001/5354

I refer to your recent submission seeking approval of details as required by conditions attached to the above approval notice. Under the terms of the Planning Acts the Council has a period of up to 8 weeks in which to discharge such submissions.

We will endeavour to respond as quickly as possible in order not to unduly delay the commencement of development. A full response will be sent to you as soon as possible.

In the case of approval of facing materials, the Councils aim to seek to respond to requests for the clearance of such conditions within 20 working days from the date of receipt. This may take longer in the case of more complex proposals or where there is input required from consultees, e.g. the Conservation Architect.

If in the interim you would like to discuss this matter, then please contact the officer named above.

Yours faithfully

**********FILE COPY**********

Development Control Officer

A12 THE SITE/EXISTING BUILDINGS

110 THE SITE: Refer to Location Plan and site plan included in the tender package. Present site boundaries are to be retained, repaired and extended, a mixture of timber fence panels, close boarded fence and brick wall.
Site is now cleared, (and generally levelled), of the original buildings, on plot 420 Reading Road a bungalow, built in the 1930's and converted in the 1960's to a shop with a one bedroom flat behind. There was a separate garage behind the flat, built tight to the boundary with no. 418 Reading Road.

115 THE EXISTING BUILDING: Now demolished. There may be underground construction still to be cleared.

120 EXISTING BUILDINGS ON OR ADJACENT TO THE SITE:
There is a restaurant with carparking forming the West boundary to plot 422. The boundary is of 1.80m high fencing panels and is to be protected and retained at all times.

To the East boundary of plot no 420 are two businesses, a Fish and Chip shop and a dry cleaners. The dry cleaning business has outbuildings and a car park at the rear. Some of the outbuildings are use for the dry cleaning business. One building at the rear and forming part of the boundary with plot no. 420 has planning permission to convert to a one bedroom flat. The fish and chip shop has a side entrance with a 2.0m high timber panel fence to part of the east boundary with plot no. 420. All boundary fencing and walling is to be protected. The dry cleaning business, in a rear building has extract vents through the boundary wall. These are not to be blocked during the course of the works, but fenced across at completion. The residential property above the fish and chip shop has foul drainage and a manhole on our site (FORMERLY SHARED). This is to be kept fully operational at all times.

The three businesses, the dry cleaner, the fish and chip shop and our client's site share a common access and egress to and from the Reading Road. There is communal parking for customers of all three businesses. The planning permission for the redevelopment of 420/422 requires access to be maintained at all times and there are conditions for access and parking on to this site.
In particular working hours are restricted to 8 am to 7 pm Mondays to Fridays and 8 am to 1.30 pm Saturdays. No working on Sundays or Bank Holidays.

All construction traffic is to be contained within the site boundaries at all times. All site operatives, visitors, construction vehicles loading, offloading, parking, turning shall take place within the site confines.

Precautions to be in place at all times to prevent the deposit of mud and debris (including litter) on to the adjacent public highways.

All plant, machinery and equipment installed or operating in connection with the carrying out of these works shall be enclosed, and/or attenuated to prevent the noise level exceeding a level of 5dbA below the existing background noise level (or 10dbA) if there is a particular tonal quality, measured at a point 1.0 m external to the nearest residential or noise sensitive property.

2.0 C20 DEMOLITION.

2.1 05 TEMPORARY WORKS: Provide temporary protection screens as required between the existing site boundary fencing as required as the new extension is built, particularly to the fencing to the residential entrance over the Fish and Chip Shop. Provided protective chestnut pale fencing round the trees in the garden as protection and as a restriction to the site area (but allowing sufficient site access round the works). The North facing site boundary (to the Reading Road) has fencing owned by the client. This can be used throughout the contract, at no cost, to secure the site but left for the client on completion. Take down and store on completion. Protect the boundary fences and walls if they are to be retained. Protect the front public path and verge/soft landscaping. Keep the public road and paths clean and clear from mud and site rubbish and rubble.

06 SURVEY: Before starting work carry out a survey of any substructure, the site and surrounding buildings and provide a method statement covering all relevant matters listed below and in the health & Safety Guidance Notes GS29/1:
Conditions and demolition methods of any sub ground structure or services
Removal methods of any hazardous materials
Protection of adjoining/ surrounding premises which may be adversely affected by the Works.
Identification and location of services above and below ground.

07 TEMPORARY SERVICES: Arrange for the supply of any temporary building services and pay all the fees and bills relating to them. This to include a water supply, electricity, telecommunications and drainage services as required to carry out the works.

10 DEMOLISH STRUCTURES: A separate demolition contract has been let and the existing buildings above ground have been demolished and removed from site. However there still remain below ground structure and services that require grubbing out complete and removal from site. There is also a certain amount of rubble and rubbish on site to be removed and disposed of.

Include for all services not intending to be reused to be removed and services to be retained to be diverted or temporarily blocked off and protected to BS 6187 and Health and Safety Executive Guidance Notes GS29/1,3 and 4. Prevent fire or explosion caused by gas or vapour. Reduce dust by periodic spraying with water. Take adequate precautions to protect site operatives and the public from dangerous dust and fumes arising during the course of the works.

15 BENCH MARKS: Report any bench marks and other survey information found. The site levels and the levels for the setting out of the new works are related to the Damp Proof Course (DPC) on the adjoining site (outbuilding to the dry cleaning business).

20 FEATURES TO BE RETAINED : Protect the existing trees, fences, and hard landscape identified as to be kept and as far as possible the hard landscaping to the front of the existing site, including the parking to the adjoining two shops, the access onto the Reading Road, various items of street furniture, including telegraph post, lamp post, water hydrant and buried services in the public domain eg cable tv services. Take adequate protection of all the property adjacent to the works. Retain access for the client and visitors to the site and all site vehicles and materials must be contained on the site (Planning Condition)..

25 LOCATION OF SERVICES: Locate and mark the positions of services affected by the works, disconnect those redundant services before starting the works. Remove redundant drainage (protect drains in use). Protect drains (and all other services) still in use.

NOTE: Location of hidden and underground services is not generally known. The contractor is to make his own investigation, as he sees fit, to identify existing services. Allow for the reinstatement of existing services at the completion of the works, ensure in full and proper working order. The existing LA foul sewer runs under the car parking area in front of the adjoining shops. Storm water drainage ran to on site soakaways. The position of these has not been identified. Set out the works generally to avoid the existing services. Inform the CA if there is a clash of new footing line with existing services.

The electrical services are overhead and cross the front (North) boundary of the site (Reading Road). Various services, including cable TV, water, gas run in the public footpath to the side of the Reading Road (North Boundary). Arrange with the appropriate authority for the location and marking of the positions of mains services. All services are to be protected during the works.

25.0 Q20 GRANULAR SUB-BASES TO DRIVE

110 THICKNESS OF SUB-BASE/SUBGRADE. are specified in the related sections:
Q22 Coated macadam roads/pavings
Q25 Slab pavings.

130 HERBICIDE: Apply an approved type of herbicide in accordance with manufacturer's recommendations to subgrade.

140 COMPACTION OF SUBGRADE: Defer final excavation to formation level until immediately before compaction of subgrade. Soft spots to be dug out and filled and compacted with suitable hardcore, lean mix concrete or other approved fill. Subgrade must be relatively dry at the time of compaction. Where use of a roller is impracticable use a suitable mechanical rammer.

150 SUBGRADE FOR VEHICULAR AREAS: Immediately before placing sub-base compact subgrade with not less than four passes of a 8-10 tonne roller.

160 SUBGRADE FOR PEDESTRIAN AREAS: Immediately before placing sub-base compact subgrade with not less than four passes of a 2.5 tonne roller.

211 GRANULAR MATERIAL: Free from harmful matter and excessive dust, well graded, passing a 75mm BS sieve and in any one layer only one of the following: Crushed hard rock or quarry waste (not chalk) with not more binding material than is required to hold the stone together,
Crushed concrete, crushed brick or tile free from plaster timber or metal,
Gravel or hoggin

230 PLACING GRANULAR MATERIAL GENERALLY: Ensure that subgrade is free from loose soil, rubbish and standing water. Take all necessary precautions to ensure stability of adjacent structures. Place and compact material against or over structures, membranes or buried services in a sequence and manner which will ensure stability and avoid damage.

241 LAYING GRANULAR SUB-BASES FOR VEHICULAR AREAS: Spread and level in layers and as soon as possible compact each layer. Take particular care to compact fully around drainage fittings, inspection cover bases and at perimeters.

250 LAYING GRANULAR BASES FOR PEDESTRIAN AREAS: Spread and level and as soon as possible compact with a 2.5 tonne roller.

310 ACCURACY: Maximum deviation from levels, falls and cambers:

	Roads	**Footways**
	Parking areas	**Recreation areas**
Subgrade	+/- 25mm	+/- 20mm
Sub-base	+/-20mm	+/-12mm

340 PROTECTION: Cover sub-bases as soon as practicable. Prevent damage from construction traffic, construction operations and inclement weather.

26.0 Q22 COATED MACADAM ROADS/PAVINGS

120 COATED MACADAM PAVING FOR ACCESS ROADS AND CAR PARKS:
Materials and workmanship to BS 4987
Granular sub-base as section Q20 thickness 350mm
Roadbase: 40mm size dense macadam, thickness 100mm
Basecourse: 28mm size dense macadam, thickness 60mm
Wearing course: 10mm size close graded macadam, thickness 30mm
Surface treatment: None.

120 COATED MACADAM PAVING FOR FOOTPATHS:
Materials and workmanship to BS 4987
Granular sub-base as section Q20 thickness 150mm
Basecourse: 20mm size dense macadam, thickness 40mm
Wearing course: 6mm size close graded macadam, thickness 20mm
Surface treatment: None.

Tel. 0118 974 6479 (Direct Line)
E-mail: Emy.Circuit@wokingham.gov.uk
Date. 7 May, 2002
My ref. BC/DC/2001/5354

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

Mr U Amin
c/o Sedgman Noble Architects
The Studio
Spring Meadows Business Centre
Highfield Farm
RG10 8PZ

Dear Sirs

PLANNING PERMISSION 2001/5354
SITE: 420-422 READING ROAD, WINNERSH

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 2001/5354 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

EMY CIRCUIT
Senior Planning Officer

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

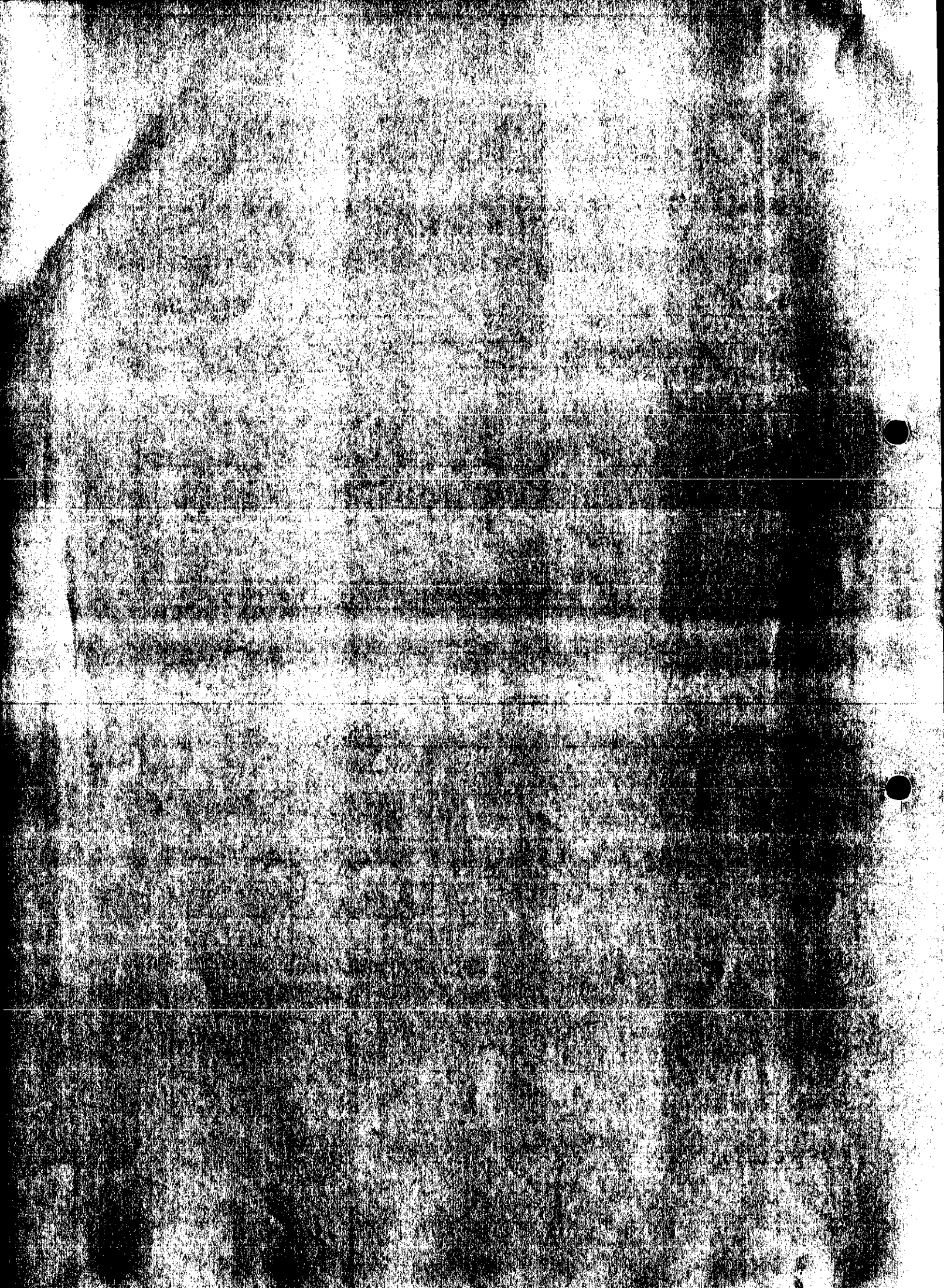
PLANNING APPLICATION NUMBER	5352 EFC
BUILDING CONTROL NUMBER	FP 2002/2789.
~~APPLICANT~~/AGENT	Sedgman Noble
ADDRESS OF SITE	420-422 Reading Road WINNERSH
DESCRIPTION OF PROPOSED WORK	erect 8 flats + 2 shops with car parking + landscaping

DRAWING NUMBERS	BC	DC
BLOCK PLAN	155 RRW/27	155 RRW/27
ELEVATIONS N+S	25A	25A
E+W.	26A	26.
FLOOR PLANS ground	11C	11A
first	12B	12A.
second	22B	22A

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	4/2/02.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	SLgW	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - slight hip to roof on elevations where balcony removed	
DATE	26/4/02.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	



Applicationo	Name & Address
F/2001/5354	David B A Davis Margram Holdings plc Carina Sunrise Parkway Linford Wood MILTON KEYNES MK14 6PN
Application Approved	Letters sent 11.02.02

WOKINGHAM UNITARY
Aiming for Excellence

Mike,
I need to clarify highway conditions with Steve + with Tom re omission of acoustic survey.

Tony.

emailed Tom 30/1 – suggest condition measures

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/5354

Applicant : Mr Amin C/O Sedgman Noble Architects.

Location : 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal : Proposed erection of eight flats and two shops with car parking and landscaping.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19|12|01

Date of Neighbour Notifications : .....

Date of Site Visit : 19 December 2001

Date Registered : 27/11/2001

Earliest Date for Decision : 27/12/2001

Latest Consultation Date/Site Notice Expiry Date : 27/12/2001

This application will have expired on: 22/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

EH. - concerns re disturbance from A329 + retail deliveries - conditions.

Education - no contributions requested as net gain <10
+ Housing - no affordable units requested " " "

Countryside officer - bat survey required - (officer note - site cleared ∴ not required)

Winnersh PC - "no comments"

Fire Service - should comply with building Regs

Landscape - insufficient space for landscaping or for retention of trees at r/o site

Policy - acceptable subject to WSH2, highways & character/amenity of area,

Planning Issues : Public comments - Supermarket Reading 'no objection'

Identified settlement/retail centre - principle

neighbours and characte or area

Highways.

Transport - Seek bus stop improvements
residents + shop cycle parking.
reduce to 12 parking spaces

Env. Agency - condition

F/2001/5354
420-422 Reading Road, Winnersh

History: The application site lies within the Identified Settlement of Winnersh in an area with a mixed commercial and residential character. The application site and the adjoining site, 418 Reading Road are identified as forming part of the local retail centre.

In September 2000 planning permission was granted for the demolition of an existing shop and residential accommodation and erection of six flats and shops plus car parking and landscaping (F/2000/1623). At the time of the site visit the site had been cleared but construction had not started.

Appraisal: The current proposal would incorporate two additional flats to provide a total of eight flats and two shops. The principle of the mixed retail and residential use of the site has been established by the previous consent and the increase in residential density would be acceptable in terms of the Council's density policy and PPG3. Therefore, the main considerations are the impact of the increased intensity of use and alterations in the design and layout of the site in terms of the character and amenities of the surrounding area and highway issues.

There would be no increase in the footprint of the proposed building and the ground- and first-floor layouts would not be altered, other than to incorporate access to the second-floor. The height would increase from 8.7 metres to 9.1 metres and the design of the roof would be altered to accommodate the two additional flats. Whereas the previously approved scheme would have a complex pitched roof the proposal would have a flat central section and this would result in a more bulky appearance, particularly to the side elevations. The main difference in the front and rear elevations would be the addition of dormers in the roof. It is not considered that the increase in height and massing would be so significant to render the proposed building unduly prominent or out of keeping with the street scene.

The approved scheme incorporated kitchen and bedroom windows in the side elevations and the layout of the proposed second-floor accommodation would also require kitchen and bedroom windows in the side elevations. Due to the position of these in relation to the neighbouring buildings and the primarily commercial use of the sites to either side it is not considered that these would give rise to an unacceptable level of overlooking – views to the west, towards 418 Reading Road would be largely screened by existing extensions along the boundary of the neighbouring property.

The proposal would also increase the potential for overlooking of the dwellings at the rear in Rainbow Park, which are at a lower level. The back to back distance would be 36 metres – second-floor balconies were included initially but these have been omitted, due to concerns regarding overlooking of the properties at the rear, and it is not considered that the revised proposal would result in unacceptable overlooking.

The landscape officer is concerned that the layout would not allow space for adequate landscaping at the front of the property, which is located on a Green Route (WBE12). However, there are no significant alterations in the layout of the forecourt, in comparison with the previously approved scheme, so it would not be reasonable to require amendments to allow additional landscaping at this stage. There are also concerns regarding proximity of hard-surfacing for parking to existing trees at the rear of the site but highway comments suggest the number of parking spaces at the rear

should be reduced - these issues could be satisfactorily resolved through a condition requiring submission of landscaping/parking details.

Environmental Health recommend a condition requiring a noise survey and restrictions on hours to prevent disturbance to the dwellings. No noise survey was required previously so it would be difficult to justify requiring one at this stage.

Recommendation: conditional approval

opening hrs.

418
dry cleaner + T/A - 34280 COU to drycleaner, condition use of machinery only

39207 no apps for COU to T/A listed - not between 5pm-6pm Mon to Sat or 10pm-11am ie 11am-5pm & 6pm-10pm Mon-Sat only.

424 43477 COU to A3 11-11 Mon-Sat
63778 varies hours condition to 11-11 Mon-Sat 5-11pm Sunday.

429 44402 A3 not between 23-11:00 Mon-Sat
22:30- 11 Sunday
last meal 22:30 & 22:00 on Sunday.

EH suggest 07:00 - 22:00 + 07:30-19:00 for deliveries

Application Number F/2001/5354
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	C001	R001	(5yrs)
02	C070	R070	(hrs of construction)
03	C100	R100	(slab)
04	C045	R045	ensuite bathroom / tank elevations (Obscure glazing)
05	C150	R150	& landscaping
06	C151	R151	J
07	C017	R017	(boundary treatment)
08	C012	R012	(Submit materials)
9-	18		See attached sheet.
	C070	R070	(hrs of construction)
19	C073	R073	07:00 - 22:00 hours (hours of use)
20			also insert at start "The retail use"
21	C077	R077	insert after deliveries " including waste collections" delete "site" + insert "retail premises" + hours 07:30 to 19:00 hours.
22	C092	R092	(Plant + Machinery) approved
23	C090	R090	(Soundproofing)

24 C. There shall be no sub-division of the shop units without the prior written consent of the Local Planning Authority.

R. In order to ensure sufficient parking space remains available for use by the neighbouring shops.

25 CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

REASON: To prevent the increased risk of flooding and to improve water quality. PTO for 26

1	N02	Drawing NOS RRW 22A & RRW 25A	18 JAN 02 OMISSION OF the balcony
2	N04		from the rear elevation (2nd floor)

Informative for approvals 3 N07

5 N16

LODDON AREA LOCAL PLAN POLICIES: LTV1, LTV10, LH1, LBE1, LBE2, LBE5, LBE8, LBE9, LT5, LT6

~~SOUTH EAST AREA LOCAL PLAN POLICIES~~: LT9, LT10

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WH1, WBE1, WBE10, WBE11, WBE12, WSH18, WT1

~~GREEN BELT LOCAL PLAN POLICIES~~: WT2, WT3, WT7

BERKSHIRE STRUCTURE PLAN POLICIES: 4 ENI

~~MINERALS LOCAL PLAN POLICIES~~:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

Date: _____

Informative 4. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

I would appreciate your views on whether it would be appropriate to seek some form of financial contribution from the development, targeted towards local sustainable transport initiatives and safe routes to schools etc. Furthermore,

9 4. The vehicular access to the rear of the site for car parking associated with the flats shall have a minimum width of 4.1 metres for its entire length and shall be hard surfaced with tarmac concrete or similar hard bound material. The access shall be constructed prior to the fist occupation of any flat. Reason - to allow vehicles to pass and to prevent loose bound material spilling onto the highway.

10 7. The delivery space to the front of the site shall be made available for use at all times for the parking, loading and unloading of delivery vehicles only and be available for use for the two existing retail units adjacent to the application site.
R127

11 6. All staff, residents and visitor car parking associated with the development shall be contained within the car parking area to the rear of the site.
R127

12 8. Prior to the development commencing, detailed plans shall be submitted to and approved by the LPA showing the proposed access arrangements, traffic management, and railing fronting the site. Details to include a signing and lining schedule showing the proposed one way system. The access and car park layout shall be constructed in accordance with the approved details prior to the development being occupied.
R127

13 5. Within one week of the development being occupied, the existing vehicular access onto the A329 to be closed shall be reinstated to footway only to the satisfaction of the Highway Authority.
R

14 9. Prior to the development commencing, the applicant shall submit a method statement for approval ensuring that at all times during construction adequate access and parking facilities are provided for the existing retail units.
R127

15 ~~C022 (both parking to the front and rear of the site)~~ see below

3. C129 Construction Vehicles /R129

9. C130 Mud on Road. /R130

10. Notwithstanding the plans submitted, no building shall be occupied until space for parking bicycles has been provided in accordance with details submitted to and approved by the LPA.

~~11. IN08~~

15. Notwithstanding the details shown on the approved site layout plan, prior to implimentation of the development hereby approved a layout showing parking for 12 vehicles at the rear of the site (the front to remain as approved) plus four sheffield stands for use by shop customers and secure cycle storage for residents shall be submitted to and approved in writing by the LPA. The car & cycle parking provision shall be constructed as approved, prior to occupation of the building and retained thereafter.
R127.

16 C022 / R022 (noise attenuation measures.

RECORD OF SITE VISIT

SITE ADDRESS: 420 - 422 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2001/5354

OFFICER: Emy Circuit

DATE OF SITE VISIT: 19 Dec 01

1 SITE/STATUTORY NOTICE DISPLAYED ? an site fencing at rear

2. DESCRIPTION OF SURROUNDINGS

Mixed residential and commercial.

3. DESCRIPTION OF SITE/BUILDING site cleared

4. RELATIONSHIP TO ADJOINING PROPERTIES

418 A3 take away + any clearers & residential - 1 + 2st dwrt along boundary, lawn + sheds & parking at rear.

420/422 A3 use, parking at rear.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT 1·8m fences + flank of buildings.

OTHERS

Tel: (0118) 974 6479

Date: 25 Jan '02

My ref: F/2001/5354

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

CONFIDENTIAL

Councillor Bray
45 Bluebell Meadow
Winnersh
Wokingham
RG41 5UW

Dear Councillor

Application Number: F/2001/5354
420 - 422, Reading Road, Winnersh, Wokingham.
Proposed erection of eight flats and two shops with car parking and landscaping.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 4 February 2002

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5354**
420 - 422, Reading Road, Winnersh, Wokingham.
Proposed erection of eight flats and two shops with car parking and landscaping.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Bray

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

Tel: (0118) 974 6479

Date: 25/1/02

My ref: F/2001/5354

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

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

Dear Councillor

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This form must be received no later than 4 February 2002.

Cllr Siggery, it seems you may have been sent the wrong letter at the start of the application - if this is the case and you have any queries please contact me
Emy Circuit

Yours faithfully

Principal Development Control Officer

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/5354**
420 - 422, Reading Road, Winnersh, Wokingham.
Proposed erection of eight flats and two shops with car parking and landscaping.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor E Siggery

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

Tel: (0118) 974 6479

Date: 25 Jan '02

My ref: F/2001/5354

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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

Dear Councillor

Application Number: F/2001/5354
420 - 422, Reading Road, Winnersh, Wokingham.
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This form must be received no later than 4th February 2002

Cllr Turner, it seems you may have been sent the wrong letter at the start of the applicati – if this is the case & you have any queries please contact me M. Circuit

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2001/5354**
420 - 422, Reading Road, Winnersh, Wokingham.
Proposed erection of eight flats and two shops with car parking and landscaping.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor R Turner

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

Emy Circuit
From: Tom Payne
Sent: 05 February 2002 09:11
To: Emy Circuit
Subject: RE: 420-422 Reading Road, noise survey/conditions

Emy, I agree that this is the most appropriate course of action in these circumstances.

Tom

-----Original Message-----
From: Emy Circuit
Sent: Wednesday, January 30, 2002 10:12 AM
To: Tom Payne
Subject: 420-422 Reading Road, noise survey/conditons

Tom,

There were no Environmental Health comments and so no noise survey or conditions on 400 Reading Road (approved July 2000).

On the Ambulance station (approved June 2000) Joanne suggested that a noise assessment should be carried out prior to determination but suggested conditions otherwise, not requiring a noise survey but details of sound insulation measures to be submitted for approval.

It seems to me that similar condition could be a good way forward on this one?

Emy

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Emy Circuit, Planning

My Ref: F/2001/5354

Your Ref: F/2001/5354

Date: 30th January 2002

PLANNING APPLICATION F/2001/5354
PROPOSED DEMOLITION OF EXISTING SHOP, FLAT AND DWELLING AND ERECTION OF 8 FLATS AND 2 SHOPS AND ASSOCIATED CAR PARKING/LANDSCAPING.
420-422 READING ROAD WINNERSH.

As you are aware, the Highway Authority previously recommended approval of 6 flats and 2 shops on this site (PA 1623). Therefore, in view of this I recommend that the application be approved subject to the conditions set out below. It is however important that some restrictive conditions are placed on any approval given covering opening times so as not to coincide with the peak times of the Take-away and also that the shop units cannot be subdivided which could encourage more traffic to use the site.

I would appreciate your views on whether it would be appropriate to seek some form of financial contribution from the development, targeted towards local sustainable transport initiatives and safe routes to schools etc. Furthermore,

1. The vehicular access to the rear of the site for car parking associated with the flats shall have a minimum width of 4.1 metres for its entire length and shall be hard surfaced with tarmac concrete or similar hard bound material. The access shall be constructed prior to the fist occupation of any flat. Reason - to allow vehicles to pass and to prevent loose bound material spilling onto the highway.

2. The delivery space to the front of the site shall be made available for use at all times for the parking, loading and unloading of delivery vehicles only and be available for use for the two existing retail units adjacent to the application site.

3. All staff, residents and visitor car parking associated with the development shall be contained within the car parking area to the rear of the site.

4. Prior to the development commencing, detailed plans shall be submitted to and approved by the LPA showing the proposed access arrangements, traffic management, and railing fronting the site. Details to include a signing and lining schedule showing the proposed one way system. The access and car park layout shall be constructed in accordance with the approved details prior to the development being occupied.

5. Within one week of the development being occupied, the existing vehicular access onto the A329 to be closed shall be reinstated to footway only to the satisfaction of the Highway Authority.

6. Prior to the development commencing, the applicant shall submit a method statement for approval ensuring that at all times during construction adequate access and parking facilities are provided for the existing retail units.

7. C122 (both parking to the front and rear of the site)

8. C129 Construction Vehicles

9. C130 Mud on Road.

10. Notwithstanding the plans submitted, no building shall be occupied until space for parking bicycles has been provided in accordance with details submitted to and approved by the LPA.

11. IN08

Date: 21 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5354

Location: 420 - 422, Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping.

Applicant: Mr Amin C/O Sedgman Noble Architects.

Case Officer: Emy Circuit

The new plans show the following: Omission of balcony from rear elevation, 2nd storey. Drawing nos: RRW 22A, RRW 25A.

For information only.

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

(RING ONE)

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

App No. F/2001/5354 (Planaps) / (Ludhouse) Date Rec. 18/1/02

Location: 420-422 Reading Road,

Parish Wokingham

Applicant:

Description of attached plans omission of balcony from rear elevation. 2nd storey

Drawing No's: RRW 22A, RRW 25A

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 info only.

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 21.01.02

Yellow - Part One Copy
Green - Officer's Copy

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

PLANNING SERVICES	HPT 51998
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18 JAN 2002	
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	FILE:

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

16th January 2002

155RRW/14/dn

REVISED PLAN

5354 1

Dear Ms Emy Circuit
Development at 420/422, Reading Road, Winnersh.
Additional two flats in attic space Application no F/2001/5354
(on Approval no. F/2000/1623)

On behalf of our client we made an application for full planning approval for the addition of two further two bedroom flats into the roof space of the above development. Following discussions with you we understand your concerns that the rear facing balcony for the proposed second floor flat (Flat 8) could lead to overlooking of the back garden areas to the properties at the rear of our development. In the light of this we have reviewed our design and having consulted with our client have omitted this balcony to flat 8.

Therefore we enclose 6 copies of revised drawings 155RRW/22 REV A second floor plan and /25 REV A North and South Elevations showing this balcony omitted. We ask you to include these revised drawings as part of the submitted scheme of works for full planning permission and remove drawings 155RRW/22 and /25. We accept that other drawings eg the Roof Plan and the elevations looking West and East, in your possession and part of the application may still indicate the balcony but we and our client accept the balcony is now removed and if necessary we are prepared to indicate that on those drawings.

Yours sincerely

David Noble

Francis Sedgman, B.A.(Hons), B.Arch, RIBA David Noble, Dipl. Arch (Oxford), RIBA

Our Ref : SP/2001/005004-1/1
Your Ref : F/2001/5354

ENVIRONMENT AGENCY

Date : 15 January 2002

PLANNING SERVICES	HPT 51951
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18 JAN 2002	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Circuit

ERECTION OF 8 FLATS AND 2 SHOPS WITH CAR PARKING AND LAND SCAPING AT 420-422 READING ROAD, WINNERSH, WOKINGHAM

Thank you for your letter dated 03rd December 2001, received on 10th December 2001. Please quote the following reference in any correspondence: **SU77SE/3/8**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

Surface Water Discharge

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria are:
· The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
· Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration

of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Control

Clean Surface and Roof Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas, walkways and access roads should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Refuse Storage

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

Car Parking Areas

Surface water from areas intended for car parking should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency.

The outlet from the oil separator should be provided with a cut-off valve to prevent flow in the event of the discharge being significantly polluted. Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 3; is intended to assist on the design, installation, use and maintenance of oil separators in a site's drainage system
Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be

forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping

Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

Wildlife Enhancement

Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage

The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use

Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:

* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.

* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Sedgman Noble Architects

MEMORANDUM

To: Emy Circuit – Development Control **Date:** 10th January 2002

Application F/2001/5354

Site: Proposed erection of eight flats and two shops with car parking and landscaping.

Proposal: 420 – 422 Reading Road, Winnersh.

The site is well served by public transport, however there is a bus stop within the vicinity of the site although I am at present unable to confirm its precise location. Attention needs to be given to ensure that the development does not affect the operation of the stop. If possible contributions for bus stop improvements should be sought to include installation of Kassel kerb, improved post and flag.

The plans show a lack of cycle parking for residents, staff and customers. Covered, secure and easily accessible cycle storage needs to be provided for each flat and at least one per shop unit. Four Sheffield stands should be installed for customer use.

Residential car parking exceeds the average recommended by PPG6 for residential development, residential parking spaces should be reduced to 12 to comply with 1.5 spaces per residential unit. The commercial element of the parking provision complies with the maximum parking standards in PPG13.

Stephen Kempka
Senior Transport Planner
Ext. 6488

EXC
dbs

PLANNING SERVICES	HPT
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DC	ENF
[illegible]	
CS	
28 DEC 2001	
COPIES TO:	ACK: ✓
	FILE:

Margram Holdings Plc

Carina
Sunrise Parkway
Linford Wood
Milton Keynes MK14 6PN

Tel 01908 231100/ Fax 01908 236797

Email: INFO@margram.co.uk INTERNET: http://www.margram.co.uk

FOR THE ATTENTION OF: Emy Circuit, Development Control Officer Wokingham District Council	FAX No: 0118 974 6484
FROM: David B A Davis	FAX No: 01908 236797
SUBJECT:	No OF PAGES (inc this): 1
COPIES TO:	DATE: 24 December 2001

Dear Sir

Application Number: **F/2001/5354**
Site Address: **420 – 422 Reading Road, Winnersh, Wokingham**
Proposal: **Proposed erection of eight flats and two shops with car parking and landscaping**

Margram are owners of the Supermart Petrol Station adjoining this land and we wish to object to the above development on the following grounds.

1. Visibility on the approach will jeopardise the Highway safety of our customers.

2. Edge of settlement development would be inappropriate on this greenfield site.

3. Objection on Retail Policy grounds.

Kind regards
Yours faithfully

David B A Davis

Spoke to David Davis 8/1/01 - was not clear which site application related to in Reading Road and comments relate to a different site. Asked to "nip up" objection.

DKH/leg
20th December 2001

Margram Holdings plc
Registered Office
Carina, Sunrise Parkway
Linford Wood, Milton Keynes MK14 6PN
Telephone: 01908 231100 Fax: 01908 236797
Email: INFO@margram.co.uk
INTERNET http://www.margram.co.uk

Emy Circuit
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shut End
Woking ham
Berkshire
RG40 1WR

51215

PLANNING SERVICES	HPT
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CS	
24 [illegible] 2001	
COPIES TO:	

Dear Emy,

Application Number: F/2001/5354
Site Address: 420-422 Reading Road, Winnersh, Woking ham
Proposal: Proposed erection of eight flats and two shops with car parking and landscaping

I would like to confirm that Supermart Reading does not have any objection to the above planning application.

Yours sincerely,

David K Harvey
Operations Manager

Directors:
DBA Davis Chairman J Bryant Chief Executive
Company Secretary:
KB Anderson A.C.M.A.
Non-Executive Directors:
PC David F.C.A. SR Mautner B.Sc.
Registered Number 2358003 England

Rec'd P&P 5/12 See Part One Plans.

~~50616~~ 19/12

To:
Policy And Plans Section

REPLY REQUIRED
50611

From: Emy Circuit

Date: 03 December 2001

EG

Application Number: F/2001/5354

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping..

Site Address:
420 - 422, Reading Road, Winnersh, Wokingham.

Applicant:
Mr Amin C/O Sedgman Noble Architects.

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

The site is located in an area covered by policy WSH18 where improvement in shopping facilities is encouraged. Provided WSH2 is adhered to and there are no highway related matters or amenity issues associated with the proposal the application should be looked upon favourably.
The loss of 2 residential units is offset by the net increase of 6 residential units, in a sustainable location and would accord with the efficient use of land and a greater choice in housing.
Provided the design of the building (especially bulk + height) + the layout of the parking does not adverse by affect the character of adjoining buildings + the enjoyment of amenity by residential properties in the vicinity the proposal is likely to accord with New Policy WH1(A) as recommended by the Inspector at the WDLP Inquiry (WDLP old policy WH1).
NB This area was also identified for shopping improvement in the LALP under Policy PW8.

C/A [signature] 24/12/01

seen

I note Emy access is via adjoining site check access is possible.

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 19 December 2001

Location:	420 – 422 Reading Road, Winnersh
Proposal:	Proposed erection of eight flats and two shops with car parking and landscaping.
Application Number:	F/2001/5354

In response to your consultation dated 3 December 2001 for the above application, the landscape comments are as follows:

The site is located off the Reading Road which is designated as a Green Route. Although the principle of development within the site is acceptable, the layout does not provide sufficient space for planting new trees and shrubs at the front of the site adjacent to the Reading Road in accordance with the Green Routes Policy WBE12. The layout should also provide sufficient space around the existing trees to be retained at the rear of the site so that they are not damaged when constructing the parking area. The present layout does not address these issues and a revised plan should be submitted.

Catherine Brimble

Catherine Brimble
Landscape Architect

Emy Circuit

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 21 December 2001 12:40
To: 'emy.circuit@wokingham.gov.uk'
Subject: Ref:Emy Circuit/F/2001/5354

WOKINGHAM UNITARY
Aiming for Excellence

Further to your consultation regarding 420-422 Reading Road Winnersh Wokingham I make the following comments.

1 Site access must comply with Approved Document B to the Building Regulations 1991 Section B5 and the Berkshire Act.
2 Access for firefighting will be determined by the Building Control Authority when a plans submission is made.
3 Unless the existing hydrant provision is changed no further requirements are made in this regard.

I stress that these plans have only been reviewed for Hydrant provision and general site access at this time.

If you wish to discuss this matter further please contact me at these offices.

Tel:01189322927
Email:banksp@rbfrs.co.uk

Peter Banks
Operations Support Officer

FROM: Emy Circuit

DATE: 03 December 2001

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2001/5354

Proposal: Proposed erection of eight flats and two shops with car parking and landscaping..

Site Address: 420 - 422, Reading Road, Winnersh, Wokingham. - 6 DEC 2001

Applicant: Mr Amin C/O Sedgman Noble Architects.

Your observations are required in respect of this application **by 27/12/2001** .

No comments

SIGNED: _____ DATE: 19.12.01

Clerk To Winnersh Parish/Town Council.

Emy Circuit

From: Andy Glencross
Sent: 07 December 2001 17:10
To: Emy Circuit
Subject: Planning Application F/2001/5354 420-422 Reading Rd Winnersh

Hi Emy

All buildings have potential to act as roost sites for bats which are legally protected species. These buildings are to be demolished(?) and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition**

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Emy Circuit

From: Sarah Hollamby
Sent: 11 December 2001 12:51
To: Emy Circuit
Subject: 420 - 422 Reading Road, Winnersh - App No F/2001/5354

Hi Emy - please accept my apologies for not coming back sooner on this - it went to Housing Needs, and reached me at the end of last week, but I've been out of the office until today.

From what I can see, this development falls below affordable housing thresholds, and therefore no affordable housing contribution is sought.

Regards.
Sarah.

Emy Circuit

From: Helen Rowlay
Sent: 11 December 2001 08:41
To: Emy Circuit
Subject: F/2001/5354

420-422 Readie Rd.

Emy,

As the net gain in dwellings from this development is less than 10, we will not be requesting education contributions from this development.

Cheers

Helen

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To:	Emy Circuit, Development Control	Your Ref:	F/2001/5354
From:	Tom Payne, Environmental Health	My Ref:	20015744
		Date:	13 December 2001

PROPOSED ERECTION OF EIGHT FLATS AND TWO SHOPS WITH CAR PARKING AND LANDSCAPING.
420 – 422 READING ROAD, WINNERSH.

These proposals have been evaluated and I have the following comments:

The site is located close to the A329 Reading Road. This is a busy road and hence I have concerns that the dwellings will experience high levels of traffic noise due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources.

I am also concerned that the proposed commercial units (Class A1) may affect the amenity of the residential properties. There is no indication with the application as to what these shops may be, and there is the potential for noise disturbance due to deliveries, refuse collection, customers etc. Therefore, I recommend the hours of use are restricted.

Should this application be granted planning consent I recommend that the following conditions be imposed:

1. Before the development commences the applicant shall submit an acoustic survey report, prepared in accordance with the provisions of PPG24, to determine the daytime and nightime level of road traffic noise at the facade/nearest noise sensitive location. This report shall be submitted to and agreed in writing by the Local Planning Authority prior to the development commencing.
   Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

2. If the acoustic survey shows that appropriate noise criteria are exceeded, then to protect the occupants of the new dwellings from noise, no development shall take place until a detailed scheme for protecting the proposed development from road noise has been submitted to and approved in writing by the Local Planning Authority. The scheme shall comprise acoustic glazing and ventilators and any other means to protect the dwellings from noise. The approved scheme should be carried out concurrently with the development of the site and then be implemented in full as agreed in writing by Planning Services before each dwelling is occupied and retained thereafter.
Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8am and 7pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays. C070
Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

In addition I recommend the following standard planning conditons C092, C090, C077 to include waste collections (07.30 to 19.00 hours) and C073 (07.00 to 22.00 hours).

I also recommend that an informative is attached to any consent advising the developer to at an early stage contact the Environmental Protection & Housing Team on 0118 974 6766 to discuss the requirements of the acoustic survey and noise protection scheme.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

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: 2001/5354

Proposal:
Proposed erection of eight flats and two shops with car parking and landscaping.

Location:
420 - 422 Reading Road Winnersh Wokingham

This application is being advertised in the Wokingham Times newspaper on the 12/12/2001 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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 Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **02/01/2002**. 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: 12/12/2001

Received by Wokingham District Council

Application No: F/2001/5354

Proposal:
Proposed erection of eight flats and two shops with car parking and landscaping.

Location:
420 - 422, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5354 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 27/12/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued 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

03 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	27 NOV 2001
Officer: EXC	Application No. F 2001 5354

Map No. 59 Site 015
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF EIGHT FLATS & TWO SHOPS WITH CAR PARKING & LANDSCAPING

Location: 420 | 422 READING ROAD

Parish: WINNERSH Ward: Winnersh
3.12.01 B.

Applicant: MR ATTIN

Fee (7) Received 1900-00 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 ... major development .....

Date Site Notice Sent : 3.12.01 SE

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 ✓ .....

RB Fire & Rescue Services ✓

D. Pastures – A. Glencross ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....

Adjacent Parish : .....

Southern Electricity Board : .....

British Gas .....

PSA Oil Pipeline .....

Transco : .....

Environment Agency ✓ re car parking area .....

Rail Track .....

Police Arch. Liaison Officer ✓ .....

HERITAGE BODIES

The Georgian Group .....

Ancient Monuments Society .....

Council for British Arch. .....

RCHME .....

Telecommunications (NRPB) : .....

Sport England : .....

OTHERS:

.....

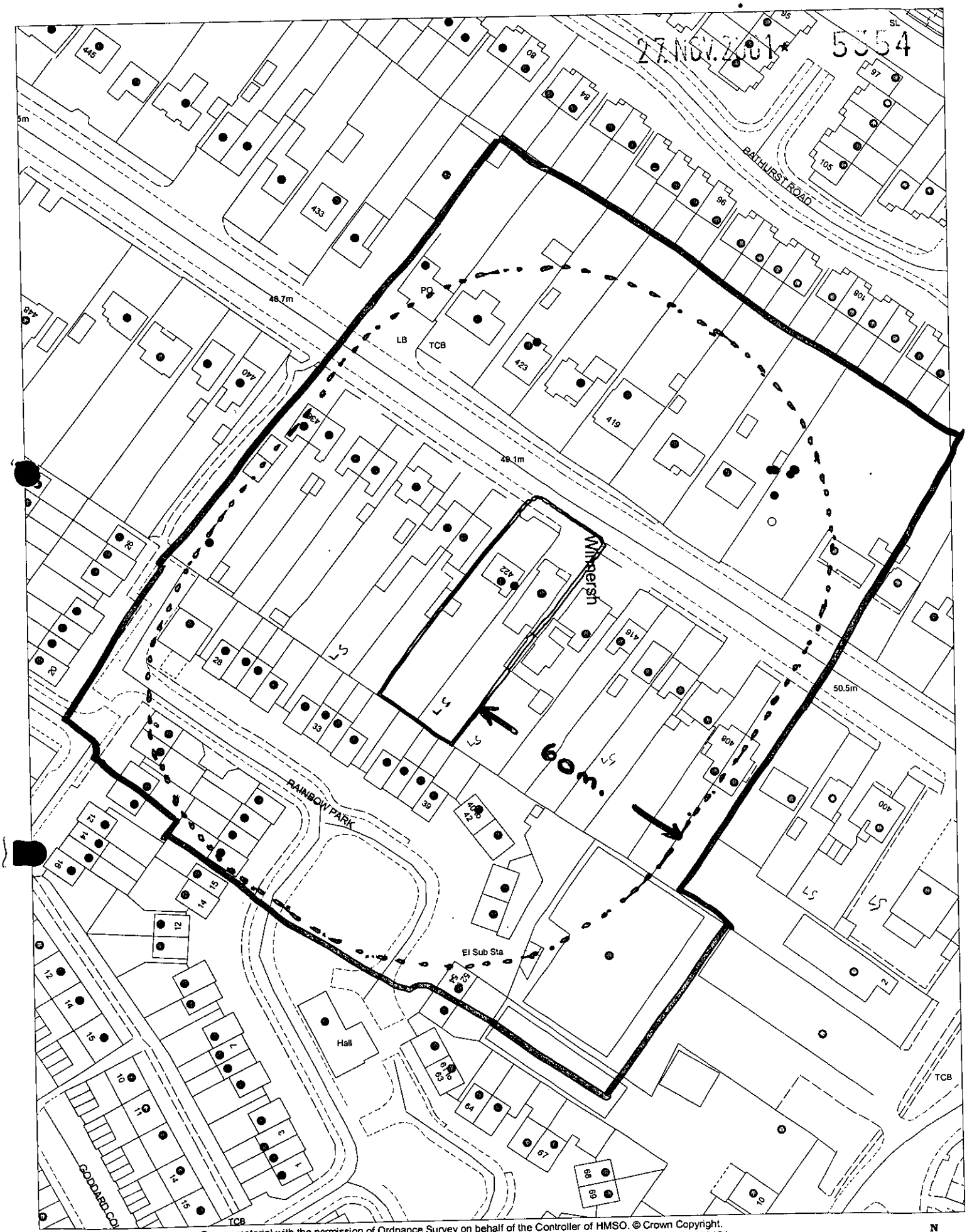
.....

..... No recent pre-apps .....

NEIGHBOURS:

S/N + see map (ind. sites inside red line)

+ Mr S. Sagoo, 418 Reading Rd, Winnersh RG11 5



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Development Control Section, Environmental Services, Wokingham District Council.
30 November 2001

Scale: 1 : 1250

N
W E
S

SEDGMAN NOBLE architects
The Studio, Spring Meadows Business Centre, Highfield Farm, Wargrave, READING, Berkshire. RG10 8PZ
Telephone: 0118 940 4747 Fax: 0118 940 4749

27.NOV.2001* 5354

23rd November 2001

Planning Department
Wokingham District Council
P.O. Box 157,
Shute End
WOKINGHAM
RG11 1WR

155RRW/12/dn

Dear Sirs
Development at 420/422, Reading Road, Winnersh.
Additional two flats in attic space on Approval no. F/2000/1623

On behalf of my client I make this application for full planning approval for the addition of two further two bedroom flats into the roof space of the above development. Our client recently obtained permission (September 2000) to demolish the existing bungalow at no. 422 Reading Road and the existing shops (Fleet News and a former Bookmakers) and flat at the rear of no. 420 Reading Road and build an small, two storey, mixed development of two shops and six flats.

Our client's original proposals, which was discussed in detail with a former senior planner (Mrs L Baker) of Wokingham District Council, was for (refer to WDC letter dated 7/10/98) one double sized shop unit (taking the whole of the ground floor area) or two standard shop units and three two bed flats on the 420 Reading Road half the now existing site (five units, two at ground and first floor and one unit in the roof space). This matches the accommodation in the nearly completed flats development next to the service station at Winnersh crossroads, 400 Reading Road.

This application was never submitted as the adjoining bungalow site (422 Reading Road) came on to the market and was bought by our client, Mr Amin. The combination of the two sites allows a better layout and use of the land and we discussed with WDC, again Mrs Baker, the sketch scheme for a proposal of two standard or three/four small shop units and eight flats within a three storey building (the top storey built into the roof spaces). We showed that we could meet the planning and car parking requirements for the flats and provide some better off road car parking for the existing adjoining shops and the proposed new shops than is currently available and all the parking required for the flats Following further discussions, particularly with Highways, we were eventually persuaded to submit and then gained planning permission in September 2000 for the current scheme of six flats and two shop units.

The site , and the adjoining shops benefit from a shared double access to the Reading road that ensures all traffic to and from the site can manoeuvre in a forward gear. Our site is 24.50m wide (average) x 64.5 m deep = 1580sqm and is located 120m from the traffic light controlled Winnersh crossroads. The phasing of the traffic lights creates natural breaks in the flow of traffic along the Reading Road which allows traffic time to turn into and out of the site in safety. The close proximity to a main railway station, a frequent bus service both to Reading and Wokingham, and good local amenities make it possible, if you wish, to further reduce the number of car parking spaces for the flats, to encourage more use of public transport and less reliance on private transport.

This new application is submitted because with little alteration to the approved plan, the roof pitch is altered from 35° to 37.5^{O} and the elevations include roof dormers and roof lights, our client's earliest proposals can be achieved and the density of development and style of building with a storey within the roof space is comparable to a recent, nearby development..

The proposed increase in the number of vehicles using the access with the addition of two further flats, in our view, does not significantly raise the overall traffic movements on to and off the site. There have traditionally been many traffic movements on to and off the site of people using all three shops and this will still be the majority of traffic movements. There are good sight lines and breaks in the traffic to allow access. An important planning gain is the additional delivery lorry and car parking for the shops and the provision of a one way access through the shop car parking that should ensure vehicles no longer have reason to park on the road

Enclosed with this letter are the following:

6 sets of drawings 163FCWGH/11A, /12A, /22, /23, /25, /26 and /27.
6 sets of the Ordnance Survey Location and Site Plan with the property marked in red.
6 sets of the Planning Application
The Declaration and Certificate of Ownership, A.
A cheque in the sum of £1,900.00. (We were advised this has to be treated as a new application for the whole development and not just the addition of two further flats).

If there are any further matters you wish to discuss or if you consider this application cannot be given a recommendation for approval would you please contact the writer as soon as possible.

Yours sincerely

David Noble

1789/a

SECTION 66 CERTIFICATE

Application No.

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

27.NOV.2001* 5354

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

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

Agricultural Holdings Certificate

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.

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 SEDGMAN NOBLE ARCHITECTS

Date 23RD NOVEMBER 2001

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

E

ADDRESS 420 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 7770 59

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/131/59	Mr. J. Foster	Outline	7. 7. 59	N/A C/A
R/148/59	" "	Alterations & Additions	13. 10. 59	App. App.
A/1/61	Mr. S. T. Foster	Advertisement	3-3-61	N/A C/A
PD/690/62	Mr. H. Foster	W. C.	27-12-62	App N/A
PD/201/67	Mrs. Down	Conservatory	4-5-67	App N/A
A/22/68	Allibone & Hates	Sign Post	11. 7. 68	N/A - Refuse
70/72	Mr. D Langley	change of use - hairdressing salon to betting shop	20. 1. 72	N/A C/A
[illegible]	Mr. J. AMIN	INT ALTS. & [illegible]	7 4 88	App
F/2000/1623	Mr. J. AMIN	Dem of exist shop/Flat & dwell	26.09.00	C/A
		Erect 6 Flats & 2x shops, carparking & landscaping		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

ADDRESS 422 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 7770 59

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1623	Mr U Amin	Dem of exist shop, Flat & dwell	26.09.00	C/A
		Erect of 6 Flats, 2 Shops, Car park & landscaping		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

27.NOV.2001* 5554

1.	APPLICANT'S NAME	MR U AMIN
	ADDRESS	3 MELODY CLOSE WINNERSH, BERKSHIRE
	POST CODE	RG41 5LJ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	SEDGMAN NOBLE ARCHITECTS
	ADDRESS	THE STUDIO SPRING MEADOWS BUSINESS CENTRE HIGHFIELD FARM, WARGRAVE
	POST CODE	RG10 8PZ PHONE 0118 940 4747
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	420/422 READING ROAD WINNERSH RG41 5EP
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF EIGHT FLATS AND TWO SHOPS, CARPARKING + LANDSCAPING
5. Give the area in hectares or part of a hectare	AREA OF SITE	1580m² = 0.158 Ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	155/RRW/11A, 12A, 22, 23, 25, 26, 27.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	X	REDEVELOPMENT	X
	ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION		See question 10
FULL PERMISSION	X	
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	

1769b

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.

VACANT - BROWNFIELD SITE,
PREVIOUSLY - PLOT N°420 - SHOP AND FLAT
- PLOT N°422 - RESIDENTIAL USE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

RED/BROWN MULTI, MIXED BRICKS, RECESSED JOINTS LIGHT RED SOLDIERS/CILLS, BANDING AND CORNER QUOINS. ORANGE/RED NORFOLK PANTILE PATTERN INTERLOCKING CONCRETE TILES ALUMINIUM POWDERCOATED SHOP FRONTS AND FLAT ENTRANCES, WHITE UPVC/TIMBER OR ALUMINIUM WINDOWS.

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.

ALL EXISTING BOUNDARY FENCING RETAINED 1.80M HIGH CLOSE BOARD FENCE PANELS, CONCRETE POSTS BRICK WALL TO PART OF THE REAR BOUNDARY - RETAINED

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO NEW SOAKAWAYS

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

REFER TO PLANS — THREE EXISTING VEHICULAR AND PEDESTRIAN ACCESS POINTS (ONE UNDER OTHER OWNERSHIP) ONE ACCESS TO BE CLOSED - ONE WAY ACCESS TO BE INTRODUCED

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

YES - RAMPED ACCESS TO SHOPS AND FLATS. AMBULANT STAIRCASE.

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	0 / 10 *	0 / 10 *	0 / 10 *
BUNGALOW	0 / 10 *	0 / 10 *	1 / 14 *
FLAT/MAISONETTE	8 / 124 *	0 / 10 *	1 / 12 *
OTHER	0 / 10 *	0 / 10 *	0 / 10 *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO — If YES, please ask for and complete Part 3 of the form

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

£190 x 8 flats
£190 x 2 shops = £1,900.00

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 [redacted] ON BEHALF OF SEDGMAN NOBLE ARCHITECTS DATE 23/11/01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS	0	81 m²	128 m²	0
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	0	81 m²	128 m²	0

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — NOT APPLICABLE

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	4	0
Proposed	7 SHOPS / 13 FLATS	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.
— NOT APPLICABLE

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— SHOPS TO BE LET, ALTHOUGH CLIENT MAY RETAIN ONE SHOP AND FLAT OVER FOR OWN USE. FLATS TO BE LET.

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
SHOP 2 PART TIME	2 PART TIME	4	2 PART TIME 4 FULL TIME

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
— NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

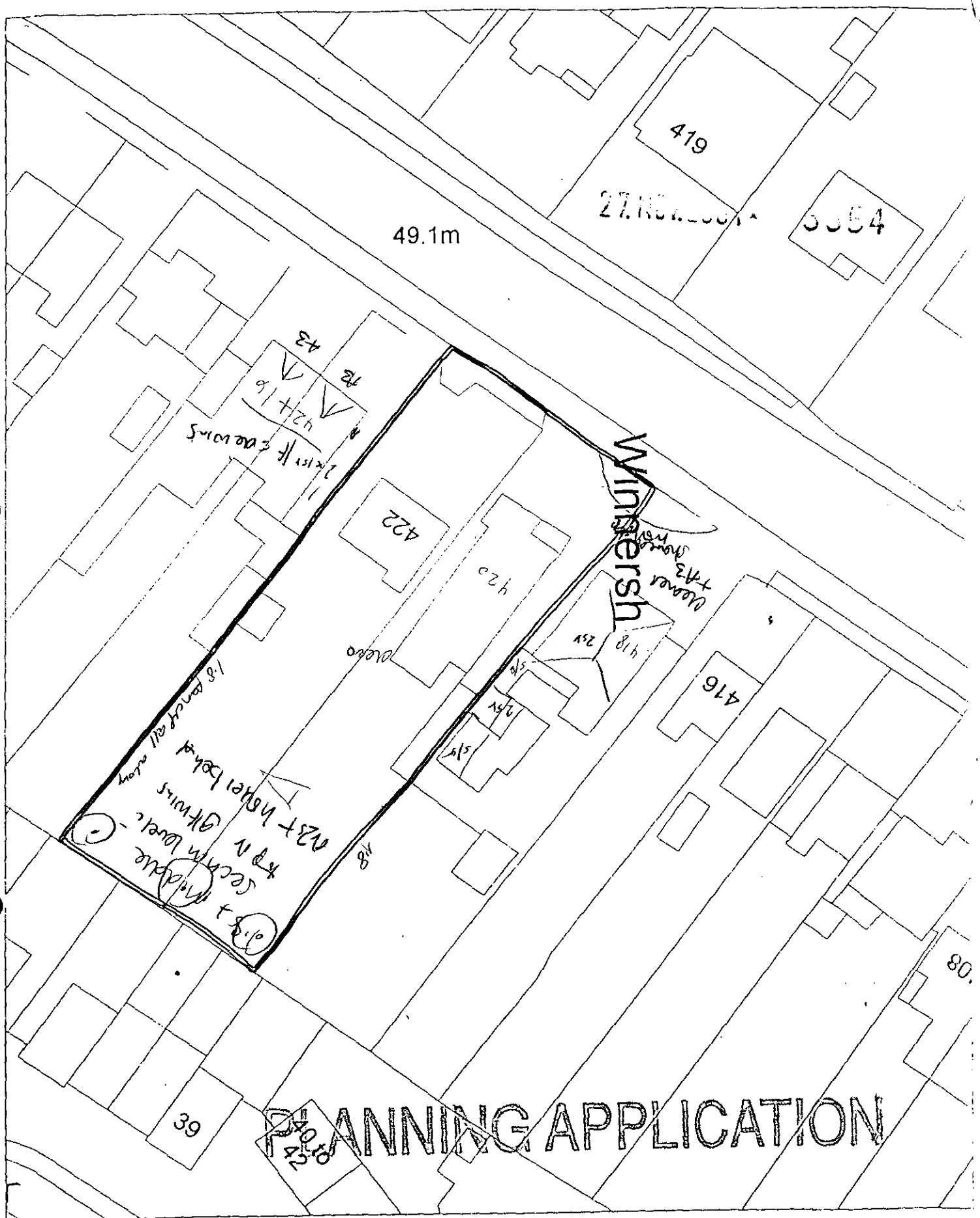
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



Site Plan, Scale: 1 to 500

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Date: 27 August 1998

Winners



Site Plan, Scale: 1 to 2500

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Date: 27 August 1998