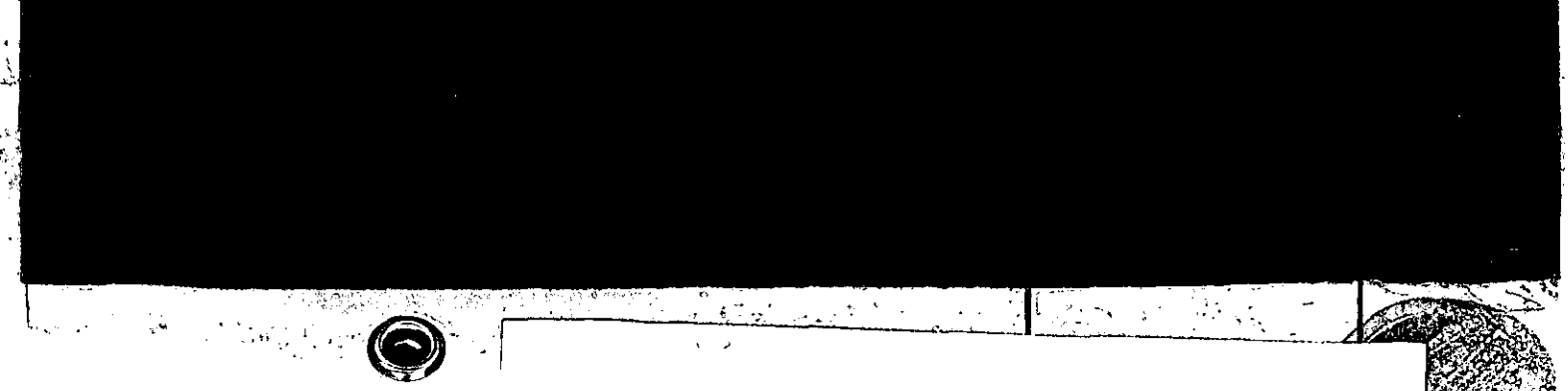

SYSTEMS LTD

APPLICATION NO:
F/2000/1291

LOCATION:
Winnersh Plant Hire Ltd 580 Reading Road, Winnersh Wokingham.

APPLICANT:
Winnersh Plant Hire C/O Day Tanner Partnership

PROPOSAL:
Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F).

EARLIEST DATE FOR DECISION: **28/05/2000**

APPLICATION EXPIRY DATE: **12/06/2000**

CASE OFFICER: **Lynette Baker**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Winnersh Plant Hire
C/O Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

Application Number: F/2000/1291

Parish: **WINNERSH**

Location: **Winnersh Plant Hire Ltd, 580 Reading Road, Winnersh, Wokingham**

Proposal: **Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F)**

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. No construction work of any sort shall take place other than between the hours of 8.00 am and 7.00 pm Mondays to Fridays and 8.30 am to 1.30 pm Saturdays, and no work shall take place on Sundays or Bank Holidays.

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

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

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

Condition
6. No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

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. The development shall not commence until details of all boundary treatment 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 and thereafter maintained as such.

Condition
9. 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
10. 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
11. The existing vehicular access onto Reading Road shall be permanently closed within one week of the new access being brought into use, and the vehicular crossing reinstated to footway/verge to the satisfaction of the Highway Authority.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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

Reason
7. In the interests of visual amenity.

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

Reason
9. To ensure a satisfactory external appearance.

Reason
10. In the interests of highway safety.

Reason
11. In the interests of highway safety.

John Mitchell
Development Control Manager
Date: 19/07/2000

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

Received by Wokingham District Council

Application No: F/2000/1291

Proposal:
Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F).

Location:
Winnersh Plant Hire Ltd 580, Reading Road, Winnersh, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/05/2000. 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

Application No. **Received** **Winnersh**
F/2000/1291 **17.04.00**

Applicant : **Winnersh Plant Hire Ltd**
Location : **580 Reading Road, Winnersh**
Proposal : **Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F)**

1. **Planning History** – The 0.5 ha 'L' shaped site is located within the settlement at the end of Gazelle Close, but part of the site also adjoins Reading Road. To the north and north west are commercial uses – offices, 'Halford' and 'Do It All' retail warehouses. Adjacent to the site to the north east are a carpet shop and 'MOT City'. To the east are residential properties, while the southern boundary of the site forms the settlement edge and adjoins countryside.

   The site has a well-established commercial use, having been used for the manufacture of breeze and concrete blocks in the 1950s, and has been used by Winnersh Plant Hire for the past 20 years. The site currently comprises 403 square metres of B1 floorspace. Consent was given in September 1998 for the erection of a new office building and workshops for Winnersh Plant Hire. The gross floorspace involved was 640 square metres (net gain of 237 square metres). This proposal allowed for the closure of the Reading Road access, so that traffic would enter only from Gazelle Close. The Reading Road frontage would be used for the display of new machinery and plant.

2. **Proposal** – Demolition of existing office building and workshops (403 square metres) and the erection of a new office building and workshops (671 square metres) for Winnersh Plant Hire. Net gain in floorspace is 268 square metres. This proposal differs from the one given consent under 98/67867/F in terms of the additional floorspace of 31 square metres, and in the roof heights; the roof over the office area has been lowered by 1.4 metres, while that over the workshop area has been raised by 0.3 metres. This is to ensure that the roof interfaces are viable.

3. **Consultations** -
   - ***Landscape Officer:*** Proposal is acceptable, but full scheme is required as a condition as the site backs on to fields.
   - ***Highway Authority:*** considers that there will be an overall highway improvement with the closure of the existing access onto Reading Road. Conditions are sought.
   - ***Environmental Health Officer:*** No objection
   - ***Winnersh Parish Council:*** whilst not objecting to the proposal, the Council commented that all traffic should exit Gazelle Close by turning left. There should be no right turn from Gazelle Close.

4. **Appraisal** – As the principle of the acceptability of the development has already been established by the previous consent, the main determining issue is whether

the proposed changes to the roof are materially different from the permitted proposal and therefore unacceptable, and whether the increase in floorspace of 31 square metres is acceptable.

A. Changes to the roof height and increase in floorspace.

The roof heights on the existing consent are as follows:

- Office section: 9.8 metres
- Workshop section: 8.1 metres

The roof heights as proposed are as follows:

- Office section: 8.4 metres (decrease of 1.4 metres)
- Workshop section: 8.4 metres (increase of 0.3 metres)

Although the changes proposed do result in a material change to the roof of the building, it is considered that there is an overall gain in terms of a net loss in massing where the roof over the office element has been lowered. The increase of 0.3 metres over the workshop is not considered to be significant. The building is proposed to be located on the part of the site furthest from the nearest dwellings (over 60metres), and is well related to existing commercial buildings on adjoining sites which will not be overlooked. It is considered that the increase in floorspace of 31 square metres is not significant. There is also some change in the configuration of the windows, but this is not considered to be materially different from that approved. It is considered that the proposal would result in an improved relationship with existing development, and that it is therefore acceptable.

5. **Conclusion** – the proposed changes to the roof heights are not considered to cause harm to neighbouring buildings or to the locality, and the small increase in floorspace is acceptable.

6. **Recommendation** – GRANT 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. No construction work of any sort shall take place other than between the hours of 8.00am and 7.00pm Mondays to Fridays and 8.30am to 1.30pm Saturdays, and no work shall take place on Sundays or Bank Holidays.
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels; means of enclosure; car parking layouts; hard surfacing materials.
4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishement); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation and maintenance programme.
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

6. No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority.
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 building 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. The development shall not commence until details of all boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the building and thereafter maintained as such.
9. 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.

Reasons:
1. In pursuance of Section 91 (1) of the Town and Country Planning Act 1990
2, 6, 8.
To safeguard the amenities of neighbouring residents and the locality.
3, 4, 5, 7.
In the interests of visual amenity
9. To ensure a satisfactory external appearance.

Lynette Baker

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. 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.

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

82. APPLICATION NO 2000/1291, PROPOSED ERECTION OF NEW OFFICE BUILDING AND WORKSHOP. DEMOLITION OF EXISTING BUILDINGS (AMENDMENT TO PERMISSION 98/67867/F), 580 READING ROAD, WINNERSH, FOR WINNERSH PLANT HIRE LTD

The Committee considered a report about this application as set out on Agenda pages 634 to 644.

Mr. M.Bryant conveyed the concerns of Mrs. E.L.M Siggery, a local Member in relation to traffic issues at the site and the need for a left hand exit from Gazelle Close. The comments would be referred to the Head of Engineering Services.

RESOLVED: That Application No. 2000/1291 be approved subject to the conditions set out on Agenda pages 636 to 637.

Application No. **Received** **Winnersh**
F/2000/1291 **17.04.00**

Applicant : **Winnersh Plant Hire Ltd**
Location : **580 Reading Road, Winnersh**
Proposal : **Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to permission 98/67867/F)**

1. **Planning History** – The 0.5 ha 'L' shaped site is located within the settlement at the end of Gazelle Close, but part of the site also adjoins Reading Road. To the north and north west are commercial uses – offices, 'Halfords' and 'Do It All' retail warehouses. Adjacent to the site to the north east are a carpet shop and 'MOT City'. To the east are residential properties, while the southern boundary of the site forms the settlement edge and adjoins countryside.

   The site has a well-established commercial use, having been used for the manufacture of breeze and concrete blocks in the 1950s, and has been used by Winnersh Plant Hire for the past 20 years. The site currently comprises 403 square metres of B1 floorspace. Consent was given in September 1998 for the erection of a new office building and workshops for Winnersh Plant Hire. The gross floorspace involved was 640 square metres (net gain of 237 square metres). This proposal allowed for the closure of the Reading Road access, so that traffic would enter only from Gazelle Close. The Reading Road frontage would be used for the display of new machinery and plant. This proposal has not yet been implemented.

2. **Proposal** – Demolition of existing office building and workshops (403 square metres) and the erection of a new office building and workshops (671 square metres) for Winnersh Plant Hire. Net gain in floorspace is 268 square metres. This proposal differs from the one given consent under 98/67867/F in terms of the additional floorspace of 31 square metres, and in the roof heights; the roof over the office area has been lowered by 1.4 metres, while that over the workshop area has been raised by 0.3 metres. This is to ensure that the roof interfaces are viable.

3. **Consultations** -
   - ***Landscape Officer:*** Proposal is acceptable, but full scheme is required as a condition as the site backs on to fields.
   - ***Highway Authority:*** considers that there will be an overall highway improvement with the closure of the existing access onto Reading Road. Conditions are sought.
   - ***Environmental Health Officer:*** No objection
   - ***Winnersh Parish Council:*** whilst not objecting to the proposal, the Council commented that all traffic should exit Gazelle Close by turning left. There should be no right turn from Gazelle Close.

4. **Appraisal** – The main determining issues are:

A. Whether the proposal is materially different from that already given permission.
B. Concerns of the Parish Council.

A. Whether the proposal is materially different from that already given permission.

As the principle of the acceptability of the development has already been established by the previous consent, the main determining issue is whether the proposed changes to the roof are materially different from the permitted proposal and therefore unacceptable, and whether the increase in floorspace of 31 square metres is acceptable.

A. Changes to the roof height and increase in floorspace.

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Although the changes proposed do result in a material change to the roof of the building, it is considered that there is an overall gain in terms of a net loss in massing where the roof over the office element has been lowered. The increase of 0.3 metres over the workshop is not considered to be significant. The building is proposed to be located on the part of the site furthest from the nearest dwellings (over 60metres), and is well related to existing commercial buildings on adjoining sites which will not be overlooked. It is considered that the increase in floorspace of 31 square metres is not significant. There is also some change in the configuration of the windows, but this is not considered to be materially different from that approved. It is considered that the proposal would result in an improved relationship with existing development, and that it is therefore acceptable.

B. Concerns of the Parish Council.

With regard to the Parish Council's request for left turn only out of Gazelle Close, this was not a requirement of the previous permission and would therefore be difficult to impose on this application. It is also important to note that the junction of Reading Road/Gazelle Close has been designed in accordance with the Highway Authority's standards, so as to accommodate both left and right turn movements onto the Reading Road. Furthermore, the additional traffic associated with the application site using this junction would be insignificant compared to the existing level of traffic generated by Do-It-All and Halfords, and would, again, be difficult to justify a left turn only.

5. **Conclusion** – the proposed changes to the roof heights are not considered to cause harm to neighbouring buildings or to the locality, and the small increase in floorspace is acceptable.

6. **Recommendation** – GRANT 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. No construction work of any sort shall take place other than between the hours of 8.00am and 7.00pm Mondays to Fridays and 8.30am to 1.30pm Saturdays, and no work shall take place on Sundays or Bank Holidays.
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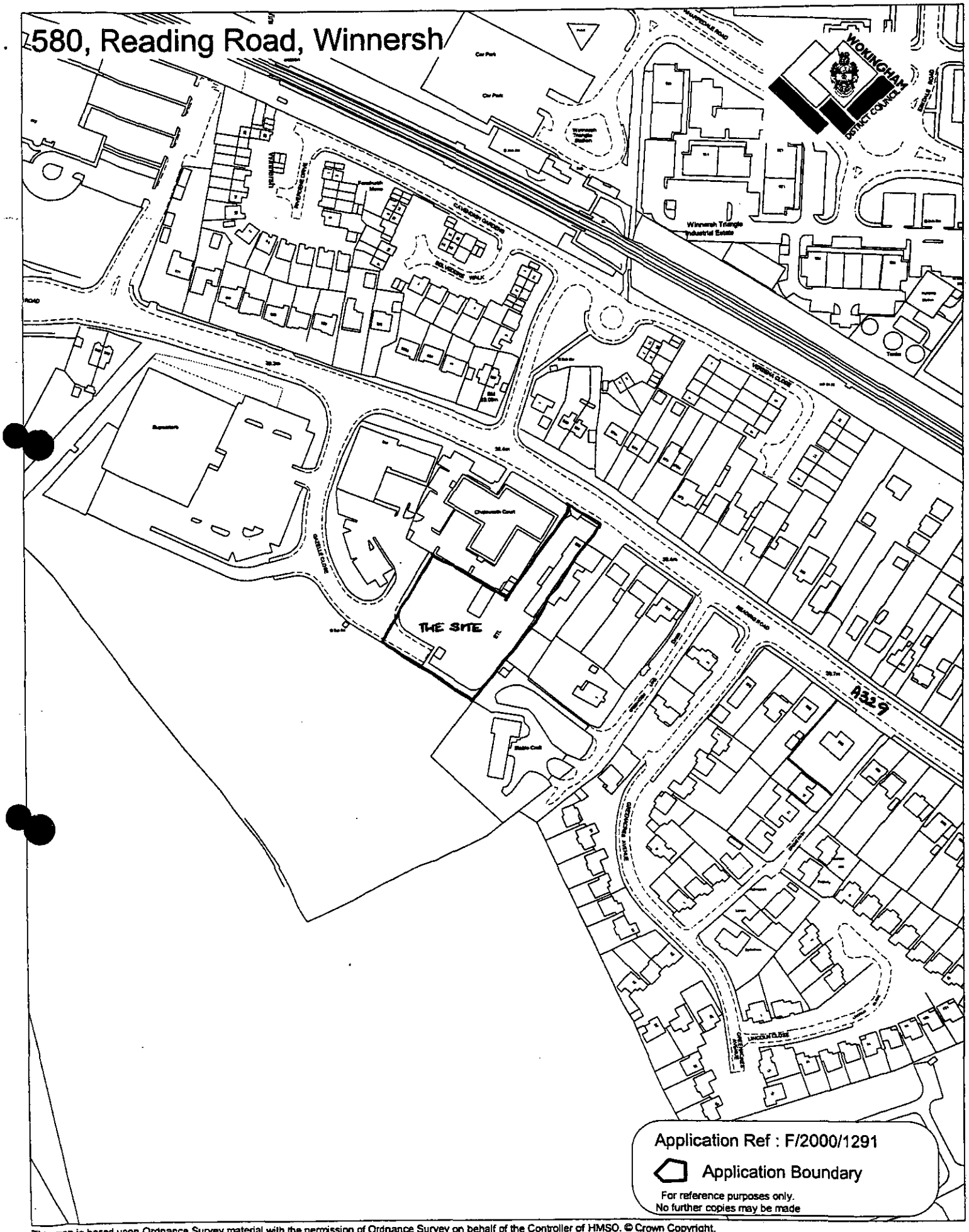
9. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority, and no external materials shall be used other than those approved.
10. The area shown on the permitted 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.
11. The existing vehicular access onto Reading Road shall be permanently closed within one week of the new access being brought into use, and the vehicular crossing re-instated to footway/verge to the satisfaction of the Highway Authority.

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

2, 6, 8.
To safeguard the amenities of neighbouring residents and the locality.
3, 4, 5, 7.
In the interests of visual amenity
9. To ensure a satisfactory external appearance.
10, 11.
In the interests of highway safety.

Lynette Baker



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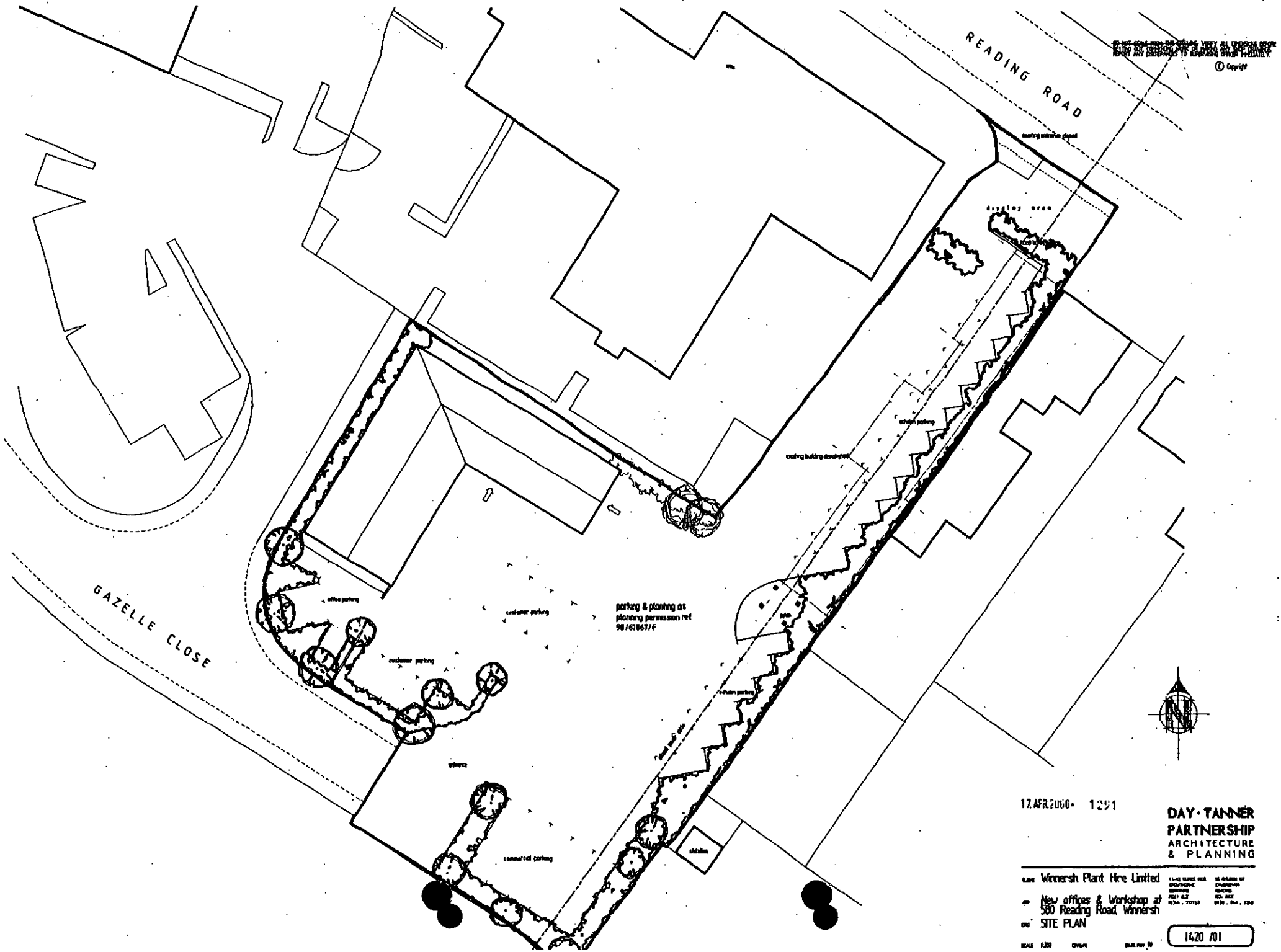
Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

Scale: 1 : 2500

N W E S


READING ROAD
GAZELLE CLOSE
display area
parking & planting as
planning permission ref
98/67867/F
office parking
customer parking
commercial parking
17 APR 2000 1291
DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING
Winnersh Plant Hire Limited
New offices & Workshop at
580 Reading Road, Winnersh
SITE PLAN
1420 /01

639

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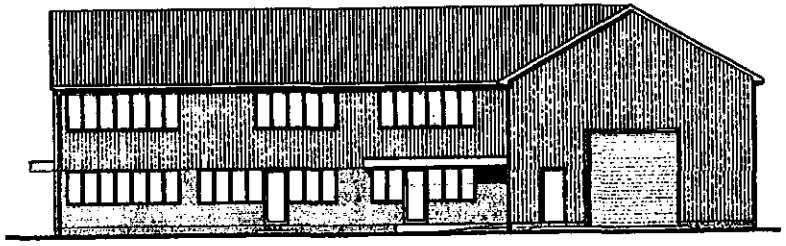

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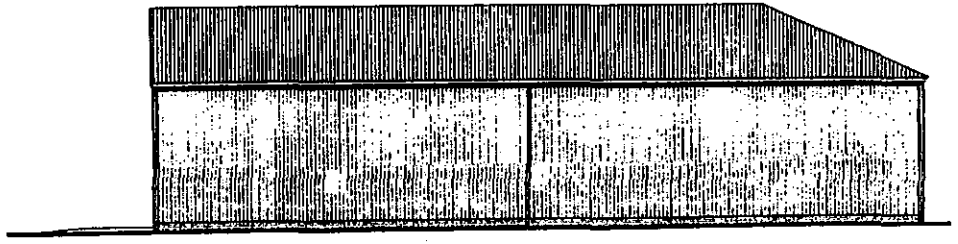

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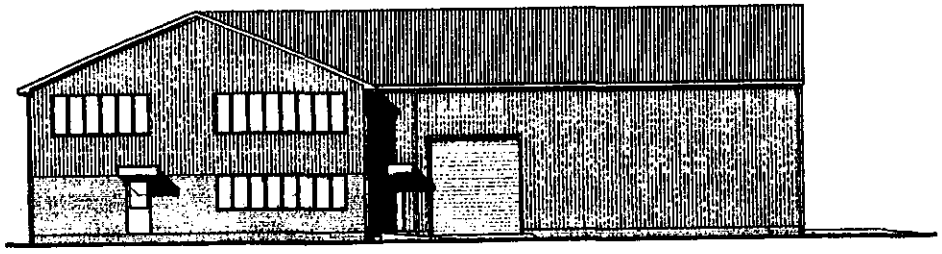

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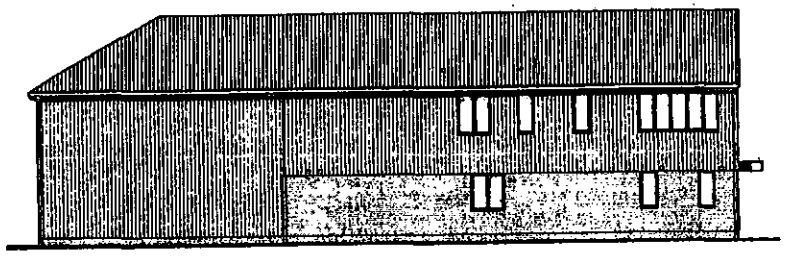

SIDE

940

17 APR 2000 1291

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

Client Winnersh Plant Hire Ltd

Job New Offices and Workshop at 580 Reading Road, Winnersh

Title PROPOSED ELEVATIONS

1420 / 07

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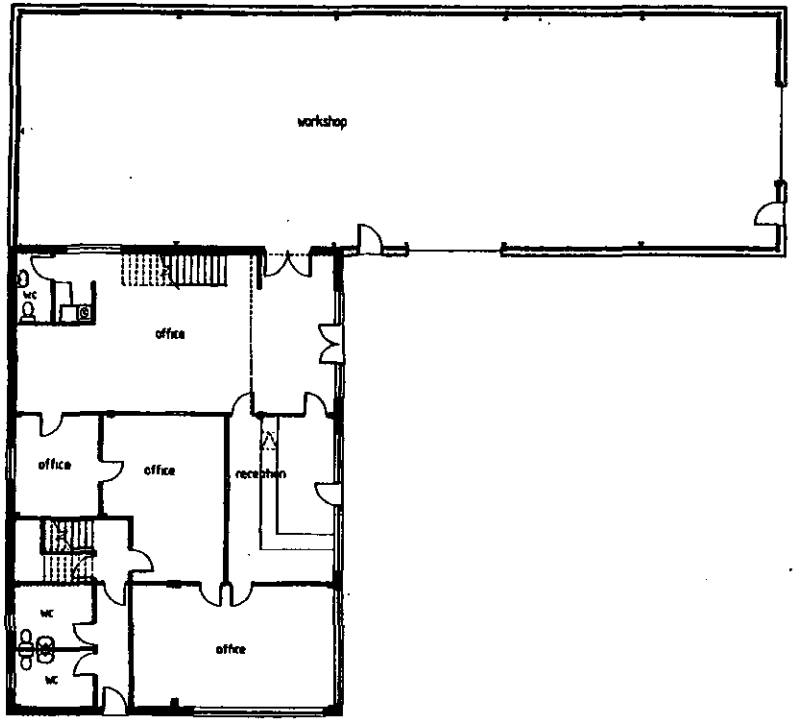
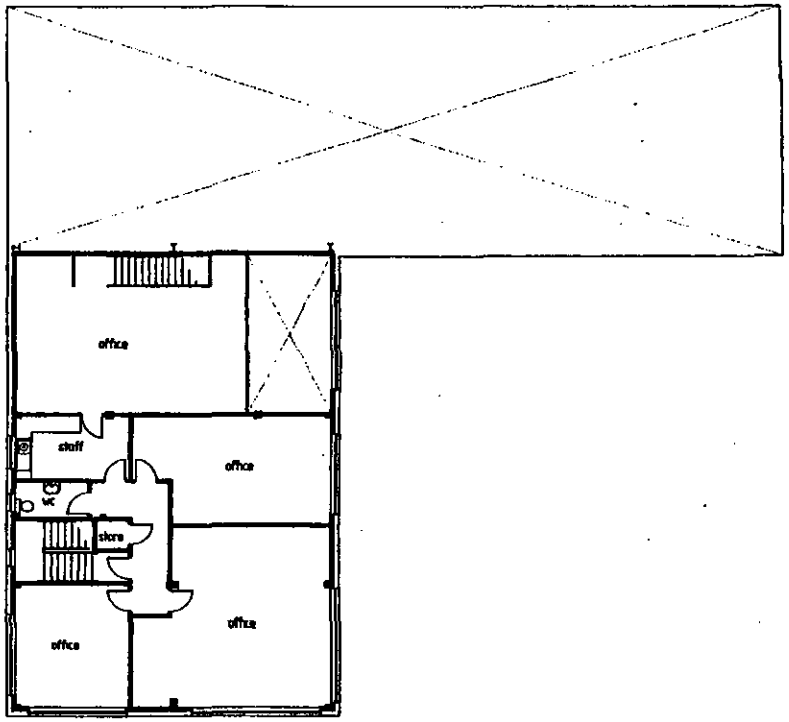
641



GROUND FLOOR PLAN



FIRST FLOOR

17 APR 2000 1291

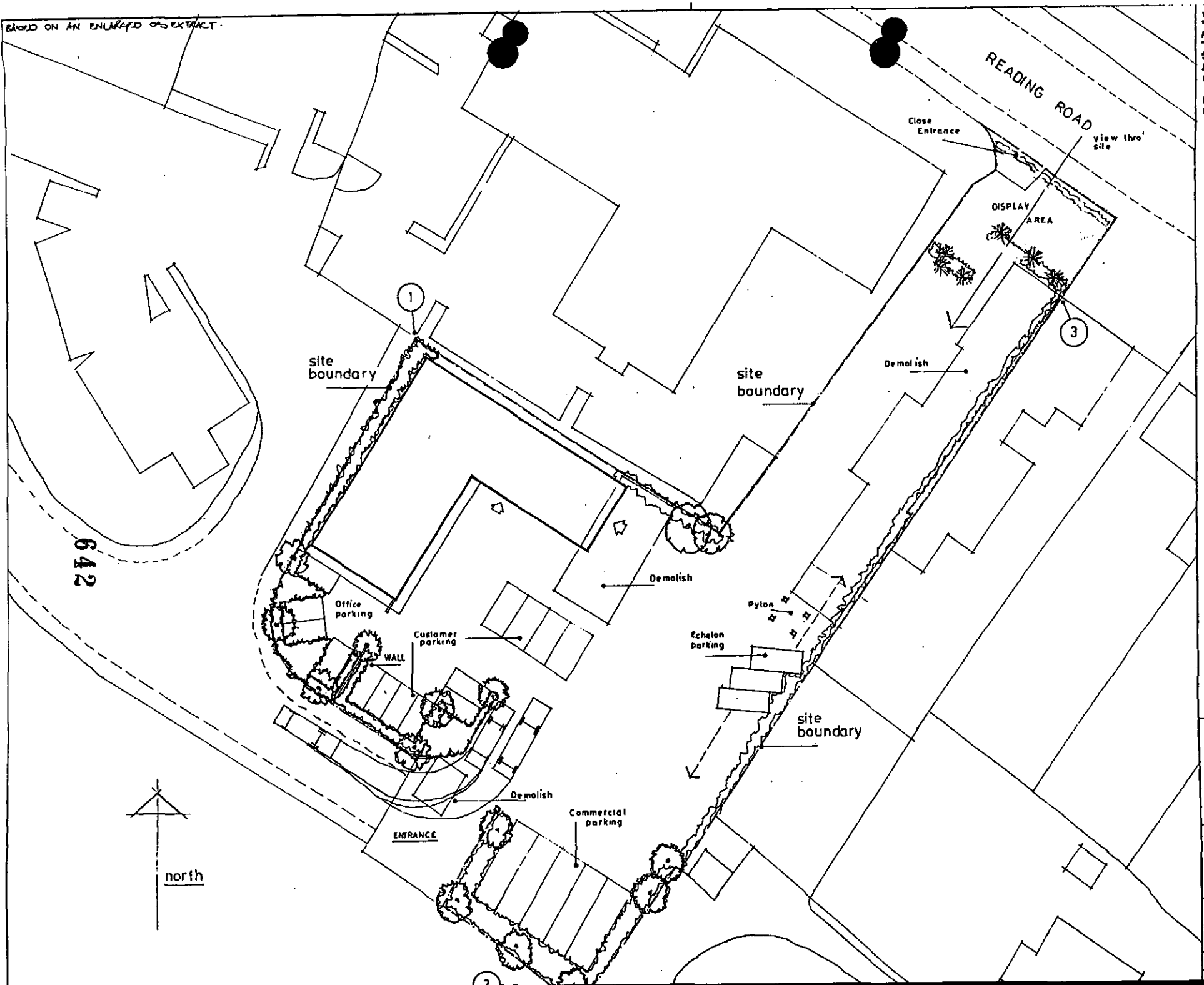
DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

Winnersh Plant Hire Ltd

New Offices and Workshop at 580 Reading Road, Winnersh

PROPOSED FLOOR PLANS

1420 / 08



BASED ON AN ENLARGED OS EXTRACT.

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FENCE DETAILS.

SECURITY FENCE AS 2198/06 BETWEEN POINTS 1 & 2 AND ON THE READING ROAD.

BETWEEN 2 & 3 CLOSE BOARD FENCE 2300 HIGH.

PREVIOUS CONSENT

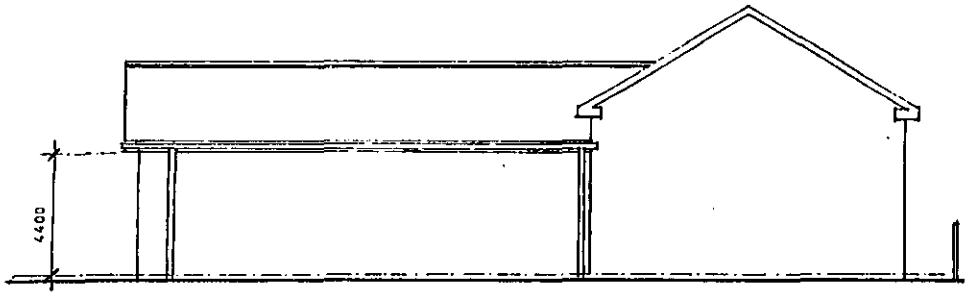
A 30-4-98

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: 0118 9770484
Fax: 0118 9770482

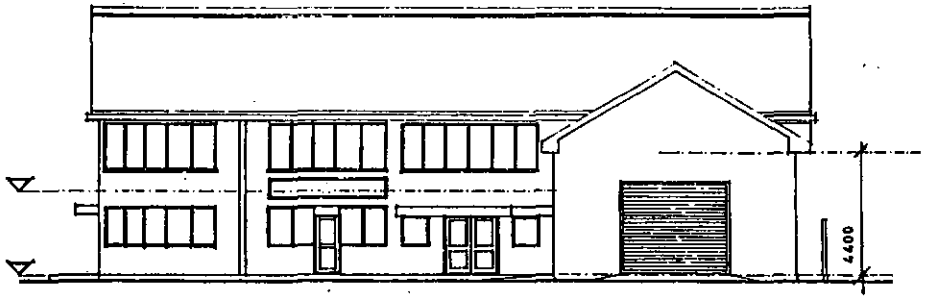
Job
580 READING ROAD
WINNERSH

Title
SITE LAYOUT

Scale 1:200	Date MAR 98	Drawn By
Job No.	Drawing No.	Revision



ELEVATION NORTH



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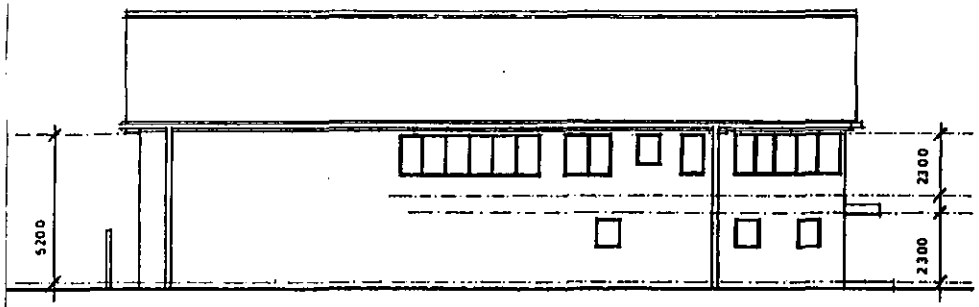
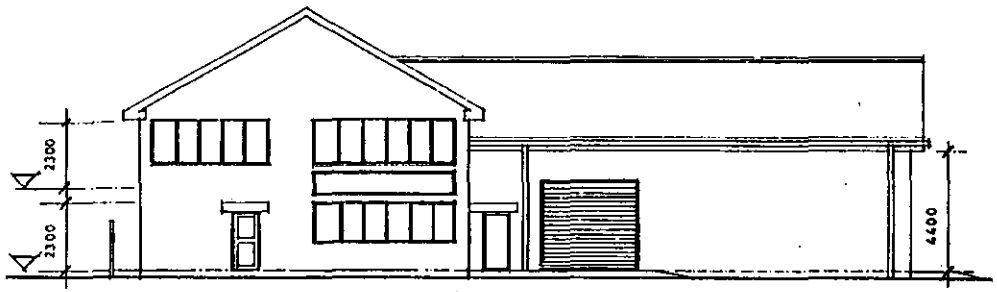
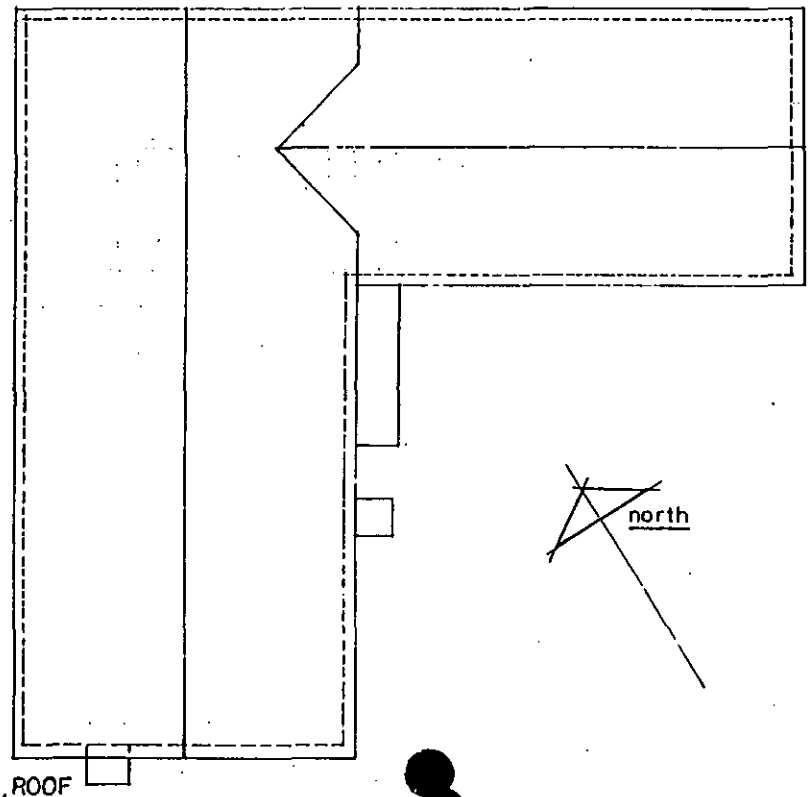


ELEVATION WEST



ELEVATION SOUTH



643

PREVIOUS CONSENT

18 JUN 1996 67067

A 30-4-98

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: 0118 9770464
Fax: 0118 9770482

Job
580 READING ROAD
WINNERSH

Title
SCHEME LAYOUT
ROOF AND ELEVATIONS

Scale 1:100	Date MAR 98	Drawn By
Job No. 2198	Drawing No. 03	Revision A

This drawing is copyright and may not be reproduced without the written consent of the Architect.

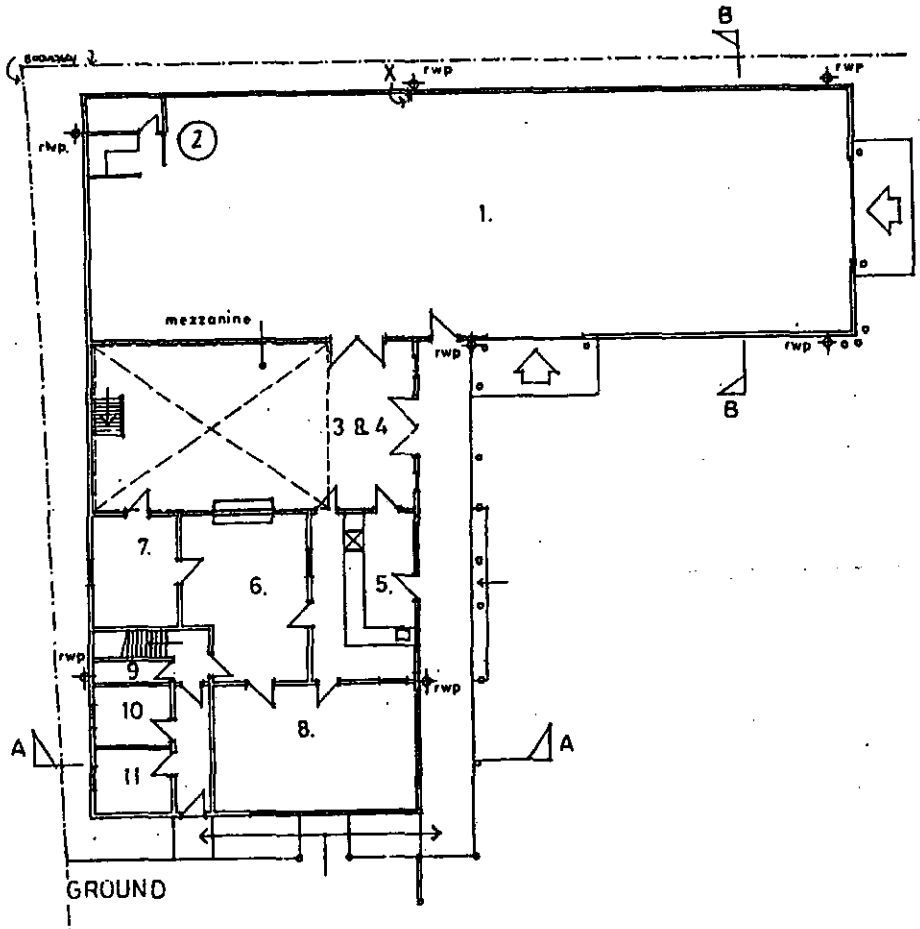
MATERIALS :-

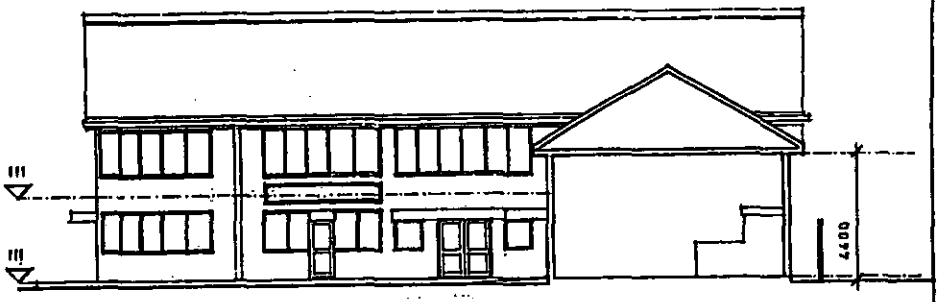
ROOF WHITE METAL SHEET. THIS INCLUDES GUTTERS & DOWN PIPES, SOFFIT & FASCIA.

WALLS AREA 1 WHITE METAL SHEET AS ROOF. OFFICE BLUE BNK. JOINT BETWEEN METAL SHEET & BNK. POINT 'X' ON GROUND FLOOR PLAN.

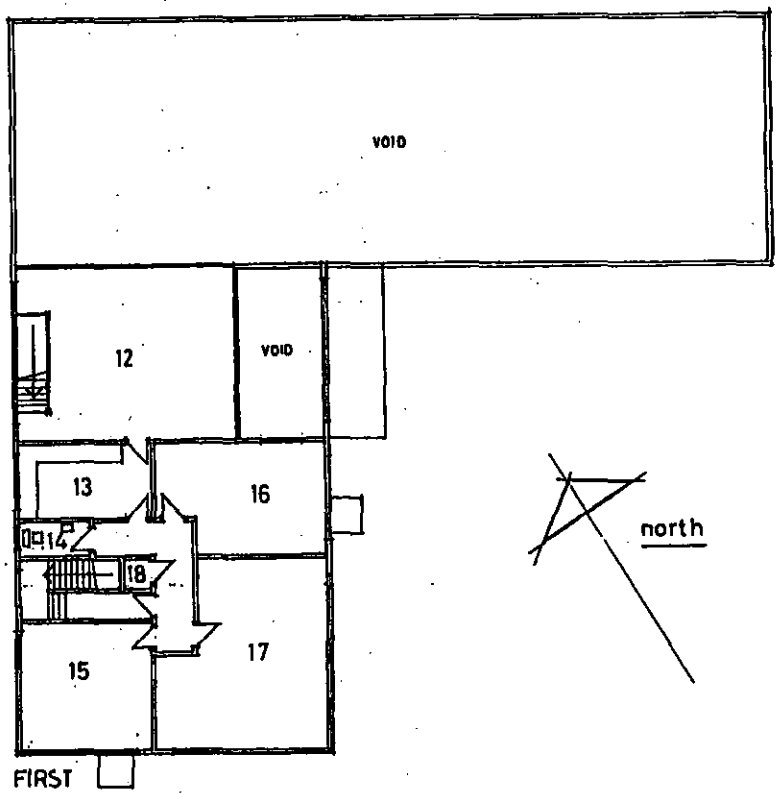
WINDOWS METAL & WHITE AS ROOF. INCLUDING CANOPYS.

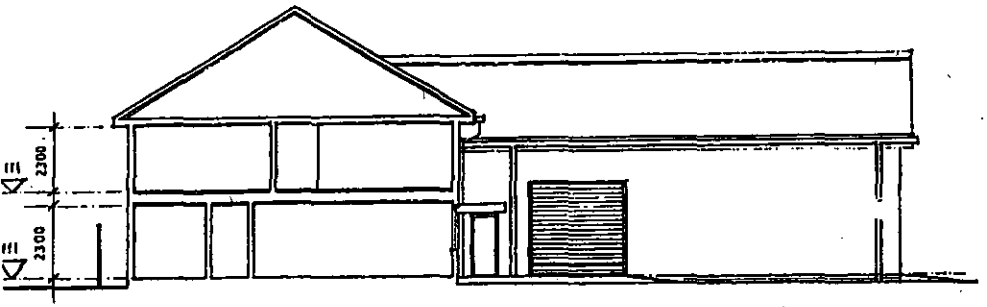
DOORS BOLLARDS AND OTHER FEATURES ORANGE.





SECTION B-B





SECTION A-A

944

PREVIOUS CONSENT

A	30-4-98

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: 0118 9770464
Fax: 0118 9770482

Job
580 READING ROAD
WINNERSH

Title
SCHEME LAYOUT
PLANS AND SECTIONS

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

SC01 SR02
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

SC17 SR05
2. No construction work of any sort shall take place other than between the hours of 8.00am and 7.00pm Mondays to Fridays and 8.30am to 1.30pm Saturdays, and no work shall take place on Sundays or Bank Holidays.

SC10 SR09
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels; means of enclosure; car parking layouts; hard surfacing materials.

SC11 SR09
4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishement); schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate; implementation and maintenance programme.

SC11 SR09
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

N/S SR05
6. No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority.

SC48 SR09
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 building 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.

SC50 SR05
8. The development shall not commence until details of all boundary treatment have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the occupation of the building and thereafter maintained as such.

SC52 SR12
9. 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.

SC23 SR13
10. 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.

N/S. SR13.
11. The existing vehicular access onto Reading Road shall be permanently closed within one week of the new access being brought into use, and the vehicular crossing re-instated to footway/verge to the satisfaction of the Highway Authority.

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

Application Number F/2000/1291
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC17	SR05	8-7pm Mon-Fri, 8.30-1.30 Sat
3.	SC40	SR09	finished levels.
4	SC.		
			See Sep sheet.

RECORD OF SITE VISIT

SITE ADDRESS: Winnersh Plant Hire Ltd 580 Reading Road Winnersh Wokingham.

APPLICATION NUMBER: F/2000/1291

OFFICER: Lynette Baker

DATE OF SITE VISIT: 14/6

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS mixed - mostly comm.

3. DESCRIPTION OF SITE/BUILDING Plant hire centre
storage of mach various small bags

4. RELATIONSHIP TO ADJOINING PROPERTIES My comm.
160m from nearest dwlg.

5. SITE CONSTRAINTS

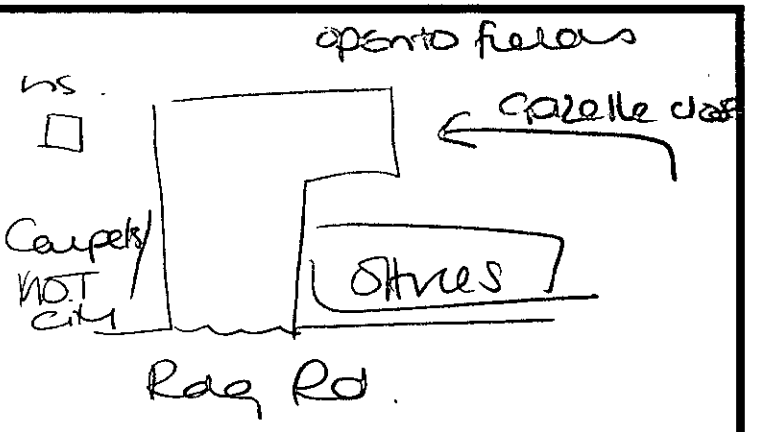
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1291

Applicant : Winnersh Plant Hire C/O Day Tanner Partnership.

Location : Winnersh Plant Hire Ltd 580, Reading Road, Winnersh, Wokingham.
Proposal : Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F).

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/6.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 17/04/2000

Earliest Date for Decision : 28/05/2000

Latest Consultation Date/Site Notice Expiry Date : 28/05/2000

Application Expiry Date: 12/06/2000

Consultation Responses :

See cmtt report

Planning Issues :

Application Number: F/2000/1291

Appraisal :

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

Our ref: SP\2000\001720\001
Your ref: F/2000/1291

Date: 12th July 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT
POL	TLS
DC CEB	ENF
APP	
CS	
14 JUL 2000	
COPIES TO:	ACK:
	FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Dear Sir/Madam

ERECTION OF NEW OFFICE BUILDING & WORKSHOP AFTER DEMOLITION OF EXISTING - WINNERSH PLANT HIRE, 580 READING RD, WINNERSH

Thank you for your letter dated 4 May 2000 which was received on 9 May 2000. You are asked to quote the following reference in any correspondence: **SU77SE/8/22**. The Environment Agency has the following comments:

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.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

If the site has been subject to potentially contaminative uses in the past, then we would suggest that the following condition be included on any planning permission granted:

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

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 required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

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 is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care 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 is:

- The discharge from the developed site should mimic that from the existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for the greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and

- Storage should be provided to protect from a 1 in 100 year storm.

Environment Planning: Contact Miranda Wycherley on 01276 454384

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	*Distance from site*	*Landfill name*	*Details*
SU 772 712	143m to north east	Reading Road	Closed, inert waste 1980 to 1983

In view of the distance involved and the existence of residential development in the area, it is unlikely that landfill gas will present a risk to this proposal.

Cont/d..

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

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.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Surface water from hard surfaced areas 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.

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.

DECISION NOTICE

Would you 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 do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Day Tanner Partnership, 11-13 Dukes Ride, Crowthorne, RG45 6LZ

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

To: Lynette Baker, Planning

My Ref: F/2000/1291

Your Ref: F2000/1291

Date: 11th July 2000

PLANNING APPLICATION F/2000/1291
PROPOSED ERECTION OF NEW OFFICE BUILDING AND WORKSHOP (AMENDMENT TO CONSENT 98/67867/F)
580 READING ROAD, WINNERSH

The Highway Authority has no objection to the proposed development subject to the conditions set out previously on PA 67867. With regard to the Parish Council's request for left turn only out of Gazelle Close, this was not a requirement of the previous consent and would therefore be difficult to impose on this application. It is also important to note that the junction of Reading Road/Gazelle Close has been designed in accordance with the Highway Authority's standards, so as to accommodate both left and right turn movements onto the Reading Road. Furthermore, the additional traffic associated with the application site using this junction would be insignificant compared to the existing level of traffic generated by Do It All and Halfords, and would again, be difficult to justify a left turn only.

Many thanks

Tom Callaghan

FROM: Lynette Baker

DATE: 04 May 2000

PLANNING SERVICES | HPT 29/5/98
POL | TLS
DC | SNF

WINNERSH PARISH CONSULTATION SHEET

Application Number: F/2000/1291

Proposal: Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F)..

Site Address: Winnersh Plant Hire Ltd 580, Reading Road, Winnersh, Wokingham.

Applicant: Winnersh Plant Hire C/O Day Tanner Partnership.

Your observations are required in respect of this application **by 28/05/2000** .

Whilst not objecting to this application the Committee **COMMENTED** that:

All traffic should exit Gazelle Close by turning left and that wishing to travel towards Wokingham should do so via the roundabout i.e. NO RIGHT TURN.

As this matter had been raised on several occasions, the Committee hoped for a written response from the WDC Planning Dept.

SIGNED: _____ DATE: 09.05.00

Clerk To Winnersh Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	DPT
POL	TLS
DC	ENF
LDP	
CS	
01 JUN 2000	
COPIES TO:	ACK:
	FILE:

From: Joanne Ellis, Environmental Health

My Ref: JPE/JS

To: Lynette Baker, Planning

Your Ref:

Date: 31 May, 2000

APPLICATION NO: F/2000/1291
PROPOSED ERECTION OF NEW OFFICE BUILDING AND WORKSHOP DEMOLITION OF EXISTING BUILDINGS (AMENDMENT TO CONSENT 98/67867/F)
LOCATION: WINNERSH PLANT HIRE LTD, 580 READING ROAD, WINNERSH

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Senior Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 04 May 2000

Application Number: F/2000/1291

Proposal: Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F).

Parish: WINNERSH PARISH

Site Address:
Winnersh Plant Hire Ltd 580, Reading Road, Winnersh, Wokingham.

Applicant:
Winnersh Plant Hire C/O Day Tanner 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).

No Comments Required

Signed: _____ **Print name:** T Cwell

10/5/00

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 22nd June 2000

Location: Winnersh Plant Hire Ltd, 580 Reading Road, Winnersh, Wokingham.

Proposal: Proposed erection of new office building and workshop. Demolition of existing buildings (Amendment to consent 98/67867/F).

Application Number: F/2000/1291

In response to your consultation dated 4th May 2000 for the above application, the landscape comment is as follows:

The application is acceptable in that it fits in with adjacent development and it will improve the visual amenity of the site. However full landscape information is required for hard and soft landscape treatment of the site.

The landscape should be of good quality since the site backs on to fields and will be open for access by the public.

Particular attention should be paid to screen planting of native shrubs and trees by Gazelle Close on the southern boundary against open country, and inside the new entry of the site.

Patricia Green

Patricia Green
Landscape Consultant

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 17 APR 2000	Map No. 53. Site 0.21 (5360)
Officer: LEB | Application No. F/2000/1291	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF NEW OFFICE BUILDING AND WORKSHOP. DEMOLITION OF EXISTING BUILDINGS (AMENDMENT TO CONSENT 98/67867/F)

Location: 580 READING ROAD

Parish: WINNERSH Ward: Winnersh 11-5-2000

Applicant: WINNERSH PLANT HIRE LTD

Fee Received 1710-00 (6) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.5.2000 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: ✓ .....

23 Landfill Consultation

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... 1, Greenacres Lane .....

577, 579, 579581, 578, Reading Road .....

..... Chatsworth Court, Reading Rd. ✓ .....

..... Stable Croft, Greenacres Lane, Winnersh .....

..... 612 Reading Road .....

.....

.....

.....

.....

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1420

10 April 2000

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

For the attention of Mr M L Thorp

Dear Mr Thorp

580 READING ROAD, WINNERSH

I refer to your letter dated 7 March 2000 in response to our enquiry of 18 February as to whether the proposed roof amendments of this building approved under Ref 98/67867/F could be treated as a minor revision to that approval. Unfortunately, our client is unable to lower the slab level of this building because the land is very flat and the additional cost of reducing the ground levels would be prohibitive.

In the circumstances we have been instructed to submit a further planning application for the amended roof line and we enclose the following documents accordingly:

Six copies each of our drawings numbers 1420/01, 1420/07 and 1420/08 together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £1710.00

We hope that these roof amendments which overall substantially reduce the volume of the building, will be acceptable and we look forward to hearing from you in due course.

Yours faithfully

17.APR.2000 1251

L.Clarke

A I Day

Enc
cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

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

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

SECTION 66 CERTIFICATE

Application No. 1291

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

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

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(b) Insert description of steps taken

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

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

(b)

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

the (c)

on (d)

OR

(b) Insert description of steps taken

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

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

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a 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 L. Clarke

On behalf of **WINNERSH PLANT HIRE**

Date **10/4/2000**

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

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

17.APR.2000* 1291

1.		APPLICANT'S NAME	WINNERSH PLANT HIRE LTD
		ADDRESS	580 READING ROD WINNERSH, READING, BERKSHIRE
		POSTCODE	*PHONE:*
2.	If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	DAY TANNER PARTNERSHIP
		ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
		POSTCODE	RG45 6LZ PHONE: 01344 777143
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:	580 READING ROAD WINNERSH BERKSHIRE
4.	WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		AMENDMENTS TO ROOF LINE OF PREVIOUSLY APPROVED APPLICATION No. 98/67867/F.
5.	Give the area in hectares or part of a hectare	AREA OF SITE	0.37
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	1420/01, 1420/07 AND 1420/08 LOCATION PLAN

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		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.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

		SITING	
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS		LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	PLANT HIRE	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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	NO	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	SHEET METAL CLADDING AND BRICKWORK AS PREVIOUSLY APPROVED.	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	NEW FENCING AS PREVIOUSLY APPROVED.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	TO EXISTING SURFACE WATER SEWER.	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: YES If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	EXISTING ACCESS BLOCKED UP. NEW ACCESS FROM GAZELLE CLOSE ALL AS PREVIOUSLY APPROVED.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	YES	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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.	£1710.00	

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: L. Clarke ON BEHALF OF: WINNERSH PLANT HIRE DATE: 10/4/2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

PLANNING APPLICATION PART 2

This part of the form need only to 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)			418	
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL			253	
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total			671	

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

26. **WHAT PROVISION IS BEING MADE FOR PARKING?**

	Cars	Lorries
Existing		
Proposed	17	5

27. **DESCRIBE THE ACTIVITIES 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

PLANT HIRE SALES AND REPAIR WORKSHOPS.

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

WINNERSH PLANT HIRE LIMITED

29. **IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER THE COMPLETION OF THE DEVELOPMENT**

Existing staff	Transferred staff	New staff	Total
15			15

30. **DOES THE PROPOSAL INVOLVE THE USE OR *STORAGE OF ANY HAZARDOUS SUBSTANCES* LISTED IN THE NOTES?**
If so, state which 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) E

ADDRESS 580 READING ROAD PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU. 7771 (53

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
196/51	Ward & Co	Use of existing buildings for storage.	8. 5. 51	N/A. C/A
636/53	Mr. T. E. Bradbury	Use of site for manuf. of Breeze & Concrete Blocks.	13. 8. 53	N/A. C/A
R/186/60	"	Office & Workshops to replace temp. Buildings	3. 11. 60	App. C/A
See other card for site at rear of Nos 572–614.				
R/578/70	Mr. J. A. Bradbury	Use of part for staff car park	31-12-70	N/A - Refus
R/608/70	"	Stable Block at rear.	31-12-70	App - C/A
R/195/67	Mr. T. E. Bradbury	Extension to existing yard of 580 Reading Rd	14.7.67	N/A Refus
0/57/69	"	Outline - entry of plant depot at 580	17.4.69	N/A Refus
07790	Winnersh Plant Hire	Turning area for vehicles	13.4.78	N/A C/A
07791	Mr. T. E Bradbury	Stables tack room & Sam. accom.	16.3.78	N/A C/A
37842 - Invalid.				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

17. APR. 2000 1251

(2) ADDRESS 580 READING ROAD PARISH WINNERSH E

PLOT No. ORD. SHEET No. SU. 7771 (53)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9536	MR. T. BRADBURY	LOOSE BOXES & TACK ROOM	16.10.78	APP. N/A
10102	"	O/APP. DWELLING HOUSE	15.3.79	N/A REF.
0830	"	" BUNGALOW	5.7.79	N/A REF.
11610	"	RES. CARAVAN AT 'THE STABLES'	25.10.79	- Ref
14094	"	O/APP. DWELLING AT REAR	25.9.80	N/A REF
*14916	"	" BUNGALOW "	12.3.81	N/A REF
15522	Winnersh Plant Hire	Box sign illuminated	8.5.81	N/A Ref
19177	Mr + Mrs Bradbury.	Erection of bungalow	6.5.83.	N/A C/A. (Sub to 5.16/19 agree)
32486	WINNERSH PLANT HIRE	STORAGE SHED/RELOC. HORSE EXERCISE AREA/TURNING & PARKING AREA/DEM. OF REDUNDANT BUILDING	12.7.84	C/A

DATE OF COMPLETION

MINISTRY DECISION 37842 - Invalid

SPECIAL ORDERS 11610 - APPL. FOR SITE LICENCE Ref 26/10/79 *14916 - APPEAL GRANTED - 17.5.82

DRAINAGE

091074
98/67867/F " DEM. EX. OFFICE BLDGS. & WORKSHOPS - NEW OFFICE BLDGS. & WORKSHOPS 4.9.98 C/A

1933

3

ADDRESS 580 READING ROAD (Greenacres Lane) **PARISH** WINNERSH

PLOT No. **ORD. SHEET No.** SU. 7771 (53)

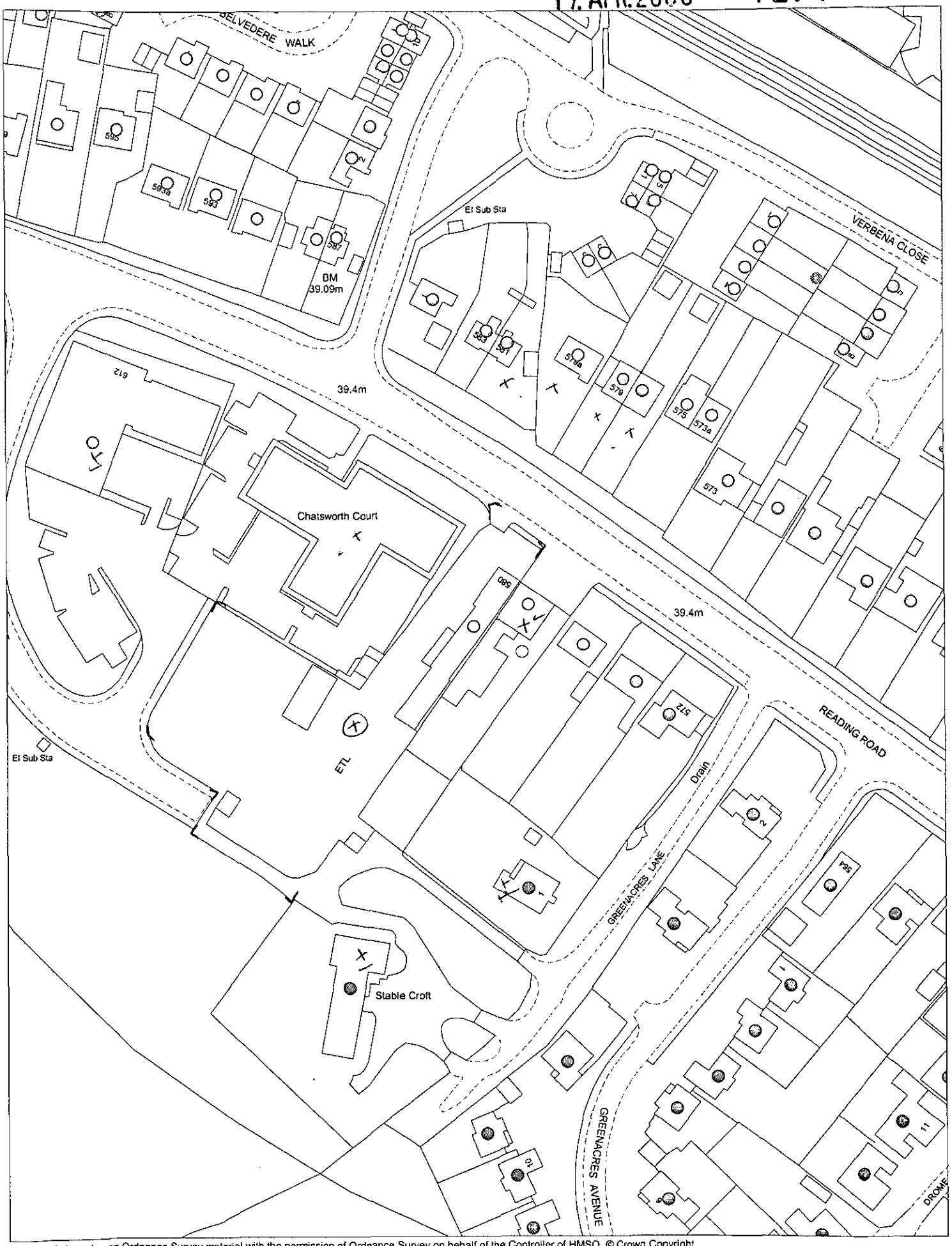
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/69896/F	S. Bradbury (1 Greenacres Ln)	det. garage (retrospective)	10/8/99	App

MINISTRY DECISION

SPECIAL ORDERS

17.APR.2000 ☆ 1291



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Development Control Section, Environmental Services, Wokingham District Council.

2 May 2000

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W E
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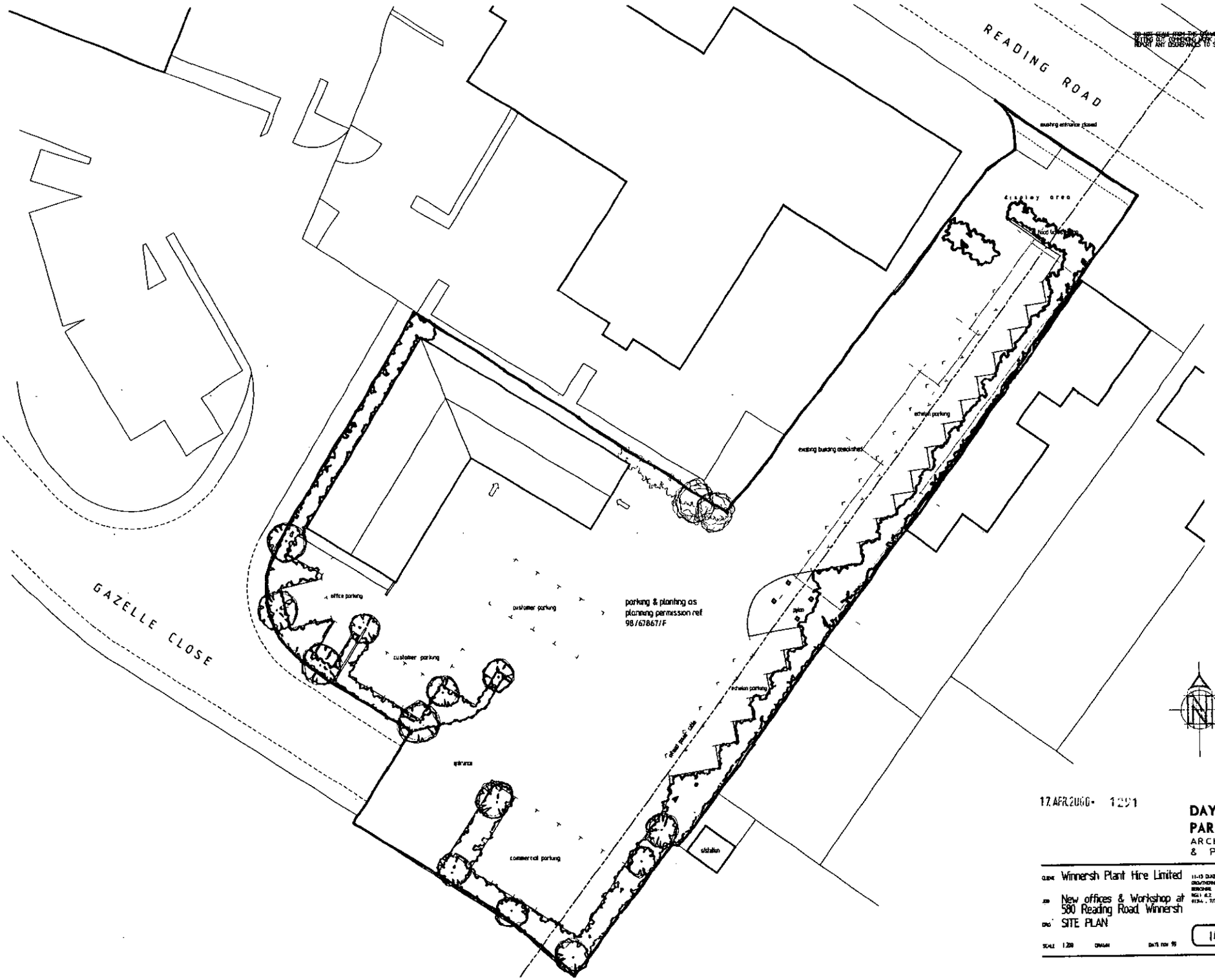

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17 APR 2000 1291

DAY · TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

CLIENT Winnersh Plant Hire Limited

JOB New offices & Workshop at 580 Reading Road, Winnersh

DRG SITE PLAN

1420 /01

SCALE 1:200 DRAWN DATE NOV 99

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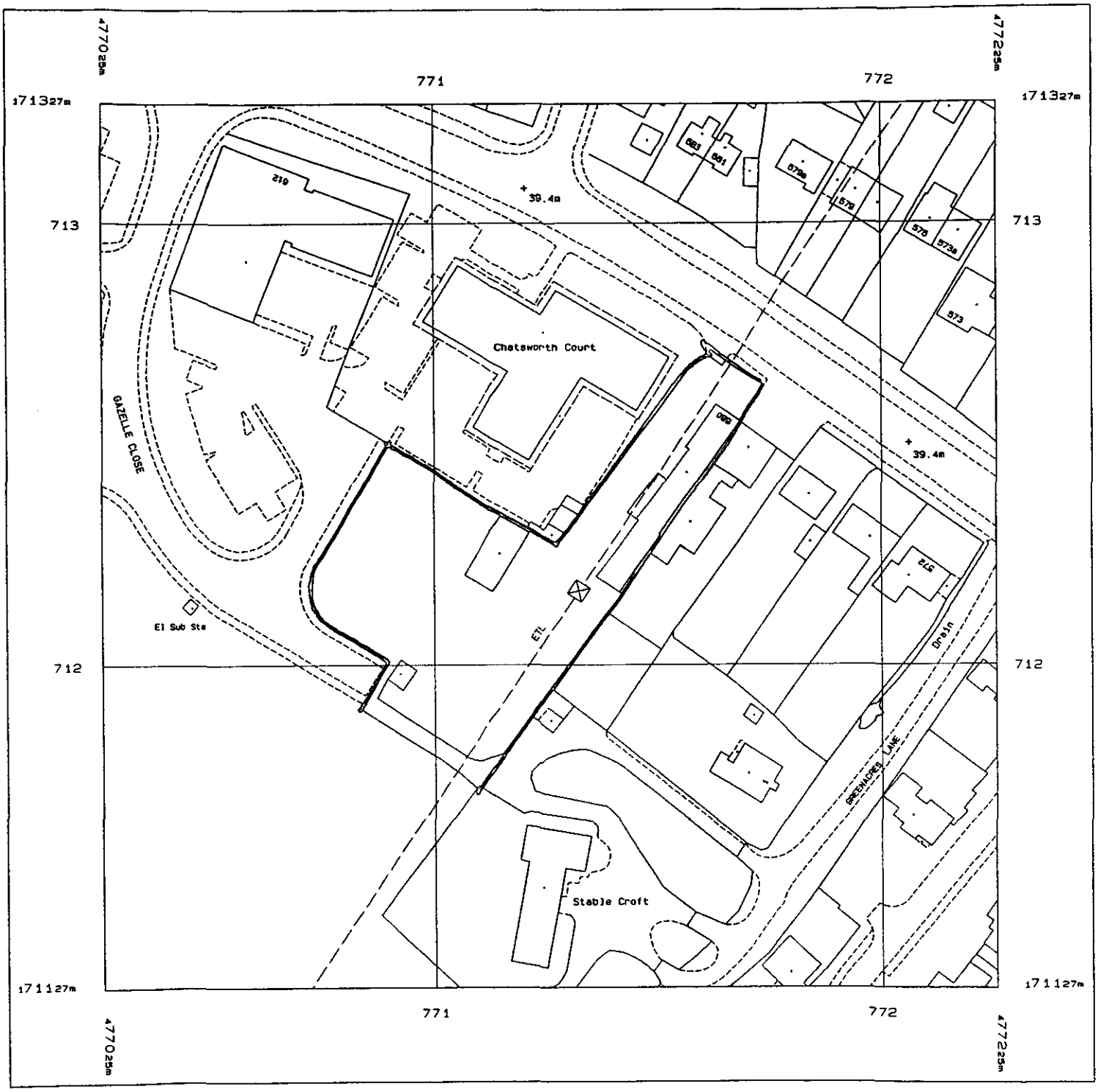
Superplan

Planning Extract - 1

Site-centred



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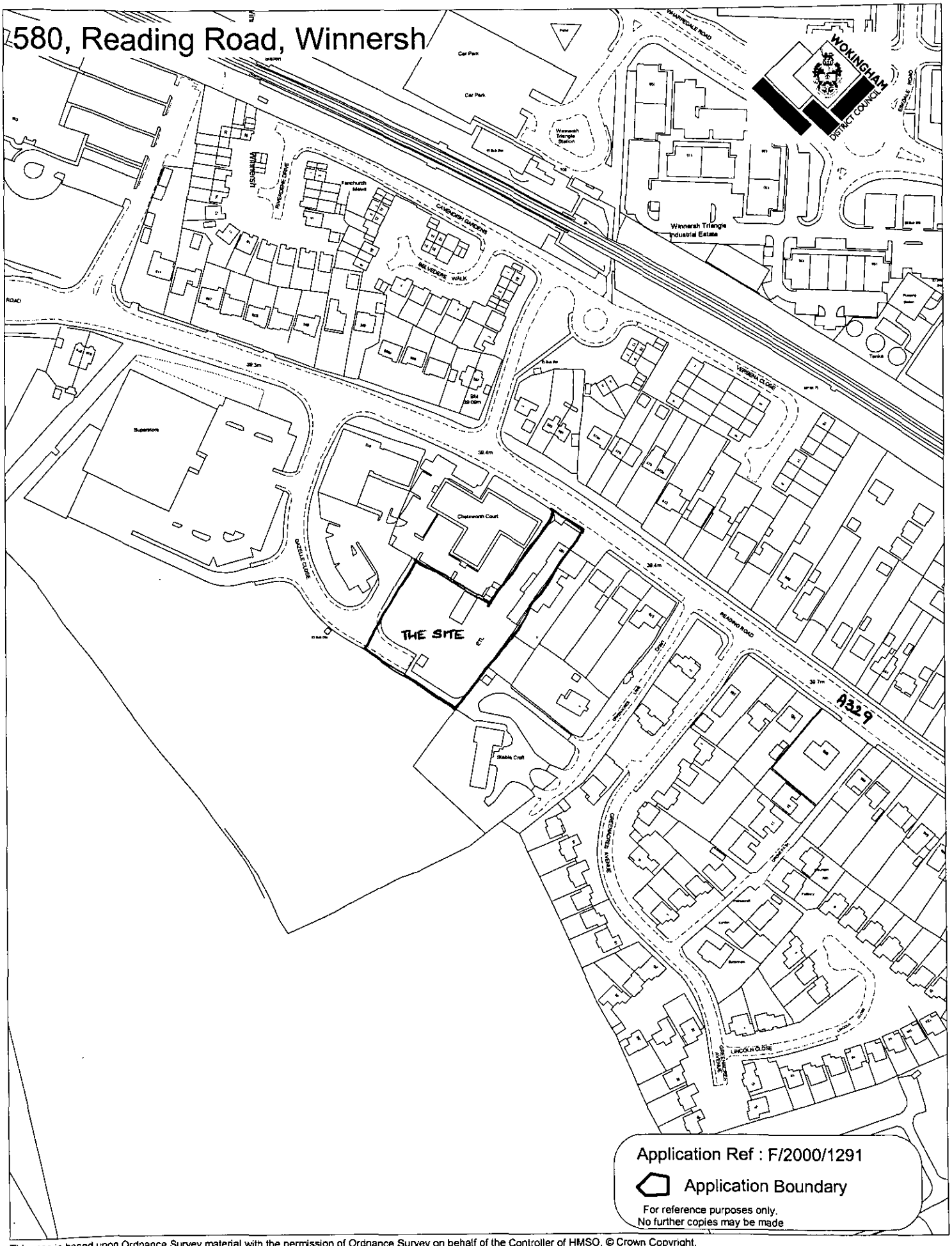
Centre Coordinates: 477125 171227



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Development Control Section, Environmental Services, Wokingham District Council.

19 July 2000

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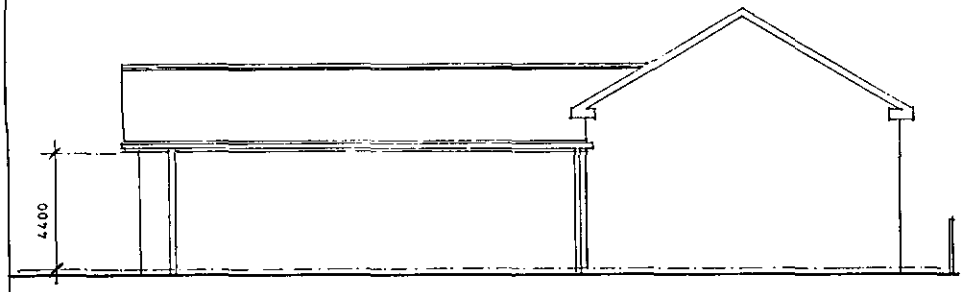
N W E S



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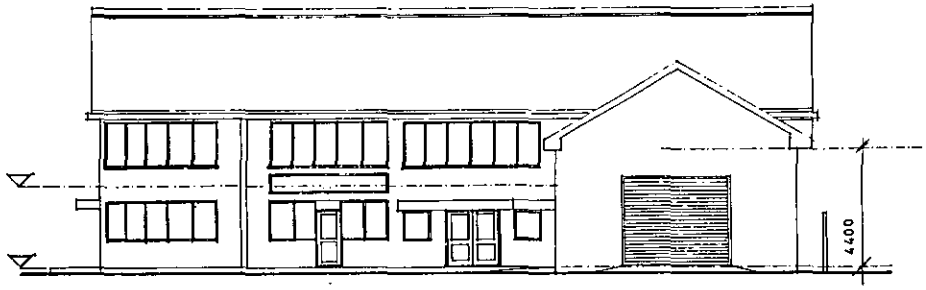

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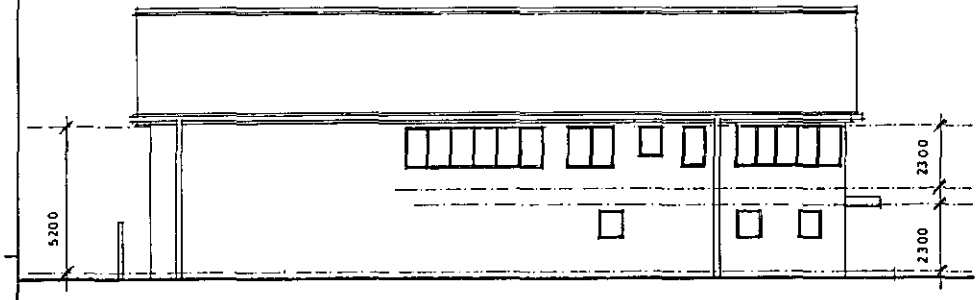
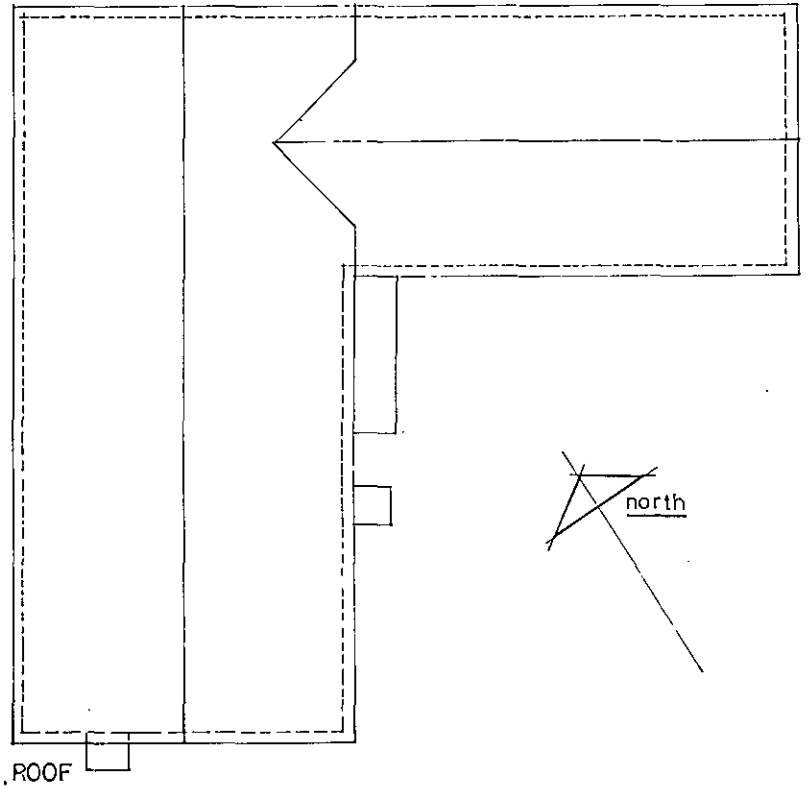


ELEVATION WEST



ELEVATION SOUTH



ROOF

A 30-4-98

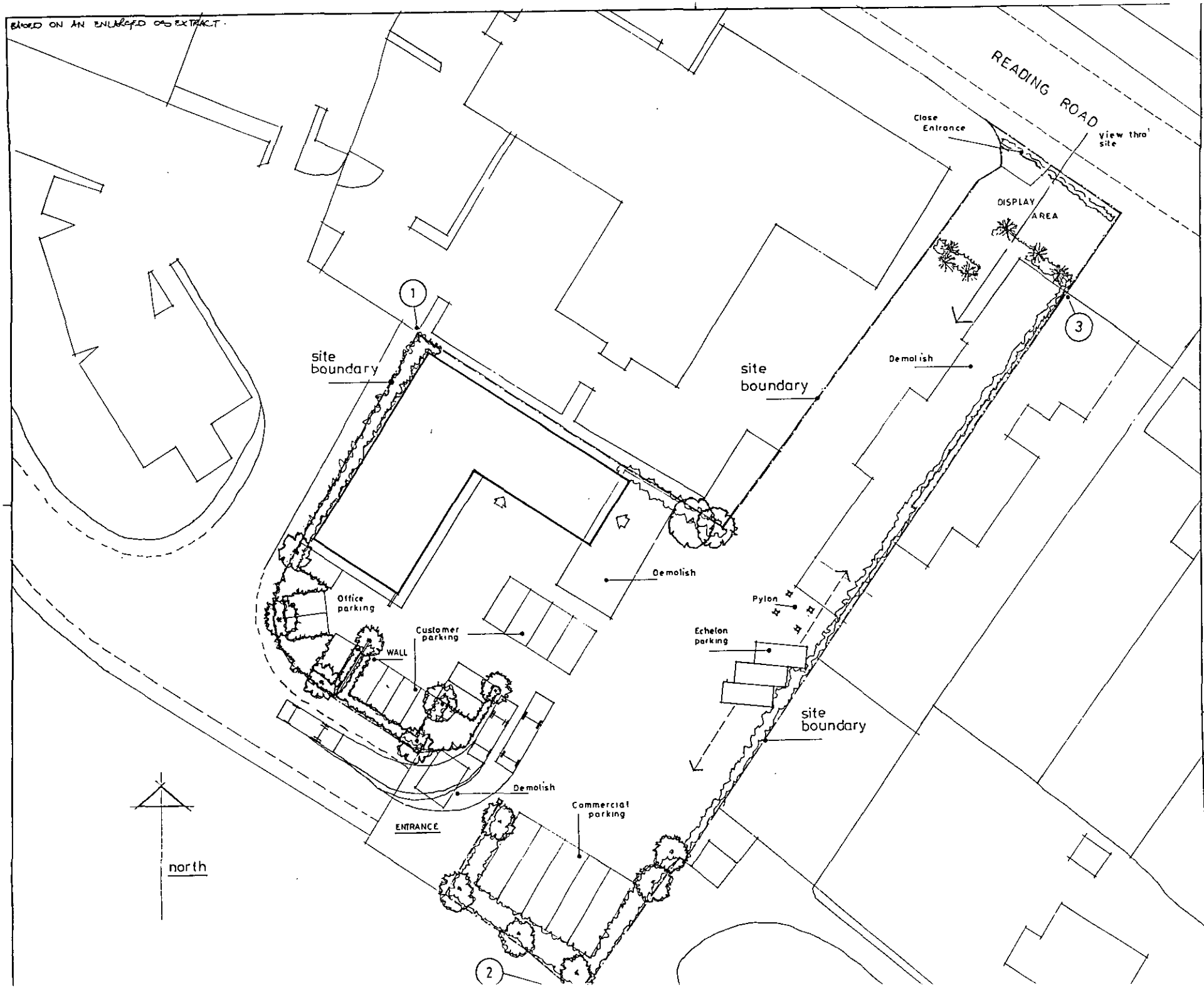
W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: 0118 9770464
Fax: 0118 9770482

Job
580 READING ROAD
WINNERSH

Title
SCHEME LAYOUT
ROOF AND ELEVATIONS

Scale 1:100	Date MAR 98	Drawn By
Job No. 2198	Drawing No. 03	Revision A

BASED ON AN ENLARGED OS EXTRACT.



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FENCE DETAILS.

SECURITY FENCE AS 2198/06 BETWEEN POINTS 1 & 2 AND ON THE READING ROAD.

BETWEEN 2 & 3 CLOSE BOARD FENCE 2500 HIGH.

A 30-4-98

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: 0118 9770464
Fax: 0118 9770482

Job
580 READING ROAD
WINNERSH

Title
SITE LAYOUT

Scale 1:200	Date MAR 98	Drawn By
Job No. 2198	Drawing No. 01	Revision A

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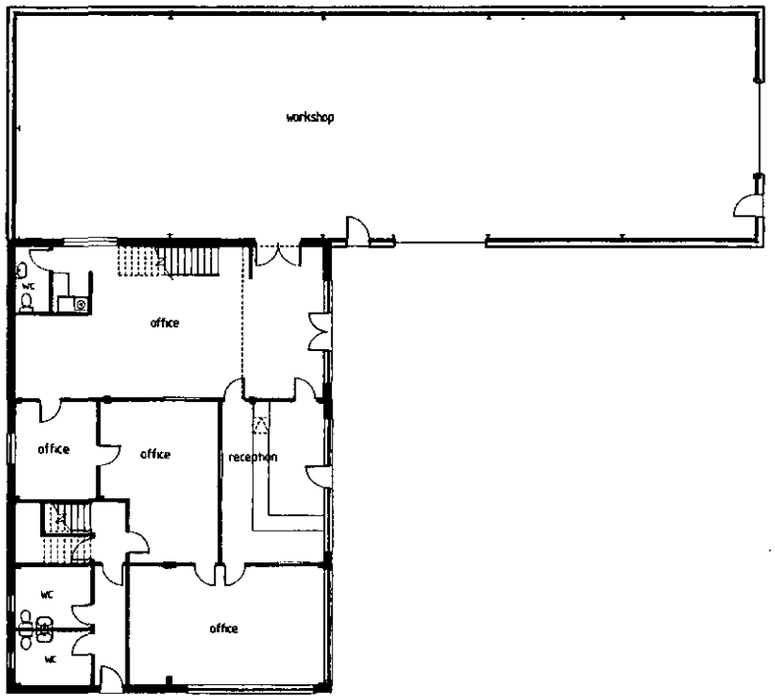
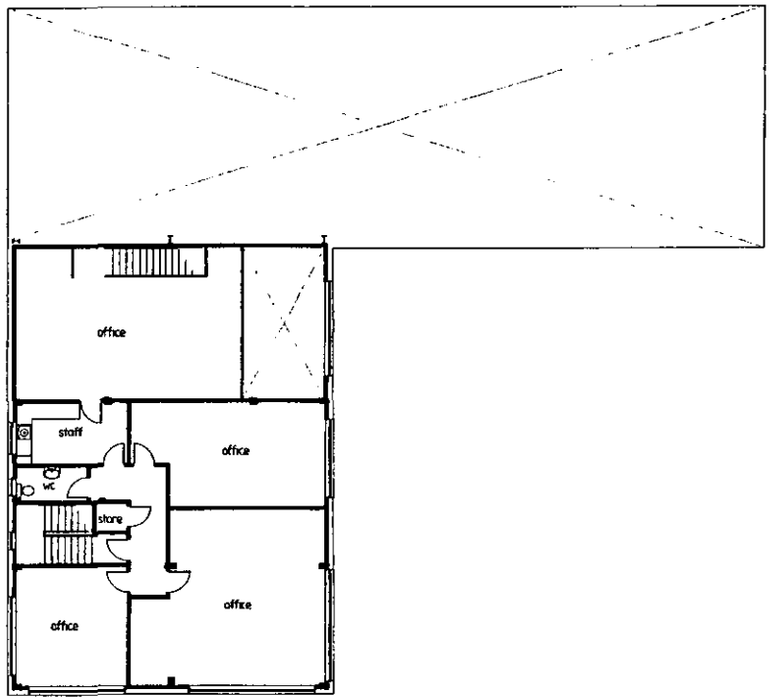


GROUND FLOOR PLAN



FIRST FLOOR

17 APR 2000 1291

DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

11-13 DUKES RIDE
CROWTHORNE
BERKSHIRE
RG11 6LZ
01344 777143

15 CHURCH ST
CAVERSHAM
READING
RG4 8AX
0118 946 1262

CLIENT Winnersh Plant Hire Ltd

JOB New Offices and Workshop at 580 Reading Road, Winnersh

DRG PROPOSED FLOOR PLANS

1420 / 08

SCALE 1:100 DRAWN DATE Feb 00

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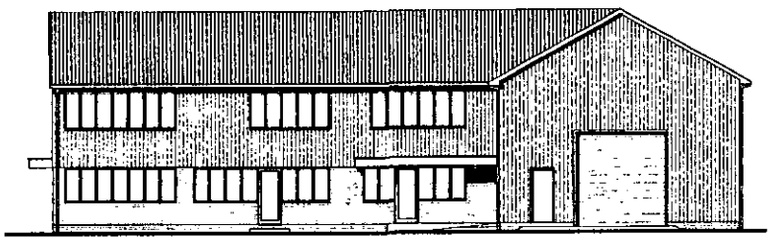
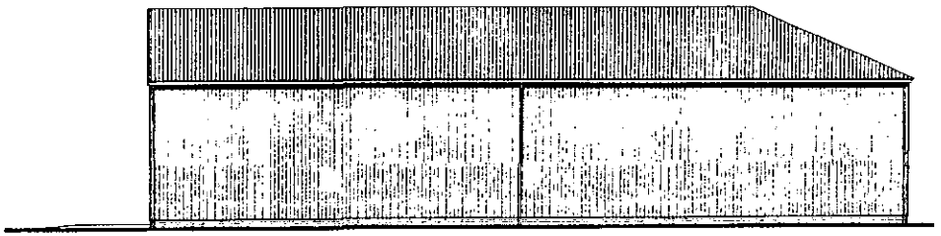
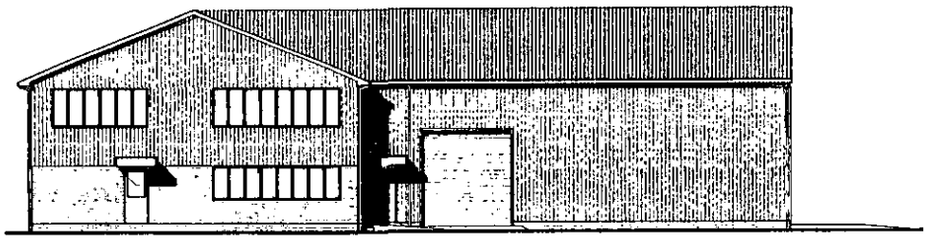


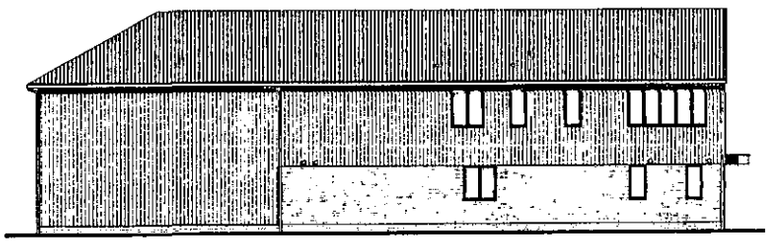
FRONT ELEVATION



SIDE



REAR



SIDE

17 APR 2008 1291

DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Client Winnersh Plant Hire Ltd

Job New Offices and Workshop at 580 Reading Road, Winnersh

Dwg PROPOSED ELEVATIONS

1420 / 07

SCALE 1:100 DRAWN DATE Feb 08

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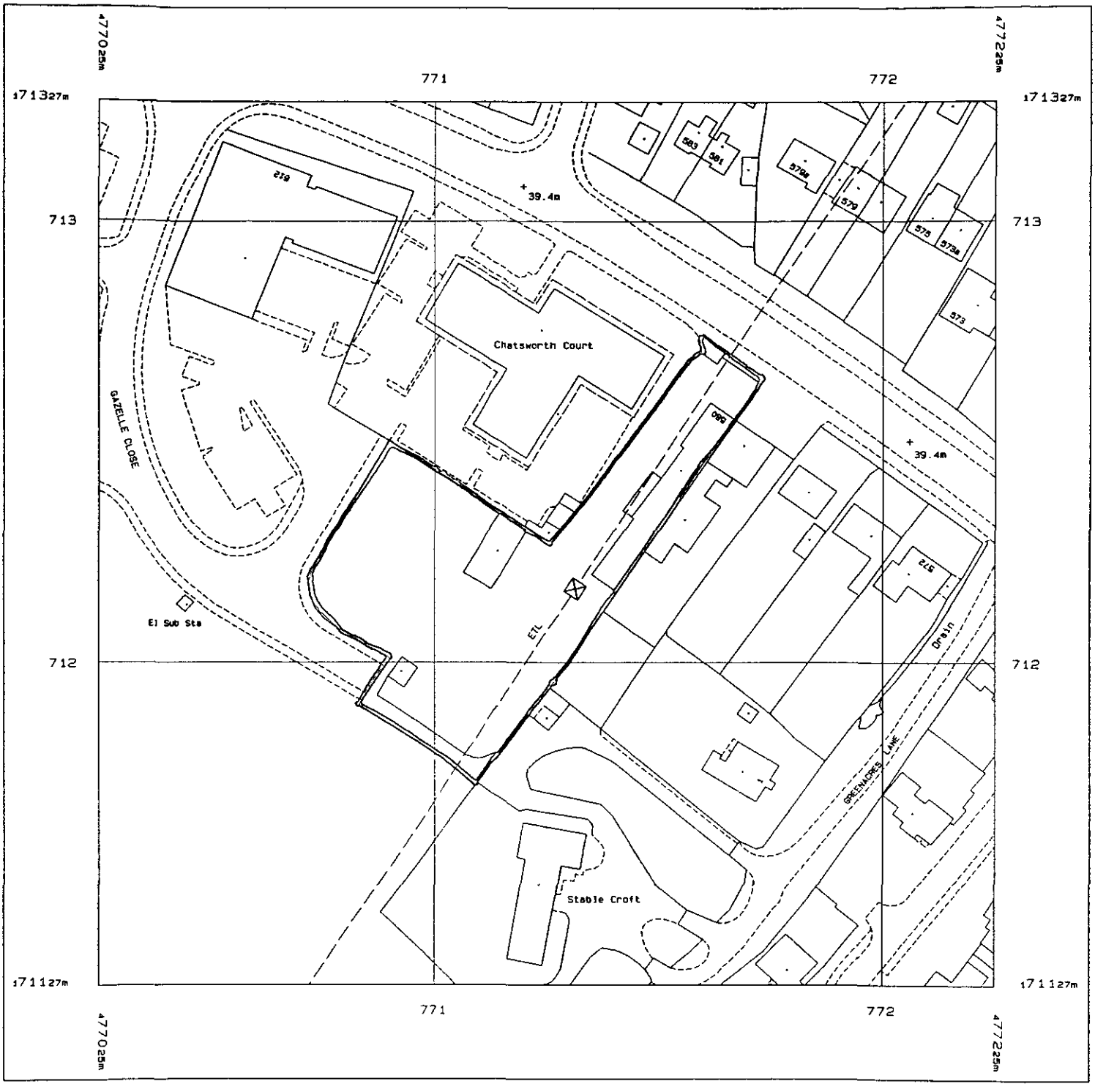
Superplan

Planning Extract - 1

Site-centred



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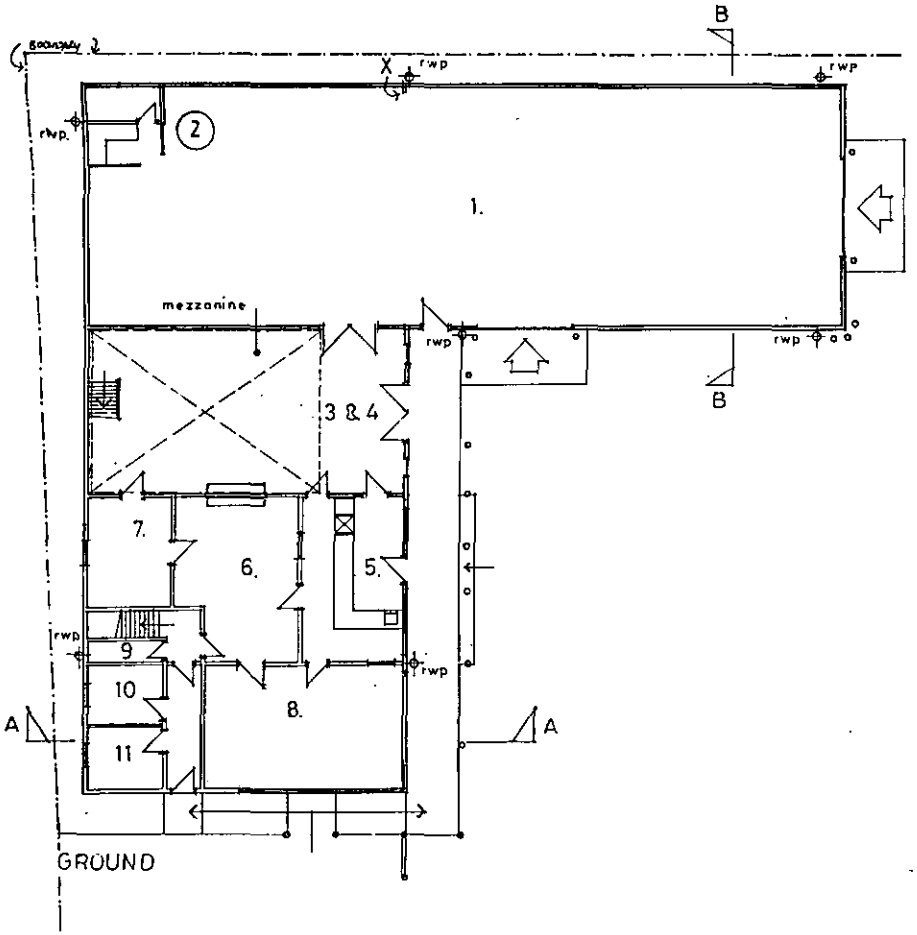
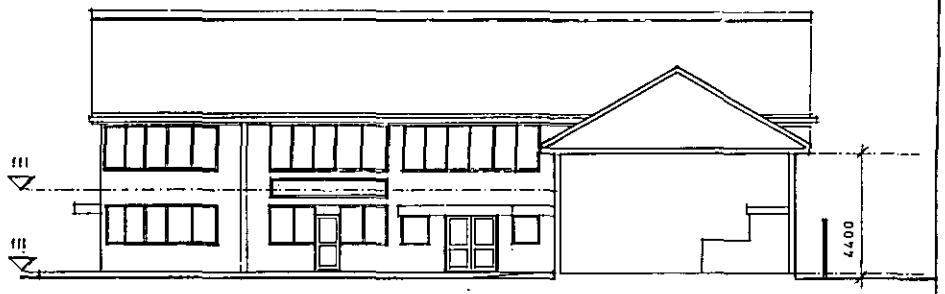
Centre Coordinates: 477125, 171227





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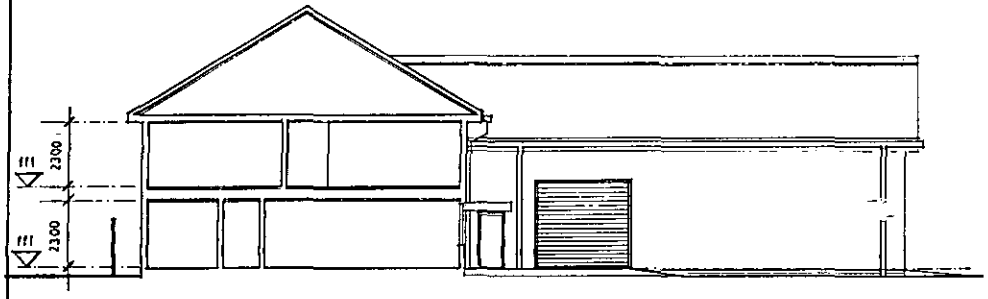

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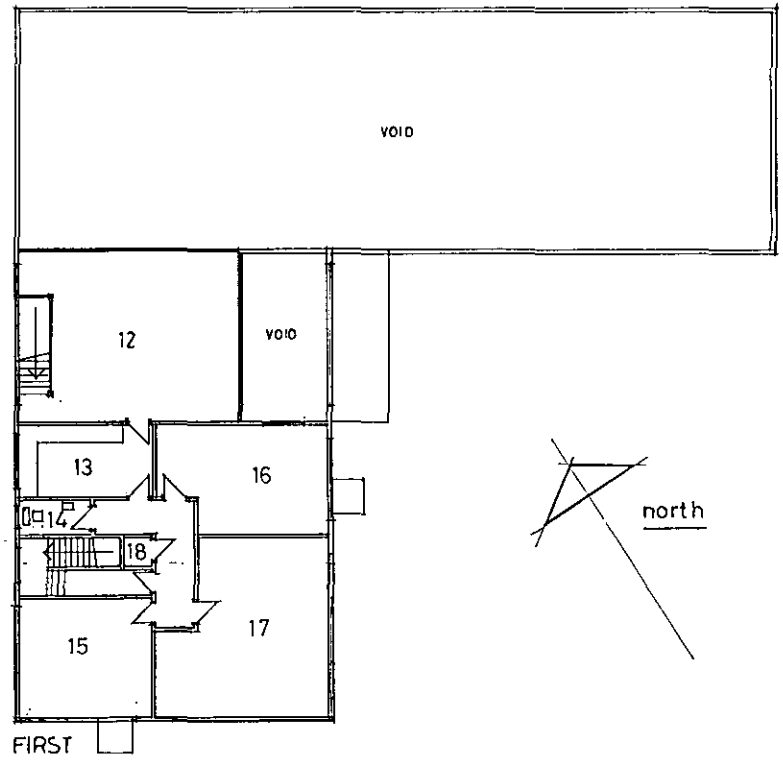

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MATERIALS :-

ROOF WHITE METAL SHEET. THIS INCLUDES GUTTERS & DOWN PIPES, SOFFIT & FASCIA.

WALLS AREA 1 WHITE METAL SHEET AS ROOF. OFFICE BLUE BNK. JOINT BETWEEN METAL SHEET & BNK. POINT X ON GROUND FLOOR PLAN.

WINDOWS METAL & WHITE AS ROOF. INCLUDING CANOPIES.

DOORS BOLLARDS AND OTHER FEATURES ORANGE.

A 30-4-98

W.M. GRAHAM ASSOCIATES
CHARTERED ARCHITECTS
1 Rectory Road,
Wokingham,
Berkshire, RG40 1DJ
Tel: 0118 9770464
Fax: 0118 9770482

Job
580 READING ROAD
WINNERSH

Title
SCHEME LAYOUT
PLANS AND SECTIONS

Scale	Date	Drawn By
1:100	MAR 98	
Job No.	Drawing No.	Revision
2198	02	A