0708 364337

42058

APPLICATION NO:
F/2000/1246

LOCATION:
SES (A) Building Princess Marina Drive, Arborfield .

APPLICANT:
Bryant Homes (S) Ltd C/O The Barton Willmore Partnership

PROPOSAL:
Proposed demolition of existing building and replacement with new community complex

EARLIEST DATE FOR DECISION: **26/05/2000**

APPLICATION EXPIRY DATE: **15/06/2000**

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Bryant Homes (S) Ltd
C/O The Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot, Reading
Berks
RG31 7BW

Application Number: F/2000/1246

Parish: **ARBORFIELD**

Location: **SES (A) Building, Princess Marina Drive, Arborfield.**

Proposal: **Proposed demolition of existing building and replacement with new community complex**

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

Condition
4. 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.

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

Condition
6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

Condition
8. Prior to the commencement of the development details of the equipment and surfacing for the play area shall be submitted to and approved in writing by the Local Planning Authority, and such equipment shall be constructed and laid out in accordance with the scheme prior to the commencement of the use hereby permitted.

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

Reason
2. In the interests of visual amenity.

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

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

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

Reason
6. In the interests of the character and the appearance of the area.

Reason
7. In the interests of the character and appearance of the area.

Reason
8. In order to provide a safe play area.

John Mitchell
Development Control Manager
Date: 07/06/2000

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

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 February, 2001
My ref. BC/DC/2000/1246

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

SES
(B & C) Building
Princess Marina Drive
Arborfield
Berkshire

Dear Sirs

PLANNING PERMISSION 2000/1246
SITE: SES (B & C) BUILDING, PRINCESS MARINA DRIVE, ARBORFIELD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1246 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

Angela Odell

ANGELA ODELL
Senior Planning Officer

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1246	SC
BUILDING CONTROL NUMBER.	AP2000/1081	Martin
~~APPLICANT~~/AGENT	Barton Wilmore	
ADDRESS OF SITE	SES (A) Building Princess Marina Drive ARBORFIELD.	
DESCRIPTION OF PROPOSED WORK	demolition of existing building Community Centre for army + civilians	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	9899 10-001 A	9899-01
ELEVATIONS	9899 11-003B	9899-03+04
FLOOR PLANS	9899 11-001D.	9899-02

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	7/6/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	BC - alterations to doors + windows	
DATE	~~6/7/00~~ 21/7/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 November, 2000
My ref. BC/DC/2000/1246
Your ref.

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

Barton Willmore Ptrs Reading Ltd.
Beansheaf Farmhouse
Bourne Close
Calcot
Reading, RG31 7BW

Dear Sirs

PLANNING PERMISSION 2000/1246
SITE: SES (A) BUILDING PRINCESS MARINA DRIVE ARBORFIELD

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

I would like to take this opportunity to remind you that Planning Permission Number 2000/1246 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

Angela Odell

ANGELA ODELL
Senior Planning Officer

Tel. 0118 974 6454 (Direct Line)
E-mail: simon.lewis@wokingham.go.uk
Date. 18 August, 2000
My ref. SL/F/2000/1246
Your ref. 9899/A3/DPJ/JCR

Mr D.Jarman
Barton Willmore
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
RG31 7BW

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

Dear Mr Jarman

PLANNING PERMISSION REF: F/2000/1246
REPLACEMENT COMMUNITY CENTRE, ARBORFIELD GARRISON

I refer to our recent discussion and your letter and plans dated 14 August 2000 in respect of the above.

I can confirm that the external materials set out in the letter are considered to be acceptable and meet with the requirements of condition no.2 of the permission. As such this condition can now be discharged.

I can also confirm that the proposed roof ventilators for the building shown on drawing nos. 9899/(11)002B and 004B have been noted as minor amendments to the permission.

Yours sincerely

S LEWIS
Senior Planning Officer

PLANNING SERVICES	HPT 33122
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DC	
16 AUG 2000	
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Reply rqd

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

F/2000/1246

Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN
For the attention of Simon Lewis

Our Ref: 9899/A3/DPJ/JCR

14 August 2000

Dear Sir

REPLACMENT COMMUNITY COMPLEX, ARBORFIELD

Further to our meeting on 11 August 2000, we should be grateful for your confirmation of agreement to the following items: -

1 External materials to be: -

Roof	:	Redland Mini-Stonewold, Farmhouse Red
Main Brickwork	:	Ibstock Catlybrook Farmhouse Mixture
Brick Base	:	Ibstock Surrey Orange
Bickwork Detailing	:	Ibstock Laybrook Sevenoaks Yellow

2 Additional roof ventilators to the courtyard elevations, as attached drawings 9899/(11)002B and 004B, are acceptable as a minor amendment to the planning consent.

Please let us know if you require any additional information.

Yours faithfully

DOMINIC JARMAN

cc N Phillip – Bryant Homes
B Hunt – Bryant Homes
A Tillion – David Wilson Homes

Certificate No. FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

THAMES VALLEY POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

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Date 1st June 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mr. S. Lewis
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 1246

F/2000/1246

Dear Mr. Lewis

SES (A) Building, Princess Marina Drive, Arborfield

Thank you for the details of this application.

Community Centres and similar facilities usually have the advantage that they are under good passing and occupational surveillance for large periods of the day. However, their construction must be robust to cope with heavy use and secure fenestration, (with *laminated* glass as a minimum recommendation), and doors which are substantial and well locked are vital.

After building, I understand that the facility will no longer be within the secure perimeter of Arborfield Garrison, which is being withdrawn from this part of the camp, so it will be accessible to all the usual crime risks associated with communal occupancy and access.

Good external lighting (to at least BS 5489) to car parking and walkways, and adequate maintenance of surrounding trees and planting to avoid obstruction of natural surveillance, will be important.

The screen / fencing forming the boundary to the courtyard and covered walkway facing Princess Marina Drive must create a secure perimeter. There is some risk that anyone scaling this will then be able to gain entry to the building outside opening hours unseen from nearby roads.

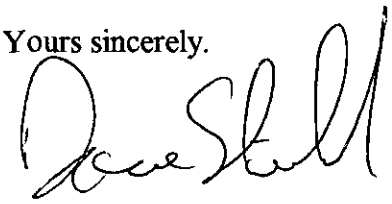
Although not directly part of planning issues, good internal security - both for the safety of staff, small children and other users, and of physical assets such as computers, tv & video equipment etc. will be an important part of the design of this project.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the potential crime risks facing this proposal include burglary, car crime, damage and anti-social behaviour.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance and thank you for your consultation.

Yours sincerely.



P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

cc The Barton Wilmore Partnership

Extra Plans for
Plan App F/2000/1246.

0118 988 5315

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

07th June 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

PLANNING SERVICES	HPT
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13 JUN 2000	
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Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

O/2000/1440
Location: Land opposite junction of Clares Green Road/Basingstoke Road, Spencers Wood
Proposal: Outline application for the proposed erection of dwellings
Case Officer: Simon Lewis
Observations: We object on the basis that it is outside the settlement boundary, designated Green Gap and totally inappropriate in the countryside.

It also has an important amenity value as ancient parkland, therefore defining the landscape background to this community.

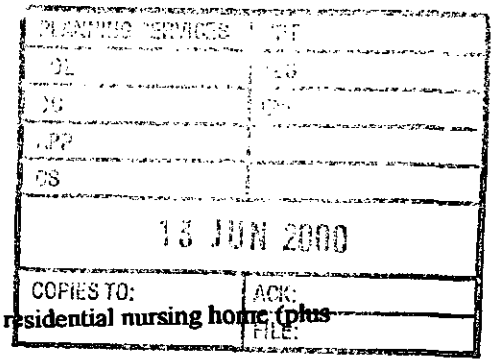
F/2000/1486
Location: 2 Grovelands Road, Spencers Wood, Reading
Proposal: Proposed single storey and first floor extensions to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/1505
Location: Westdene, Basingstoke Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to form conservatory
Case Officer: Emy Circuit
Observations: No comment

Continued...

F/2000/1510
Location: 5 Milsom Close, Shinfield
Proposal: Proposed loft conversion with front and rear dormer extensions to create 2 bedrooms
Case Officer: Emy Circuit
Observations No comment

F/2000/1040
Location: 359 Whitley Wood Lane, Reading
Proposal: Proposed two storey rear extension to dwelling to form granny annexe
Case Officer: Emy Circuit
Observaitons: No comment



F/2000/1335
Location: 43, The Square, Spencers Wood, Reading
Proposal: Proposed two storey side/rear extension to dwelling
Case Officer: Emy Circuit
Observations No comment

F/2000/1401
Location: 1 Longmore Road, Reading
Proposal: Proposed change of use from C3 residential use to C2 residential nursing home (plus provision of ramps – Retrospective)
Case Officer: Elaine Connor
Observations: No comment

TL/2000/1353
Location: Pulleyn Transport LTD, Church Lane, Three Mile Cross
Proposal: Proposed erection of replacement antenna on existing mast and replacement of equipment cabin
Case Officer: Simon Lewis
Observations: Whilst not objecting we would like it to be painted or otherwise disguised to be less intrusive in this open countryside location.

F/2000/0588
Location: 1 Salmon Road, Shinfield
The new plans show: Correct position of the north east corner boundary and re-positioning of the relocated fence.
Case Officer: Emy Circuit
Observations: No comment

F/2000/1290
Location: Land adjoining 23, Hyde End Lane, Ryeish Green
Proposal: Proposed erection of one detached dwelling
Case Officer: Mrs A Odell
Observations: No comment

99/70362/F
Location: Green Park Reading Business Park, Basingstoke Road.
Proposal: Proposed erection of warehouse club including tyre installation and sales with associated access parking and landscaping
Case Officer: Simon Lewis
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75 Grazeley Road, three Mile Cross
The new plans show: Re-surveyed layout
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0658
Location: 90 and land rear of 88 Grazeley road, three Mile Cross
The new plans show: revised layout plan showing house on plot 3.
Case officer: Mrs A Odell
Observations: No comment

Continued...

F/2000/0658
Location: 90 and Land rear of 88 Grazeley road, three Mile Cross
The new plans show: Revised layout plan showing boundary fence.
Case Officer: Mrs A Odell
Observations: No comment

F/20000/1548
Location: Woodvale House, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of double garage and car port
Case Officer: Elaine Connor
Observations: No comment

F/2000/1537
Location: 189 Hyde End Road, Spencers Wood
Proposal: Proposed erection of replacement garage
Case Officer: Emy Circuit
Observations: No comment

F/2000/1367
Location; 78 Chestnut Crescent, Shinfield
Proposal; Proposed two storey rear extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

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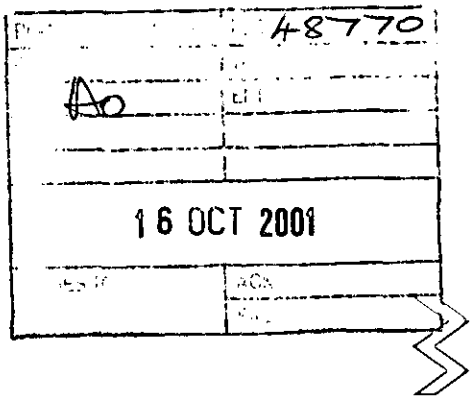
Yours faithfully

Tracy Sampson

Mrs Tracy Sampson (0118 9885315)
Assistant Clerk



The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

Our ref: 9899/A3/DPJ/JD

15 October 2001

Dear Sir

REPLACEMENT COMMUNITY COMPLEX, ARBORFIELD FOR BRYANT HOMES APPLICATION REF F/2000/1246 – CONDITION NO 6

Further to our letter of 20 December 200 submitting external works and landscaping proposals, and your approval of 2 February 2001 we now enclose drawing 9899/LE100D. The scheme has been amended to accommodate an internal re-plan required by the end users and we should be grateful for your approval accordingly.

Yours faithfully

DOMINIC JARMAN

Enc

cc. N Phillips : Bryant Homes

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

Grant to Tim
14/6

Barton Willmore
Architecture

14 June 01

PLANNING SERVICES	HPT
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Head of Planning and Transportation
Wokingham District Council
Civic Offices
Shute End
WOKINGHAM
Berkshire
RG40 1BN

For the attention of Mrs A Odell

Our Ref: 9899/A3/DPJ/JCR
12 June 2001

Dear Sir

COMMUNITY COMPLEX, ARBORFIELD APPLICATION REF F/2000/1246 FOR BRYANT HOMES

With reference to condition no 8 of the above planning consent, we enclose for your approval, two copies of drawing 9899/PAL 01, Play Area Layout. This drawing illustrates the existing play equipment from the Baird Road community facilities site relocated to the new community complex, as agreed between our client and Defence Estates.

Yours faithfully

DOMINIC JARMAN

Encs

cc
N Phillips : Bryant Homes

FAX COVER SHEET

TO: Dominic Jarman

FROM: Angela Odell

DESTINATION FAX No: 943 0004

DATE: 21.6.01

TIME: pm.

SUBJECT: F/2000/1246 - Condition 8.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Please see attached comments.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Education and Cultural Services Memorandum

To:	Angela Odell	**From:**	Tim Green
Re:	**Arborfield Garrison** **Application F/2000/1246**	**Date:**	20/6/01

Angela

With reference to planning application F/2000/1246 I would make the following comments:

1) Relocation of Existing Equipment

It is proposed to relocate the play equipment and bark from the existing playground on Baird Road. This equipment must meet BS5696 or DIN 7926 as a minimum. If it does not the equipment should be replaced with new items conforming to the requirements of the new EN1176 standard.

The existing bark should not be re-used and needs to be replaced with new bark that complies with the EN1177 safety standard. Ideally, due to ongoing maintenance requirements, a wetpour safety surface would be preferable.

2) Swings

Although the proposed layout includes safety barriers, it is recommended that the swings are placed in a corner of the play area to reduce the possibility of movement clashes (particularly whilst accessing the springers). RoSPA recommends that swings for young children should be separated from those for older children and sited to avoid cross traffic.

3) Fence & Gate

The proposed fence is 1m high with one pedestrian access gate. It is recommended that the fence is 1.2m high with an additional access gate (i.e. two gates) in line with NPFA guidelines.

4) Position of play area

We have not seen the plans showing the proposed final location of the play area – please forward these as soon as possible.

Tim

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 6 December, 2001
My ref. AO/F/2000/1246
Your ref. 9899/A3/DPJ/JD

The Barton Willmore
Beansheaf farmhouse
Bourne Close
Calcot
READING
RG31 7BW

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

Dear Mr Jarman

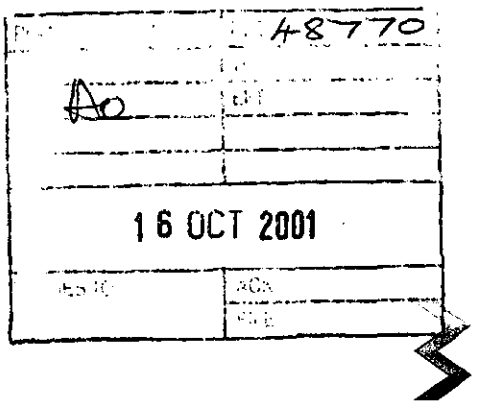
PLANNING APPLICATION F/2000/1246
PROPOSED NEW COMMUNITY COMPLEX AT ARBORFIELD GARRISON, ARBORFIELD – CONDITION 6 - LANDSCAPING

Thank you for your letter of 15 October and revised external works and landscaping proposals drawing No. 9899/LE100D, which proposes to modify the approved proposals on plan No. 9899/LE100A. I advise you that there are no objections to these amendments, but recommend that the small areas of grass adjacent to the western side of the building are planted up with shrubs as shown on the previous plan. (This will help reduce maintenance costs once planting is established and covering the ground.)

I trust the above is clear, but if you wish to discuss the matter further please contact either Catherine Brimble on 974 6470 or me.

Yours sincerely

MRS A ODELL
Senior Planner



The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

Our ref: 9899/A3/DPJ/JD

15 October 2001

Dear Sir

REPLACEMENT COMMUNITY COMPLEX, ARBORFIELD FOR BRYANT HOMES
APPLICATION REF F/2000/1246 – CONDITION NO 6

Further to our letter of 20 December 200 submitting external works and landscaping proposals, and your approval of 2 February 2001 we now enclose drawing 9899/LE100D. The scheme has been amended to accommodate an internal re-plan required by the end users and we should be grateful for your approval accordingly.

Yours faithfully

DOMINIC JARMAN

Enc

cc. N Phillips : Bryant Homes

Certificate No FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman, Nick Pitcher

A list of directors can be inspected here and at our associated offices in.
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office Beansheaf Farmhouse, Bourne Close, Calcot Reading, RG31 7BW
Registered in Cardiff Number 2112957

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 19 November 2001

Location:	Land at Rowcroft Road
Proposal:	Replacement Community Complex
Application Number:	F/2000/1246

In response to your informal consultation dated 17 October 2001 for the above application, the landscape comments are as follows:

The landscape details as shown on drawing no. 9899/LE100D have been modified from drawing no. 9899/LE100A and includes an additional fenced off area outside the internal courtyard for children's play, and the inclusion of the tarmaced area to the north of the building which was shown to be removed. I do not have any objections to these amendments, however I would suggest that the small areas of grass adjacent to the western side of the building are planted up with shrubs as shown on the previous plan. This will help reduce maintenance costs once planting is established and covering the ground.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 2 February, 2001
My ref. AO/F/2000/1246
Your ref. 9899/A3/DPJ/JD

The Barton Willmore
Beansheaf farmhouse
Bourne Close
Calcot
READING
RG31 7BW

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

Dear Mr Jarman

PLANNING APPLICATION F/2000/1246
PROPOSED NEW COMMUNITY COMPLEX AT ARBORFIELD GARRISON, ARBORFIELD – CONDITION 6 - LANDSCAPING

Thank you for your letter of 20 December and enclosed landscape proposals and external works drawing LE100 Rev.A. I confirm the proposals are acceptable under condition 6 of the above permission.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 16 January 2001

Location:	Land at Rowcroft Road
Proposal:	Replacement Community Complex
Application Number:	F/2000/1246

In response to your informal consultation dated 8 January 2001 for the above application, the landscape comments are as follows:

The landscape details as shown on drawing no. 9899/LE 100A are acceptable and the condition can be discharged.

As there are a significant number of trees within the site, the majority of which are to be retained, the trees need protected by fencing during construction. The position of the fences should be in accordance with BS 5837 and shown on the drawing.

Catherine Brimble

Catherine Brimble
Landscape Architect

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

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Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

Our ref: 9899/A3/DPJ/JD

20 December 2000

Dear Sir

REPLACEMENT COMMUNITY COMPLEX, ARBORFIELD FOR BRYANT HOMES
APPLICATION REF F/2000/1246

We enclose two copies of Drawing No. 9899/LE 100A Landscape and External Works. We would be grateful for you confirmation that these details discharge the relevant conditions relating to the above approval.

Yours faithfully

DOMINIC JARMAN

Enc.

cc. N Phillips : Bryant Homes

Certificate No. FS 24664

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

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The Barton Willmore Partnership Reading Limited
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e-mail: housing@reading.bartonwillmore.co.uk

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F/2000/1246

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

For the attention of S Lewis Esq

Our Ref: 9914/9899/A3/DPJ/JCR

21 March 2000

Dear Sir

HOUSING AT BAIRD ROAD, AND REPLACEMENT COMMUNITY FACILITIES, ARBORFIELD FOR BRYANT HOMES AND DAVID WILSON HOMES

In preparation for the meeting arranged for 10.30 am on Friday 24 March 2000, we enclose the following: -

Tree survey prepared by Colin Bashford Associates dated March 2000.

Principles Plan no 9914/PP01A
Sketch Layout 9914/SK01
Community Complex Floor Plan no 9899/SK01B
Community Complex Elevations no 9899/SK02A

We are currently preparing further details of the proposals and we will bring these to the meeting for preliminary discussions.

Yours faithfully

DOMINIC JARMAN

S Auton : WDC – Highways
N Phillips : Bryant Homes
A Tillion : David Wilson Homes

Certificate No. FS 24664

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

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TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 22nd June 2000

Location: SES (A) Building, Princess Marina Drive, Arborfield

Proposal: Proposed demolition of existing building and replacement with new community complex.

Application Number: F/2000/1246

In response to your consultation dated 2nd May 2000 for the above application, the landscape comment is as follows:

The site layout drawing no. 01 submitted with the application outlines existing trees and hedges on the site, but further details are required for the landscape elements of the application to be assessed.

A full landscape plan is required in connection with this application which shows hard and soft landscape features, play equipment and its layout, and details of the proposed landscaped courtyard.

The soft landscape details should include descriptions of existing trees/hedging which is to be retained or removed and information about proposed planting. The application drawing with landscape information should state the policy of the protection of existing plants during the demolition and construction works, and also list the details of the establishment and long term care of the new planting.

Any proposed new fences should be shown with information about the type and height of fence and gates. It is not understood why there should be a secured play area. If this is provision for nursery/pre-school children or to keep out dogs, then this should be stated.

Patricia Green.

Patricia Green
Landscape Consultant

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
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WOKINGHAM
Berkshire
RG40 1BN

20.APR.2000* 1246

Our Ref: 9899/A3/DPJ/JCR
31 March 2000

Dear Sir

COMMUNITY COMPLEX AT PRINCESS MARINA DRIVE, ARBORFIELD

As discussed with Mr Auton and Mr Lewis at our meeting on 24 March 2000, we enclose a full planning application for a new community complex in place of the SES(A) building at Rowcroft Barracks, Arborfield. The complex has been designed to replace a number of existing facilities presently housed in temporary buildings, many of which are located on the Baird Road housing redevelopment site shortly to be the subject of a separate planning application.

Discussions have been held with the end users of the complex and the design has been agreed with representatives from the garrison. A copy of a letter of authority from Defence Estates to our client, dated 13 March 2000, is attached. This letter is in lieu of the Certificate under Section 65 of the Town and Country Planning Act 1990, as amended by Part 1 Section 16 of the Planning and Compensation Act 19991.

Our client's cheque in the sum of £4,560.00 is attached to cover the application fee appropriate for the building, having a floor area of 1787m².

The application consists of six copies of: -

Completed application forms

Drawings	9899/S1	Site Survey
	9899/01	Site and Location Plan
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	9899/03	Elevations Sheet 1
	9899/04	Elevations Sheet 2
	9899/05	Sections/Elevations

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

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Registered in Cardiff Number: 2112657

Please let us know if any additional information is required.

Yours faithfully

DOMINIC JARMAN

cc
N Phillips - Bryant Homes Southern Ltd
M Lloyd - Senior Land Agent, Defence Estates

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 02 May 2000

Application Number: F/2000/1246

Proposal: Proposed demolition of existing building and replacement with new community complex

Parish: ARBORFIELD PARISH

Site Address:
SES (A) Building, Princess Marina Drive, Arborfield, .

Applicant:
Bryant Homes (S) Ltd C/O The Barton Willmore Partnership.

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

✓ below as applicable;

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

COMMENTS AS AGREED WITH PLANNING OFFICER SIMON LEWIS.

R 5/6/00

Signed: _____ **Print name:** _____

See part 1 plan

~~To:~~
Policy And Plans Section

18/5

28958

EG

REPLY REQUIRED

From: Simon Lewis

Date: 02 May 2000

Application Number: F/2000/1246

Proposal: Proposed demolition of existing building and replacement with new community complex.

Site Address:
SES (A) Building, Princess Marina Drive, Arborfield, .

Applicant:
Bryant Homes (S) Ltd C/O The Barton Willmore Partnership.

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

No objection in principle to redevelopment which will add to the facilities in an area which is currently poorly served. The majority of the site falls within the Arborfield Garrison which for policy purposes is treated as a settlement.

The small area south of Newcroft Road is outside the settlement area. Development here would be contrary to policy.

EDG 10/5/00

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1246

Applicant : Bryant Homes (S) Ltd C/O The Barton Willmore Partnership.

Location : SES (A) Building, Princess Marina Drive, Arborfield, .

Proposal : Proposed demolition of existing building and replacement with new community complex

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 20/04/2000

Earliest Date for Decision : 26/05/2000

Latest Consultation Date/Site Notice Expiry Date : 26/05/2000

Application Expiry Date: 15/06/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/1246

Appraisal :

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

Application Number F/2000/1246
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: SES (A) Building
Princess Marina Drive Arborfield .

APPLICATION NUMBER: F/2000/1246

OFFICER: Simon Lewis

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6454

Date:

My ref: F/2000/1246

CONFIDENTIAL

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application Number: F/2000/1246
SES (A) Building, Princess Marina Drive, Arborfield, .
Proposed demolition of existing building and replacement with new community complex

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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Simon Lewis** Application Number: **F/2000/1246**
SES (A) Building, Princess Marina Drive, Arborfield, .
Proposed demolition of existing building and replacement with new community complex

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor Cowan

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

Received by Wokingham District Council

Application No: F/2000/1246

Proposal:
Proposed demolition of existing building and replacement with new community complex

Location:
SES (A) Building, Princess Marina Drive, Arborfield, .

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 26/05/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

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Barton Willmore
Architecture

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20.APR.2000* 1246

Our Ref: 9899/A3/DPJ/JCR
31 March 2000

Dear Sir

COMMUNITY COMPLEX AT PRINCESS MARINA DRIVE, ARBORFIELD

As discussed with Mr Auton and Mr Lewis at our meeting on 24 March 2000, we enclose a full planning application for a new community complex in place of the SES(A) building at Rowcroft Barracks, Arborfield. The complex has been designed to replace a number of existing facilities presently housed in temporary buildings, many of which are located on the Baird Road housing redevelopment site shortly to be the subject of a separate planning application.

Discussions have been held with the end users of the complex and the design has been agreed with representatives from the garrison. A copy of a letter of authority from Defence Estates to our client, dated 13 March 2000, is attached. This letter is in lieu of the Certificate under Section 65 of the Town and Country Planning Act 1990, as amended by Part 1 Section 16 of the Planning and Compensation Act 19991.

Our client's cheque in the sum of £4,560.00 is attached to cover the application fee appropriate for the building, having a floor area of 1787m².

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Please let us know if any additional information is required.

Yours faithfully

DOMINIC JARMAN

cc
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M Lloyd - Senior Land Agent, Defence Estates

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Please let us know if any additional information is required.

Yours faithfully

DOMINIC JARMAN

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N Phillips - Bryant Homes Southern Ltd
M Lloyd - Senior Land Agent, Defence Estates

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 JUNE 2000 FROM 7.00 PM TO 9.15 PM

Present: Mr M J Bryant, Mr S R Conway, Mrs A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson, Fiona Rolls and Mr A J Ross.

Also present under Standing Order 39: Simon Etheridge, Mr N D Rose and Mrs E L M Siggery.

24. CHAIRMAN

RESOLVED: That Mrs A N M C Drake be elected Chairman for the meeting.

25. ORDER OF BUSINESS

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

26. MINUTES

The Minutes of the meeting of the Committee held on 23 May 2000 were confirmed as a correct record and signed by the Chairman.

27. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mrs D C Beatty.

38. APPLICATION NO.2000/1246 PROPOSED DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH NEW COMMUNITY COMPLEX, SES(A) BUILDING, PRINCESS MARINA DRIVE, ARBORFIELD FOR BRYANT HOMES LTD.

The Committee considered a report about this application set out on Agenda pages 282 to 292.

RESOLVED: That Application No.2000/1246 be approved, subject to the conditions set out in the Agenda.

Application No. **Received** **Arborfield**
F/2000/1246 **20.04.00**

Applicant : **Bryant Homes Ltd**
Location : **SES (A) Building Princess Marina Drive, Arborfield**
Proposal : **Proposed demolition of existing building and replacement with new community complex**

1. Planning History – The existing building lies within the Arborfield Garrison boundary. To the north west of this lies the land designated as Housing Site AB05 in the Wokingham District Local Plan (Deposit Draft) as amended. This housing site has was the subject of an outline planning application (ref: 97/65173) granted permission at appeal in 1999. An obligation on the developers as a result of the purchase of this land was to provide new community facilities to replace the existing buildings, which are too old to provide adequate accommodation.

2. Proposal – The proposed single storey building would require the demolition of the existing buildings on the site. It would provide 1787 sq.metres of floor space to used for a variety of accommodation needs such as classrooms, youth hall, main hall, and Health Clinic. In addition, the site would provide a secured gated play area and an equipped children's play area and 113 parking spaces (most of which already exist).

   The new facilities would be available to be used by all local groups including the Ministry of Defence. It would be served by the site's existing vehicular and pedestrian access.

3. Consultations -
   - ***Highway Authority*** – no objection subject to condition
   - ***Arborfield Parish Council*** – no objection but raise particular issues (see attached)
   - ***Landscape Architect*** – no objection subject
   - ***Policy and Plans*** – no objection in principle, although a small area of the site is outside the Arborfield Garrison boundary.

4. Appraisal – The main issues are considered to be

   A. Principle of development (Policies WCC1 and WBE21 of the Wokingham District Local Plan (Deposit Draft) as amended; Policies LTV2 of the Loddon Area Local Plan)

   B. Provision of Community Facilities (Policies WR2 and WIC2 of the Wokingham District Local Plan (Deposit Draft) as amended; Policies LR1, LPS6 and LPS7)

   C. Impact upon highway safety.

D. Impact upon neighbouring properties and character of the area (Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as amended; Policy LBE2 of the Loddon Area Local Plan)

E. Concerns of Parish Council

A. Principle of development

The majority of the application site lies within the Arborfield Garrison development boundary. Policy WBE21 states that there will be a presumption in favour of development as with in identified settlements, subject to the provisions of other policies in the Deposit Draft Local Plan. The location of the building is in exactly the same position as the existing one, which is inside the development boundary. The only area which falls outside the boundary line is the car parking area south of Rowcroft Road. However, this area already exists as a car parking area, providing 56 spaces and as such there will be no additional harm to the countryside area by its retention for use with the new development. It is consider that the existing appearance of this parking area would be enhanced by the upgrading of the layout and additional landscaping. For this reason the development is considered acceptable in principle.

B. Provision of Community Facilities

The existing facilities are not well equipped for the needs of the local community and the situation will only get worse when Local plan Housing Site AB05 is implemented, providing an additional 300 homes to the immediate area. Policy WIC2 of the Deposit Draft Local Plan encourages the provision of new essential services/community facilities and due to the increase in demand that will be apparent in the next 5 years it is considered important that this new centre is provided.

The upgraded facilities would offer far more suitable accommodation for the nursery and health care units, as well as an area for young people. It is emphasised that the community building would be available to all the local population both civilian and military, and will its use will not be limited or restricted to either.

C. Impact upon highway safety

The access and car parking arrangements would remain as those for the existing facilities which are considered acceptable by the Highways Authority.

D. Impact upon neighbouring properties

The nearest residential properties to the west of Sheerlands Road are at least 50metres away from the existing building. The new building would obviously offer better acoustic treatment than the existing although it is not anticipated that any significant noise or disturbance would result from the new facility that would harm the amenities of the neighbouring residents. The outside play areas would be to the north of the new building set well away from the nearest residential properties.

The new building would be an improvement in design and appearance over the existing and it is not considered that there would be any harm to the character of the surrounding countryside.

E. Concerns of Parish Council

The applicant has confirmed that the only facility which will not be open for public use is the library because this is privately funded by the Ministry of Defence. Therefore there is no need to impose a condition to ensure the local civilian community can use the building. Negotiations are continuing between the Local Planning Authority and the applicants in respect of the other points raised by the Parish Council whose outcome will be reported at the meeting.

5. **Conclusion** – Having considered all the issues it is considered that the development would not have a detrimental impact upon the character and appearance of the area, or the amenities of the neighbouring properties. In addition it is considered that the development would provide a necessary community facility which would benefit the local population. The development is considered to comply with all the relevant policy requirements.

6. **Recommendation** – GRANT planning permission subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. 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.

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

4. 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.

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

6. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved.

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

8. Prior to the commencement of the development details of the equipment and surfacing for the play area shall be submitted to and approved in writing by the Local Planning Authority, and such equipment shall be constructed and laid out in accordance with the scheme prior to the commencement of the use hereby permitted.

REASONS:

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

2. In the interests of visual amenity.

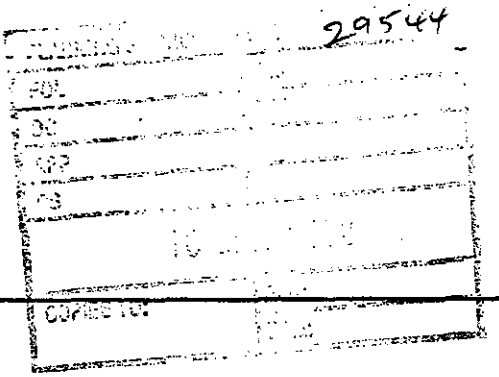
3,4 & 5. In the interests of highway safety and convenience.

6 & 7. In the interests of the character and appearance of the area.

8. In order to provide a safe play area.

Simon Lewis

Arborfield & Newland Parish Council



25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

15th May 2000

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Lewis

Planning Application F/2000/1246
MOD Community Centre

With reference to the above planning application Arborfield Parish Council has no objection but we would like to make the following comments:

1. We applaud the new position of the community centre for using a brown field site. We would request however that a pedestrian refuge or pedestrian crossing be installed on Baird Road due to the increase in traffic from the new development.

2. We request that a condition be attached giving equal opportunity to civilian and MOD use of the youth club, community centre, playgroup, crèche and library.

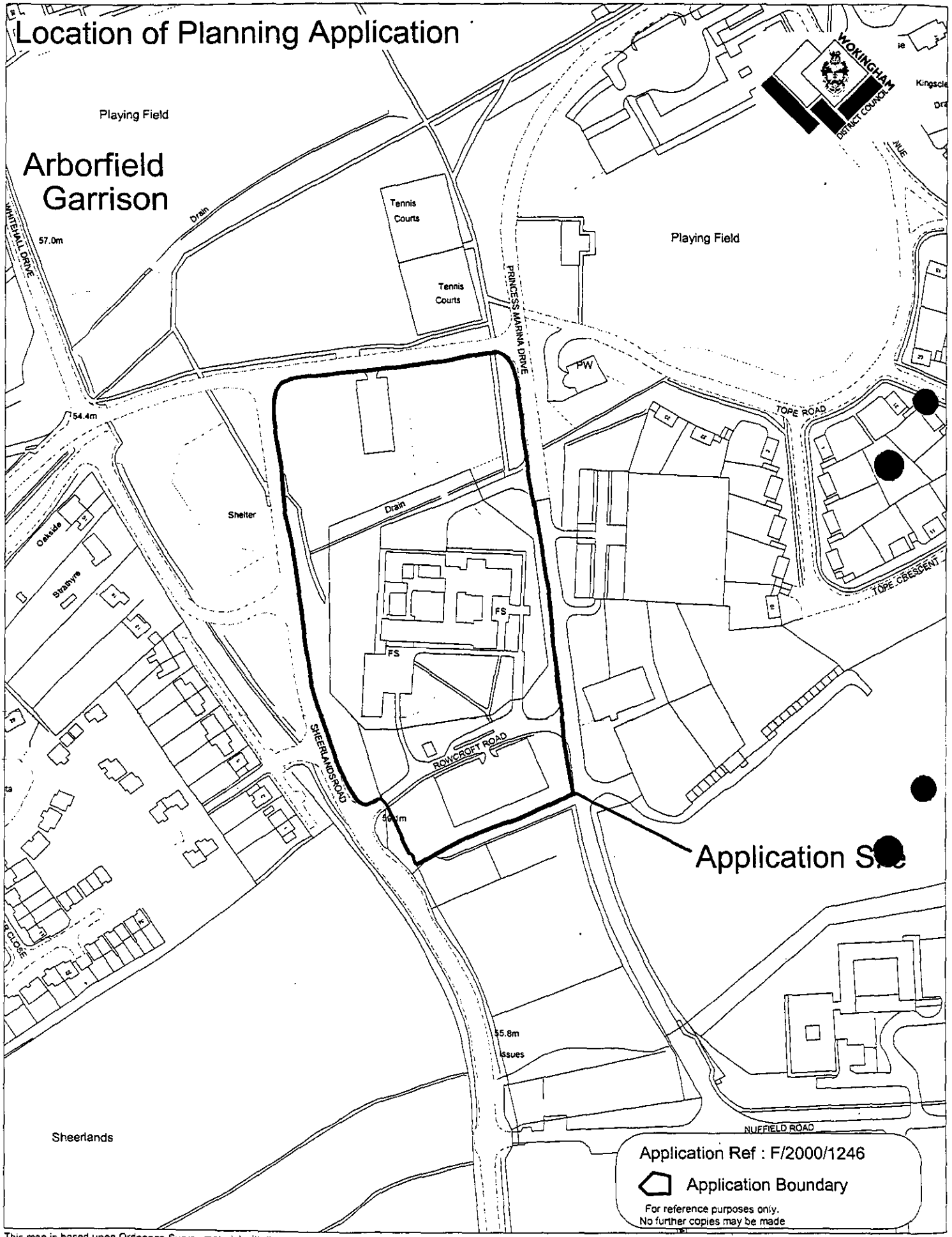
3. We request developer funding for a Parish Council Notice Board that would need to be erected at the Community Centre.

4. The old guard room is a fine example of its type, is there any possibility that the building could be saved and moved to an appropriate location?

5. The playground equipment at Arborfield Park Swallowfield Road does not come up to EU specification, if the playground equipment is to be scrapped at Poperinghe Barracks, the Parish Council would like to be considered for the surplus equipment.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council



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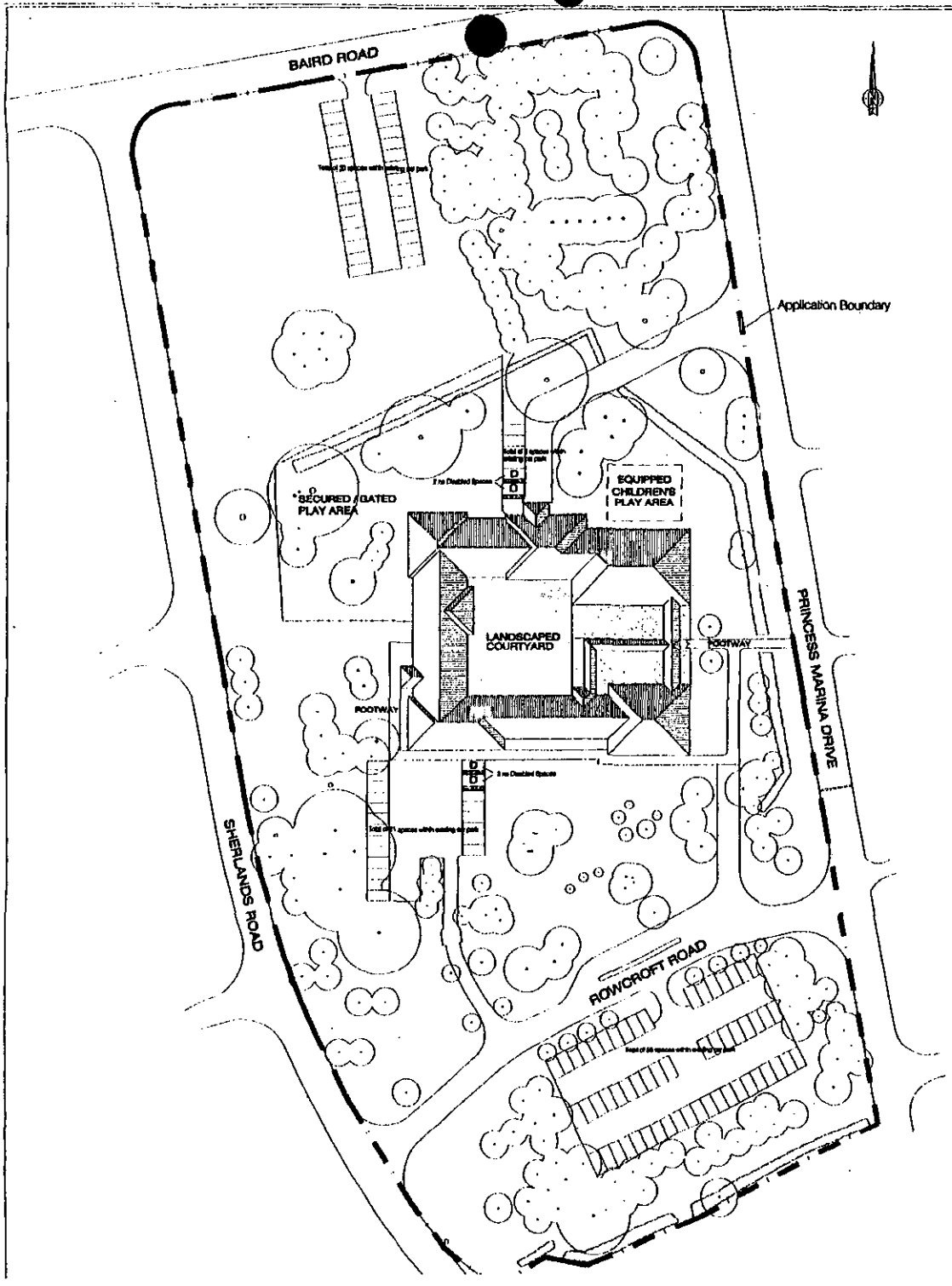
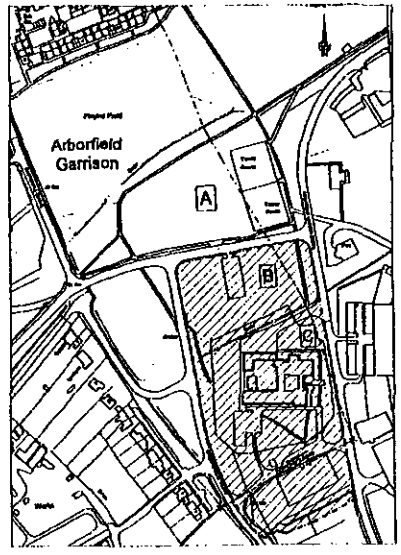
Development Control Section, Environmental Services, Wokingham District Council.
24 May 2000

Scale: 1 : 2500





LOCATION PLAN

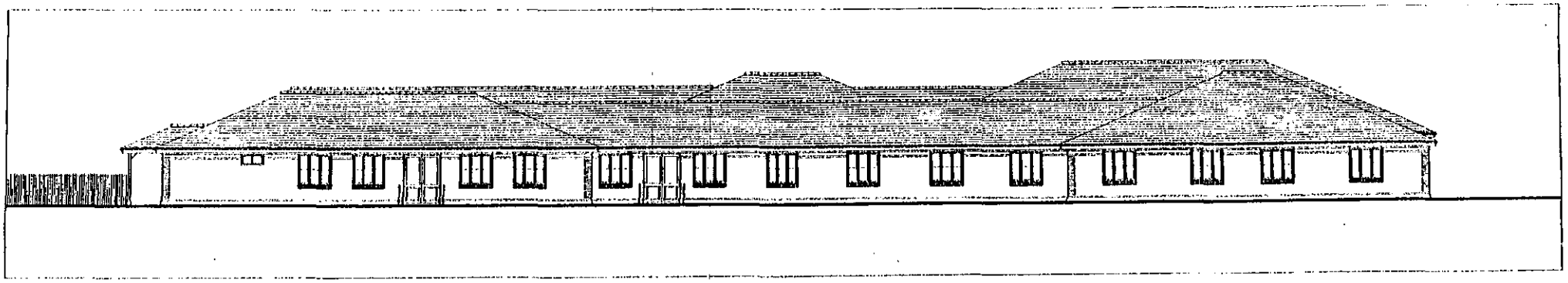
SITE LAYOUT

Project
ARBORFIELD GARRISON COMMUNITY COMPLEX

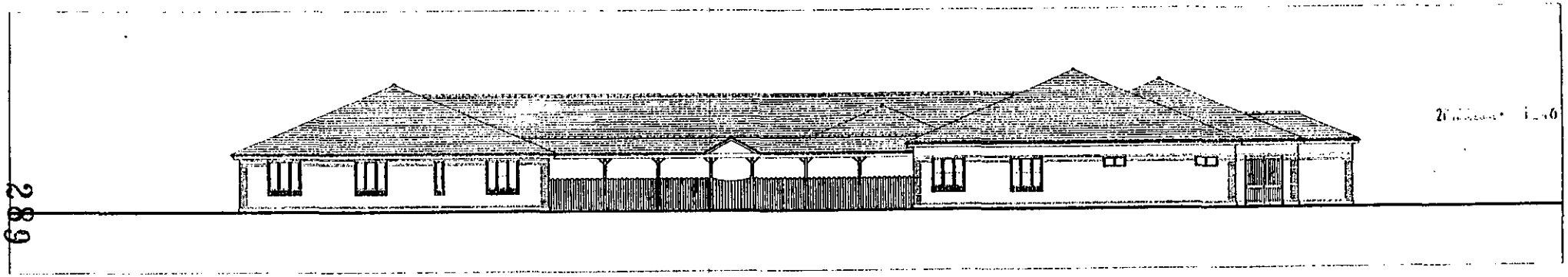
Drawing Title
SITE & LOCATION PLAN

Date	Scale	Drawn by
31.03.2009	1:500 & 1:2500@A3	
Project No	Drawing No	Revision
9899	01	-

Barton Willmore
Architecture



ROWCROFT ROAD ELEVATION (SOUTH)



PRINCESS MARINA DRIVE ELEVATION (EAST)

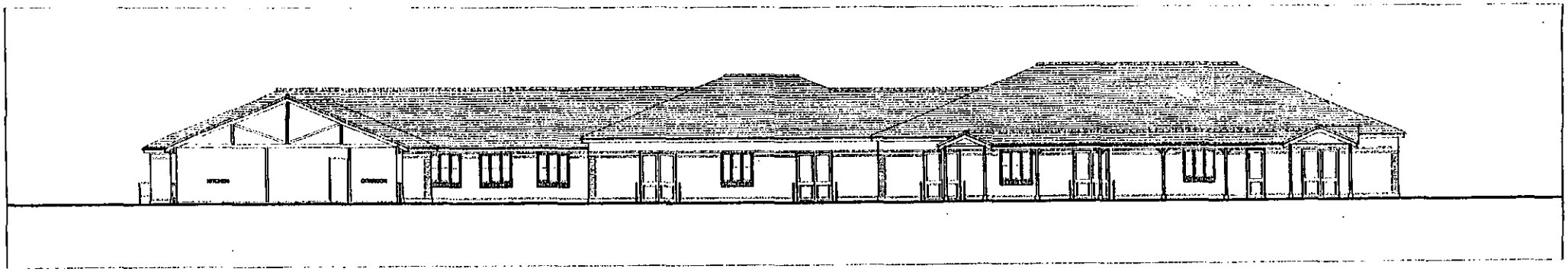
Project
ARBORFIELD GARRISON
COMMUNITY COMPLEX

Drawing Title
ELEVATIONS SHEET 01

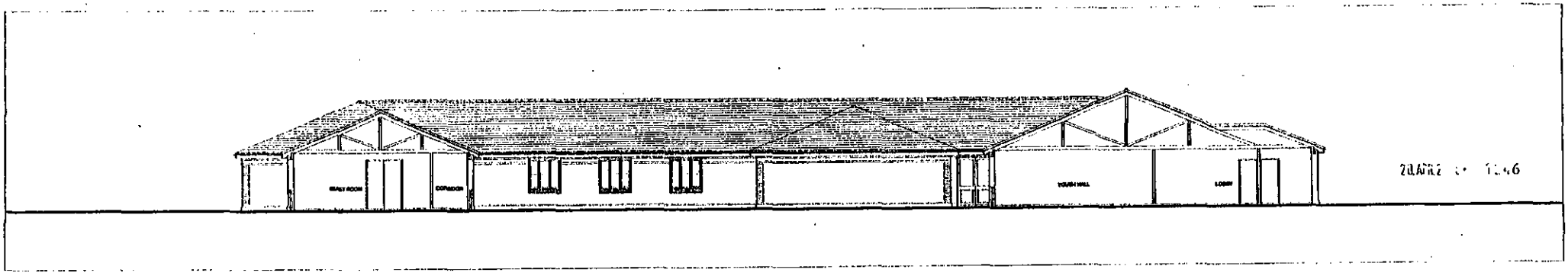
Date	Scale	Drawn by
21.03.2020	1:100	AC

Project No	Drawing No	Revision
0030	03	-

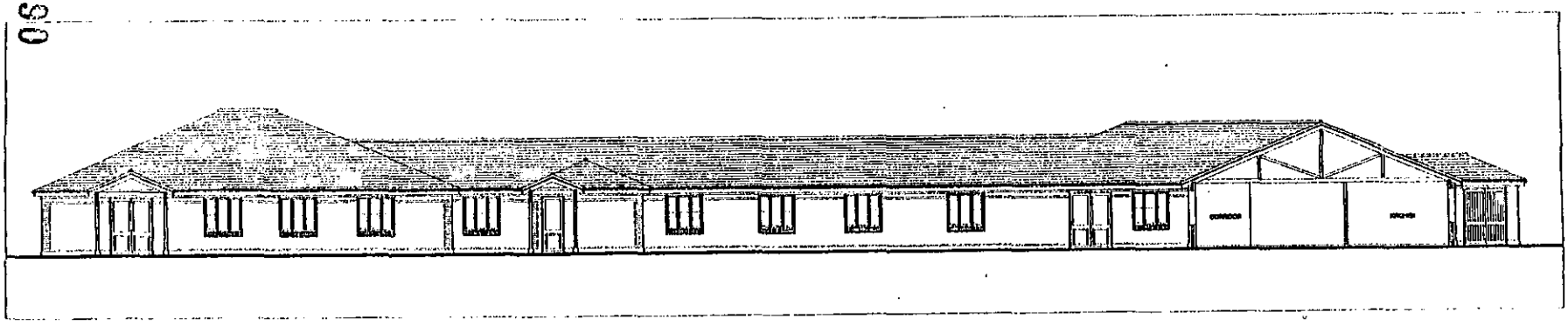
Barton Willmore
Architecture



SECTION A - A



SECTION B - B



SECTION C - C

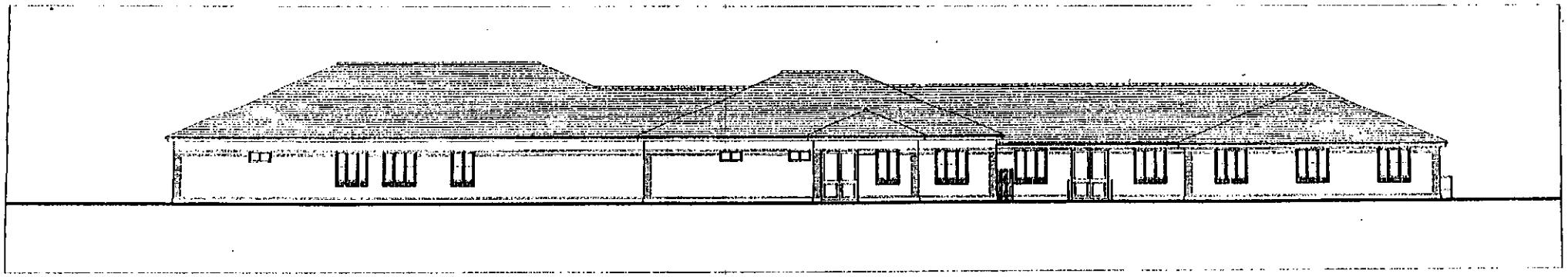
Project
ARBORFIELD GARRISON
COMMUNITY COMPLEX

Drawing Title
SECTIONS & ELEVATIONS

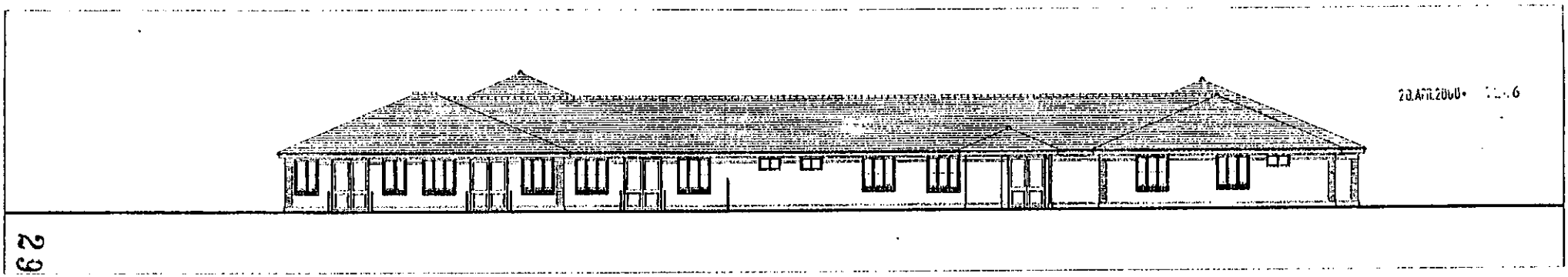
Date	Scale	Drawn by
31.03.2000	1:100	As.
Project No	Drawing No	Revision
9899	05	-

Barton Willmore
Architecture

290



BAIRD ROAD ELEVATION (NORTH)

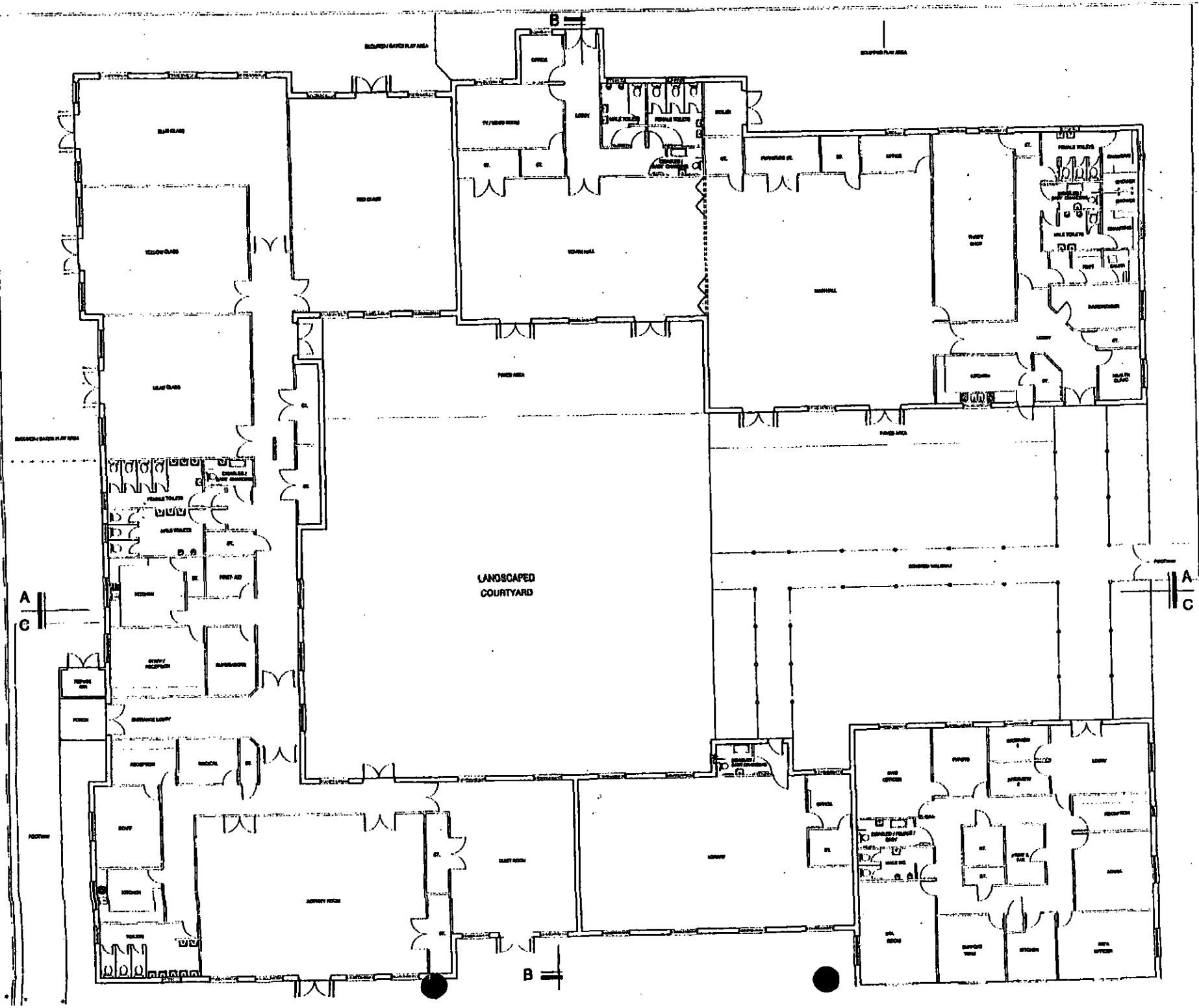


SHEERLANDS ROAD ELEVATION (WEST)

ARBORFIELD GARRISON
COMMUNITY COMPLEX

ELEVATIONS SHEET 02

Barton Willmore
Architecture



262

ARBORFIELD GARRISON
COMMUNITY COMPLEX

FLOOR PLAN

Barton Willmore
Architecture

The new building would be an improvement in design and appearance over the existing and it is not considered that there would be any harm to the character of the surrounding countryside.

E. Concerns of Parish Council

The applicant has confirmed that the only facility which will not be open for public use is the library because this is privately funded by the Ministry of Defence. Therefore there is no need to impose a condition to ensure the local civilian community can use the building. Negotiations are continuing between the Local Planning Authority and the applicants in respect of the other points raised by the Parish Council whose outcome will be reported at the meeting.

5. **Conclusion** – Having considered all the issues it is considered that the development would not have a detrimental impact upon the character and appearance of the area, or the amenities of the neighbouring properties. In addition it is considered that the development would provide a necessary community facility which would benefit the local population. The development is considered to comply with all the relevant policy requirements.

6. **Recommendation** – GRANT planning permission subject to the following conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

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8. Prior to the commencement of the development details of the equipment and surfacing for the play area shall be submitted to and approved in writing by the Local Planning Authority, and such equipment shall be constructed and laid out in accordance with the scheme prior to the commencement of the use hereby permitted.

REASONS:

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

2. In the interests of visual amenity.

3,4 & 5. In the interests of highway safety and convenience.

6 & 7. In the interests of the character and appearance of the area.

8. In order to provide a safe play area.

Simon Lewis

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

29544

15th May 2000

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Lewis

Planning Application F/2000/1246
MOD Community Centre

With reference to the above planning application Arborfield Parish Council has no objection but we would like to make the following comments:

1. We applaud the new position of the community centre for using a brown field site. We would request however that a pedestrian refuge or pedestrian crossing be installed on Baird Road due to the increase in traffic from the new development.

2. We request that a condition be attached giving equal opportunity to civilian and MOD use of the youth club, community centre, playgroup, crèche and library.

3. We request developer funding for a Parish Council Notice Board that would need to be erected at the Community Centre.

4. The old guard room is a fine example of its type, is there any possibility that the building could be saved and moved to an appropriate location?

5. The playground equipment at Arborfield Park Swallowfield Road does not come up to EU specification, if the playground equipment is to be scrapped at Poperinghe Barracks, the Parish Council would like to be considered for the surplus equipment.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

29476

COPIES TO: ACK: FILE:

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN
For the attention of Simon Lewis

Our Ref: 9899/A3/DPJ/JCR

16 May 2000

Dear Sir

REPLACEMENT COMMUNITY COMPLEX, ARBORFIELD
APPLICATION REF F/2000/1246

Further to our discussions with Simon Lewis, our client has contacted Defence Estates for confirmation that the proposed facilities will be open to the general public. We enclose a copy of a letter from Martin Lloyd, Senior Land Agent, confirming that all the facilities except the library will be available for public use.

We trust that this is sufficient clarification but please let us know if any additional information is required.

Yours faithfully

DOMINIC JARMAN

Enc

cc
N Phillips – Bryant Homes

Certificate No. FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

DEFENCE ESTATES
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South East & Germany
Blandford House, Farnborough Road, Aldershot, Hants, GU11 2HA
Telephone: Direct Dialling: 01252 348980
DFTS Aldershot: (9) 4217 3933
Facsimile: 01252 348929
Mobile: 0802-658599
e-mail martin.lloyd@de.mod.uk
Stephen Rice BSc FRICS
Manager South East & Germany

Nigel Phillips
Bryant Homes Southern Ltd
Popes Manor
Murrell Hill Lane
Binfield
Berkshire
RG42 4DA

Your Reference

Our Reference
DE.SE/ARB/22/15
Date
11 May 2000

Dear Nigel

USE OF MOD FACILITIES – ARBORFIELD

1. In response to your telephone enquiry, I can advise as follows.

2. MoD licences out its sports facilities to clubs. Their facilities include football, rugby, cricket and hockey pitches, tennis courts and the swimming pool. Our charges are on a par with local authority charges but may not reflect exactly the charges made by Wokingham as we average the charges local authorities make throughout our area.

3. In addition, MoD has a number of community facilities. These include a Youth Club, Community Centre, Crèche, Library and a pre-school group.

4. The Community Centre may be licensed out by clubs or individuals for parties, this is not limited to MoD personnel. There are MoD clubs that meet regularly, such as the flower club, and membership is not limited to MoD personnel.

5. The Youth Club is also open to non-MoD children, particularly since the Local Authority Youth Club in Arborfield closed down.

6. The pre-school group, as a registered charity, is open to non-MoD applications.

7. The only facility that is not available to non-MoD personnel is the library. This is because of the funding position.

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

Yours sincerely

Martin Lloyd BSc FRICS
Senior Land Agent

RECEIVED
15 MAY 2000
BHS POPES MANOR

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~3.4.00~~ VALID 20/4/00	Map No. 97 Site 220
Officer: SL. Application No. F/2000/1246	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:
(F.) PROPOSED DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH NEW COMMUNITY COMPLEX

Location: SES (A) BUILDING PRINCESS MARINA DRIVE

Parish: ARBORFIELD Ward: Arborfield. 2.5.2000.

Applicant: BRYANT HOMES (S) LTD

Fee Received 4560-00 Required ..... Additional ..... Refund .....

(6)

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	Q24 – Has not entered area lost by c/u.	phoned	✓
4	Correct S 66 certificate	Not required See letter	12, 13, 14 agent	
5	Elevation plans	Other internal elevation of courtyard (See drawing 05 – opposite direction to Section B-B)	to call back.	✓
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 2.5.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓
Housing	NA: .....
Leisure & Cultural services	PA: ✓
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: ✓
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ✓
Highways	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: Barkham ✓
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: ✓

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No. pre-apps .....

NEIGHBOURS:

Bard Road, Sheeplands Rd, Princess Marina Drive, Rowcroft Road

..... 4X S/N + 1-18 Sheerlands Road, Arborfield .....

..... 22 & 23 Tape Road, Arborfield .....

..... S.E.S.(A) Building, Princess Marina Drive, Arborfield. .....

9899 /A3

DEFENCE ESTATES
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South East & Germany
Blandford House, Farnborough Road
Aldershot, Hampshire GU11 2HA
Telephone: Direct dial: 01252 348931
DFTS: (9)4222 3909
Facsimile: 01252 340174
DFTS Fax: (9)4222 5174

Steve Rice BSc FRICS
Manager South East & Germany

Nigel Phillips

Bryant Homes
Popes Manor
Murrell Hill Lane
Binfield
Berks
RG42 4DA

Your reference

Our reference
DE.SE/ARB/22/15
Date
13 March 2000

20.APR.2000 12:46

Dear *Nigel*

TOWN AND COUNTRY PLANNING ACT 1990

Section 299(2) of the above Act provides that any person authorised in writing by the appropriate Authority may apply for planning permission, listed building consent, conservation area consent or a determination under Section 192 of the Town and Country Planning Act 1990 (as amended by Part 1 Section 10 of the Planning and Compensation Act 1991) in respect of Crown land.

We have agreed that you will apply for consent for development of land at the SES(A) building, Rowcroft Barracks, Arborfield.

You are hereby authorised to make the appropriate application, a copy of which must be sent to me at this office when the application is submitted to the Local Planning Authority. The application is to be at your own expense.

The enclosed copy of this letter must accompany your application to the Local Planning Authority (in lieu of the Certificate under Section 65 of the Town and Country Planning Act 1990, as amended by Part 1 Section 16 of the Planning and Compensation Act 1991, which application form normally requires).

Would you please let me have a copy of your submission and the Local Planning Authority's decision in due course.

Yours sincerely

Martin Lloyd BSc FRICS
Senior Land Agent

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

20 APR 2000

Our Ref: 9899/A3/DPJ/JCR
18 April 2000

Dear Sir

COMMUNITY COMPLEX AT PRINCESS MARINA DRIVE, ARBORFIELD

Further to your request for additional information in relation to the above planning application, we can respond as follows: -

1 Floor area of existing building to be demolished: approximately 36,000 sq ft (3345 sq m)

2 Six copies of drawing 9899/02A Floor Plan, 9899/05A Sections AA and BB, 9899/06 Sections CC and DD are enclosed, indicating the additional courtyard section requested.

Yours faithfully

DOMINIC JARMAN

cc
N Phillips - Bryant Homes
M Lloyd - Senior Land Agent, Defence Estates

Certificate No. FS 24664

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Head of Planning & Transportation
Wokingham District Council
Civic Offices, Shute End
WOKINGHAM
Berkshire
RG40 1BN

20.APR.2000* 1246

Our Ref: 9899/A3/DPJ/JCR
31 March 2000

Dear Sir

COMMUNITY COMPLEX AT PRINCESS MARINA DRIVE, ARBORFIELD

As discussed with Mr Auton and Mr Lewis at our meeting on 24 March 2000, we enclose a full planning application for a new community complex in place of the SES(A) building at Rowcroft Barracks, Arborfield. The complex has been designed to replace a number of existing facilities presently housed in temporary buildings, many of which are located on the Baird Road housing redevelopment site shortly to be the subject of a separate planning application.

Discussions have been held with the end users of the complex and the design has been agreed with representatives from the garrison. A copy of a letter of authority from Defence Estates to our client, dated 13 March 2000, is attached. This letter is in lieu of the Certificate under Section 65 of the Town and Country Planning Act 1990, as amended by Part 1 Section 16 of the Planning and Compensation Act 19991.

Our client's cheque in the sum of £4,560.00 is attached to cover the application fee appropriate for the building, having a floor area of 1787m².

The application consists of six copies of: -

Completed application forms

Drawings	9899/S1	Site Survey
	9899/01	Site and Location Plan
	9899/02	Floor Plan
	9899/03	Elevations Sheet 1
	9899/04	Elevations Sheet 2
	9899/05	Sections/Elevations

Certificate No. FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

Please let us know if any additional information is required.

Yours faithfully

DOMINIC JARMAN

cc
N Phillips - Bryant Homes Southern Ltd
M Lloyd - Senior Land Agent, Defence Estates

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	BRYANT HOMES (SOUTHERN) LIMITED
20.APR.2000* 1246	ADDRESS	POPE'S MANOR, MURRELL HILL LANE
		BINFIELD, BRACKNELL, BERKSHIRE
	POST CODE	RG12 5DA Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	THE BARTON WILLMORE PARTNERSHIP READING LTD
	ADDRESS	BEANSHEAF FARMHOUSE, BOURNE CLOSE
		CALCOT, READING, BERKSHIRE
	POST CODE	RG31 7BW Tel. No. 0118 943 0000
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	SES(A) BUILDING, PRINCESS MARINA DRIVE ARBORFIELD, BERKSHIRE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	
5. Give brief details of the proposal.	ABOUT THE APPLICATION	DEMOLITION OF EXISTING BUILDING AND REPLACEMENT BY NEW COMMUNITY COMPLEX
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	LAND IS IN THE OWNERSHIP OF MINISTRY OF DEFENCE

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

PLANS/DRAWINGS

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

8. Does the application involve any of the following

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

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

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

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

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

1769B

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

ARMY FACILITIES BUILDINGS

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

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

INTERLOCKING CONCRETE ROOF TILES

FACING BRICKWORK WALLS

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

YES / ~~NO~~

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

~~YES~~ / NO

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

~~YES~~ / NO

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

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

YES / ~~NO~~

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

YES / ~~NO~~

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 4,560:00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF BRYANT HOMES SOUTHERN LIMITED DATE 30/3/00

pp THE BARTON WILLMORE PARTNERSHIP READING LTD

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
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			1787m^2	
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			1787m^2	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	approx 113 spaces available in existing car parks.	
Proposed		

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

Community usage as described on submitted plans.

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

Premises are for both Army and Civilian use.

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
Approx 12 - some voluntary, some part time, transferred.			

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'.

(1) ADDRESS ARBORFIELD GARRISON PARISH ARBS/BARKMAN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
317/73	Property Services Agency	Const. N.E. Dist Road	22 2. 72	CPC
471/73	Dept Environment	Dem. ex. bldgs, erect temp accom bldgs	22 3. 73	CPC
676/73	"	Extent of Officers & Sgt's Mess Bldg	19. 4. 73	CPC
1637/73	"	Sports pavilion, store Accomo & Terminal	[illegible]	[illegible]
00360	[illegible]	[illegible]	16 5 74	[illegible] TO
	(DIRECTORATE OF [illegible] SERVICES)	CLINIC [illegible]		[illegible] OF [illegible] SPACE
03773	DEPT. OF THE ENVIRONMENT (PSA)	RADIO MAST AT SCHOOL OF ELECTRONIC ENGINEERING	18.12.75	
03807	" "	121 MARRIED SOLDIERS QTRS. LAND TO N.W. OF BAIRD ROAD	18.12.75	
05808	" " "	temp sports pavilion	17.2.77	NO COMMENT
07182	"	164 MARRIED QUARTERS	NO OBJECTIONS	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 20.APR.2000 1246

(2) ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD/BARKMA

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10796	SCHOOL OF ELECTRONIC ENGINEERING FOR D. OF E.	2 PORTAKABINS (TEMPORARY)	8.6.79	NO OBJS.
20162	PROPERTY SERVICES AGENCY	EXT. TO W/COURT OFFICERS' MESS	NO OBJ.	
20269	"	ARMOURY & AMM. STORE	INF. ONLY	
20291	"	2 RADIO MASTS	"	
20135	"	TOILET FACILITIES AT PR. MARINA COLLEGE	20.10.83	N/A CIA
22908	"	ALTS TO NAAFI SHOP		
24583	"	3 PORTAKABINS	27.1.86	CIA
26185	"	EXT. TO QM. STORES	3.11.86	INF. ONLY
30796	"	A/B/C/D ROOF ALTS (ROWCROFT BARRACKS)	10.8.88	OBS.
31358				
~~32347~~ 32317				

DATE OF COMPLETION

MINISTRY DECISION 33873 - ~~APPEAL DISMISSED - 20.3.91~~ - APPEAL ALLOWED - 16.10.92

SPECIAL ORDERS

DRAINAGE

0[illegible]333 PSA WORKSHOP/STORAGE/GARAGING FOR MILITARY VEHICLES OB

~~32[illegible]~~/33873/4 APPEAL LINKGATE SERVICES SEE PODERINGING BARRACKS RES. TO BUSINESS BL. 26.10.89 REF

(3) ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD

PLOT No. ORD. SHEET No. BARKMAN

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37067		EXT. TO CHURCH		
37310		TRAINING ACCOM.		
38707		PLAY AREA		
38709		ROADS ETC.	18/12/91	C/
* 39908 -	ARBORFIELD GAR. GOLF SOC.	9 HOLE GOLF COURSE BARKMAN	26.10.92	C/A
41680				
41741				
42390	MOD	TRAINING/WORKSHOPS/EXTS/ETC.		NO OBS
42462	(OFF BUTTENSHAW AVENUE)			
44032	"	SPORTS AREA FLOODLIGHTING		OBJ
~~95/60124/E~~		BIGGS LANE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

(4)

ADDRESS ARBORFIELD GARRISON PARISH BARKMAN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44132	MOD	RE-42390		NO OB
~~95/60221/R~~		RATIONALISATION OF TRAINING EST.		
44164	MOD	ADD. SPOIL AREA	12.4.95	NO OBJ
~~95/60258/E~~				
44474	"	O/L GARRISON COMM. CENTRE		NO OBJ
44600	"	MILITARY EDUCATION WING	7.7.95	NO OBJ
~~95/60684/RM~~			CONDS. ATTACHED TO	
			42390 RELATE.	
44833	"	ADDITIONAL SPOIL	28.9.95	NO OBJ
~~95/60924/E~~		AREA	PROVIDING COND. RE HYDRO SEEDING	
44929		SITING OF 2 FIRE FIGHTING	26.9.95	C/A
		STORAGE WATER TANKS		NO OBJS.
		SEAT MANGAR SITE		TO CONDS.

MINISTRY DECISION

SPECIAL ORDERS

1933
(5)

ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD/BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44766		Re 42390 - LANDSCAPING PROPOSALS	25.10.95	NO OBJS
95/63094				
96/64339/A	(ARBORFIELD)	ROWCROFT BARRACKS		
96/64340/F				
97/64860/A		HAZLEBROOK BARRACKS		
97/64972/Z	BLDG.	2 ROWCROFT "		
97/66215/Z		ROWCROFT BARRACKS		
97/66439/A	GKN WESTLAND	BIGGS LANE TECH. TRAINING BLDG.	9.1.98	C/A
97/66807/F				
98/67684/Z	"	BIGGS LANE TECH. TRAINING BLDG. (AMEND. TO 66439)	30.7.98	C/A
98/68562/F	READE MUSEUM OF TECHNOLOGY			

MINISTRY DECISION

SPECIAL ORDERS P.D. Zone - Reloading - 2 ROWCROFT BARRACKS - 17.1.97

A198/0176 Tilbury Douglas Constr. Aircrew Training Facility 30.9.98 APP

1933
(6)

ADDRESS ARBORFIELD GARRISON. PARISH ARBORFIELD/BARKHAM.

PLOT No. ORD. SHEET No.

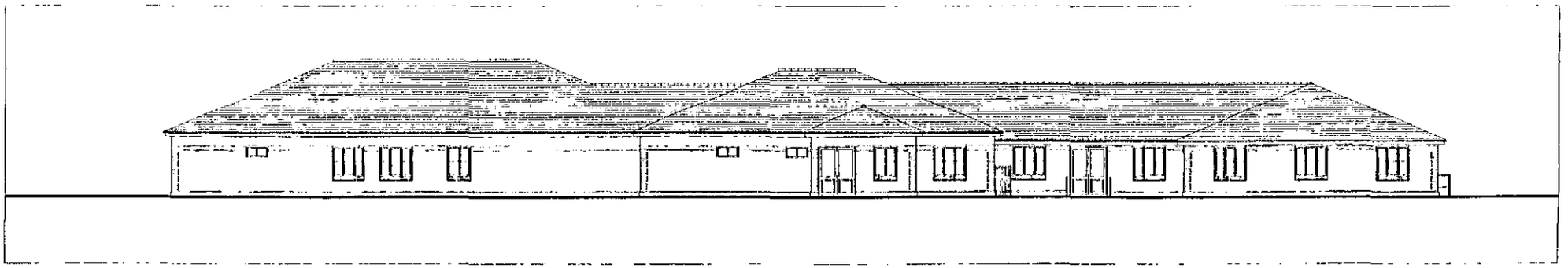
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/67684/03/A	GK.N. Westland Ltd.	Revised Visibility Splay.	13/7/99.	App
99/70656/F	Ministry of Defence	Circ. 18/84 All weather sports pitch	17/2/00	C/A
C/67684/04	"	D. to C. - 04 - 67684 for Appl of AIR COND. + CHILLER UNITS	2/12/99	APP
F/2000/0505	JLA GROUP	Bldng 10 Rowcroft Barracks - to use Vacant shop to launderette, hairdressers to hut room. Reloc. hairdressers		
C/67684/05 F/2000/0665	The Charter Partnership	D. to C. Appl of Materials	18/2/00	APP

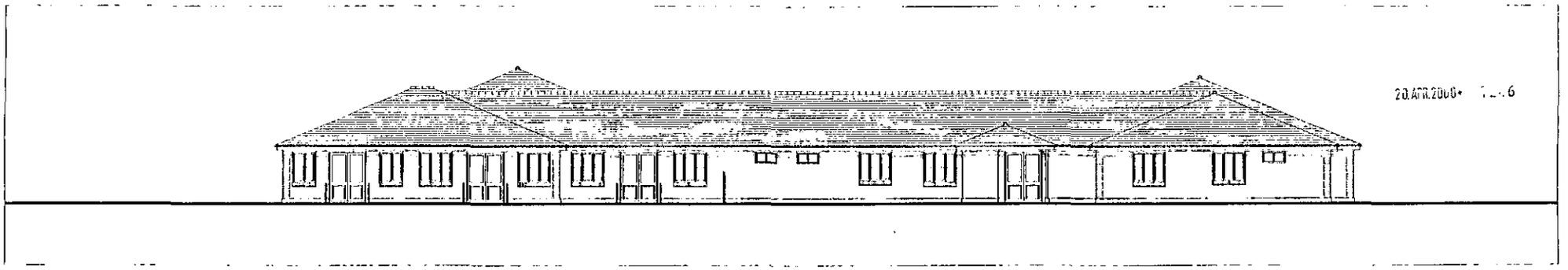
MINISTRY DECISION

SPECIAL ORDERS

20.APR.2000* 1246



BAIRD ROAD ELEVATION (NORTH)



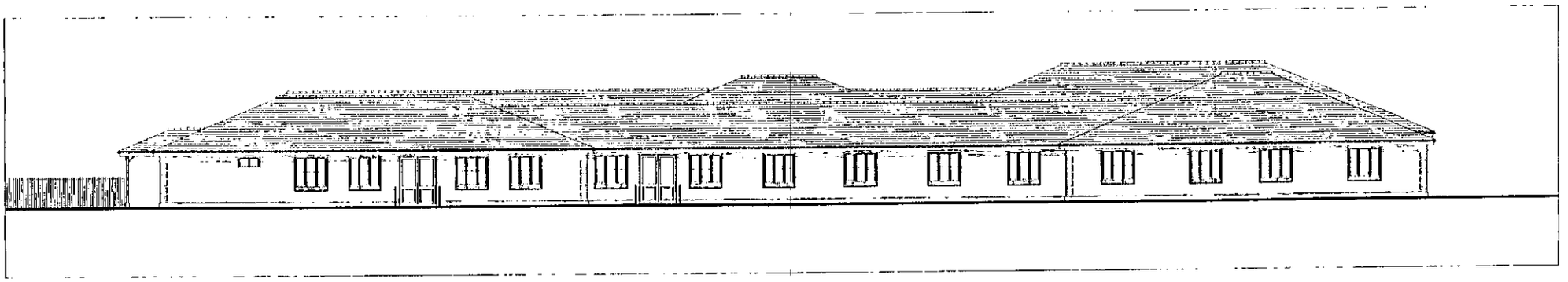
SHEERLANDS ROAD ELEVATION (WEST)

Project
ARBORFIELD GARRISON
COMMUNITY COMPLEX

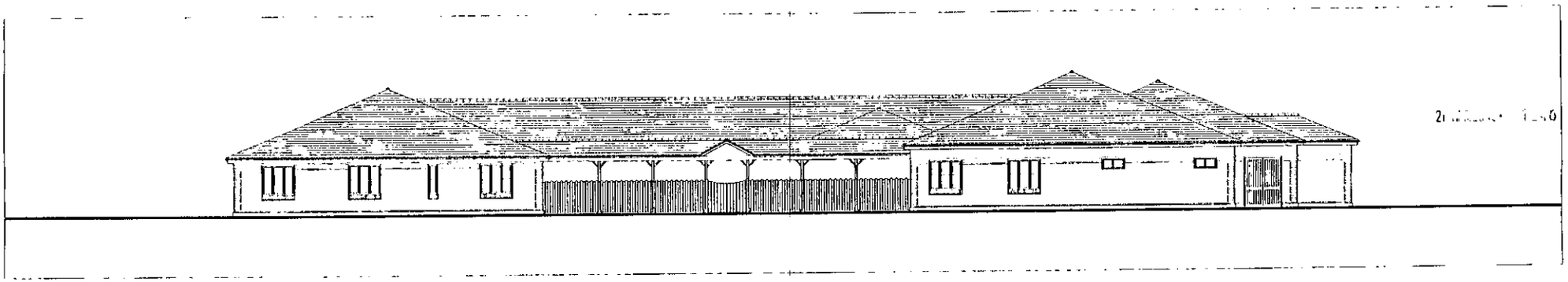
Drawing Title
ELEVATIONS SHEET 02

Date	Scale	Drawn by
31.03.2000	1:100	AS
Project No	Drawing No	Revision
9699	04	-

Barton Willmore
Architecture



ROWCROFT ROAD ELEVATION (SOUTH)



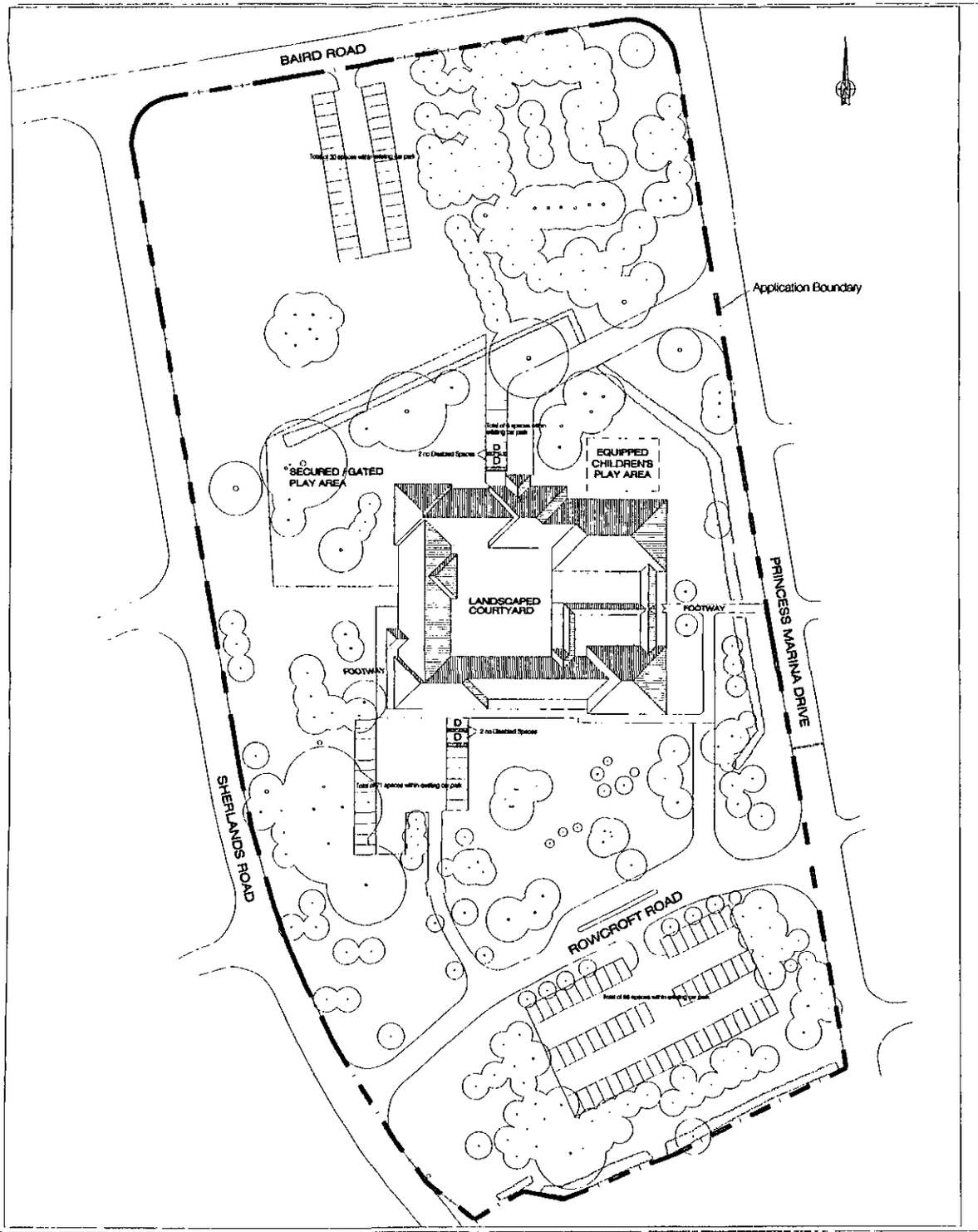
PRINCESS MARINA DRIVE ELEVATION (EAST)

Project
ARBORFIELD GARRISON
COMMUNITY COMPLEX

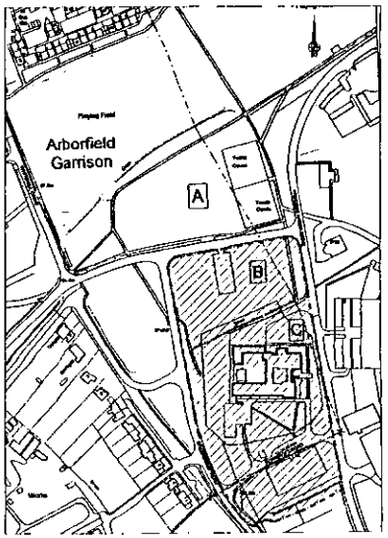
Drawing Title
ELEVATIONS SHEET 01

Date	Scale	Drawn by
31.03.2000	1:100	AS
Project No	Drawing No	Revision
9899	03	-

Barton Willmore
Architecture



SITE LAYOUT



LOCATION PLAN

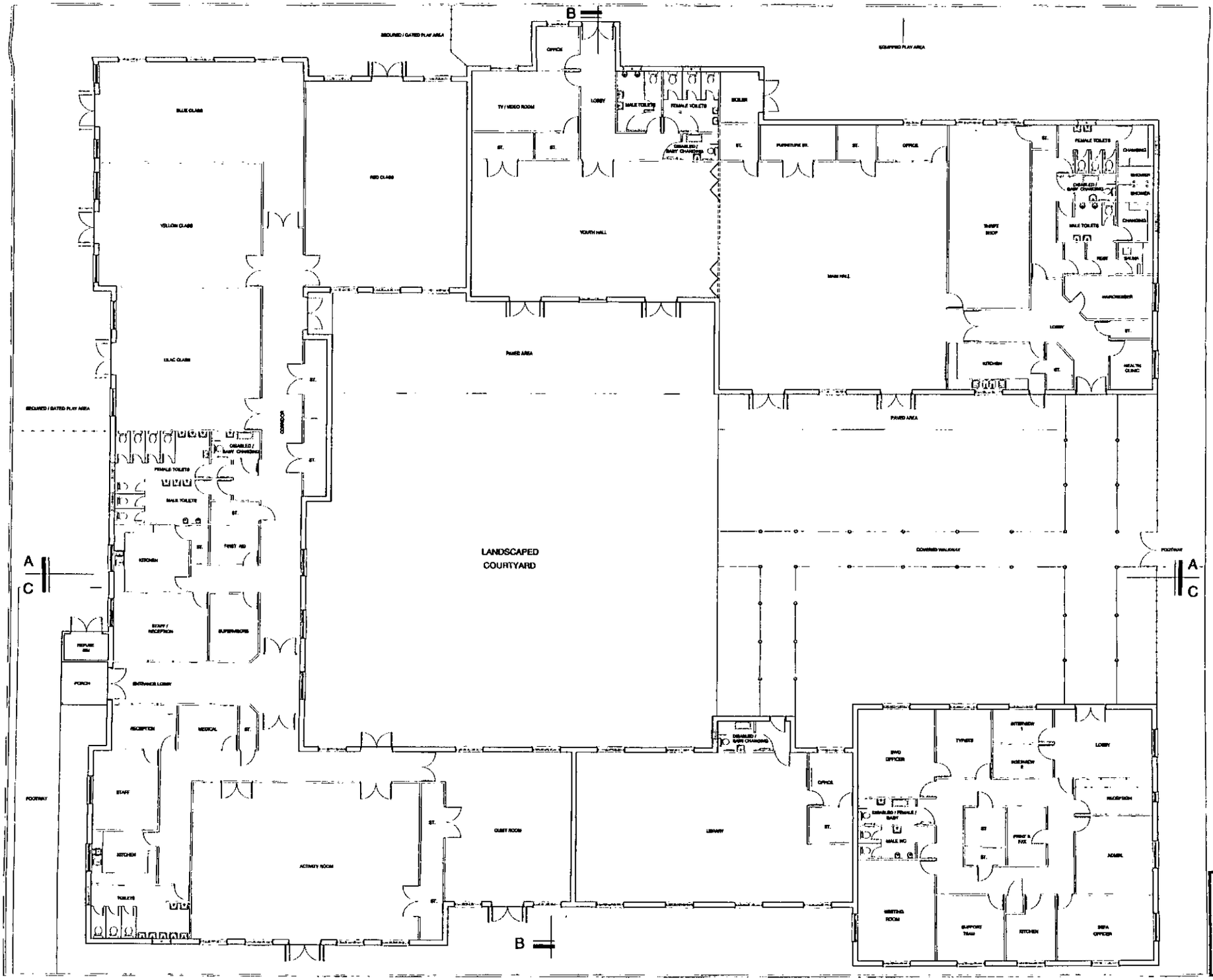
Project
ARBORFIELD GARRISON COMMUNITY COMPLEX

Drawing Title
SITE & LOCATION PLAN

Date	Scale	Drawn by
31.03.2000	1:500 & 1:2500 A1	

Project No	Drawing No	Revision
9899	01	-

Barton Willmore
Architecture



Revision | Date | By

Project
ARBORFIELD GARRISON COMMUNITY COMPLEX

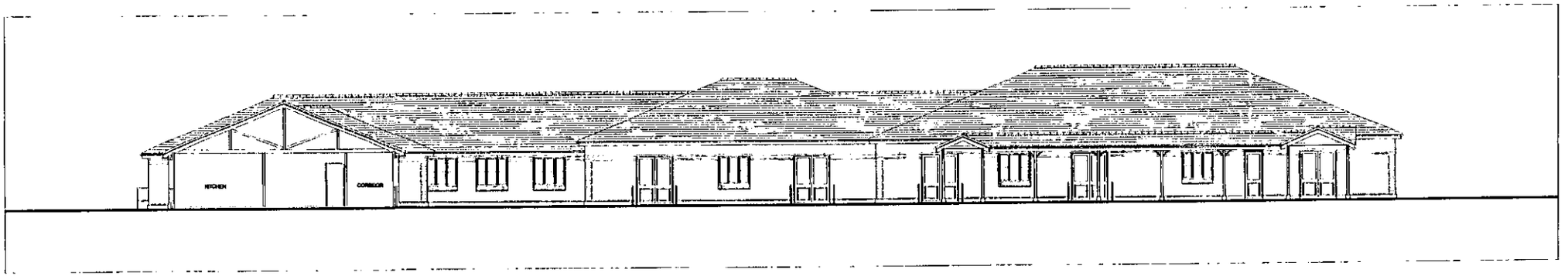
Drawing Title
FLOOR PLAN

Date	Scale	Drawn by
31.03.2000	1:100	As
Project No	Drawing No	Revision
9899	02	-

Barton Willmore
Architecture

Architects Master Planners Town Planners
Environmental Consultants Project Services

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close,
Calcot, Reading, RG31 7DW
Tel: 0118 943 0000 Fax: 0118 943 0001



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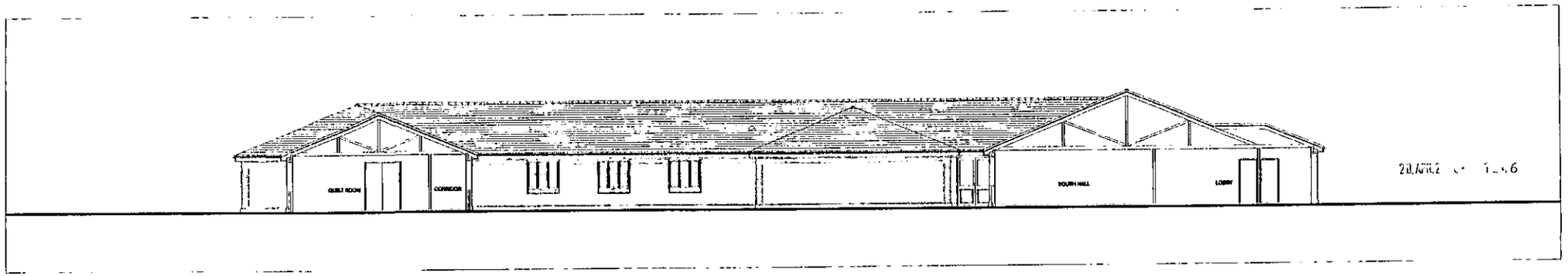

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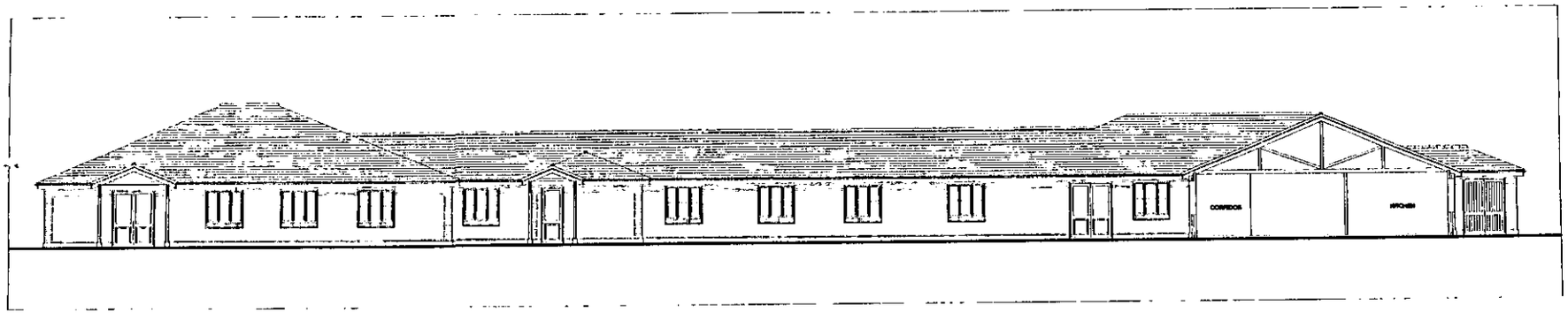

SECTION C - C

Project
ARBORFIELD GARRISON
COMMUNITY COMPLEX

Drawing Title
SECTIONS & ELEVATIONS

Date	Scale	Drawn by
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Project No	Drawing No	Revision
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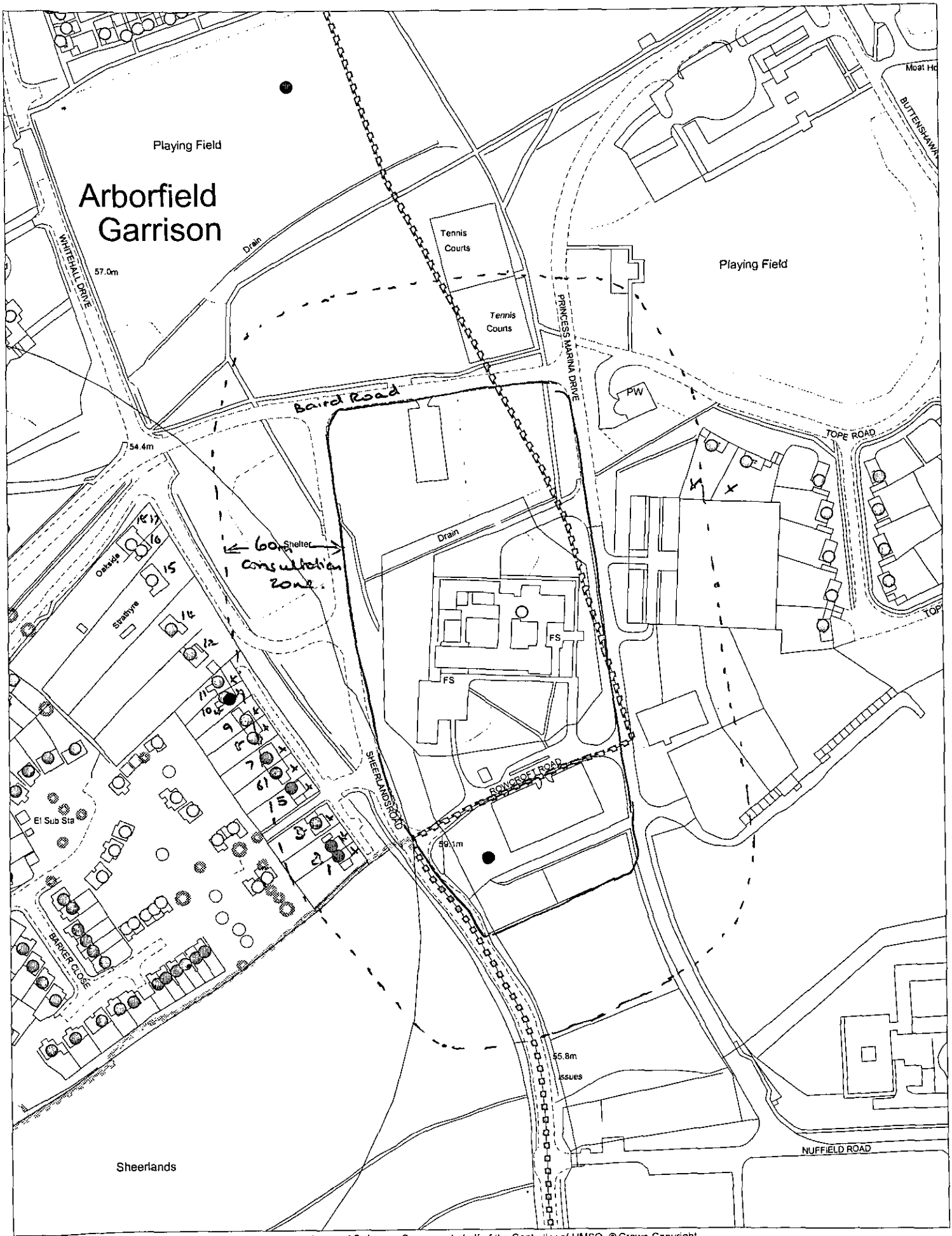
Barton Willmore
Architecture



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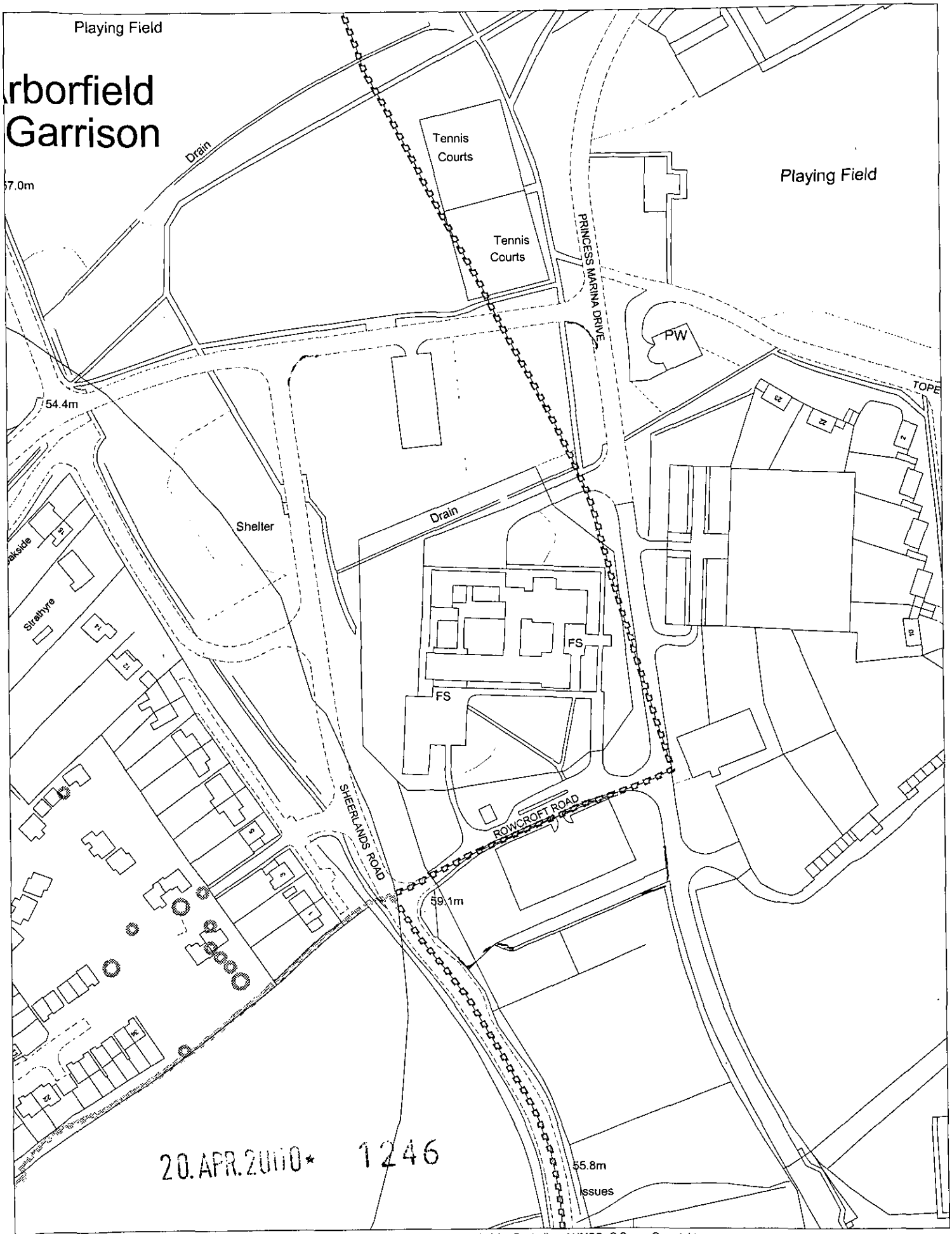
Development Control Section, Environmental Services, Wokingham District Council.

7 April 2000

Scale: 1 : 2500

N W E S

20.APR.2000* 1246



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Development Control Section, Environmental Services, Wokingham District Council.

7 April 2000

Scale: 1 : 2000