APPLICATION NO:
F/2001/5438

LOCATION:
Sonning Cutting Filling Station 709 London Road, Woodley Reading.

APPLICANT:
B P Oil U K Ltd C/O Rapleys (Robert Clarke)

PROPOSAL:
Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access.

EARLIEST DATE FOR DECISION: **31/12/2001**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Nicola Lake**

D25 552

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Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

B P Oil U K Ltd
C/O Rapleys (Robert Clarke)
Maddox House
1 Maddox Street
London
W1S 2PZ

Application Number: F/2001/5438

Parish: **WOODLEY**

Location: **709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.**

Proposal: **Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.**

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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. No repair or maintenance of vehicles shall be carried out on the site.

Condition

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

Condition

6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

Condition

7. There shall be no amplified sound, speech or music, which is audible outside the premises.

Condition

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

Condition

9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

Condition

10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

Condition

11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

Condition

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

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

Condition
14. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

Condition
15. The hereby permitted petrol station and associated shop shall not operate other than between the hours of 6.30am to 11pm Mondays to Saturdays and 7am to 10pm Sundays.

Condition
16. The existing hedge along the north eastern boundary of the site with Shepherds Hill shall be retained. Any section of hedge, which is damaged or dies during construction or within 5 years from the date of completion of the development shall be replaced with a suitable specimen as agreed in writing by the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

Condition
17. No development shall commence until the area of existing public highway within the application site area is stopped under S247 of the Town and Country Planning Act 1990 in accordance with a scheme to be submitted to and a subsequent order confirmed by the Secretary of State.

Condition
18. Prior to the start of development full details of the internal traffic flow through the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be fully implemented on site prior to the start of the occupation of the hereby permitted development.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.

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

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

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

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

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

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

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

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

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

Reason
14. In the interests of highway safety.

Reason
15. To safeguard the residential amenity of the surrounding area.

Reason
16. To safeguard the visual appearance of the surrounding area.

Reason
17. To allow development to take place.

Reason
18. In the interest of highway safety.

Informative

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

Berkshire Structure Plan Policies OS1, EN1and BU1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7

T. G Watson

Trevor Watson
Development Control Manager
Date: 16/07/2002

Notice checked by: _____

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

77/1113

Reg 22/7/02
GIS ✓

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR
Ext: 6539

TO: Kath Maguire
Land Charges

YOUR REF:

DATE: 18 July 2002

SECTION 106 AGREEMENT - BP GARAGE, SHEPHERDS HILL, LONDON ROAD

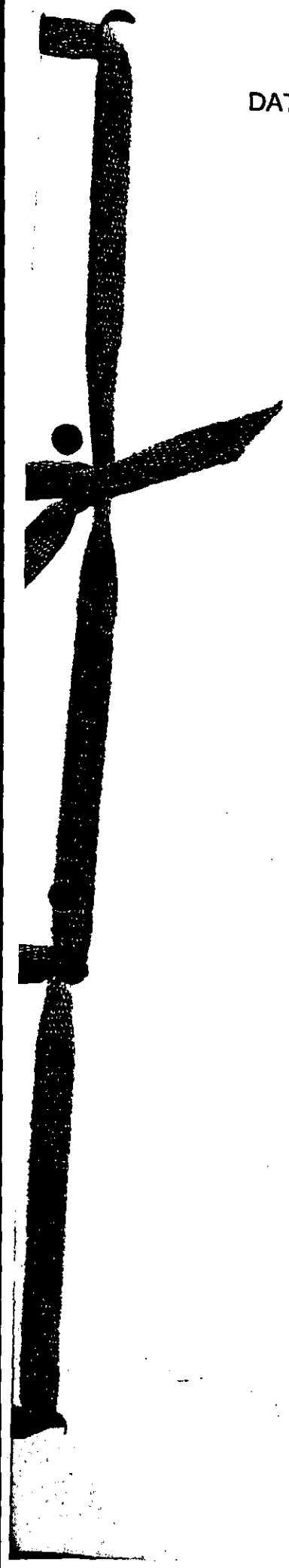
Kath:

I would be grateful if you could register the attached S106 Agreement in respect of 102 Grazeley Road, Three Mile Cross.

Many thanks.

Mary Severin

Enc



DATED 16TH JULY 2002

BP OIL UK LIMITED

and

PENDRAGON PROPERTY HOLDINGS LIMITED

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

relating to the development of
land at Shepherds Hill Garage

T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS DEED is made on [Date] 16th July 2002
BETWEEN

1. BP Oil UK Limited (Company Registration Number 446915) whose registered office is at Witan Gate House, 500-600 Witan Gate Milton Keynes MK9 1ES ("the Company")
2. Pendragon Property Holdings Limited (Company Registration Number 3437114) of Loxley House, 2 Oakwood Court, Little Oak Drive, Annesley, Notts NG15 0DR ("the Owner")
3. Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")

WHEREAS

1. The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated
2. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.
3. The Company has applied for full planning permission to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council
4. The Company is the freehold owner of part of the Application Site
5. The Owner is the freehold owner of that part of the Application Site comprised within the register of title to title number BK 212912
6. The Council resolved on 22nd May 2002 that subject to this Deed being entered into the Planning Permission should be granted for Development of the Application Site
7. The Owner and the Company are therefore entering into this Deed for the purpose of ensuring that the Council can regulate the proper development of the Application Site and to secure a financial contribution for the provision of pedestrian and cyclist facilities from the Company as further described in this Deed

8. This Deed is entered into pursuant to the provisions of s106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions.
9. the references to the parties named in this Deed include their successors in title and assigns and in the case of the Council and the Secretary of State shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

In this agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

1.1 the "Act" means the Town and Country Planning Act 1990

1.2 the "Application Site" means all that land known as Sonning Cutting Filling Station, 709 London Road, Woodley and shown edged red on the Plan and which is partly registered at H M Land Registry under Title Numbers BK 212912 and BK 143936 and partly unregistered and/or public highway

1.3 "Commencement of development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as marking out surveying ground investigations archaeological investigations demolition site clearance site preparation the removal laying or diversion of services and erection of site hoardings and any decontamination works and "commence" and "commencement" shall be construed accordingly

1.4 the "Pedestrian and Cycle Link Contribution" means the sum of £60,000 index linked

1.5 the "Plan" means the plan annexed to this Agreement

1.6 the "Planning Application" means the planning application for demolition of existing buildings/structures and removal of underground tanks and redevelopment to provide petrol filling station (including canopy pump islands and underground tanks) sales buildings (Class A1) ATM car wash car care facilities parking landscaping and new access/egress on the Application Site and assigned application number F/2001/5438

1.7 the "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Deed with reference number F/2001/5438

1.8 References in this Deed to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained

2. Statutory Provisions

2.1 This Deed is made under Section 106 of the Act

2.2 The covenants by the Company and the Owner as the freehold owners of the Application Site in this Deed which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Company and the Owner and any person deriving title from the Company or the Owner

2.3 No party shall be liable for a breach of any planning obligation contained in this Deed insofar as his interest in the Application Site is solely comprised in a dwelling constructed on the Application Site which is in private occupation or is a statutory undertaker and has

acquired the part of the Application Site for the purposes of constructing facilities to serve the Application Site or the Development

2.4 No party shall be liable for breach of covenant or obligation contained in this Deed after he has parted with all his interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

2.5 In the event that:

(a) the Planning Permission shall expire before Commencement of development or at any time shall be revoked or

(b) the planning obligations referred to in this Deed are satisfied

this Deed shall be deemed to be discharged and have no further effect

2.6 No person who is not a party to this Deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this Deed and no consent of any third party shall be required under that Act to any cancellation or variations of this Deed

2.7 The planning obligations contained in this deed are intended to be enforceable by the Council as the local planning authority

2.8 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

2.9 The Company and the Owner covenant with the Council on Commencement of development to pay to the Council the Pedestrian and Cycle Link Contribution.

2.10 The Council covenants with the Company and the Owner to use the Pedestrian and Cycle Link Contribution towards the provision of two "Toucan" facilities for pedestrians and cyclists in the immediate vicinity of the Application Site at locations to be agreed by the Council with the Company such contribution to include the cost of preliminary investigation design and supervision fees.

2.11 The Council covenants with the Company and the Owner to repay the Pedestrian and Cycle Link Contribution to the payee in the event that it has not been fully expended or applied in accordance with clause 2.10 within a period of five years from Commencement of development.

2.12 Nothing in this Deed shall prohibit restrict or limit the right of the Owner or any other person to develop the Application Site or any part thereof in accordance with any planning permission (other than the Planning Permission) or impose any obligations on the Owner or any other person as a consequence of the development of the Application Site or any part thereof in accordance with such a planning permission.

3. Council's Legal Expenses

The Company covenants with the Council to pay the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof.

THE COMMON SEAL OF BP OIL UK LIMITED was affixed in the presence of

Authorised Signatory

Assistant Secretary

EXECUTED AS A DEED by PENDRAGON PROPERTY HOLDINGS LIMITED acting by

Director

PPH 165

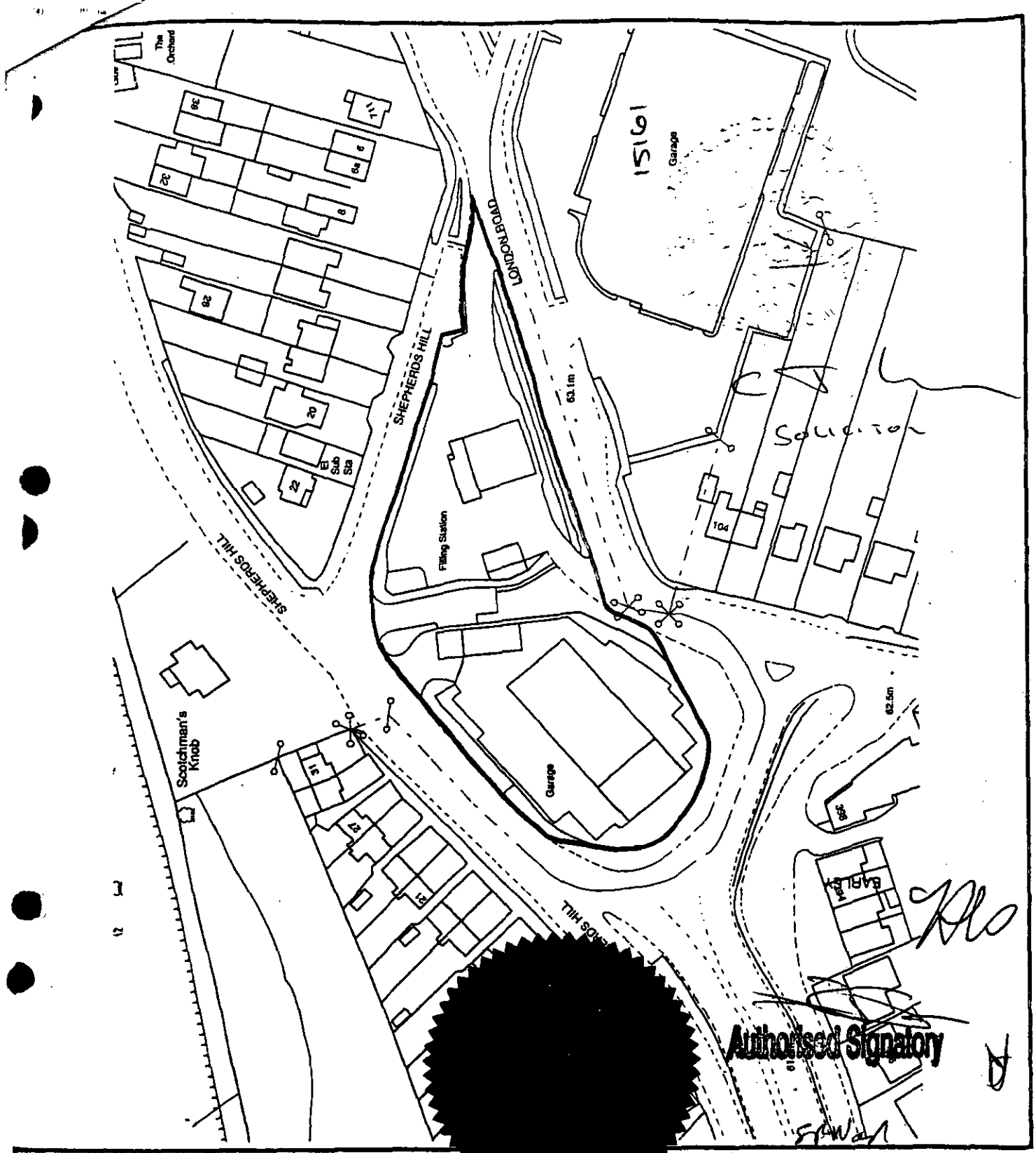
Director/Secretary

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

Solicitor

15161

SITE



SITE LOCATION PLAN

Rapleys
Commercial Property and Planning Consultants

Maddox House, 1 Maddox Street, LONDON. W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678

Also at Bristol, Edinburgh, Huntingdon and Manchester

NORTH	SCALE	PLAN No.
◄	1:1250	807/127/1 **1a**

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MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 22ND MAY 2002 FROM 7.00 PM TO 11.15 PM

Mrs DC Beatty, Mr. MJ Bryant, Mr SR Conway, Mrs. AMNC Drake, Mr. JL Earnshaw, Mr. RFN Eke, Mrs JL Lissaman, Mr. KA Malvern, Mrs M Robertson, Mr ND Rose, Mr. AJ Ross and Rob Stanton

Also present: David Ashman, David Ball, Mrs P Bray, Mrs DF Buckley-Carpenter, Mrs. T Marinos, Mr DC Morgan, Mrs ELM Siggery and Mr D Swindells

PART I

1. CHAIRMAN

That Mr AJ Ross be elected as Chairman of the Committee for the 2002/2003 municipal year.

2. VICE-CHAIRMAN

The Mrs. AMNC Drake be elected as Vice-Chairman of the Committee for the 2002/2003 municipal year.

3 MINUTES

The Minutes of the meeting of the Committee held on 24th April 2002 were confirmed as a correct record and signed by the Chairman.

4. APOLOGIES

An Apology for late arrival was submitted by Mr SR Conway.

9. APPLICATION NO: 2001/5438, PROPOSED REDEVLOPMMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDLING (CLASS A1), ATM CAR WASH, CAR CARE FACILITIES, PARKING LANDSCAPING AND NEW ACCESS/EGRESS, SONNING CUTTING FILLING STATION, 709 STATION ROAD WOODLEY, FOR: BP OIL UK LTD

The Committee considered a report about this application set out on Agenda pages 50 to 71.

Members were reminded that consideration of the above application had been deferred at the previous meeting to enable further negotiations to take place with the applicant regarding access arrangements to the site. Since the dispatch of the Agenda a further letter of objection had been received raising concerns regarding the positioning of the proposed car wash and jetwash bays.

Members were also informed that the proposal would result in the formation of number of deceleration lanes and entrances to the site. These works would be covered under a Section 278, (S278) Legal Agreement under the Highways Act 1980. The proposed 12 month review of the site access details would be also be

secured by the S278 agreement as part of the safety audit process.

RESOLVED: 1) That a Legal Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure a financial contribution of £60,000 towards improving pedestrian and cycle access to the application site;

2) That subject to the registration & execution of the Agreement referred to 1) above Application No: 2001/5438 be approved subject to the conditions set out on Agenda pages 51 to 54.

Development Control Ref No:	Received	Parish
F/2001/5438	29.11.01	Woodley

Applicant: BP Oil UK Ltd.
Location: Sonning Cutting Filling Station, 709 London Road, Woodley.
Proposal: Proposed redevelopment to provide Petrol Filling Station (including conapy, pump islands and underground tanks), sales building (class A1), ATM, car wash, Car care facilities, parking, landscaping and new access/egress.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Introduction -

1. This application was deferred from the Development Control Committee of the 24 April 2002, to allow officers to negotiate with the applicants to either remove or improve the entrance arrangements to the north of the site, to improve the internal flow of traffic through the site to the car wash and jet wash facilities and to improve measures to prevent people leaving the site through the northern entrance to the site and proceeding around the roundabout in the wrong direction.

2. Revised plans have been submitted showing the retention of the northern access to the site but with an amended deceleration lane and junction construction details.

3. The applicants have submitted a statement in which they state that they would clearly indicate the entry and exit arrangements by appropriate traffic signs and carriageway markings. They has said that signs would include 'NO ENTRY', 'NO EXIT', 'IN' and 'OUT' signs. Carriageway markings such as 'NO ENTRY', 'EXIT', arrow makings, etc. would be provided to advise and direct customers to the appropriate accesses and the facilities within the site. Their statement continues on to state that they also propose to provide a traffic calming ramp within the site at the entrance in Shepherds Hill. Full details of these issues could be controlled by condition.

4. In regard to the internal traffic circulation of the site, the applicant's have stated *"The car wash and jet wash facilities are located to the north of the site with separate entry and exit arrangements therefore removing traffic conflict and allowing easy access to and from these facilities."* They continue on to state that *"There are ample parking spaces in the vicinity of these facilities or indeed at the access roads leading to these facilities for customers to park and then walk to the shop to purchase a token. Alternatively customers could use the designated customers car parking spaces in the vicinity of the shop to park, purchase a token and then return to the car wash or jet wash via the passing lanes to the north and south of the forecourt."*

5. The Highways Officer has considered the amended drawings and has stated that essentially the justification for retaining an entrance to the site from Shepherds Hill is to enable eastbound traffic to access the site without having to travel around the gyratory and access from London Road. There is some merit in this in highway terms provided vehicles do not exit into Shepherds Hill from the site at this point. There may well be additional commercial reasons for retaining such access. Any closure of the other PFS site on the opposite side of London Road does not form part of this planning application and therefore is not a material consideration.

   The revised access layout with additional cross-hatching further segregates the site's entrance from the Shepherds Hill cul-de-sac. All the access works will be subject to safety audit recommendations and actions secured through the requisite S278 agreement.

   The rescinding of highway rights over the redundant section of Pitts Lane is to be dealt with by planning condition requiring stopping up under S247 of the Town and Country Planning Act 1990.

   The applicant had considered introducing a 'Traffic Regulator' to physically prevent vehicles exiting the Shepherds Hill entrance but disregarded this on noise and disturbance grounds. Additional signage and markings together with the installation of a ramp have been added to the scheme to dissuade vehicles from leaving the site at this point. It may be appropriate for this arrangement to be reviewed say 12 months after the development is first brought into use and the developer be required to fund any further measures required to address any abuse of this arrangement (this to be secured by way of legal agreement).

   Car wash traffic is to be directed from the fuel station forecourt towards vehicles entering the site from London Road. Further white lining incorporating 'Give Way' markings would assist in minimising any such conflict.

   It is considered that the applicant has gone some way to addressing the concerns raised by the Development Control Committee. As such the Highway Authority has no objection to the proposed development subject to a condition and the completion of a legal agreement to secure £60,000 towards pedestrian/cycling crossing facilities and access works, the highway authority would have no objection

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to the signing of a legal agreement to secure the provision of £60,000 towards improving pedestrian and cycle access to the application site and the following conditions, which will included the alterations as stated at the previous committee and an additional condition to secure the stopping up of the highway:

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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

4. No repair or maintenance of vehicles shall be carried out on the site.

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

6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

7. There shall be no amplified sound, speech or music, which is audible outside the premises.

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

9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which set out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

12. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to

be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

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

14. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

15. The hereby permitted petrol station and associated shop shall not operate other than between the hours of 6.30am to 11pm Mondays to Saturdays and 7am to 10pm Sundays.

16. The existing hedge along the north eastern boundary of the site with Shepherds Hill shall be retained. Any section of hedge, which is damaged or dies during construction or within 5 years from the date of completion of the development shall be replaced with a suitable specimen as agreed in writing by the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

17. No development shall commence until the area of existing public highway within the application site area is stopped under S247 of the Town and Country Planning Act 1990 in accordance with a scheme to be submitted to and a subsequent order confirmed by the Secretary of State.

18. Prior to the start of development full details of the internal traffic flow through the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be fully implemented on site prior to the start of the occupation of the hereby permitted development.

Reasons.

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

2. To ensure that the external appearance of the building is satisfactory

3. In the interests of visual amenity.

4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.

5, 6, 7, 9, 10 & 11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

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

13. In the interests of highway safety and convenience.

14. In the interest of highway safety.

15. To safeguard the residential amenity of the surrounding area.

16. To safeguard the visual appearance of the surrounding area.

17. To allow development to take place.

18. In the interest of highway safety.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, EN1, BU1.
   Loddon Area Local Plan: LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: WOS3, WBE1, WT6, WT7

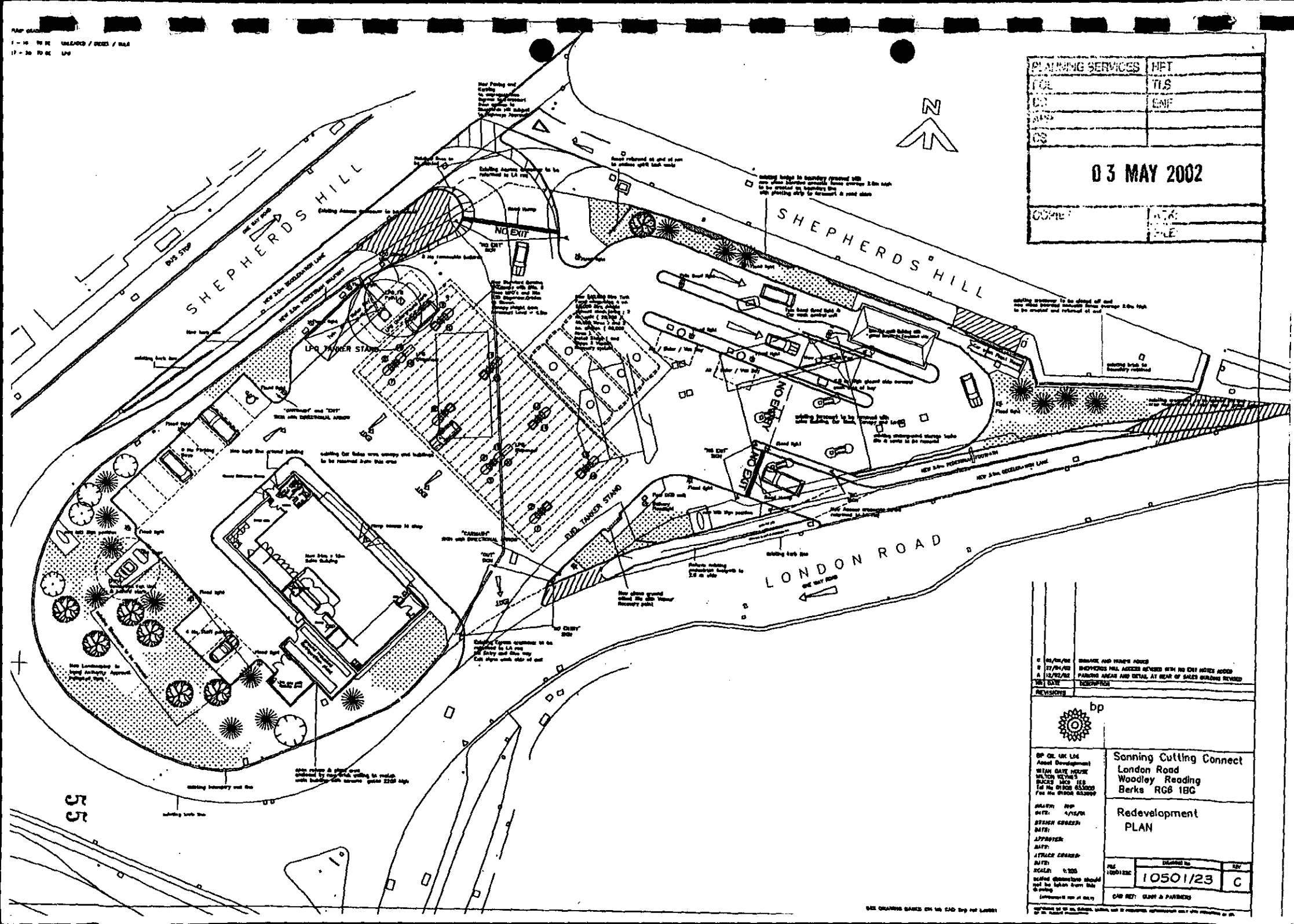
Nicola Lake.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.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London Road
Woodley Reading
Berks RG6 1BG
Redevelopment
PLAN
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Development Control Ref No:	Received	Parish
F/2001/5438	29.11.01	Woodley

Applicant: BP Oil UK Ltd.
Location: Sonning Cutting Filling Station, 709 London Road, Woodley.
Proposal: Proposed redevelopment to provide Petrol Filling Station (including canopy, pump islands and underground tanks), sales building (class A1), ATM , car wash, car care facilities, parking, landscaping and new access/egress.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

1. Planning History -
The application site is located within the western portion of the Shepherds Hill Roundabout. This is a very large roundabout, which is located within the A4. The roundabout incorporates a number of junctions, to the east is the A4, which leads to Maidenhead, and to the west the A4 that leads to Reading Town Centre. To the south are two junctions, one with Reading road, which leads to Woodley Shopping Precinct and Pitts Lane (B3350) that leads to Earley and Wokingham Road.

The site is currently occupied by an existing BP Petrol Station, an area of Highway Land, which crosses the site diagonally across the roundabout, and a glass façade car showroom with a large canopy. While the area is predominantly residential, there are a number of commercial businesses within the area.

A number of planning application have been granted permission for the replacement of the existing petrol station with a new service station. However, these applications have only related to the current BP site and not the adjacent car showroom area.

2. Proposal -
The proposed development involves the demolition of the current buildings on the site and the creation of a new access and egress; erection of a sales building with a canopied petrol pump island area, with underground tanks; a new car wash; a jet wash; 2 air/water/vac bays; 9 customer parking spaces, together with 4 staff parking spaces and an Automated Teller Machine (ATM).

This application is before the Development Control Committee due to the legal agreement that is required to secure the provision of a financial contribution towards improving pedestrian and cycle links to the site.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3 BACKGROUND

Consultations -

- ***Woodley Town Council:*** Objects to the proposed development. (See attached comments.)
- ***Highways:*** No objections subject to improved pedestrian access to the site and suitable conditions.
- ***Earley Town Council:*** (adjoining Town Council) Objects to the proposed development. (See attached comments).
- ***Environmental Health:*** No objection subject to conditions.
- ***Landscaping:*** No objection subject to the landscaping scheme.
- ***Environment Agency:*** No objection subject to conditions.
- ***Letters of representation:*** 4 letters of objection have been received from Shepherds Hill properties. The objections can be summarised as follows:
  - The location, size and noise from the car wash and vac units
  - The safety of the LPG pump and cylinder.
  - The fire safety, fumes and leaks from the petrol station.
  - On-street parking within Shepherds Hill due to changes to the access arrangements and the development of the Pitts Lane area of the roundabout, which is currently used for parking.
  - Concerned over the 24hours opening.
  - The impact of the Floodlighting upon the residential properties.
  - Concerned about the location and noise from the refrigeration plant.
  - The signs would be visible from the dwellings.
  - Concerned that the acoustic fencing will not work effectively.
  - Concerned about the highway safety of the new access.

4 Appraisal –

A. Principle of Development. (Policy OS1, EN1 and BU1 of the Berkshire Structure Plan; Policy LBE1 of the Loddon Area Local Plan; WOS3 and WBE1 Wokingham District Local Plan (Deposit Draft) as modified.
B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
C. Impact upon the character and appearance of the surrounding area. (Policies LBE1 and LBE2 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
D. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
E. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan.)
F. Concerns of Residents and Earley Town Council.
G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of Development.
The site is located within the identified settlement of Woodley, where the principle of development is acceptable subject to the proposal meeting the requirements of the policies of the development plans. The site is currently

used as a petrol station and car showroom and forecourt, and would be redeveloped for a similar use.

B. Impact upon the residential amenity of the neighbouring dwellings.
The closest residential dwellings to the application site are those on the opposite side of Shepherds Hill. These are predominantly two storey dwellings, with a varied pattern of development. The closest feature of the new development to the residential dwellings along Shepherds Hill would be the car wash, jet wash and vac facilities. There is an existing car wash on the site, which is located to the west of the existing retail/pay building. The proposed car wash structure itself would have a height of 4.6m. Due to the height of the proposed structure, together with the distance to the nearest residential dwellings there would be no loss of amenity due to overbearing or overshadowing.

However, several local residents have raised concerns regarding the potential impact of noise and disturbance from these facilities upon the residential amenity of their dwellings. The Environmental Health Officer has recommended the imposition of conditions that would require the applicants to submit an acoustic report to predict noise levels to the nearest residential properties. A further condition would require a suitable noise mitigation scheme to be implemented to overcome the potential noise created by the development, which would have to be fully implemented prior to the use of the site. The officer has also recommended restricting the hours of use of the car wash and other car valeting machinery; limiting the hours of construction and requiring a method statement detailing the removal of the existing petrol tanks on the site.

Some of the local residents have also raised concerns regarding fire safety, petrol leaks from the tanks and vapours. These issues are all covered under separate Environmental Health legislation and require separate authorisation and licences.

With the imposition of the recommended conditions the proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings.

C. Impact upon the character and appearance of the surrounding area.
The application site is in a very prominent position, as the roundabout is on higher ground than the A4, which rises up the slope to the roundabout. To take account of the prominence of the site, the applicant has submitted details of a landscaping scheme, which would help to screen and soften the appearance of development.

A condition is recommended that would require full details of the proposed illumination of the site to be submitted to the Local Planning Authority for approval. This would ensure that the illumination of the site would not be obtrusive or incongruous within the surrounding area.

As such the proposed development would be in keeping with the character of the area and would have no adverse impact upon the appearance of the surrounding area.

D. Impact upon Highway Safety.
The Highway Officer is satisfied that subject to the imposition of suitable conditions together with a legal agreement to secure the provision of a financial contribution towards improving pedestrian and cycle access to the application site, the proposed development would have no detrimental impact upon highway safety of the surrounding road network.

E. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment agency as being liable to flooding.

F. Concerns of Local Residents and Woodley Town Council.
The concerns of Woodley Town Council and local residents have been noted and largely addressed in the above appraisal. A local resident raised the issue of the location and potential noise from the refrigeration plant. This has been subsequently relocated to the rear of the retail unit. This together with the suggested conditions from the Environmental Health Officer would limit the potential impact upon the residential dwellings to an acceptable level.

G. Inspector's report on Part Two of the Wokingham District local Plan.
The inspector's recommendations are a material consideration in the determination of applications.

WOS3: The inspector recommends that the policy be amended in accordance with PA 1/6. This is in line with the Council's proposed amendments.
WBE1: The inspector recommends that the policy be deleted and replaced with an alternative wording. However the policy would impact in a similar way on the proposed development.
WT6: The inspector recommends that the Council carry out a review of parking standards. The highway officer is satisfied that the parking provision would be acceptable for the proposed development.

Conclusion – In the light of the current uses on the application site, the proposed development would have no adverse impact upon the residential amenity of the neighbouring dwellings or upon the character or appearance of the surrounding area. The highway officer is satisfied that subject to the improved pedestrian access to the site, there would be no detrimental impact upon the highway safety of the surrounding road network. As such the proposed development subject to the signing of a legal agreement and the imposition of suitable conditions is considered to be acceptable and in accordance with the policies of the District's development plans.

Recommendation – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a financial contribution towards improving pedestrian and cycle links to the application site and 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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

4. No repair or maintenance of vehicles shall be carried out on the site.

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

6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

7. There shall be no amplified sound, speech or music, which is audible outside the premises.

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

9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which set out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

12. Notwithstanding the provision of the Town and Country (Use Classes) Order 1987, (or in any provision in any statutory instrument revoking and re-enacting that order

with or without modification), the premises shall not be used for the sale and/or delivery of hot food for consumption off the premises.

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

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

15. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

16. The hereby permitted petrol station shall not operate other than between the hours of 7am to 10 pm daily.

Reasons.

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

2. To ensure that the external appearance of the building is satisfactory

3. In the interests of visual amenity.

4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.

5, 6, 7, 9, 10 & 11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

12. To safeguard highway safety by minimising the likelihood of indiscriminate on-street parking close to the premises.

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

14. In the interests of highway safety and convenience.

15. In the interest of highway safety.

16. To safeguard the residential amenity of the surrounding area.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, EN1, BU1.
   Loddon Area Local Plan: LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: WOS3, WBE1, WT6, WT7

Nicola Lake.

FROM: Nicola Lake

DATE: 10 December 2001

:S	HPT
	TLS
	ENF

11 JAN 2002

COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5438

Proposal: Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access..

Site Address: Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Your observations are required in respect of this application **by 31/12/2001** .

One letter of objection had been received and as 8 residents were present, the meeting was adjourned to allow them to express their concerns about the proposal:

- working buildings will be sited near to residential dwellings
- environmental nuisance – noise/fumes/excessive lighting
- safety factor – access to shop across busy main road
- inadequate acoustic fence
- existing brick wall (which is to remain) is less than 1m high
- height of car wash & other buildings would be visually intrusive
- question of the ownership of land at 'entrance' on northern side and reference to a stopping up of highway
- potential for 24-hour shop/garage opening

After the meeting had been reconvened, the committee agreed that the development was totally inappropriate and gave full support to the neighbours' concerns. Members expressed the following objections to the proposal:

- adjacent residential dwellings were not shown on the plan
- the question as to why the proposed 'working' buildings and storage tanks were sited close to houses
- the proposed acoustic fence is lower than the height of the car wash, making the building visually intrusive on neighbours

P.T.O.

SIGNED: N Wilson DATE: 10.1.02

Clerk To Woodley Parish/Town Council.

- environmental nuisance – pollution from cars queuing for the car wash, safety hazard created by siting of tanks, noise from tank ventilators etc.
- excessive lighting in a residential area
- the existing road was 'stopped up' (and used for car parking by local employees)
- the highlighting of safety concerns in respect of the absence of a pedestrian access to shop
- potential increase in traffic on the busy A4 'race track'
- the southern entrance was opposite a bus layby and exit/entrance to a car sales/service centre
- the southern exit was closer to the junction of the A4 with Pitts Lane
- the northern access was on a busy bend of the A4, with the dangers of fast traffic and creating a safety hazard for 'exiting' residents
- the concern of residents at the potential for 24-hour operation

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5438 PLANNING OFFICER: Nicola Lake

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Proposed redevelopment of site to form new petrol station, including forecourt, sales building, car parking, landscaping and access.

ADDRESS: 709 London Road, Woodley.

APPLICANT: B P Oil U K Ltd., C/ORapleys (Robert Clarke)

It is understood that Woodley Town Council has already submitted its observations on this proposal, following a meeting of its Planning Committee at which eight members of the public were present.

Earley Town Council would wish to concur with these views.

Additionally, we have been advised that, on occasions, drivers leaving the island have turned left, and then proceeded against the flow of traffic until they have reached their required exit off the roundabout. It is, therefore, requested that, should the Planning Officer be mindful to approve this application, measures, to include additional signage, are put in place to ensure that this practice cannot continue.

[illegible]	HPT
	TLR
	CNF
18 JAN 2002	
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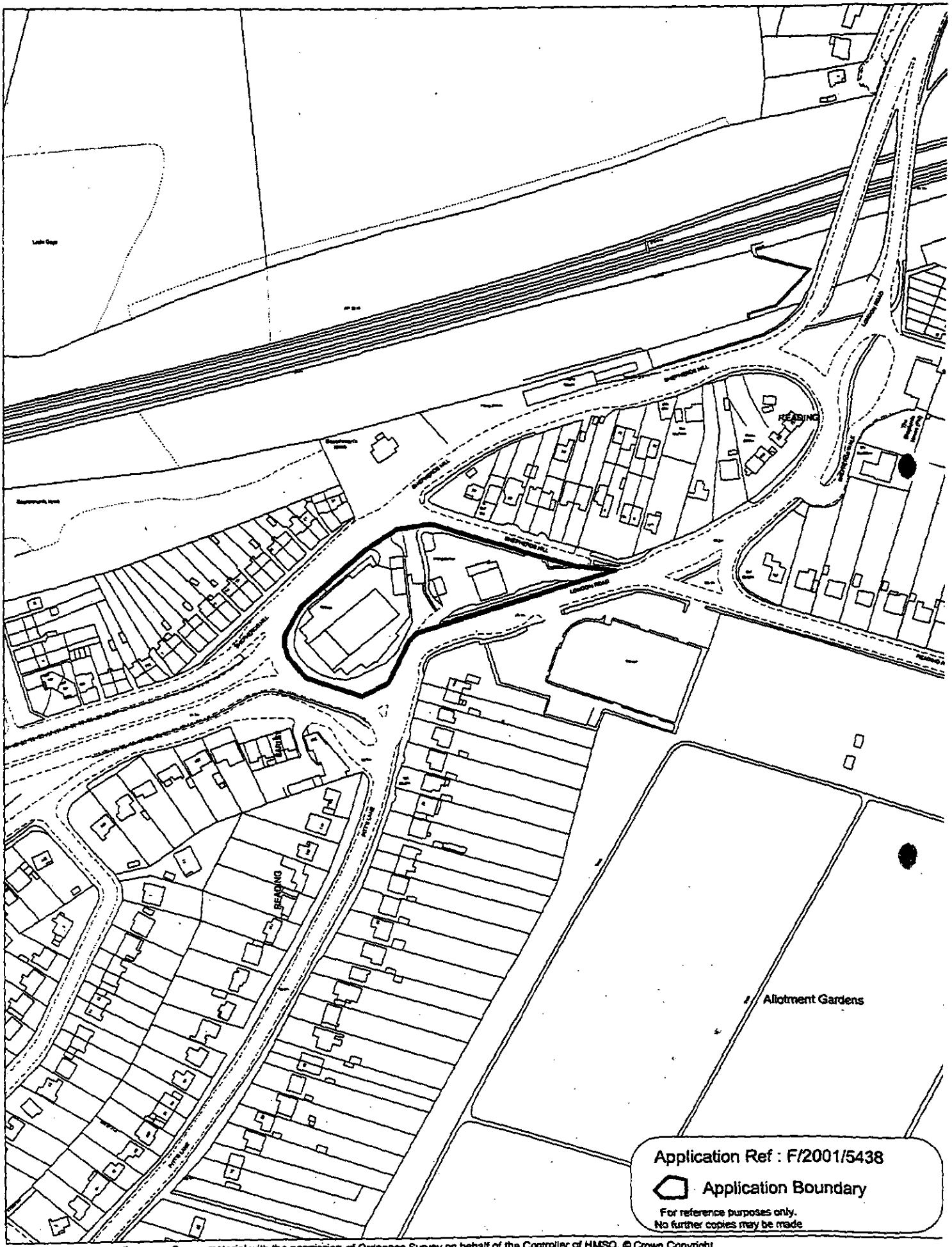
SIGNED: _____ DATE: 18 JAN 2002

CLERK TO EARLEY TOWN COUNCIL



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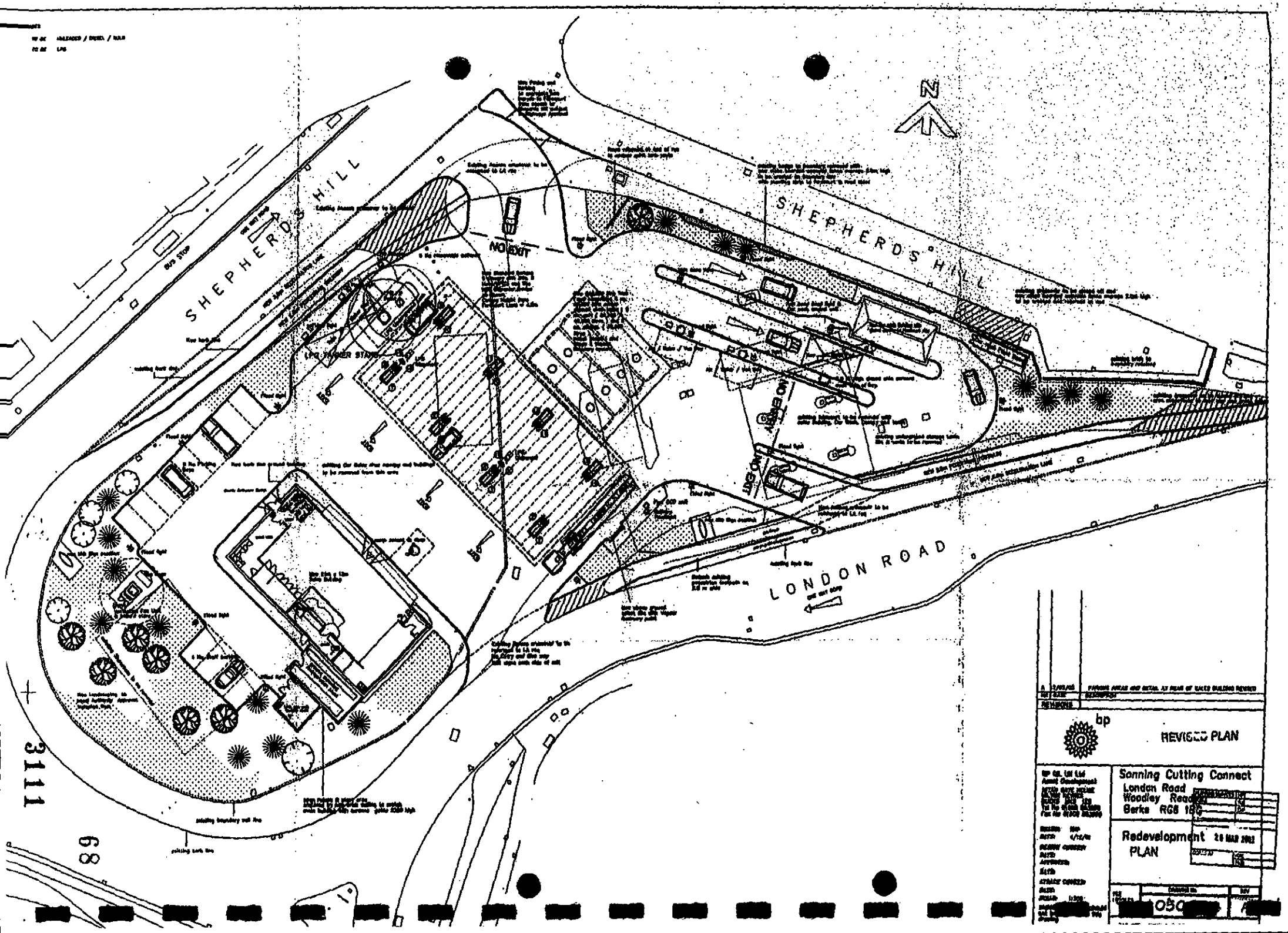
Development Control Section, Environmental Services, Wokingham District Council.

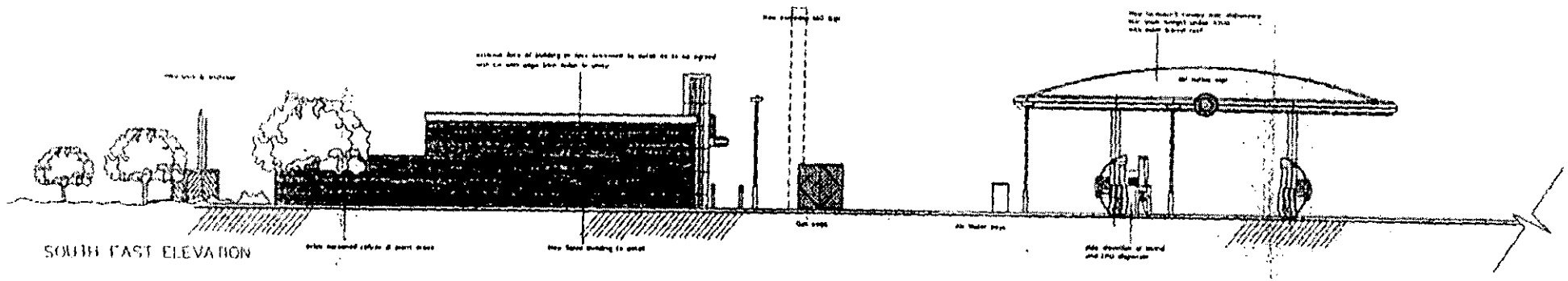
24 April 2002

Scale: 1 : 2500

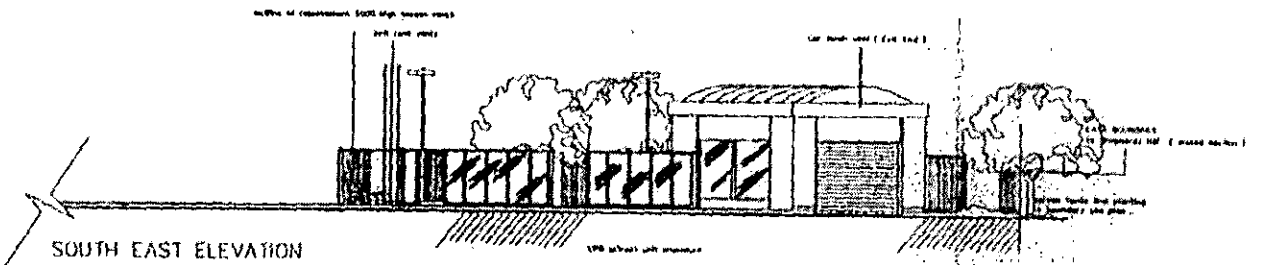
N W E S


SHEPHERDS HILL
SHEPHERDS HILL
NO EXIT
LONDON ROAD
N
bp
REVISED PLAN
Sonning Cutting Connect
London Road
Woodley Road
Berks RG6 1BG
Redevelopment
PLAN

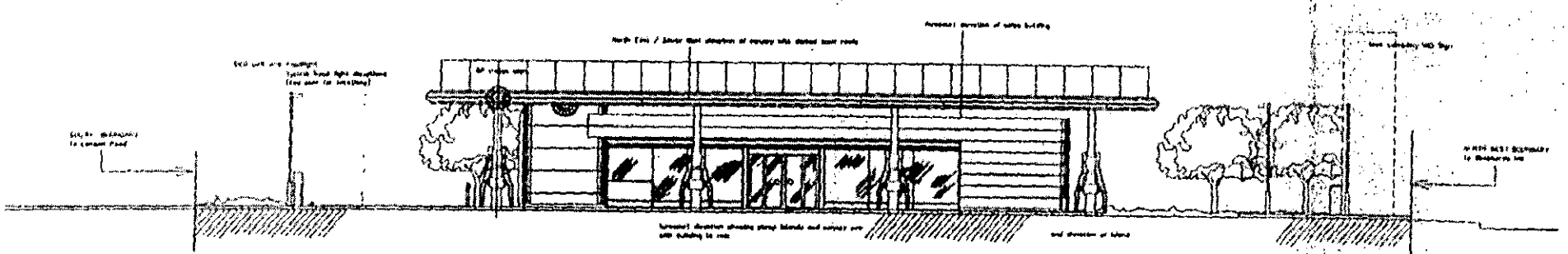
S DRAWING (for planning only) refer TO DETAIL DRAWINGS



SOUTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

REVISED PLAN

bp

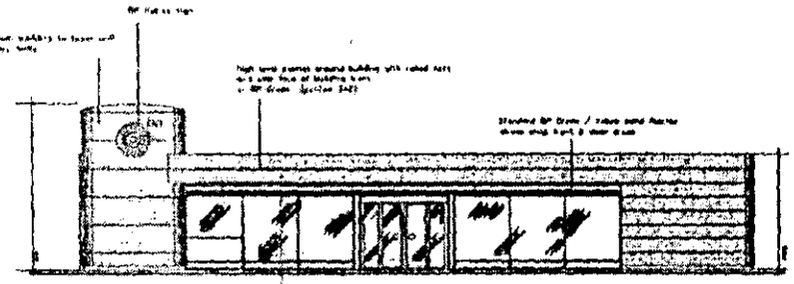
BP OIL UK LTD

Sonning Cutting S/Stn
London Road
Woodley Reading
Berks RG8 1BG

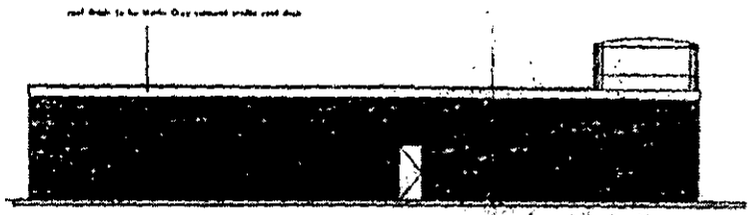
Redevelopment
Elevations

69

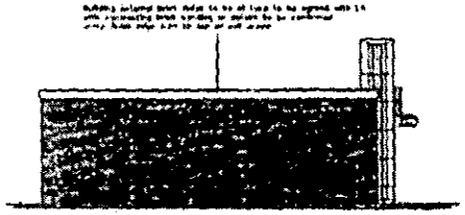
THIS DRAWING (for planning only) MUST NOT BE USED FOR DETAIL DRAWINGS



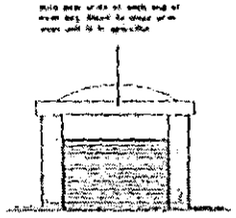
FRONT ELEVATION OF BUILDING (North East) to forecourt)

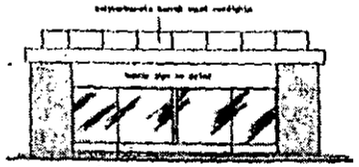


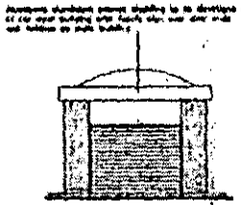
REAR ELEVATION OF BUILDING (South West)

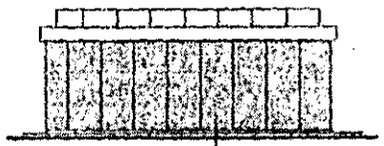


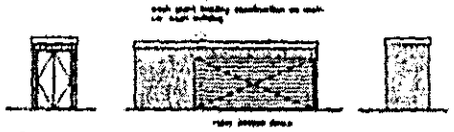












REVISED PLAN

A	12/01/00	BRICK ELEVATIONS IN PLACE OF STANDARD PANELS
REVISIONS		

bp

BP OIL UK LTD

BP Oil UK Ltd
Asset Development
Witan Gate House
500-506 Grays Inn Road
London WC1X 8HX
Tel No 0171 239 3000
Fax No 0171 239 3001

Sonning Cutting S\Stn
London Road
Woodley Reading
Berks RG6 1BG

Redevelopment
Building Elevations

DRAWN MD
DATE 08/11/99
CHECKED
DATE
ISSUED
DATE
CHECKED
DATE

DRAWING No 105 [illegible] 3

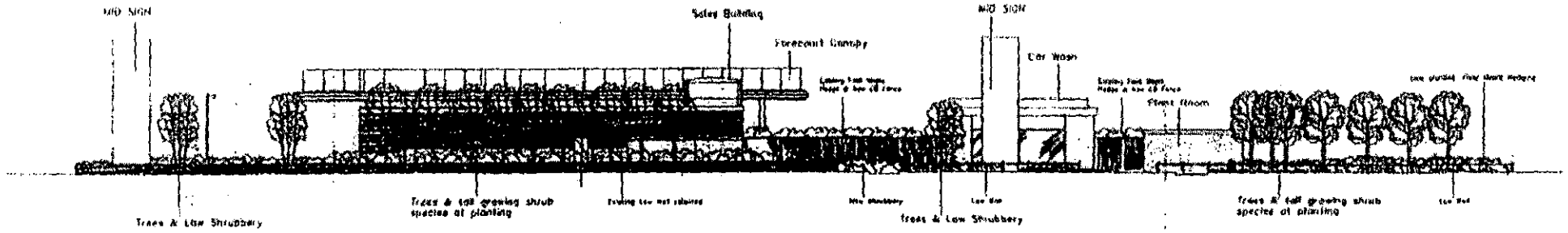
3113

70

LANDSCAPED VIEW OF DEVELOPMENT FROM SOUTH WEST APPROACH

Scale 1:100

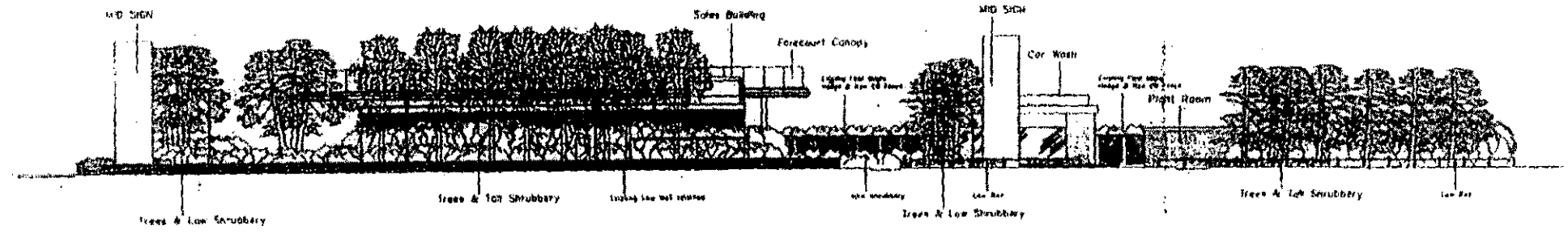
TREES SHOWN AT 4.5m - 5.0m HT trees are illustrated with growth of 10m of planting

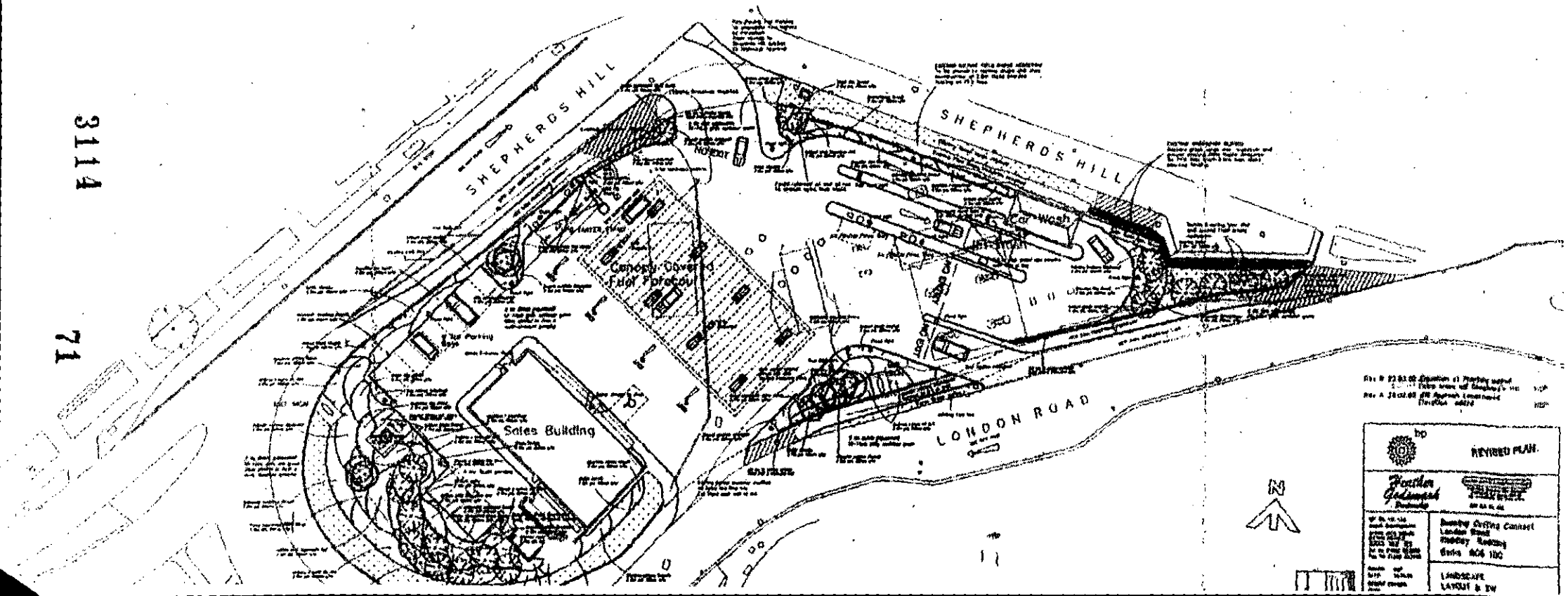


LANDSCAPED VIEW OF DEVELOPMENT FROM SOUTH WEST APPROACH

Scale 1:100

TREES SHOWN AT 4.5m HT For the adjacent species elevated shrubs at 4.5 - 5.0m height the illustrated growth expected approximately 15 years after planting assuming good growing conditions





3114

71

REVISED PLAN

Tel: (0118) 974 6441
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 20th February 2004
My ref: F/2001/5438
Your ref:
File ref:

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

Rapleys
Maddox House
1 Maddox Street
London
W1S 2PZ

For the attention of Ms Andrea Jones

Dear Ms Jones,

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILTIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS

705 & 709 LONDON ROAD, WOODLEY, READING

I refer to the submitted acoustic report required by Conditions 9 and 10 of Planning Permission F/2001/5438 related t the above development.

The acoustic report is considered to be acceptable.

Yours sincerely,

Duncan Carty
Consultant Planner

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Jeni Jackson Development Control	Your Ref:	F/2001/5438
From:	Mary Glomé Environmental Heath	My Ref:	10437
		Date.	19 February 2004

PROPOSED redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1), ATM, car wash, car care facilities, parking landscaping and new access/egress. New plans show the following: Details to comply with condition 9&10 – Acoustic Report dated January 2004.

709 (Volvo Garage) & 705 (BP Petrol Station), London Road, Woodley, Reading.

The Acoustic Report has been assessed and appears satisfactory.

Mary Glomé
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Tel: (0118) 974 6000
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 10th February 2004
My ref: F/2001/5438
Your ref:
File ref:

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

Rapleys
Maddox House
1 Maddox Street
London
W1S 2PZ

For the attention of Ms Andrea Jones

Dear Ms Jones,

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILTIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS

705 & 709 LONDON ROAD, WOODLEY, READING

I refer to your letter received 15th and 22nd October 2003 with drawings (numbered 10501/Rev. A and 10501/45 and annotated 10501/46) and method statement for the removal of the existing petrol tanks. The details have been submitted as required by Conditions 8, 11, 12 and 13 of planning permission F/2001/5438 for the above development.

I confirm that the requirements for the accommodation of site operatives, visitors and construction vehicles and the jet wash facility for the cleaning of vehicles leaving the site are considered to be acceptable. However, concern is expressed that there is a prevention of water flowing into the existing highway.

I shall be liasing with the Access Officer regarding the proposed slab levels and Environmental Health regarding the method statement for the removal of the existing petrol tanks, and I hope to respond shortly.

Yours sincerely,

Duncan Carty
Consultant Planner

2ND LETTER FROM
RE:
ACCESS OFFICER
ENVIRONMENTAL HEALTH

Tel: (0118) 974 6000
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 10th February 2004
My ref: F/2001/5438
Your ref:
File ref:

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

Rapleys
Maddox House
1 Maddox Street
London
W1S 2PZ

For the attention of Ms Andrea Jones

Dear Ms Jones,

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILTIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS

705 & 709 LONDON ROAD, WOODLEY, READING

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I confirm that the requirements for the accommodation of site operatives, visitors and construction vehicles and the jet wash facility for the cleaning of vehicles leaving the site are considered to be acceptable. However, concern is expressed that there is a prevention of water flowing into the existing highway.

I shall be liasing with the Access Officer regarding the proposed slab levels and Environmental Health regarding the method statement for the removal of the existing petrol tanks, and I hope to respond shortly.

Yours sincerely,

Duncan Carty
Consultant Planner

Jenifer Jackson

From: akj@rapleys.co.uk
Sent: 16 January 2004 14:30
To: jenifer.jackson@wokingham.gov.uk
Subject: BP Sonning Service Station - London Road

Dear Jeni

I refer to our telephone conversation earlier this week in respect to the above. As you are aware, I submitted lighting and slab level details on 15th October and 22nd October respectively. It is understood that works are now well advanced on the site and I would, therefore, be very grateful if the discharge of these conditions can be progressed as soon as possible. In this respect, it is understood that you would be chasing colleagues in other departments for comments and I would be grateful if you could let me know as soon as you have had any feedback.

Kind regards

Yours sincerely

Andrea Jones
Senior Planner BA (Hons), MSc, MRTPI

~~~~~~

This message is intended only for the use of the person(s) ("Intended Recipient") to whom it is addressed.
It may contain information, which is privileged and confidential.
Accordingly any dissemination, copying or other use of this message or any of its content by any person other than the Intended Recipient may constitute a breach of civil or criminal law and is strictly prohibited.
If you are not the Intended Recipient, please contact the sender as soon as possible.

Any opinions expressed in this e-mail are those of the individual and not necessarily of Rapleys.

For general enquiries, please contact info@rapleys.co.uk or contact us on our national access telephone number 0870 777 6292.
~~~~~~

Date: 10 November 2003

To: Case Officer

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

Application Number: F/2001/5438

Location: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Case Officer: Jeni Jackson

The new plans show the following: Slab levels. Drawing no: 10501/42 Rev A.

Comments are required by 24/11/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

1970/0102

(RING ONE)

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

App. No. F/2001/5438 Date Rec. 23/10/03

Location: BP Petrol Station, London Rd

Parish: Woodley.

Applicant:

Description of attached plans: Stabling

Drawing No's: 10501/42 rev A.

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Access officer.

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

NEIGHBOURS:

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Jeni Jackson 23/10

Consultations Sent by Admin. on 10.11.03

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2021/5438 Date Rec. 23/10/03

Location: BP Petrol Station, London Rd

Parish: Woodley

Applicant:

Description of attached plans:

Statements

Drawing No's: 10 5011/42 rev A.

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

Access officer

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Jenni Jacks 23.10

Consultations Sent by Admin. on 10.11.03

Yellow - Case Officer Copy
Green - Part One Copy

Rapleys

Commercial Property and Planning Consultants

PLANS TO MEET CONDITIONS - - 5438

Town Planning Consultancy

AKJ/LB/807/127/1

22 October 2003

PLANNING SERVICES	HPT 73988
POL	TLS
DC	
APP	
CS	
23 OCT 2003	
COPIES T	
	FILE

T Watson Esq.
Wokingham District Council
Development Control Manager
Shute End
WOKINGHAM
Berkshire
RG40 1WH

- - 5438

PLANS TO MEET CONDITIONS

Dear Mr Watson

RE: BP PETROL STATION, LONDON ROAD, WOODLEY – APPLICATION REF: F/2001/5438

I refer to the above planning permission for redevelopment to provide a petrol filling station, sales building, car wash, car care facilities and associated parking, landscaping and access/egress. This was granted 16th July 2002.

In accordance with condition no. 8, I enclose four copies of drawing no. 10501/42 (rev A), showing details of the slab levels of the proposed buildings.

I trust this is sufficient for your purposes and look forward to receiving your confirmation that this condition is discharged.

In the meantime, if you have any queries, please do not hesitate to contact me.

Yours sincerely

A Jones.

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073
Enc.

cc. R Ockendon Esq. – BP Oil (UK) Ltd (+ plan)
R Parker Esq. – Gunn & Partners
T Maddison Esq. – Global Alliance (+ plan)

Date: 10 November 2003

To: Highways

(conditions 12 & 13)

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

Application Number: F/2001/5438

Location: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Case Officer: Jeni Jackson

The new plans show the following: Details to comply with conditions 11, 12 & 13.

Comments are required by 24/11/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

Meets conditions. BUT prevention of water flowing into existing highway is a concern.

R Snaton SNATON

12-11-03

Application No: F/2001/5438 NLA

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

B P Oil U K Ltd
C/O Rapleys (Robert Clarke)
Maddox House
1 Maddox Street
London
W1S 2PZ

Application Number: F/2001/5438

Parish: **WOODLEY**

Location: **709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.**

Proposal: **Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.**

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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. No repair or maintenance of vehicles shall be carried out on the site.

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

Condition
6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

Condition
7. There shall be no amplified sound, speech or music, which is audible outside the premises.

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

Condition
9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

Condition
10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

Condition
11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

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

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

Condition
14. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

Condition
15. The hereby permitted petrol station and associated shop shall not operate other than between the hours of 6.30am to 11pm Mondays to Saturdays and 7am to 10pm Sundays.

Condition
16. The existing hedge along the north eastern boundary of the site with Shepherds Hill shall be retained. Any section of hedge, which is damaged or dies during construction or within 5 years from the date of completion of the development shall be replaced with a suitable specimen as agreed in writing by the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

Condition
17. No development shall commence until the area of existing public highway within the application site area is stopped under S247 of the Town and Country Planning Act 1990 in accordance with a scheme to be submitted to and a subsequent order confirmed by the Secretary of State.

Condition
18. Prior to the start of development full details of the internal traffic flow through the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be fully implemented on site prior to the start of the occupation of the hereby permitted development.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.

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

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

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

Reason
8. In order to ensure a satisfactory form of development relative to surroundin buildings and landscape.

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

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

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

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

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

Reason
14. In the interests of highway safety.

Reason
15. To safeguard the residential amenity of the surrounding area.

Reason
16. To safeguard the visual appearance of the surrounding area.

Reason
17. To allow development to take place.

Reason
18. In the interest of highway safety.

Informative

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

Berkshire Structure Plan Policies OS1, EN1and BU1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7

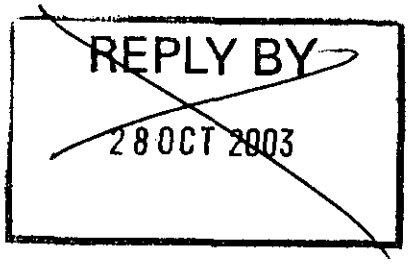
T. G Watson

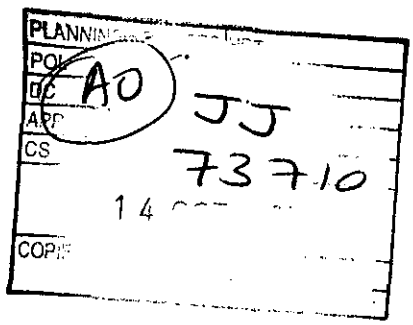
Trevor Watson
Development Control Manager
Date: 16/07/2002

Notice checked by: _____

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

GB FORECOURTS LTD





Our ref: SMB/HT

13th October 2003

Wokingham District Council,
Planning Department,
P O Box 155,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1WW

PLANS TO MEET CONDITIONS
--5438

Att: Trevor Watson – Development Control Manager

Dear Sirs,

Re: Redevelopment of BP Filling Station, London Road, Woodley, Reading.

We are the principle contractor for the above redevelopment for BP Oil UK Ltd.

In accordance with the conditions of grant of planning just forwarded to us by BP, we are pleased to enclose copies of method statements for removal of existing fuel tanks, proposals for keeping clean highway and contractors parking during redevelopment.

The whole redevelopment site will be surrounded with 6' high close mesh anti-climb fencing to prevent unauthorised access of persons and also help to contain any litter should it arise.

I can also confirm that there will be a full time dedicated gateman on the site, whose duties include monitoring of parking, and cleanliness of vehicles leaving site, including cleanliness of highway and pavements. Part of our site risk assessment makes provision for continual monitoring (and remedial action where necessary) of the highways and footways surrounding the site.

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

Yours faithfully,
GB FORECOURTS LIMITED

S.M. Byrne,
Director.

Enc.

LEA VIEW HOUSE, TWO RIVERS ESTATE, STATION LANE, WITNEY, OXON. OX28 4LD
TEL: 01993 706679 FAX: 01993 778629 E.MAIL: sales@gb4courts.co.uk
DIRECTORS: S.M. BYRNE B.C. BOWLES
COMPANY REGISTERED NO. 2810243

PLANS TO MEET CONDITIONS

5438

GB FORECOURTS LIMITED

METHOD STATEMENT

Demolition –
Site : Sonning Cutting Woodley

Signature

Description of work

Decommission a service station site for redevelopment

- Demolish brickwork buildings
- Strip and remove asbestos
- Demolish steel canopy and foundations
- Uplift water fill via mobile interceptor
- Removal of 7 underground fuel tanks
- Demolish and remove carwash

Sequence of operation

Preliminary works

Arrange a pre-contract meeting to confirm the scope of work, and discuss those aspects of the project that may present a hazard to health and safety. It is assumed services will have been disconnected at the boundary of the site.

1. Adapt boundary fence to fully enclose works area.
2. Site personnel will be given an induction to the site in which the following will be addressed

- Project description
- Site organisation and delegated powers
- Method of working
- Site rules
- Emergency procedures
- Any other issues

Inerting of existing fuel tanks

3. All below ground tanks to be nitro foam inerted in Accordance with method statement(D Plumb & Co) Prior to any demolition works other than soft stripping Out proceeds

Canopy Demolition

4. Using a suitably rated 360° excavator fitted with a hydraulic shear, remove canopy fascia to enable the removal of sheeting both under side and on top of canopy.
5. As the cladding and sheeting are segregated and removed from the canopy structure the purlins and mainframe shall be cut into sizable sections and dropped to the ground in a controlled manner. Care

shall be taken to avoid the canopy over balancing in

any one place whilst dismantling it. In windy conditions this operation may have to be delayed.

6. Once the canopy has been dropped to the ground, the canopy stanchions shall be sheared off at ground level.
7. All metal will be segregated and loaded onto lorries for smelting and re-cycling.

For the above works at least one banksman equipped with an air horn shall be on hand to supervise and inspect the site conditions (keeping gates locked at all times).

Shop and Car wash demolition
(Item 8 by specialist sub-contractor)

8. Operatives wearing suitable filter masks and protective clothing and working a tower scaffold shall remove all asbestos based materials using suitable hand tools, all asbestos based materials as identified within specific survey shall be double bagged and transported to an appropriate landfill site under section 62 notification.
9. Using hand tools remove all fixtures and fittings from within the shop and place them in a suitably sized rubbish skip.
10. With assistance of a banksman the excavator will carefully pull the front of the shop over, away from the structure. When the building is razed to the ground all wood and plastic will be disposed of in rubbish containers. The metal is to be skipped and hardcore loaded onto lorries for disposal to recycling centres.
11. By similar process, demolish the roof, internal walls and remaining external walls – in that order.
12. The banksman will ensure the safety of the machine, operator and other personnel on site.

For the above works the site gates shall be kept locked and regular monitoring shall continue ensuring a safe working environment.

Removing lids and demolishing fuel tanks.
(Cleaning and tank cutting/disposal Specialist subcontractor)

13. The fuel tanks shall be broken over to expose the tops And the lids removed and tanks cleaned and gas freed

By the specialist in accordance with his method statement (D Plumb & Co) before final breaking out and disposal off site as per specialists method statement.

Concrete structures

14. Using a 360° excavator uncover and dig around the structures which comprises of the tank cradles, stanchion foundations, and the shop floor slab and foundations. Using a pneumatic breaker peck the concrete into manageable pieces for removal as recyclable material. Any excavation will be battered back at an angle appropriate to the ground type. This is determined by experience and reference to Health and Safety Manuals.
15. By similar process fragment the concrete/asphalt road slabs for disposal and re-cycling.
16. A hosepipe shall be used to dampen down if dust becomes problematical.

Soils testing

17. If visual or olfactory evidence of contamination is found then specialist to attend site for testing of samples and provision of analysis prior to suitable disposal

Backfill and Compaction

18. Reuse onsite materials after suitable crushing eg. Concrete.

Interceptor Cleaning and Removal

19. Contents to be uplifted by vacuum tankers for licensed disposal, chambers broken out and voids backfilled.

Handover

20. The client will be asked to inspect the site and confirm satisfaction with the site prior to removal of plant and labour.
21. A closure report will be produced to describe the work process, record the disposals and procedures.

List of Hazards Identified

General Site Conditions – including manual handling
Asbestos
Underground Services
Working with Other Contractors
Fuel tanks – Bottom out and water filling
Plant and Tanker Movements
Demolition
Hot Cutting

Cold Cutting
Deep Excavations
Interface with Public
Possible Ground Contamination

Supervision and Monitoring Arrangements

GBF will have a supervisor on site at all times to monitor and co-ordinate the works. He will liase with other contractors as necessary, to ensure safe working practice.

Schedule of Plant

2 no. suitably rated 360° excavator
Hydraulic breakers
Hydraulic shear
Cold cutting equipment
Petroleum regulated vacuum tanker
Certified lifting equipment
Hand tools
Mentor gas detectors
Air driven diaphragm pumps
Compressor
Vent/Blower
Water filling equipment

First Aid/Welfare

GBF personnel trained in first aid will carry an appropriately sized first aid kit in his vehicle.

Welfare facilities to be provided – toilets and canteen/drying room.

Schedule of PPE

Gloves, overalls, protective chemical suits, toe protected boots, ear and eye protection.

Signing and Guarding

No unauthorised access to the site will be allowed. Visitors will be directed to report to the site supervisor. The supervisor

Will give each individual an appropriate induction to the site and its hazards. Safety fencing (Heras or similar) around the site will keep the general public and children out. Signs will warn of dangers.

Emergency Procedures

Site supervisor will have mobile telephone and emergency Contact list eg. Hospitals, public utilities etc.

A site plan in the canteen will indicate an off site assembly point in the event evacuation is required.

DAVID PLUMB & CO LTD

169 Frenches Road, Redhill RH1 2HZ • Telephone 01737 767524 • Fax 01737 762524

NITRO-FOAM INERTING

METHOD STATEMENT

THE FILLING WITH NITROGEN FOAM OF UNDERGROUND STORAGE TANKS PRIOR TO EXCAVATION

1 Bottom out water seals or uplift remaining product by tanker – by others.

2 If vapour recovery fitted, connect vapour recovery hose to vapour recovery outlet and raise other end of hose to a suitable height to allow proper vapour dispersal.

3 Set up equipment and make test foam - check bubble size and stability.

4 Connect foam generator to tanks' fuel delivery pipe and commence foam production noting that petroleum vapours issue from vent stack / vapour recovery hose.

5 When sufficient foam has been injected, stop foaming, dismantle vent pipe at tank manlid and check for foam, remove generator and seal up all openings on tank prior to excavation. As this method of inerting tanks is only a temporary measure, Tank Cleaning should be carried out within 3 / 4 days of this operation.

Description: A medium expansion foam made from synthetic detergent with waxy additives to enhance stability. Neutral pH. Made by injecting oxygen-free Nitrogen through foaming generator to combine with water / foam mixture.

Limitations: Tanks to be kept sealed during excavation work and monitored for damage. We advise only the top portion of tank is exposed and the tank Cleaned and Gas-freed before further excavation takes place.

This satisfies the requirements of the 'Guidance for the Design, Construction, Modification and Maintenance of Petrol Filling Stations' Code of Practice for inerting fuel storage tanks.

TANK EXCAVATION AND REMOVAL

METHOD STATEMENT

SITE: _____

Check with client for the location of underground services and ensure they have been isolated or re-routed by others. All authorities (i.e. Petroleum Inspector) to be informed prior to carrying out the following work:

1 Temporary fencing to be erected around working area. Appropriate danger signs to be displayed and made visible from all sides.

2 Air-driven pump to be used to bottom out any residual fuel found to be remaining, and pumped into drums for later disposal at a licensed treatment facility.

3 Nitrogen-foam to be injected into the petroleum spirit tanks. This will remove all remaining vapour and render the tank inert and therefore safe for excavation. A non-toxic and biodegradable detergent is used to generate the foam, which is blended with Nitrogen gas to produce the foam.

4 Provide suitable excavator equipped with concrete breaker, to carefully excavate over the top surfaces of the tanks to expose the tank tops ready for cleaning and gas-freeing.

5 Unbolt manhole cover and lift off manually, or by using excavator and suitable lifting strops. Cold cut suitable openings into top of tanks using compressed air driven reciprocating cold cutting tool.

6 Force ventilate tanks to a gas-free condition by placing compressed air-driven eductor, suitably earthed, in tank opening.

7 When vapours appear to be dispersed fully, test tank with calibrated explosimeter and oxygen meter (combined unit). When vapour readings are consistently below 10% LEL and oxygen readings 19% to 23%, a 'Safe for Entry Certificate' is issued.

8 One operative will enter the tank by way of an aluminium ladder. He will be suitably equipped with Sabre full-face air-line breathing apparatus including in-line filters which have been checked for air purity, (class 1 RPE), full PPE, including chemical proof disposable outer suits and sit-in safety harness and rope. The operative will be monitored at all times by at least one other operative at the tank opening, who will be equipped with full class 1 RPE and PPE, who can enter the tank if the need arises. The operative inside the tank will use battery-powered torches in poor light, if required.

9 During the cleaning operation the tank will be monitored as necessary to ensure the vapour concentrations do not exceed 20% LEL. Should this level be exceeded, the operative will be removed from the tank and ventilation resumed until vapour concentrations are again consistently below 10% LEL, before re-entering. Readings will be logged on the 'Safe for Entry Certificate'.

10 Water and sludge will be removed using a Petroleum Regulated Vacuum Tanker. Rust and scale will be removed using plastic tools. The tank will be wiped down using squeegees and rags.

11 On completion of cleaning, the operative will exit the tank and an assistant will help him out of his soiled clothing which is placed in a sealed bin for later cleaning and/or disposal.

12 The eductor is replaced into the tank opening and ventilation continued until a zero% LEL gas reading is obtained and maintained.

13 A 'Gas-Free' certificate is issued to cover further excavation work to the tanks, which can be for up to 72 hours due to tank being cold cut open.

14 Break out concrete surrounding tanks to fully expose them ready for lifting. Stock pile broken concrete on-site ready for backfilling later. All associated pipelines to be grubbed up and vent pipes taken down and set aside for later disposal.

15 Consideration is given to soil conditions and whether ground water exists and the excavation sides are either battered or shored as necessary.

16 Lift tanks from excavation using suitably rated excavator and place to one side. Tanks to be tested for 'gas-free' condition and a certificate issued.

17 Load tanks and redundant pipelines onto lorry using certified lifting chains and secure to lorry using strops. Tanks and pipelines to be taken off site for disposal at a licensed metal recycling facility.

Date: 24 February 2004

To: Case Officer

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

Application Number: F/2001/5498

Location: Land At 104, 106, 106a & 108, Reading Road, Woodley, Reading.

Proposal: Proposed erection of 20 dwellings and garaging. Demolition of three dwellings.

Applicant: Banner Homes C/O Romans.

Case Officer: Duncan Carty

The new plans show the following: Details to comply with condition 16 - revised calculations for soakaway design.

Comments are required by 08/03/2004.

Should you have any queries regarding this application please contact the case officer Duncan Carty on 0118 974 6463.

(RING ONE)

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

App. No. F/2001/5498 Date Rec. 23/2/03

Location: LAND AS 104, 100, 106A + 108 READING ROAD, WOODLEY

Parish:

Applicant:

Description of attached plans: NONE. REPORT ATTACHED

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways Condition 16	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Environment Agency ✓
Condition 16

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

NEIGHBOURS:

Date for Responses 8/3/04

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 24.02.04

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. 1/2001/5498 Date Rec. 23/2/03

Location: LAND AT 104, 106, 106A + 108 READING ROAD, WOODLEY

Parish:

Applicant:

Description of attached plans: NONE. REPORT ATTACHED

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways Condition 16	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Environment Agency ✓ Condition 16 D

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

NEIGHBOURS:

Date for Responses 8/3/04

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on 24.02.04

Yellow - Case Officer Copy
Green - Part One Copy

Date: 10 November 2003

To: Case Officer

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

Application Number: F/2001/5438

Location: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Case Officer: Jeni Jackson

The new plans show the following: Details to comply with conditions 11, 12 & 13.

Comments are required by 24/11/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

(RING ONE)

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

App. No. F/2001/5438 Date Rec. 14.10.03

Location: B P Filling Station, 709 London Road

Parish: Woodley

Applicant: B P Oil UK Ltd.

Description of attached plans: conditions 11, 12 + 13

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways conditions 12 + 13 ↑ + plan.	✓
Dinton Pastures	
Environmental Health re: condition 11 (no plan)	✓

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER ~~AO~~ JJ

Consultations Sent by Admin. on 10.11.PS

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5438 Date Rec. 14.10.03

Location: B P Filling Station, 709 London Road

Parish: Woodley

Applicant: B P Oil UK Ltd.

Description of attached plans: conditions 11, 12 + 13.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways conditions 12 + 13 T + plan.	✓
Dinton Pastures	
Environmental Health re: condition 11 (no plan)	✓

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

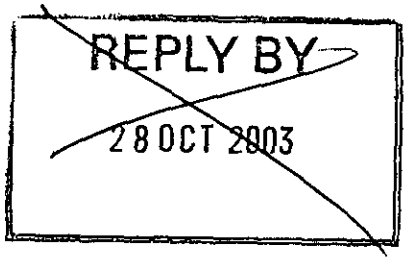
Revised Proposal Description:

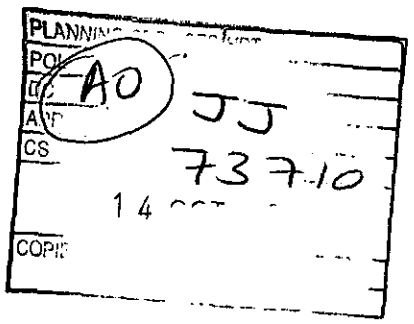
CASE OFFICER APP JJ

Consultations Sent by Admin. on 10.11.PS

Yellow - Case Officer Copy
Green - Part One Copy

GB FORECOURTS LTD





Our ref: SMB/HT

13th October 2003

Wokingham District Council,
Planning Department,
P O Box 155,
Civic Offices,
Shute End,
Wokingham,
Berks. RG40 1WW

PLANS TO MEET CONDITIONS
--5438

Att: Trevor Watson – Development Control Manager

Dear Sirs,

Re: Redevelopment of BP Filling Station, London Road, Woodley, Reading.

We are the principle contractor for the above redevelopment for BP Oil UK Ltd.

In accordance with the conditions of grant of planning just forwarded to us by BP, we are pleased to enclose copies of method statements for removal of existing fuel tanks, proposals for keeping clean highway and contractors parking during redevelopment.

The whole redevelopment site will be surrounded with 6' high close mesh anti-climb fencing to prevent unauthorised access of persons and also help to contain any litter should it arise.

I can also confirm that there will be a full time dedicated gateman on the site, whose duties include monitoring of parking, and cleanliness of vehicles leaving site, including cleanliness of highway and pavements. Part of our site risk assessment makes provision for continual monitoring (and remedial action where necessary) of the highways and footways surrounding the site.

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

Yours faithfully,
GB FORECOURTS LIMITED

S.M. Byrne,
Director.

Enc.

LEA VIEW HOUSE, TWO RIVERS ESTATE, STATION LANE, WITNEY, OXON. OX28 4LD
TEL: 01993 706679 FAX: 01993 778629 E.MAIL: sales@gb4courts.co.uk
DIRECTORS: S.M. BYRNE B.C. BOWLES
COMPANY REGISTERED NO. 2810243

PLANS TO MEET CONDITIONS
E.-5438

GB FORECOURTS LIMITED

METHOD STATEMENT

Demolition – Sheet 1 of 6
Site : Sonning Cutting Woodley Signature

Description of work
Decommission a service station site for redevelopment

- Demolish brickwork buildings
- Strip and remove asbestos
- Demolish steel canopy and foundations
- Uplift water fill via mobile interceptor
- Removal of 7 underground fuel tanks
- Demolish and remove carwash

Sequence of operation

Preliminary works
Arrange a pre-contract meeting to confirm the scope of work, and discuss those aspects of the project that may present a hazard to health and safety. It is assumed services will have been disconnected at the boundary of the site.

1. Adapt boundary fence to fully enclose works area.
2. Site personnel will be given an induction to the site in which the following will be addressed

- Project description
- Site organisation and delegated powers
- Method of working
- Site rules
- Emergency procedures
- Any other issues

Inerting of existing fuel tanks

3. All below ground tanks to be nitro foam inerted in Accordance with method statement(D Plumb & Co) Prior to any demolition works other than soft stripping Out proceeds

Canopy Demolition

4. Using a suitably rated 360° excavator fitted with a hydraulic shear, remove canopy fascia to enable the removal of sheeting both under side and on top of canopy.
5. As the cladding and sheeting are segregated and removed from the canopy structure the purlins and mainframe shall be cut into sizable sections and dropped to the ground in a controlled manner. Care

any one place whilst dismantling it. In windy conditions this operation may have to be delayed.

6. Once the canopy has been dropped to the ground, the canopy stanchions shall be sheared off at ground level.
7. All metal will be segregated and loaded onto lorries for smelting and re-cycling.

For the above works at least one banksman equipped with an air horn shall be on hand to supervise and inspect the site conditions (keeping gates locked at all times).

Shop and Car wash demolition
(Item 8 by specialist sub-contractor)

8. Operatives wearing suitable filter masks and protective clothing and working a tower scaffold shall remove all asbestos based materials using suitable hand tools, all asbestos based materials as identified within specific survey shall be double bagged and transported to an appropriate landfill site under section 62 notification.
9. Using hand tools remove all fixtures and fittings from within the shop and place them in a suitably sized rubbish skip.
10. With assistance of a banksman the excavator will carefully pull the front of the shop over, away from the structure. When the building is razed to the ground all wood and plastic will be disposed of in rubbish containers. The metal is to be skipped and hardcore loaded onto lorries for disposal to recycling centres.
11. By similar process, demolish the roof, internal walls and remaining external walls – in that order.
12. The banksman will ensure the safety of the machine, operator and other personnel on site.

For the above works the site gates shall be kept locked and regular monitoring shall continue ensuring a safe working environment.

Removing lids and demolishing fuel tanks.
(Cleaning and tank cutting/disposal Specialist subcontractor)

13. The fuel tanks shall be broken over to expose the tops And the lids removed and tanks cleaned and gas freed

By the specialist in accordance with his method statement (D Plumb & Co) before final breaking out and disposal off site as per specialists method statement.

Concrete structures

14. Using a 360° excavator uncover and dig around the structures which comprises of the tank cradles, stanchion foundations, and the shop floor slab and foundations. Using a pneumatic breaker peck the concrete into manageable pieces for removal as recyclable material. Any excavation will be battered back at an angle appropriate to the ground type. This is determined by experience and reference to Health and Safety Manuals.
15. By similar process fragment the concrete/asphalt road slabs for disposal and re-cycling.
16. A hosepipe shall be used to dampen down if dust becomes problematical.

Soils testing

17. If visual or olfactory evidence of contamination is found then specialist to attend site for testing of samples and provision of analysis prior to suitable disposal

Backfill and Compaction

18. Reuse onsite materials after suitable crushing eg. Concrete.

Interceptor Cleaning and Removal

19. Contents to be uplifted by vacuum tankers for licensed disposal, chambers broken out and voids backfilled.

Handover

20. The client will be asked to inspect the site and confirm satisfaction with the site prior to removal of plant and labour.
21. A closure report will be produced to describe the work process, record the disposals and procedures.

List of Hazards Identified

General Site Conditions – including manual handling
Asbestos
Underground Services
Working with Other Contractors
Fuel tanks – Bottom out and water filling
Plant and Tanker Movements
Demolition
Hot Cutting

Cold Cutting
Deep Excavations
Interface with Public
Possible Ground Contamination

Supervision and Monitoring Arrangements

GBF will have a supervisor on site at all times to monitor and co-ordinate the works. He will liase with other contractors as necessary, to ensure safe working practice.

Schedule of Plant

2 no. suitably rated 360° excavator
Hydraulic breakers
Hydraulic shear
Cold cutting equipment
Petroleum regulated vacuum tanker
Certified lifting equipment
Hand tools
Mentor gas detectors
Air driven diaphragm pumps
Compressor
Vent/Blower
Water filling equipment

First Aid/Welfare

GBF personnel trained in first aid will carry an appropriately sized first aid kit in his vehicle.

Welfare facilities to be provided – toilets and canteen/drying room.

Schedule of PPE

Gloves, overalls, protective chemical suits, toe protected boots, ear and eye protection.

Signing and Guarding

No unauthorised access to the site will be allowed. Visitors will be directed to report to the site supervisor. The supervisor

Will give each individual an appropriate induction to the site and its hazards. Safety fencing (Heras or similar) around the site will keep the general public and children out. Signs will warn of dangers.

Emergency Procedures

Site supervisor will have mobile telephone and emergency Contact list eg. Hospitals, public utilities etc.

A site plan in the canteen will indicate an off site assembly point in the event evacuation is required.

DAVID PLUMB & CO LTD

169 Frenches Road, Redhill RH1 2HZ • Telephone 01737 767524 • Fax 01737 762524

NITRO-FOAM INERTING

METHOD STATEMENT

THE FILLING WITH NITROGEN FOAM OF UNDERGROUND STORAGE TANKS PRIOR TO EXCAVATION

1 Bottom out water seals or uplift remaining product by tanker – by others.

2 If vapour recovery fitted, connect vapour recovery hose to vapour recovery outlet and raise other end of hose to a suitable height to allow proper vapour dispersal.

3 Set up equipment and make test foam - check bubble size and stability.

4 Connect foam generator to tanks' fuel delivery pipe and commence foam production noting that petroleum vapours issue from vent stack / vapour recovery hose.

5 When sufficient foam has been injected, stop foaming, dismantle vent pipe at tank manlid and check for foam, remove generator and seal up all openings on tank prior to excavation. As this method of inerting tanks is only a temporary measure, Tank Cleaning should be carried out within 3 / 4 days of this operation.

Description: A medium expansion foam made from synthetic detergent with waxy additives to enhance stability. Neutral pH. Made by injecting oxygen-free Nitrogen through foaming generator to combine with water / foam mixture.

Limitations: Tanks to be kept sealed during excavation work and monitored for damage. We advise only the top portion of tank is exposed and the tank Cleaned and Gas-freed before further excavation takes place.

This satisfies the requirements of the 'Guidance for the Design, Construction, Modification and Maintenance of Petrol Filling Stations' Code of Practice for inerting fuel storage tanks.

TANK EXCAVATION AND REMOVAL

METHOD STATEMENT

SITE: _____

Check with client for the location of underground services and ensure they have been isolated or re-routed by others. All authorities (i.e. Petroleum Inspector) to be informed prior to carrying out the following work:

1 Temporary fencing to be erected around working area. Appropriate danger signs to be displayed and made visible from all sides.

2 Air-driven pump to be used to bottom out any residual fuel found to be remaining, and pumped into drums for later disposal at a licensed treatment facility.

3 Nitrogen-foam to be injected into the petroleum spirit tanks. This will remove all remaining vapour and render the tank inert and therefore safe for excavation. A non-toxic and biodegradable detergent is used to generate the foam, which is blended with Nitrogen gas to produce the foam.

4 Provide suitable excavator equipped with concrete breaker, to carefully excavate over the top surfaces of the tanks to expose the tank tops ready for cleaning and gas-freeing.

5 Unbolt manhole cover and lift off manually, or by using excavator and suitable lifting strops. Cold cut suitable openings into top of tanks using compressed air driven reciprocating cold cutting tool.

6 Force ventilate tanks to a gas-free condition by placing compressed air-driven eductor, suitably earthed, in tank opening.

7 When vapours appear to be dispersed fully, test tank with calibrated explosimeter and oxygen meter (combined unit). When vapour readings are consistently below 10% LEL and oxygen readings 19% to 23%, a 'Safe for Entry Certificate' is issued.

8 One operative will enter the tank by way of an aluminium ladder. He will be suitably equipped with Sabre full-face air-line breathing apparatus including in-line filters which have been checked for air purity, (class 1 RPE), full PPE, including chemical proof disposable outer suits and sit-in safety harness and rope. The operative will be monitored at all times by at least one other operative at the tank opening, who will be equipped with full class 1 RPE and PPE, who can enter the tank if the need arises. The operative inside the tank will use battery-powered torches in poor light, if required.

9 During the cleaning operation the tank will be monitored as necessary to ensure the vapour concentrations do not exceed 20% LEL. Should this level be exceeded, the operative will be removed from the tank and ventilation resumed until vapour concentrations are again consistently below 10% LEL, before re-entering. Readings will be logged on the 'Safe for Entry Certificate'.

10 Water and sludge will be removed using a Petroleum Regulated Vacuum Tanker. Rust and scale will be removed using plastic tools. The tank will be wiped down using squeegees and rags.

11 On completion of cleaning, the operative will exit the tank and an assistant will help him out of his soiled clothing which is placed in a sealed bin for later cleaning and/or disposal.

12 The eductor is replaced into the tank opening and ventilation continued until a zero% LEL gas reading is obtained and maintained.

13 A 'Gas-Free' certificate is issued to cover further excavation work to the tanks, which can be for up to 72 hours due to tank being cold cut open.

14 Break out concrete surrounding tanks to fully expose them ready for lifting. Stock pile broken concrete on-site ready for backfilling later. All associated pipelines to be grubbed up and vent pipes taken down and set aside for later disposal.

15 Consideration is given to soil conditions and whether ground water exists and the excavation sides are either battered or shored as necessary.

16 Lift tanks from excavation using suitably rated excavator and place to one side. Tanks to be tested for 'gas-free' condition and a certificate issued.

17 Load tanks and redundant pipelines onto lorry using certified lifting chains and secure to lorry using strops. Tanks and pipelines to be taken off site for disposal at a licensed metal recycling facility.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 24TH APRIL 2002 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr RH Cundy, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mrs T Marinos, Mr DC Morgan, and Mrs PJ Stubbs.

PART I

241. MINUTES

The Minutes of the meeting of the Committee held on 3rd April 2002 were confirmed as a correct record and signed by the Chairman, subject to the inclusion of Mrs MA Long in the list of those in attendance and in relation to Minute No. 234, reference in the resolution should be to consultation with the local Member and not Members.

242. APOLOGIES

Apologies for absence were submitted from Mrs DC Beatty and Mr SR Conway.

249. APPLICATION NO.F/2001/5438 – PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILITIES, PARKING, LANDSCAPING AND NEW

ACCESS/EGRESS – SONNING CUTTING FILLING STATION, 709 LONDON ROAD, WOODLEY FOR BP OIL UK LTD

The Committee considered a report about this application set out on Agenda pages 3099 to 3114.

Members were informed that since the dispatch of the Agenda a further letter of objection had been received from a local resident who expressed concern about the location of the car wash and jet wash, resulting in noise and disturbance to the dwellings.

The Committee was further informed that the application would result in the formation of deceleration lanes and new entrances to the site. These works would be covered under a Legal Agreement under the Highways Act 1980. The stopping up of the area of Public Highway, which was within the application site would be covered under Section 247 of the Town and Country Planning Act 1990 and as such the Section 106 Legal Agreement should also include the requirement that the applicants must stop up the highway prior to the start of development. The applicants would be responsible for the payment of any costs that were incurred. This procedure would also require them to apply to the Secretary of State for permission.

Members were informed that the Section 106 Agreement would also secure the payment of a financial contribution of £60,000 towards the provision of pedestrian crossing facilities to the development site.

Officers informed the Committee that should permission be given Condition 12 should be removed and Condition 16 be amended as follows:-

Condition 16

The hereby permitted petrol station and associated shop shall not operate other than between the hours of 6.30am to 11.00pm Mondays to Saturdays and 7.00am to 10.00pm Sundays.

Another condition should also be added as follows:-

Condition 17

The existing hedge along the north eastern boundary of the application shall be retained. Any section of the hedge, which is damaged or that dies during construction or within 5 years from the date of the completion of development shall be replaced with a suitable specimen as agreed in writing with the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

Robert Clark the Agent for the applicant attended the meeting and spoke in support of the proposal.

Certain Members expressed concern at the two accesses to the site and after discussion it was

RESOLVED: That Application No.F/2001/5438 be deferred to allow discussions to take place with the applicant regarding the design of the two accesses to the site.

Development Control Ref No:	Received	Parish
F/2001/5438	29.11.01	Woodley

Applicant: BP Oil UK Ltd.
Location: Sonning Cutting Filling Station, 709 London Road, Woodley.
Proposal: Proposed redevelopment to provide Petrol Filling Station (including canopy, pump islands and underground tanks), sales building (class A1), ATM , car wash, car care facilities, parking, landscaping and new access/egress.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

1. **Planning History** -
The application site is located within the western portion of the Shepherds Hill Roundabout. This is a very large roundabout, which is located within the A4. The roundabout incorporates a number of junctions, to the east is the A4, which leads to Maidenhead, and to the west the A4 that leads to Reading Town Centre. To the south are two junctions, one with Reading road, which leads to Woodley Shopping Precinct and Pitts Lane (B3350) that leads to Earley and Wokingham Road.

The site is currently occupied by an existing BP Petrol Station, an area of Highway Land, which crosses the site diagonally across the roundabout, and a glass façade car showroom with a large canopy. While the area is predominantly residential, there are a number of commercial businesses within the area.

A number of planning application have been granted permission for the replacement of the existing petrol station with a new service station. However, these applications have only related to the current BP site and not the adjacent car showroom area.

2. **Proposal** -
The proposed development involves the demolition of the current buildings on the site and the creation of a new access and egress; erection of a sales building with a canopied petrol pump island area, with underground tanks; a new car wash; a jet wash; 2 air/water/vac bays; 9 customer parking spaces, together with 4 staff parking spaces and an Automated Teller Machine (ATM).

This application is before the Development Control Committee due to the legal agreement that is required to secure the provision of a financial contribution towards improving pedestrian and cycle links to the site.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3 BACKGROUND

Consultations -

- ***Woodley Town Council:*** Objects to the proposed development. (See attached comments.)
- ***Highways:*** No objections subject to improved pedestrian access to the site and suitable conditions.
- ***Earley Town Council:*** (adjoining Town Council) Objects to the proposed development. (See attached comments).
- ***Environmental Health:*** No objection subject to conditions.
- ***Landscaping:*** No objection subject to the landscaping scheme.
- ***Environment Agency:*** No objection subject to conditions.
- ***Letters of representation:*** 4 letters of objection have been received from Shepherds Hill properties. The objections can be summarised as follows:
  - The location, size and noise from the car wash and vac units
  - The safety of the LPG pump and cylinder.
  - The fire safety, fumes and leaks from the petrol station.
  - On-street parking within Shepherds Hill due to changes to the access arrangements and the development of the Pitts Lane area of the roundabout, which is currently used for parking.
  - Concerned over the 24hours opening.
  - The impact of the Floodlighting upon the residential properties.
  - Concerned about the location and noise from the refrigeration plant.
  - The signs would be visible from the dwellings.
  - Concerned that the acoustic fencing will not work effectively.
  - Concerned about the highway safety of the new access.

4 Appraisal –

A. Principle of Development. (Policy OS1, EN1 and BU1 of the Berkshire Structure Plan; Policy LBE1 of the Loddon Area Local Plan; WOS3 and WBE1 Wokingham District Local Plan (Deposit Draft) as modified.
B. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
C. Impact upon the character and appearance of the surrounding area. (Policies LBE1 and LBE2 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.
D. Impact upon Highways Safety. (Policies LT5 and LT6 of the Loddon Area Local Plan; WT6 and WT7 of the Wokingham District Local Plan (Deposit Draft) as modified.
E. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan.)
F. Concerns of Residents and Earley Town Council.
G. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of Development.

The site is located within the identified settlement of Woodley, where the principle of development is acceptable subject to the proposal meeting the requirements of the policies of the development plans. The site is currently

used as a petrol station and car showroom and forecourt, and would be redeveloped for a similar use.

B. Impact upon the residential amenity of the neighbouring dwellings.
The closest residential dwellings to the application site are those on the opposite side of Shepherds Hill. These are predominantly two storey dwellings, with a varied pattern of development. The closest feature of the new development to the residential dwellings along Shepherds Hill would be the car wash, jet wash and vac facilities. There is an existing car wash on the site, which is located to the west of the existing retail/pay building. The proposed car wash structure itself would have a height of 4.6m. Due to the height of the proposed structure, together with the distance to the nearest residential dwellings there would be no loss of amenity due to overbearing or overshadowing.

However, several local residents have raised concerns regarding the potential impact of noise and disturbance from these facilities upon the residential amenity of their dwellings. The Environmental Health Officer has recommended the imposition of conditions that would require the applicants to submit an acoustic report to predict noise levels to the nearest residential properties. A further condition would require a suitable noise mitigation scheme to be implemented to overcome the potential noise created by the development, which would have to be fully implemented prior to the use of the site. The officer has also recommended restricting the hours of use of the car wash and other car valeting machinery; limiting the hours of construction and requiring a method statement detailing the removal of the existing petrol tanks on the site.

Some of the local residents have also raised concerns regarding fire safety, petrol leaks from the tanks and vapours. These issues are all covered under separate Environmental Health legislation and require separate authorisation and licences.

With the imposition of the recommended conditions the proposed development would have no detrimental impact upon the residential amenity of the adjacent dwellings.

C. Impact upon the character and appearance of the surrounding area.
The application site is in a very prominent position, as the roundabout is on higher ground than the A4, which rises up the slope to the roundabout. To take account of the prominence of the site, the applicant has submitted details of a landscaping scheme, which would help to screen and soften the appearance of development.

A condition is recommended that would require full details of the proposed illumination of the site to be submitted to the Local Planning Authority for approval. This would ensure that the illumination of the site would not be obtrusive or incongruous within the surrounding area.

As such the proposed development would be in keeping with the character of the area and would have no adverse impact upon the appearance of the surrounding area.

D. Impact upon Highway Safety.
The Highway Officer is satisfied that subject to the imposition of suitable conditions together with a legal agreement to secure the provision of a financial contribution towards improving pedestrian and cycle access to the application site, the proposed development would have no detrimental impact upon highway safety of the surrounding road network.

E. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment agency as being liable to flooding.

F. Concerns of Local Residents and Woodley Town Council.
The concerns of Woodley Town Council and local residents have been noted and largely addressed in the above appraisal. A local resident raised the issue of the location and potential noise from the refrigeration plant. This has been subsequently relocated to the rear of the retail unit. This together with the suggested conditions from the Environmental Health Officer would limit the potential impact upon the residential dwellings to an acceptable level.

G. Inspector's report on Part Two of the Wokingham District local Plan.
The inspector's recommendations are a material consideration in the determination of applications.

WOS3: The inspector recommends that the policy be amended in accordance with PA 1/6. This is in line with the Council's proposed amendments.
WBE1: The inspector recommends that the policy be deleted and replaced with an alternative wording. However the policy would impact in a similar way on the proposed development.
WT6: The inspector recommends that the Council carry out a review of parking standards. The highway officer is satisfied that the parking provision would be acceptable for the proposed development.

Conclusion – In the light of the current uses on the application site, the proposed development would have no adverse impact upon the residential amenity of the neighbouring dwellings or upon the character or appearance of the surrounding area. The highway officer is satisfied that subject to the improved pedestrian access to the site, there would be no detrimental impact upon the highway safety of the surrounding road network. As such the proposed development subject to the signing of a legal agreement and the imposition of suitable conditions is considered to be acceptable and in accordance with the policies of the District's development plans.

Recommendation – To GRANT planning permission subject to the signing of a legal agreement to secure the provision of a financial contribution towards improving pedestrian and cycle links to the application site and 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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

4. No repair or maintenance of vehicles shall be carried out on the site.

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

6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

7. There shall be no amplified sound, speech or music, which is audible outside the premises.

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

9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which set out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

12. Notwithstanding the provision of the Town and Country (Use Classes) Order 1987, (or in any provision in any statutory instrument revoking and re-enacting that order

with or without modification), the premises shall not be used for the sale and/or delivery of hot food for consumption off the premises.

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

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

15. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

16. The hereby permitted petrol station shall not operate other than between the hours of 7am to 10 pm daily.

Reasons.

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

2. To ensure that the external appearance of the building is satisfactory

3. In the interests of visual amenity.

4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.

5, 6, 7, 9, 10 & 11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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

12. To safeguard highway safety by minimising the likelihood of indiscriminate on-street parking close to the premises.

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

14. In the interests of highway safety and convenience.

15. In the interest of highway safety.

16. To safeguard the residential amenity of the surrounding area.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, EN1, BU1.
   Loddon Area Local Plan: LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: WOS3, WBE1, WT6, WT7

Nicola Lake.

FROM: Nicola Lake

DATE: 10 December 2001

:S	HPT
	TLS
	ENF

11 JAN 2002

COPIES TO:	ACK:
	FILE:

WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5438

Proposal: Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access..

Site Address: Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Your observations are required in respect of this application **by 31/12/2001** .

One letter of objection had been received and as 8 residents were present, the meeting was adjourned to allow them to express their concerns about the proposal:

- working buildings will be sited near to residential dwellings
- environmental nuisance – noise/fumes/excessive lighting
- safety factor – access to shop across busy main road
- inadequate acoustic fence
- existing brick wall (which is to remain) is less than 1m high
- height of car wash & other buildings would be visually intrusive
- question of the ownership of land at 'entrance' on northern side and reference to a stopping up of highway
- potential for 24-hour shop/garage opening

After the meeting had been reconvened, the committee agreed that the development was totally inappropriate and gave full support to the neighbours' concerns. Members expressed the following objections to the proposal:

- adjacent residential dwellings were not shown on the plan
- the question as to why the proposed 'working' buildings and storage tanks were sited close to houses
- the proposed acoustic fence is lower than the height of the car wash, making the building visually intrusive on neighbours

P.T.O.

SIGNED: N Nelson DATE: 10.1.02.

Clerk To Woodley Parish/Town Council.

- environmental nuisance – pollution from cars queuing for the car wash, safety hazard created by siting of tanks, noise from tank ventilators etc.
- excessive lighting in a residential area
- the existing road was 'stopped up' (and used for car parking by local employees)
- the highlighting of safety concerns in respect of the absence of a pedestrian access to shop
- potential increase in traffic on the busy A4 'race track'
- the southern entrance was opposite a bus layby and exit/entrance to a car sales/service centre
- the southern exit was closer to the junction of the A4 with Pitts Lane
- the northern access was on a busy bend of the A4, with the dangers of fast traffic and creating a safety hazard for 'exiting' residents
- the concern of residents at the potential for 24-hour operation

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5438 PLANNING OFFICER: Nicola Lake

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Proposed redevelopment of site to form new petrol station, including forecourt, sales building, car parking, landscaping and access.

ADDRESS: 709 London Road, Woodley.

APPLICANT: B P Oil U K Ltd., C/ORapleys (Robert Clarke)

It is understood that Woodley Town Council has already submitted its observations on this proposal, following a meeting of its Planning Committee at which eight members of the public were present.

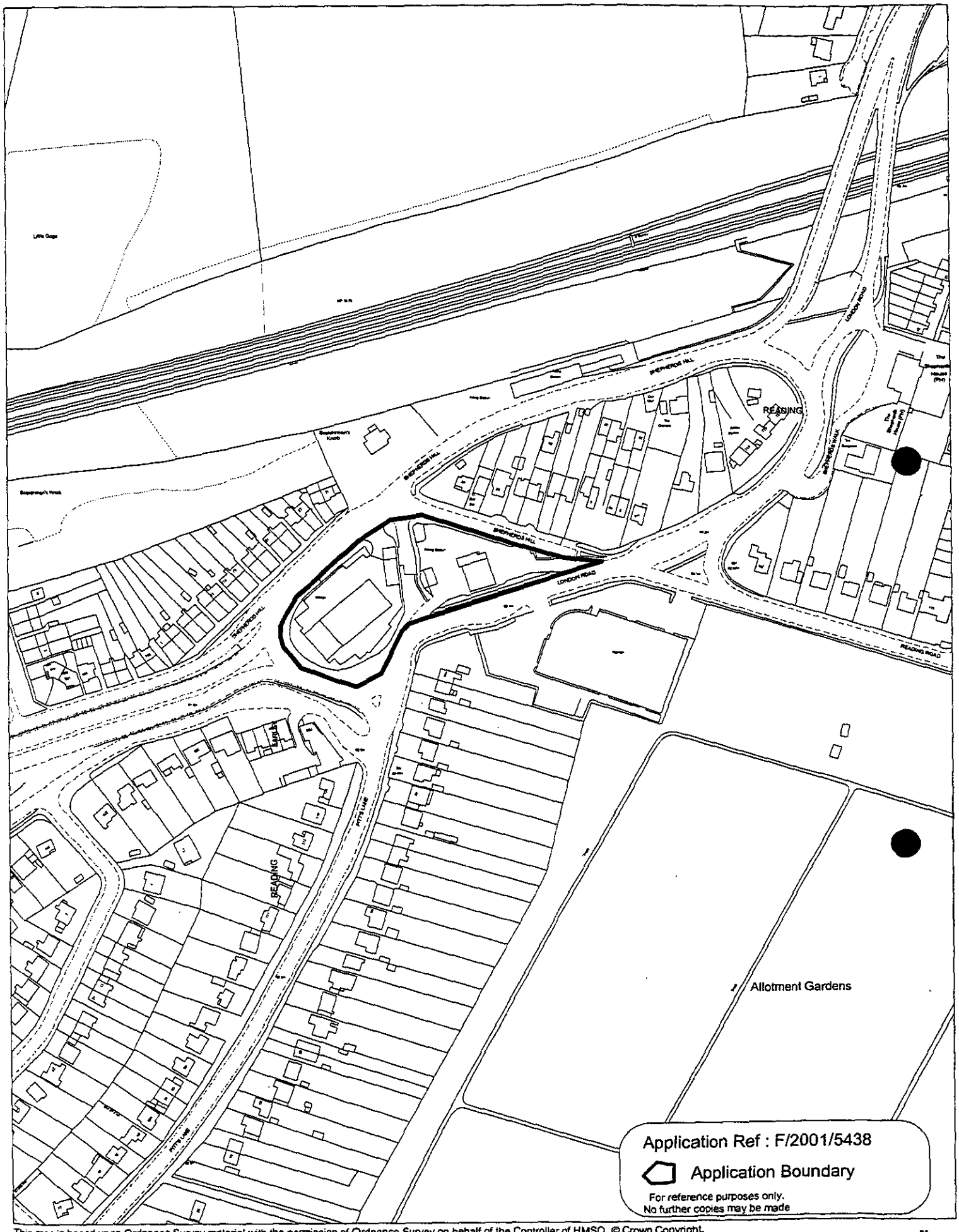
Earley Town Council would wish to concur with these views.

Additionally, we have been advised that, on occasions, drivers leaving the island have turned left, and then proceeded against the flow of traffic until they have reached their required exit off the roundabout. It is, therefore, requested that, should the Planning Officer be mindful to approve this application, measures, to include additional signage, are put in place to ensure that this practice cannot continue.

[illegible]	RPT
	TLS
	EAF
18 JAN 2002	
[illegible]	ACK
	FILE

SIGNED: _____ DATE: 18 JAN 2002

CLERK TO EARLEY TOWN COUNCIL



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Development Control Section, Environmental Services, Wokingham District Council.

24 April 2002

Scale: 1 : 2500

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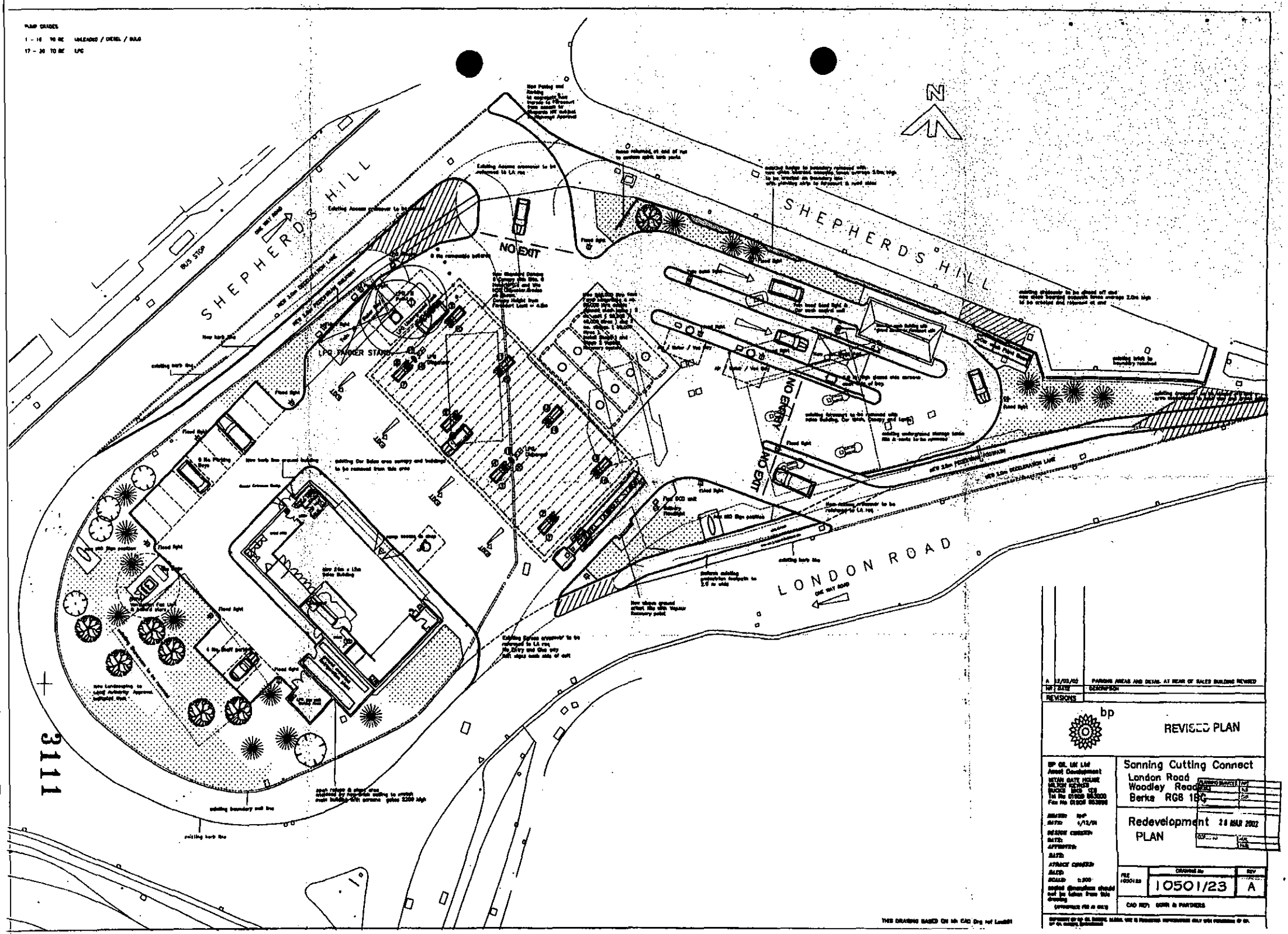


REVISIONS		
NO	DATE	DESCRIPTION
A	23/05/02	PARKING AREAS AND DETAIL AT REAR OF SALES BUILDING REVISED

bp

REVISED PLAN

BP Oil UK Ltd
Asset Development
WATSON GATE HOUSE
MILTON KEYNES
BUCKS MK8 0ES
Tel No 01908 863000
Fax No 01908 863999

Sonning Cutting Connect
London Road
Woodley Reading
Berks RG6 1BG

Redevelopment
PLAN

28 MAR 2002

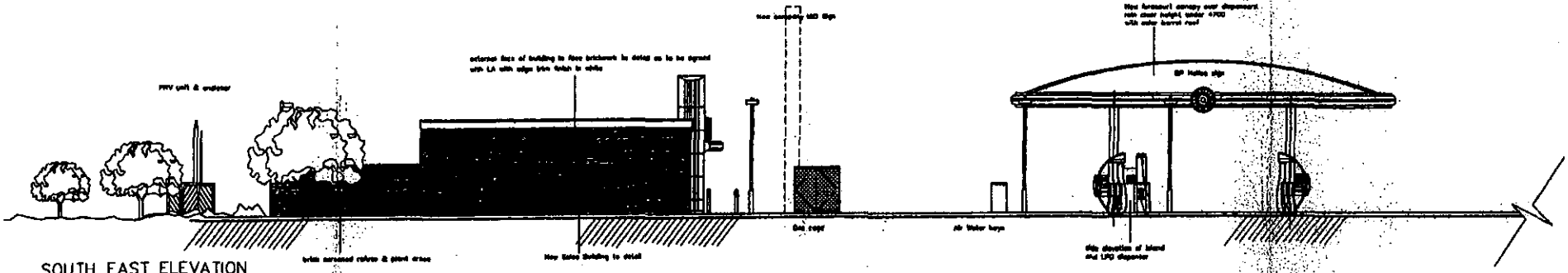
DRAWN	BHP
DATE	4/12/01
REVISION CHECKED	
DATE	
APPROVED	
DATE	
ATTACH CHECKED	
DATE	
SCALE	1:200

FILE	DRAWING No	REV
1050123	10501/23	A

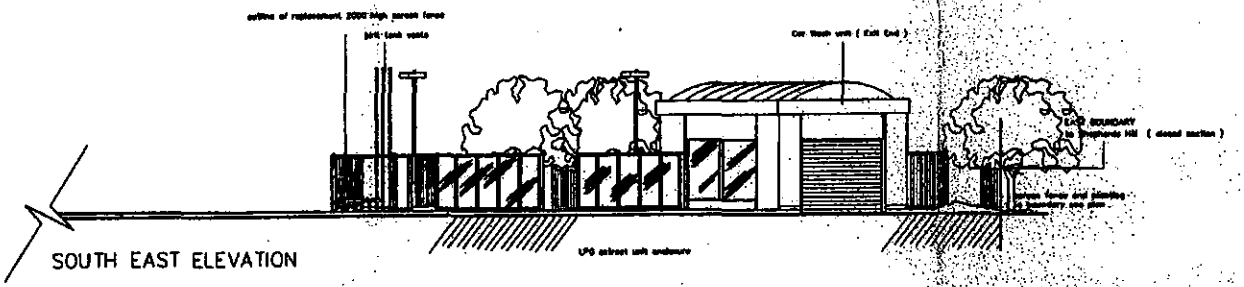
CAD REF: GORN & PARTNERS

COPYRIGHT OF BP OIL UK LIMITED, MARSH, VINE & PENNINGTON-MOTTRAM (1987) LTD AND PENNINGTON & CO.

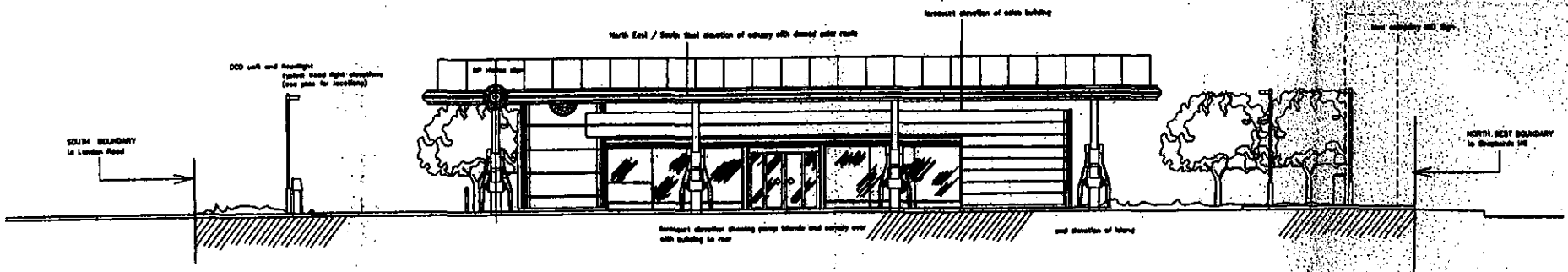
5 DRAWING (for planning only) WORK TO DETAIL DRAWINGS



SOUTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

REVISED PLAN

bp

BP OIL UK LTD

Sonning Cutting S/Stn
London Road
Woodley Reading
Berks RG8 1BG

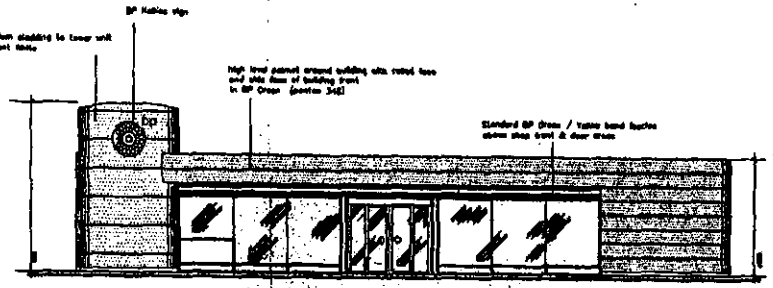
Redevelopment
Elevations

26 MAR 2002

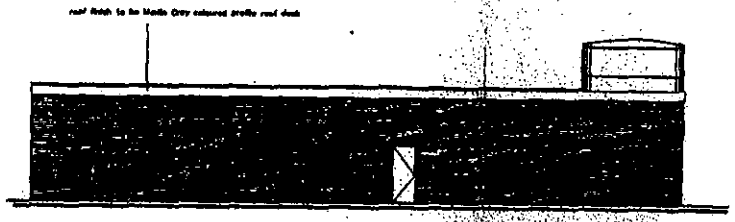
10501/24 A

A 12/12/01 BRICK ELEVATIONS IN PLACE OF STANDARD FINISH

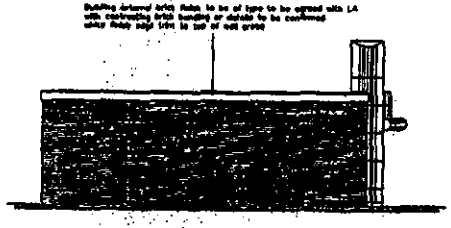
THIS DRAWING (for planning only) WORK TO DETAIL DRAWINGS



FRONT ELEVATION OF BUILDING (North East to forecourt)



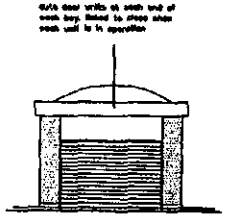
REAR ELEVATION OF BUILDING (South West)



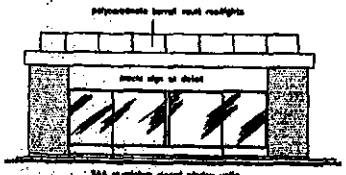
SOUTH EAST ELEVATION OF BUILDING



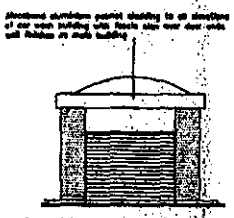
NORTH WEST ELEVATION OF BUILDING



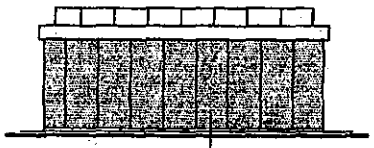
ENTRANCE END ELEVATION OF CAR WASH BAY



SIDE ELEVATION OF CAR WASH BAY (to forecourt)



EXIT END ELEVATION OF CAR WASH BAY



REAR ELEVATION OF CAR WASH BAY



REMOTE PLANT ROOM ELEVATIONS

3113

REVISED PLAN

A	15/01/02	BRICK ELEVATIONS IN PLACE OF STANDARD FINISH
BY	DATE	DESCRIPTION

REVISIONS

bp

BP OIL UK LTD

Sonning Cutting S\Stn
London Road
Woodley Reading
Berks RG6 1BG

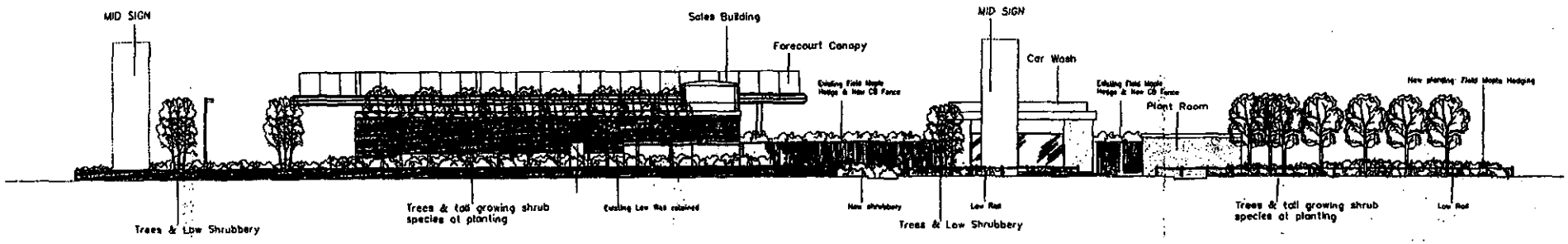
Redevelopment Plan
Building Elevations
28 MAR 2002

FILE 10501/25 -

LANDSCAPED VIEW OF DEVELOPMENT FROM SOUTH WEST APPROACH

Scale 1:100

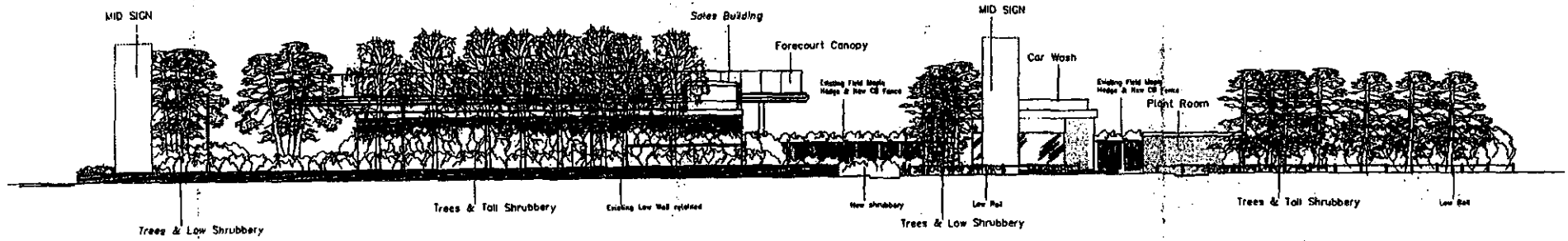
TREES SHOWN AT 4.5–5.0M HT
Trees are illustrated with growth at time of planting.



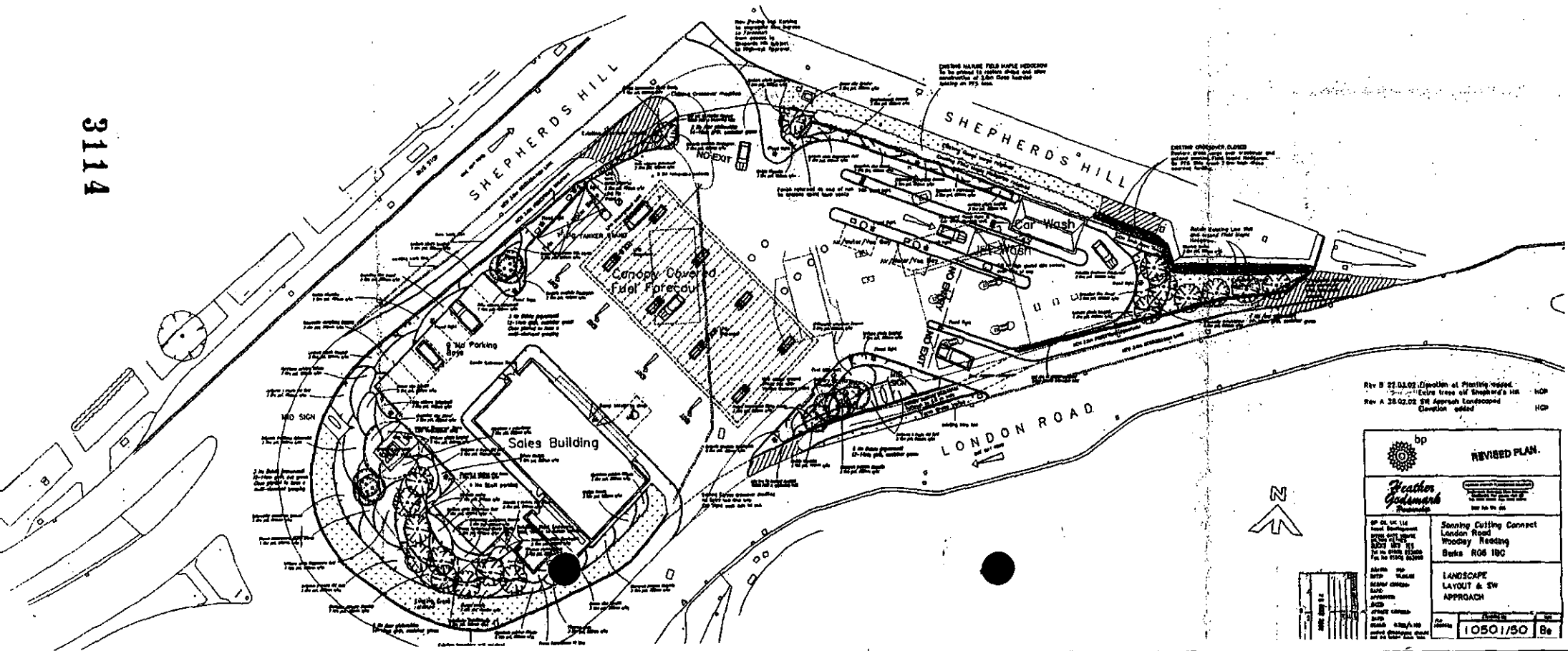
LANDSCAPED VIEW OF DEVELOPMENT FROM SOUTH WEST APPROACH

Scale 1:100

TREES SHOWN AT 8.0M HT
For the vigorous species indicated planted at 4.5–5.0m height, this illustrates growth expected approximately 15 years after planting assuming good growing conditions.



3114



Rev B 22.03.02 Elevation at Planting moved
Extra trees at Shepherd's Hill HGP
Rev A 28.02.02 SW Approach landscaped
Elevation added HGP

bp

REVISED PLAN.

Heather Goldsmark Associates

Sonning Cutting Connect
London Road
Woodley Reading
Berks RG6 1BG

LANDSCAPE
LAYOUT & SW
APPROACH

1050/150 Be

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 14 November 2003
My ref. F/2001/5438
Your ref. AKJ/ljs
File ref:

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

Andrea Jones
Rapleys
Maddox House
1 Maddox Street
LONDON
W1S 2PZ

Dear Ms Jones,

PROPOSED MINOR AMENDMENT TO APPLICATION F/2001/5438 - FILLING STATION, 709 LONDON ROAD, WOODLEY

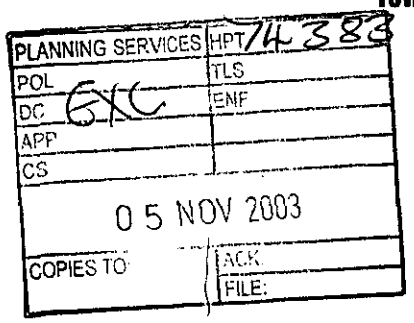
Thank you for your letter of 3 November. Having considered the proposed amendments to the design of the building and forecourt canopy, shown on drawing Nos 10501/23 Rev K, 10501/24 Rev F and 10501/25 Rev E, received by the Local Planning Authority on 5 November 2003, I consider that the revisions are acceptable as a minor amendment to the approved scheme.

If you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Rapleys
Commercial Property and Planning Consultants
Town Planning Consultancy



AKJ/ljs

3 November 2003

Ms Emy Circuit
Wokingham District Council
Planning Services
DX: 33506
Wokingham

Dear Ms Circuit

RE: APPLICATION REF: F/2001/5438 - BP PETROL STATION, 709 LONDON ROAD, WOODLEY

I refer to my letter of 28th May, seeking a minor amendment to the above scheme, and your response dated 10th June 2003, in which you advise a fresh planning application would be required.

In our subsequent telephone discussions, you advised that you considered the accumulation of alterations, but in particular, the introduction of additional parking spaces and the re-arrangement internally within the forecourt, could not be accepted as a minor modification. However, you indicated that an amendment seeking changes to the canopy and the shop front only could be considered as a minor amendment.

On this basis, my client is now seeking the Council's approval of the latter changes only. Accordingly, I enclose four copies of plan drawing no. 10501/23 (Rev K) and elevation drawings no. 10501/24 (Rev F) and 10501/25 (Rev E).

The alterations proposed show a flat deck canopy and a minor remodelling of the proposed forecourt shop front, which includes the omission of the large tower feature and its replacement with two modest towers to each end of the sales building. The jet wash, parking and internal layout are retained as approved.

As you are no doubt aware, works have begun on site. I would, therefore, be extremely grateful for your views as a matter of urgency, once you have had the opportunity to review the proposals.

I look forward to hearing from you.

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 0870 777 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Manchester

A full list of partners is available for inspection at the above address

Yours sincerely



Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

cc: R Ockendon Esq – BP Oil (UK) Ltd
M Merali Esq – BP Oil (UK) Ltd
T Maddison Esq – Global Alliance
R Parker Esq – Gunn and Partners

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 10 June 2003
My ref. F/2001/5438
Your ref. AS/LFB/807/127/1
File ref:

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

Andrea Jones
Rapleys
Maddox House
1 Maddox Street
LONDON
W1S 2PZ

Dear Ms Jones,

PROPOSED MINOR AMENDMENT TO APPLICATION F/2001/5438 - FILLING STATION, 709 LONDON ROAD, WOODLEY

Thank you for your letter of 28 May. Having considered the proposed revisions, shown on drawing Nos 10501/23 Rev G, 10501/24 Rev D and 10501/25 Rev B, I consider that the changes are too extensive to be treated as a minor amendment to the approved scheme and a fresh planning application would be required.

If you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

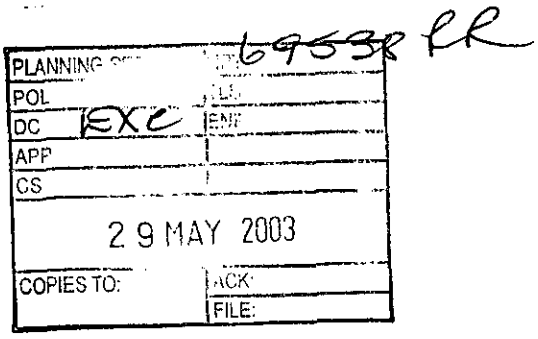
Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

Rapleys
Commercial Property and Planning Consultants

AS/LFB/807/127/1

28 May 2003



Chief Planning Officer
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

Dear Sir/Madam

RE: MODIFICATION TO APPLICATION REF: F/2001/5438 – 705 LONDON ROAD, WOODLEY, READING

I refer to the above planning permission for the redevelopment of the petrol filling station and adjoining car showroom.

Since the granting of permission, BP Oil (UK) Ltd has reviewed its proposals to ensure that the scheme respects the latest operational and customer requirements. This has necessitated some incidental changes to the consented scheme, and accordingly, I submit four copies of drawing no.'s 10501/23 Rev G (Redevelopment Plan), 10501/24 Rev D (Redevelopment Elevations) and 10501/25 Rev B (Redevelopment Plan Building Elevations).

The following changes are noted:-

1) The minor remodelling of the proposed forecourt shop front.
2) Flat deck canopy to the forecourt area.
3) Removal of the Jet Wash and the relocation of the car-care facilities.

I trust that you can agree these changes respect the scheme as approved and, thus, constitute no more than non-material alterations. On this basis, I would be pleased to receive your confirmation that the enclosed can be administered as a minor modification to the permission.

However, if you wish to discuss this further or have any queries, please do not hesitate to contact me.

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc: R Ockendon – BP Oil (UK) Ltd
M Merali - BP Oil (UK) Ltd
R Parker – Gunn & Partners
F Jarvand – MDJ Associates
J Thorne – Morgan Cole

Rapleys

Commercial Property and Planning Consultants

65512 reply

PLANNING SERVICES	APPT
POL	FILE
DC EXC	DATE
APP	
CB	

30 JAN 2003

COPIES TO

AJ/ljs/807/127/1

28 January 2003

Chief Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

By Fax & Post
0118 974 6484

Dear Sir

RE: 705-709 LONDON ROAD, WOODLEY, READING PLANNING APPLICATION F/2001/5438

I refer our telephone discussion this morning in relation to the above planning permission for the redevelopment of the site to provide a new petrol filling station.

As advised, I write to confirm that BT will be undertaking service diversion works prior to the implementation of the above development.

It is understood that such works by a statutory undertaker, constitute permitted development under the provisions of Class G, of the Town and Country Planning (General Permitted Development) Order 1995, and do not therefore, require permission.

I would be grateful for your urgent confirmation that the proposed diversion works do constitute permitted development and, would not, therefore, impinge in any way on the petrol filling station proposal.

I look forward to hearing from you shortly.

Yours faithfully

Part 17

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

cc: R Ockendon Esq – BP Oil (UK) Ltd

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5438	Mr I J Shankland Miss D A Turner 8 Shepherds Hill EARLEY RG6 1BB
F/2001/5438	Mrs J Withers 18 Shepherds Hill WOODLEY RG6 1BB
F/2001/5438	Mr M.G. Stewart 16 Shepherds Hill EARLEY RG6 1BB
Committee letters sent 17/04/02	
Committee letters	Sent 15.05.02
DEC LETTER SENT	16.7.2002 (LA NOW COMPLETE)

Telephone Number: (0118) 9746428

Date: 16 July, 2002

APPLICATION NUMBER: F/2001/5438

Mr I J Shankland
Miss D A Turner
8 Shepherds Hill
EARLEY
RG6 1BB

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Sir/Madam

Application No: F/2001/5438

Location: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley Reading

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Thank you for your recent observations on the above planning application.

Your views are important to the Council and were fully taken into account in reaching a decision on this case.

The decision that has been taken having regard to all of the material considerations is to **Approve** permission for the proposal. Should you require a copy of the notice or wish to inspect the case file then please contact the Central Support Team in the first instance on Tel No. (0118) 974 6428.

Yours faithfully,

Trevor Watson

Development Control Manager

Telephone Number: (0118) 9746428

Date: 16 July, 2002

APPLICATION NUMBER: F/2001/5438

Mrs J Withers
18 Shepherds Hill
WOODLEY
RG6 1BB

WOKINGHAM UNITARY
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Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
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Mr M.G. Stewart
16 Shepherds Hill
EARLEY
RG6 1BB

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Trevor Watson

Development Control Manager

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
16 JUL 2002	
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WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR
Ext: 6539

TO: Nicky Lake
Senior Planning Officer
Planning & Transportation
Keith Rogers, Highways
Julie Holland/Roger Jones, Finance
Susan Griffin, Planning Department

YOUR REF:

DATE: 18 July 2002

SECTION 106 AGREEMENT - DEVELOPMENT OF LAND AT SHEPHERDS HILL GARAGE
APPLICATION NO. F/2001/5438

Attached for your information is a copy of a completed Section 106 agreement.

Nicky, I would be grateful if you could arrange to issue the planning permission at your earliest convenience.

It will be necessary to check the progress of the development because of the various trigger points in the Agreement.

I should be grateful if you could please note the contributions and matters which relate to your area. I should also be grateful if the Development Control Section would keep other departments informed as to progress.

Please do not hesitate to contact me if you have any questions.

Mary Severin

DATED 16TH JULY 2002

BP OIL UK LIMITED

and

PENDRAGON PROPERTY HOLDINGS LIMITED

and

WOKINGHAM DISTRICT COUNCIL

AGREEMENT
relating to the development of
land at Shepherds Hill Garage

T E Kingswood
Solicitor
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS DEED is made on [Date] 16th July 2002

BETWEEN

1. BP Oil UK Limited (Company Registration Number 446915) whose registered office is at Witan Gate House, 500-600 Witan Gate Milton Keynes MK9 1ES ("the Company")
2. Pendragon Property Holdings Limited (Company Registration Number 3437114) of Loxley House, 2 Oakwood Court, Little Oak Drive, Annesley, Notts NG15 0DR ("the Owner")
3. Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council")

WHEREAS

1. The Council is the local planning authority for the purpose of the Act for the District of Wokingham in which the Application Site as hereinafter defined is situated
2. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.
3. The Company has applied for full planning permission to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council
4. The Company is the freehold owner of part of the Application Site
5. The Owner is the freehold owner of that part of the Application Site comprised within the register of title to title number BK 212912
6. The Council resolved on 22nd May 2002 that subject to this Deed being entered into the Planning Permission should be granted for Development of the Application Site
7. The Owner and the Company are therefore entering into this Deed for the purpose of ensuring that the Council can regulate the proper development of the Application Site and to secure a financial contribution for the provision of pedestrian and cyclist facilities from the Company as further described in this Deed

8. This Deed is entered into pursuant to the provisions of s106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions.
9. the references to the parties named in this Deed include their successors in title and assigns and in the case of the Council and the Secretary of State shall include any successor in function

NOW THIS DEED WITNESSES as follows:

1. Definitions and Interpretation

In this agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

1.1 the "Act" means the Town and Country Planning Act 1990

1.2 the "Application Site" means all that land known as Sonning Cutting Filling Station, 709 London Road, Woodley and shown edged red on the Plan and which is partly registered at H M Land Registry under Title Numbers BK 212912 and BK 143936 and partly unregistered and/or public highway

1.3 "Commencement of development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as marking out surveying ground investigations archaeological investigations demolition site clearance site preparation the removal laying or diversion of services and erection of site hoardings and any decontamination works and "commence" and "commencement" shall be construed accordingly

1.4 the "Pedestrian and Cycle Link Contribution" means the sum of £60,000 index linked

1.5 the "Plan" means the plan annexed to this Agreement

1.6 the "Planning Application" means the planning application for demolition of existing buildings/structures and removal of underground tanks and redevelopment to provide petrol filling station (including canopy pump islands and underground tanks) sales buildings (Class A1) ATM car wash car care facilities parking landscaping and new access/egress on the Application Site and assigned application number F/2001/5438

1.7 the "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Deed with reference number F/2001/5438

1.8 References in this Deed to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained

2. Statutory Provisions

2.1 This Deed is made under Section 106 of the Act

2.2 The covenants by the Company and the Owner as the freehold owners of the Application Site in this Deed which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Company and the Owner and any person deriving title from the Company or the Owner

2.3 No party shall be liable for a breach of any planning obligation contained in this Deed insofar as his interest in the Application Site is solely comprised in a dwelling constructed on the Application Site which is in private occupation or is a statutory undertaker and has

acquired the part of the Application Site for the purposes of constructing facilities to serve the Application Site or the Development

2.4 No party shall be liable for breach of covenant or obligation contained in this Deed after he has parted with all his interest in the Application Site or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to that party parting with such interest

2.5 In the event that:

(a) the Planning Permission shall expire before Commencement of development or at any time shall be revoked or

(b) the planning obligations referred to in this Deed are satisfied

this Deed shall be deemed to be discharged and have no further effect

2.6 No person who is not a party to this Deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this Deed and no consent of any third party shall be required under that Act to any cancellation or variations of this Deed

2.7 The planning obligations contained in this deed are intended to be enforceable by the Council as the local planning authority

2.8 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

2.9 The Company and the Owner covenant with the Council on Commencement of development to pay to the Council the Pedestrian and Cycle Link Contribution.

2.10 The Council covenants with the Company and the Owner to use the Pedestrian and Cycle Link Contribution towards the provision of two "Toucan" facilities for pedestrians and cyclists in the immediate vicinity of the Application Site at locations to be agreed by the Council with the Company such contribution to include the cost of preliminary investigation design and supervision fees.

2.11 The Council covenants with the Company and the Owner to repay the Pedestrian and Cycle Link Contribution to the payee in the event that it has not been fully expended or applied in accordance with clause 2.10 within a period of five years from Commencement of development.

2.12 Nothing in this Deed shall prohibit restrict or limit the right of the Owner or any other person to develop the Application Site or any part thereof in accordance with any planning permission (other than the Planning Permission) or impose any obligations on the Owner or any other person as a consequence of the development of the Application Site or any part thereof in accordance with such a planning permission.

3. Council's Legal Expenses

The Company covenants with the Council to pay the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof.

THE COMMON SEAL OF BP OIL UK LIMITED was affixed in the presence of

Authorised Signatory

Assistant Secretary

EXECUTED AS A DEED by PENDRAGON PROPERTY HOLDINGS LIMITED acting by

Director

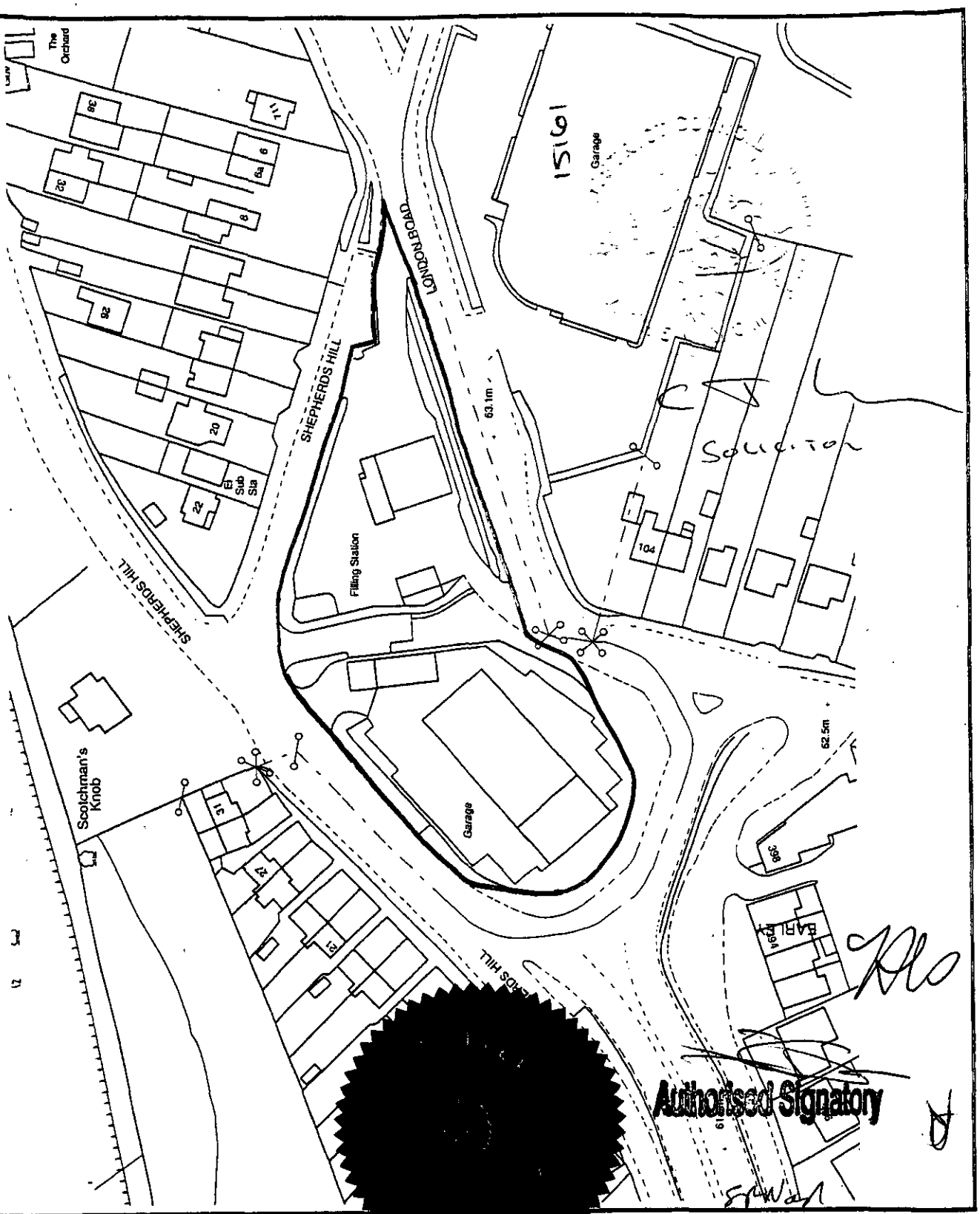
PPH 165

Director/Secretary

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

Solicitor

SITE



SITE LOCATION PLAN

Rapleys
Commercial Property and Planning Consultants

Maddox House, 1 Maddox Street, LONDON. W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678

Also at Bristol, Edinburgh, Huntingdon and Manchester

NORTH	SCALE	PLAN No.
◄	1:1250	807/127/1 **1a**

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

**********DRAFT**********

B P Oil U K Ltd
C/O Rapleys (Robert Clarke)
Maddox House
1 Maddox Street
London
W1S 2PZ

Application Number: F/2001/5438

Parish: **WOODLEY**

Location: **709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.**

Proposal: **Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.**

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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. No repair or maintenance of vehicles shall be carried out on the site.

**********DRAFT**********

**********DRAFT**********

Condition

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

Condition

6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

Condition

7. There shall be no amplified sound, speech or music, which is audible outside the premises.

Condition

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

Condition

9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

Condition

10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

Condition

11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

Condition

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

**********DRAFT**********

**********DRAFT**********

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

Condition
14. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

Condition
15. The hereby permitted petrol station and associated shop shall not operate other than between the hours of 6.30am to 11pm Mondays to Saturdays and 7am to 10pm Sundays.

Condition
16. The existing hedge along the north eastern boundary of the site with Shepherds Hill shall be retained. Any section of hedge, which is damaged or dies during construction or within 5 years from the date of completion of the development shall be replaced with a suitable specimen as agreed in writing by the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

Condition
17. No development shall commence until the area of existing public highway within the application site area is stopped under S247 of the Town and Country Planning Act 1990 in accordance with a scheme to be submitted to and a subsequent order confirmed by the Secretary of State.

Condition
18. Prior to the start of development full details of the internal traffic flow through the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be fully implemented on site prior to the start of the occupation of the hereby permitted development.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.

**********DRAFT**********

**********DRAFT**********

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

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

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

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

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

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

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

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

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

Reason
14. In the interests of highway safety.

Reason
15. To safeguard the residential amenity of the surrounding area.

Reason
16. To safeguard the visual appearance of the surrounding area.

Reason
17. To allow development to take place.

Reason
18. In the interest of highway safety.

**********DRAFT**********

Informative

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

Berkshire Structure Plan Policies OS1, EN1and BU1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7

**********DRAFT**********

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Nicola Lake

From: Colin Lawley
Sent: 16 July 2002 10:53
To: Nicola Lake
Cc: Ian Jordan
Subject: FW: Sonning

F/2002/5488.

Nicki

Agreement completed today. Memo will come to you. Can planning consent be issued with todays date please.

-----Original Message-----
From: Jo Thorne [SMTP:Jo.Thorne@morgan-cole.com]
Sent: 16 July 2002 10:47
To: 'Colin Lawley'
Subject: Sonning

Colin,

I understand you are completing the Section 106 Agreement today. I would be grateful if you could instruct your planning department to issue the planning permission as soon as possible. Could they please fax a copy to Andrea Jones at Rapleys Planning Consultants, who has been liasing with Nicola Lake?

Thanks for your help.
Jo Thorne
Morgan Cole
DDI - 029 2038 5415
Fax - 029 2038 5300

Copy faxed to 020 7439 7678 on 16/7/02 @ 12.05pm

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Cardiff, Croydon, London, Oxford, Reading, Swansea

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02074397678

Rapleys

Commercial Property and Planning Consultants

572.92

PLANNING SERVICES	HPT
POL	TLS
DC AJL	ENF
APP	
CS	

10 JUN 2002

COPIES TO | ACK.

FACSIMILE COVER SHEET

TO: Nicola Lake FAX NO: 0118 974 6484

FROM: Andrea Jones DATE: 10 June 2002

COPY TO: TIME:

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION – LONDON ROAD, READING. PLANNING APPLICATION REF: F/2001/5438

I refer to my letter dated 28th May 2002 and our subsequent telephone conversation.

As discussed, it is understood that you wished to discuss the matter of the revised Certificate B and red line plan with your Development Control Manager.

As I have not heard from you since, it is assumed that the Council is satisfied with this approach.

As both the Council's solicitor and my clients' solicitor are anxious to complete the paperwork in readiness for signing the Section 106, I would be grateful if you could provide a draft of the decision notice as soon as possible.

I look forward to receiving the above in due course.

Regards

Andrea Jones

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Warrington

A full list of partners is available for inspection at the above address

Rapleys
Commercial Property and Planning Consultants

PLANNING SERVICES UNIT 57132
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APP
CS
05 JUN 2002
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FILE

AKJ/LCW/807/127/1

28 May 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax & Post - 0118 974 6484

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, PLANNING APPLICATION REF: F/2001/5438

I refer to the above planning application, which received a resolution to grant permission, subject to a Section 106 Agreement, at the Development Control Committee on 22nd May 2002.

In the course of preparing the Section 106 Agreement, it has become apparent that part of the application site, to the northern periphery, is owned by the Secretary of State for the Environment (presumably now his successor).

Accordingly, I therefore enclose a revised Certificate B, confirming that notice has been served as required. It is assumed that as the application remains live, a revised Certificate can be accepted and the usual 21 day consultation period will be applied.

Additionally, I enclose a revised site plan, No. 807/127/1 (Rev A). This excludes the area of the land previously included within the application site to the south western boundary. I can confirm that this area is not affected by the proposals.

On the basis that no further objections are received, and that the Section 106 Agreement is completed, it is understood that the decision notice can be released.

I trust this is satisfactory.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc R Ockendon Esq – BP Oil (UK) Ltd
J Thorne Esq – Morgan Cole

SECTION 66 CERTIFICATE

02074397678

Application No.

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
REFER TO SEPARATE SHEET ATTACHED		

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

the (c) .....

on (d) .....

OR

(b) Insert description of steps taken

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

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

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

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

(b) . . . . . .

. . . . . .

● 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 an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . Rapleys . . . . . .

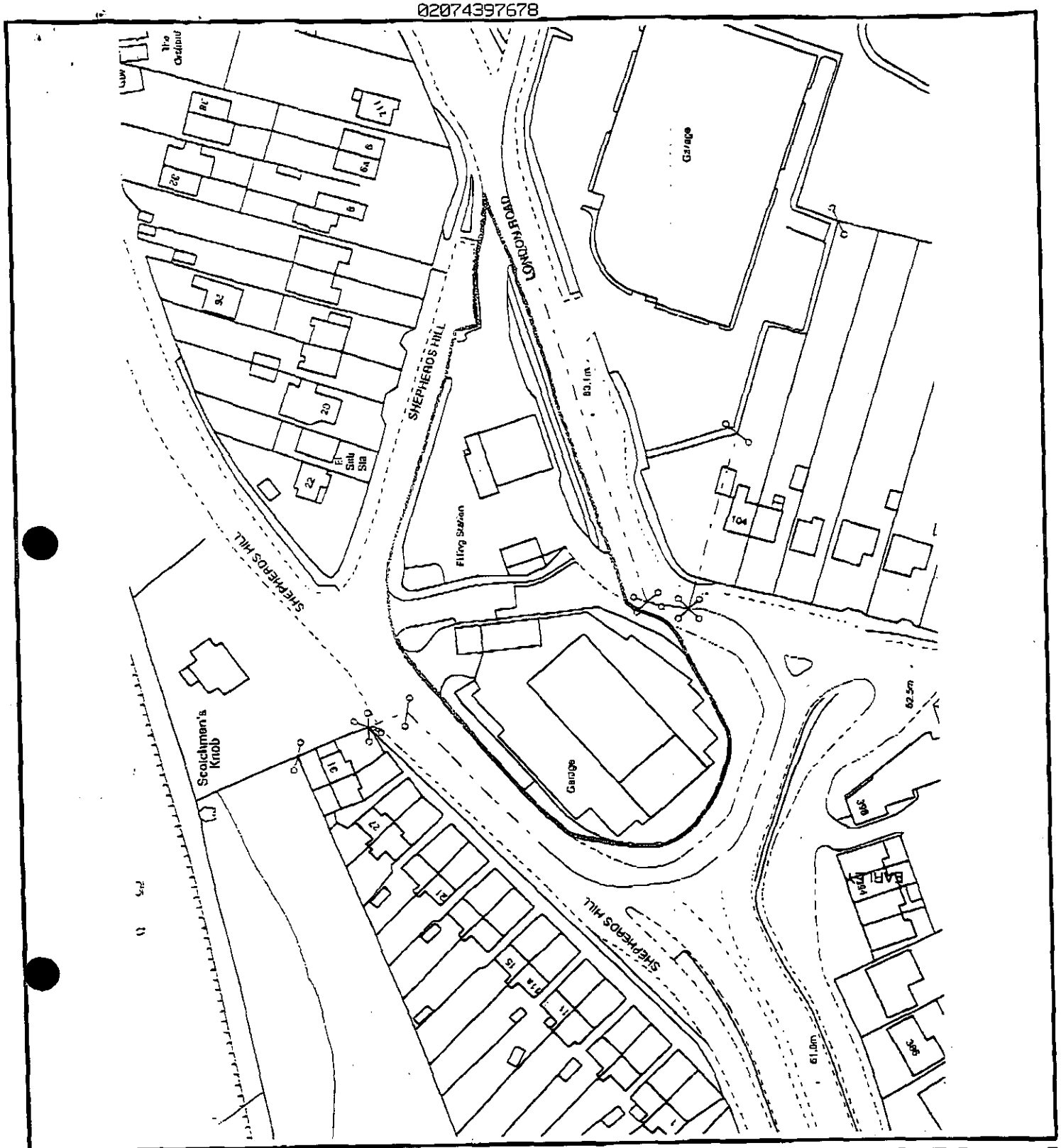
On behalf of . . . . . BP OIL (UK) LTD . . . .

Date . . . . 31st . . May 2002 . . . . . .

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

CERTIFICATE B NOTICES

OWNERS NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE IS SERVED
FAO: Ruth Cunliffe Pendragon plc	Loxley House 2 Oakwood Court Little Oak Drive Annersley Nottingham NG15 0DR	27-11-01
FAO: Head of Engineering Wokingham District Council	Shute End Wokingham Surrey RG40 1WR	27-11-01
FAO: Victoria Cirton Planning Team	Berkshire, Oxfordshire & Buckinghamshire Government Office for the South East Bridge House 1 Walnut Tree Close Guildford GE1 4GA	31-05-02



SITE LOCATION PLAN

Rapleys
Commercial Property and Planning Consultants

Maddox House, 1 Maddox Street, LONDON. W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678

Also at Bristol, Edinburgh, Huntingdon and Manchester

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Rapleys

Commercial Property and Planning Consultants

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AKJ/LCW/807/127/1

28 May 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax & Post - 0118 974 6484

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, PLANNING APPLICATION REF: F/2001/5438

I refer to the above planning application, which received a resolution to grant permission, subject to a Section 106 Agreement, at the Development Control Committee on 22nd May 2002.

In the course of preparing the Section 106 Agreement, it has become apparent that part of the application site, to the northern periphery, is owned by the Secretary of State for the Environment (presumably now his successor).

Accordingly, I therefore enclose a revised Certificate B, confirming that notice has been served as required. It is assumed that as the application remains live, a revised Certificate can be accepted and the usual 21 day consultation period will be applied.

Additionally, I enclose a revised site plan, No. 807/127/1 (Rev A). This excludes the area of the land previously included within the application site to the south western boundary. I can confirm that this area is not affected by the proposals.

On the basis that no further objections are received, and that the Section 106 Agreement is completed, it is understood that the decision notice can be released.

I trust this is satisfactory.

Kind regards

Yours sincerely

A Jones

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc R Ockendon Esq – BP Oil (UK) Ltd
J Thorne Esq – Morgan Cole

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

REFER TO SEPARATE SHEET ATTACHED

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . Rapleys . . . . . .

On behalf of . . . . . BP OIL (UK) LTD . . . .

Date . . . 31st . . May 2002 . . . . . .

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

CERTIFICATE B NOTICES

OWNERS NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE IS SERVED
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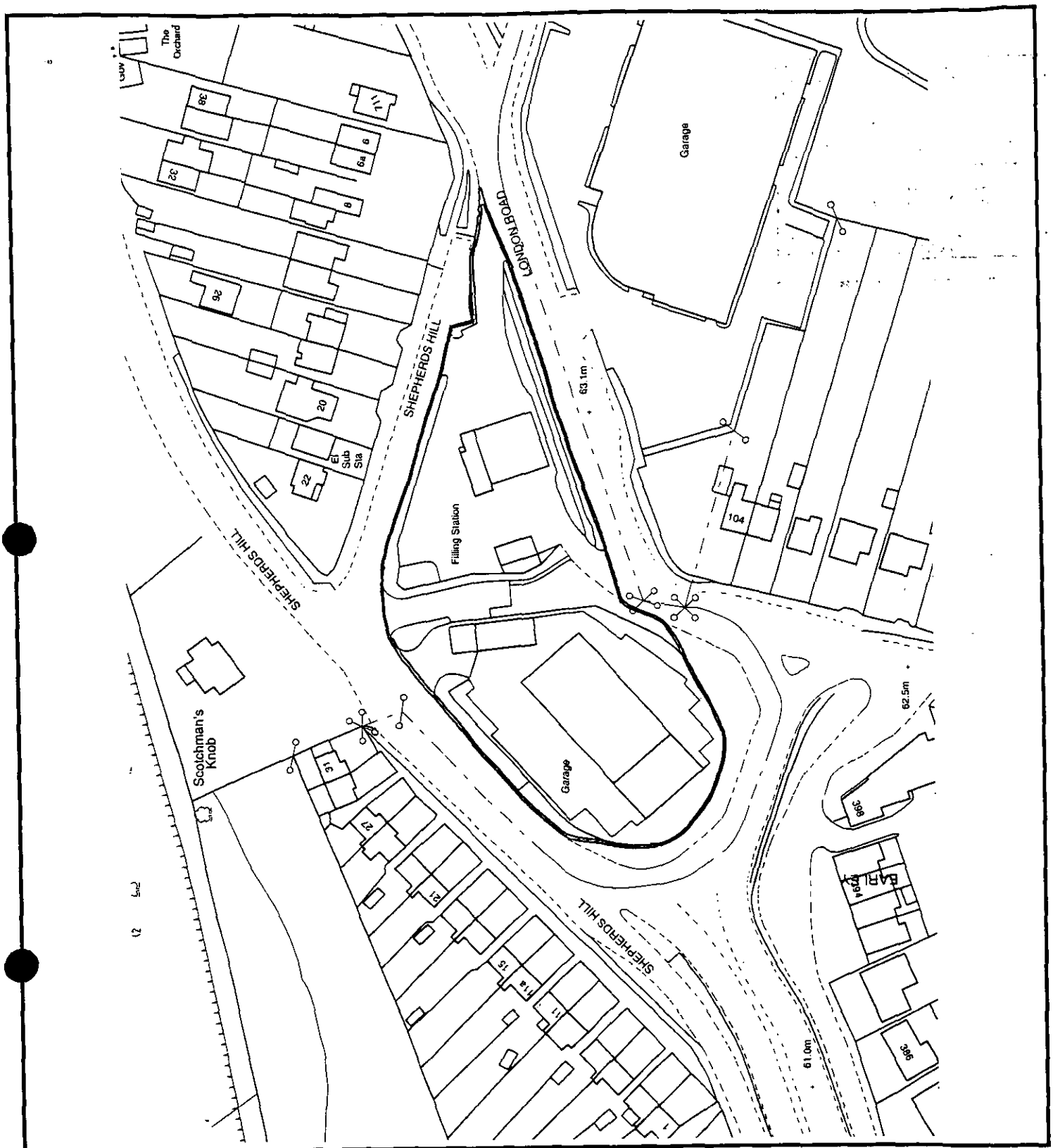
FAO: Head of Engineering Wokingham District Council	Shute End Wokingham Surrey RG40 1WR	27-11-01
FAO: Victoria Cirton Planning Team	Berkshire, Oxfordshire & Buckinghamshire Government Office for the South East Bridge House 1 Walnut Tree Close Guildford GE1 4GA	31-05-02



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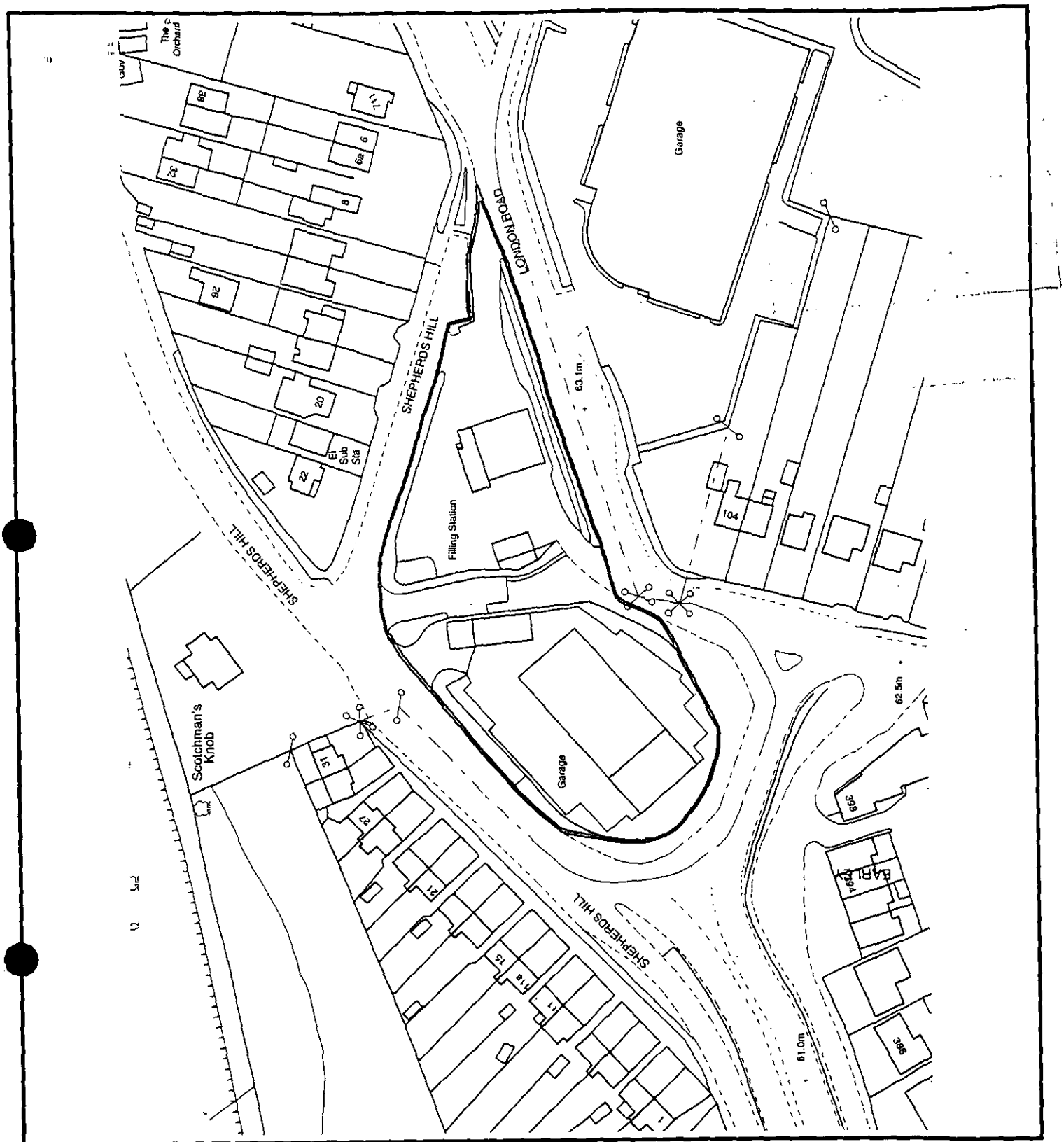

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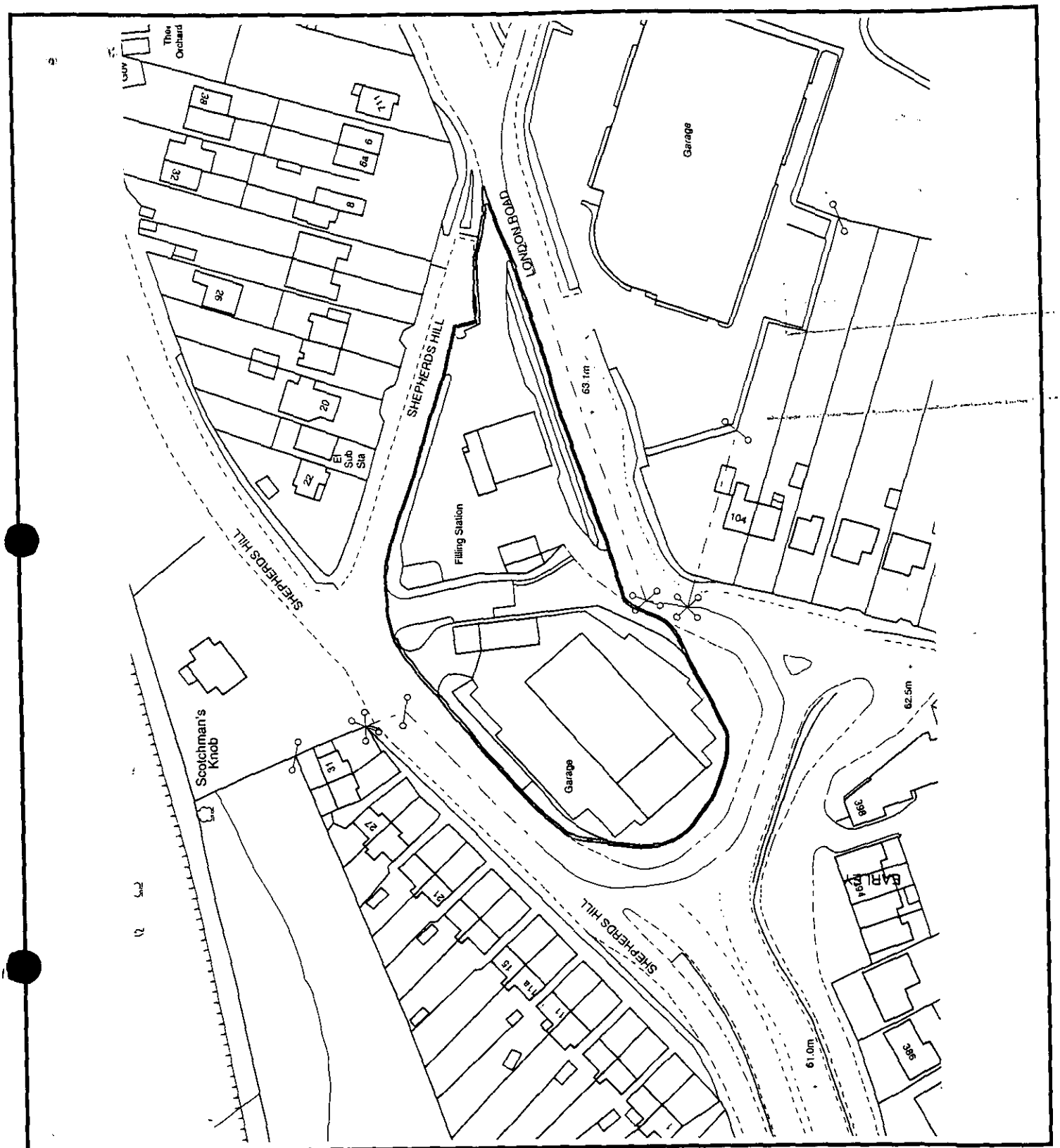

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

B P Oil U K Ltd
C/O Rapleys (Robert Clarke)
Maddox House
1 Maddox Street
London
W1S 2PZ

Application Number: F/2001/5438

Parish: **WOODLEY**

Location: **709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.**

Proposal: **Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.**

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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
4. No repair or maintenance of vehicles shall be carried out on the site.

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

Condition
6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

Condition
7. There shall be no amplified sound, speech or music, which is audible outside the premises.

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

Condition
9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

Condition
10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

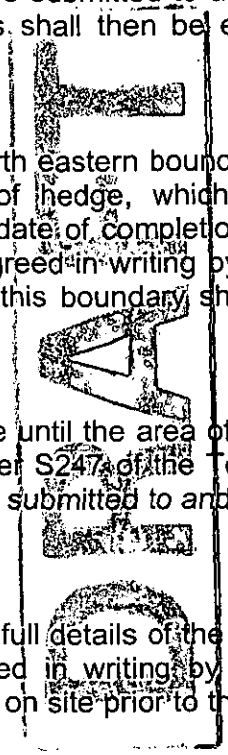
Condition
11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

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

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

Condition
14. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

Condition
15. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.



Condition
16. The existing hedge along the north eastern boundary of the site with Shepherds Hill shall be retained. Any section of hedge, which is damaged or dies during construction or within 5 years from the date of completion of the development shall be replaced with a suitable specimen as agreed in writing by the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

Condition
17. No development shall commence until the area of existing public highway within the application site area is stopped under S247 of the Town and Country Planning Act 1990 in accordance with a scheme to be submitted to and a subsequent order confirmed by the Secretary of State.

Condition
18. Prior to the start of development full details of the internal traffic flow through the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be fully implemented on site prior to the start of the occupation of the hereby permitted development.

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

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

Reason
3. In the interests of visual amenity.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.

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

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

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

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

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

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

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

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

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

Reason
14. In the interests of highway safety.

Reason
15. To safeguard the residential amenity of the surrounding area.

Reason
16. To safeguard the visual appearance of the surrounding area.

Reason
17. To allow development to take place.

Reason
18. In the interest of highway safety.

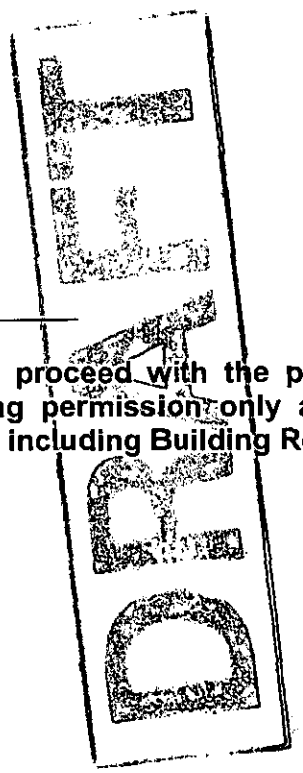
Informative

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

Berkshire Structure Plan Policies OS1, EN1and BU1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WT6 and WT7

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/05/2002



Notice checked by: _____

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

Draft

Application Number: F/2001/5438
Conditions/Reasons for Refusal

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

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. No external lighting shall be installed on the site or affixed to any buildings or the canopy on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

4. No repair or maintenance of vehicles shall be carried out on the site.

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

6. The use of the car wash, jet wash and other valeting machinery shall be prohibited outside the following hours: 8 am to 7 pm Mondays to Saturdays and 10am to 4pm Sundays and bank holidays.

7. There shall be no amplified sound, speech or music, which is audible outside the premises.

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

9. Before the development commences the applicant shall submit an acoustic report prepared in accordance with the provision of BS4142, to predict noise levels at nearest residential boundary. Predictions shall be contained in a report which set out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

Draft

Application Number: F/2001/5438
Conditions/Reasons for Refusal

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

10. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of the car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

11. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority prior to the start of development.

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

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

14. Full details of the size, design and location of signs, setting out the entrance, exit and traffic direct through the site shall be submitted to and approved in writing prior to the start of development. These signs shall then be erected on site and thereafter maintained.

15. The hereby permitted petrol station and associated shop shall not operate other than between the hours of 6.30am to 11pm Mondays to Saturdays and 7am to 10pm Sundays.

16. The existing hedge along the north eastern boundary of the site with Shepherds Hill shall be retained. Any section of hedge, which is damaged or dies during construction or within 5 years from the date of completion of the development shall be replaced with a suitable specimen as agreed in writing by the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

17. No development shall commence until the area of existing public highway within the application site area is stopped under S247 of the Town and Country Planning Act 1990 in accordance with a scheme to be submitted to and a subsequent order confirmed by the Secretary of State.

18. Prior to the start of development full details of the internal traffic flow through the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall be fully implemented on site prior to the start of the occupation of the hereby permitted development.

Draft

Application Number: F/2001/5438
Conditions/Reasons for Refusal

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

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory
3. In the interests of visual amenity.
4. To safeguard the residential amenities of the occupiers of neighbouring properties and the area in general.
5. 6, 7, 9, 10 & 11. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.
13. In the interests of highway safety and convenience.
14. In the interest of highway safety.
15. To safeguard the residential amenity of the surrounding area.
16. To safeguard the visual appearance of the surrounding area.
17. To allow development to take place.
18. In the interest of highway safety.

Informatives.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan: OS1, EN1, BU1.
   Loddon Area Local Plan: LBE1, LBE2, LBE5, LT5, LT6.
   Wokingham District Local Plan: WOS3, WBE1, WT6, WT7

DEVELOPMENT CONTROL COMMITTEE – 22 May 2002.

MEMBER'S UPDATE.

LAND REAR OF CHATSWORTH AVENUE, WINNERSH
Application No. F/2001/4258 Pages 18-49 and appendices

Despite best endeavours there are still some detailed issues which need to be resolved e.g. bus turning and consultation on the access road crossing, the details of which were received yesterday 21st May 2002.

Notwithstanding the above and in view of the complexity of issues and length of time the application has been under consideration it would be of benefit should Members wish to defer the application that clear direction is given as to the way Members wish the application to be dealt with.

However if Members are minded to resolve to approve the application comments on the culvert, bus turning, affordable housing and water supply to the newt pond, together with additional conditions and informatives are contained in the Members update.

1. Proposed Culvert and Bus Turning
A plan showing details of the access road crossing the watercourse via a culvert, proposed alterations to the water course and revised bus turning were received yesterday, 21st May 2002. Due to the late arrival of these plans and the limited timescale prior to Development Control Committee at this stage only the Highway Officer, Environment Agency and Drainage Engineer have been consulted and their comments.

a. Culvert Design: The proposed culvert design (as shown on plan no. WNSP-502/1A and WSNP-503/2) consists of
(i) diverting the route of the watercourse
- the existing watercourse turns through approximately 115° and the realignment increase this to 130°
- the cross sectional area of the ditch varies between 0.93m² and 1.86m²

(ii) watercourse is to be routed through reinforced concrete twin box culverts 2.0 wide x 1.5m deep x 17.0m long
- bed level on north culvert 0.25m above culvert invert level.
- bed level on south culvert 0.5m above culvert invert level to allow for dry passage of any wildlife under normal flow conditions.
- culvert capacity, taking account of bed levels approximately 5.0m² (1.86m² max area of ditch).
- removable security grillage for future inspection/maintenance.

This would involve the removal of at least 7 trees. In terms of an engineering solution the proposed structure is considered satisfactory.

b. Bus Turning: Revised bus turning, as shown on plan no. WNSP Auto 2 received 21.5.2002, is considered unacceptable due to the fact that buses would overhang the footway. A revised plan is being prepared by the developer to address this point.

2. Transport/Access Strategy
A significant range of off-site highway improvements are required to support the development.

The package of measures identified as highway conditions/improvements to the value of £578,000 to form part of a S106 Agreement, are scheduled to be designed and implemented by the Council as the Highway Authority.

This approach is considered essential to ensure a co-ordinated transport/access strategy for Winnersh, which reflects current and future proposals.

In this context the £578,000 represents a single contribution with maximum flexibility to allocate the funds to a scheme/s as appropriate. It is acknowledged that the development and implementation of these measures will be subject to full consultation and community involvement.

The adoption of this process represents a commitment by the Council to complete the work within a reasonable time-scale, which complements the developers programme for occupancy of the buildings.

3. Affordable Housing
At the request of Members at the 5th December 2001 Development Control Committee on-site provision of social housing has been increased. Originally the applicant suggested that an additional 10 plots could be for low cost housing. These were not considered as being affordable and as a result of negotiations these houses will now be provided as shared ownership units which is now acceptable to the Council's Housing Strategy Officer.

4. Proposed newt mitigation pond:
The original drainage strategy included the use of the ditch along the western boundary, which would have also served the pond. As the drainage strategy has now been revised it is envisaged that the pond will be supplied with surface water from roofs and or roads, the details of which can be agreed by condition (refer to condition 30 on attached.)

5. Conditions and informatives: Condition 8, which relates to slab levels to include reference to road and footway. Condition 11 and 17 are identical and therefore condition 11 can be deleted and the conditions renumbered. Additional condition proposed requiring the details of the proposed structure to support the access road (condition 31) and various informatives relating to foul sewerage, approval of the Environment Agency etc

6. Recommendation:
As various amendments have been proposed in reports to Development Control Committee for clarity the recommendation, terms of the s106 and conditions are as follows.

Recommendation: Following referral to the Secretary of State GRANT planning permission subject to conditions and an s106 agreement to secure the provision of affordable housing, future maintenance of the pond to be provided as part of the newt mitigation scheme and the following contributions:

Contributions:
Highway contributions/improvements:
The final package of off-site highway/traffic transport measures is to be determined by the Council and the allocation of funding will be at the total discretion of the Council.

Improvements to the Winnersh Cross Roads	£250,000
Provision of TRO prohibiting through traffic	£ 15,000
Phase 2 Traffic Calming Chatsworth Ave/Baslow Road	£ 93,000
Provision of 2 'Puffin' Crossings £40k each	£ 80,000
Signalisation Churchill Drive/King Street Lane and/or	
Local sustainable transport initiatives	£125,000
Subsequent monitoring	£ 15,000
Total	£578,000

Education:

Primary School	£301,583
Secondary School	£267,473
Sixth Form	£ 37,129

In the event that additional capacity and appropriate site alterations can not be made at local catchment schools to meet the demand arising from this development, the funding will be directed to an alternative school or project that will allow this capacity to be created.

Public Open Space and play areas:
£8,000 towards teenage skating facilities within the Parish of Winnersh
Transfer of public open space and a 10 year commuted sum. The land would first need to be laid out and maintained for a period of 12 months and any defects rectified prior to transfer.
The developers shall install two play areas. Limits on cost to be included in the s106 i.e. 400m^2 LEAP would not exceed £47,000 and the larger 600m^2 LEAP would not exceed £68,000. A 10 year commuted sum is also required. Installation of equipment for older children. Such equipment would include basketball post and goal posts in the larger open space. Costings are approx. £12,000.

Community Facilities:
£41,800 (index linked) towards community facilities in Winnersh.

Libraries:
£40,285 towards the new library at Winnersh.

Great Crested Newts Pond and Monitoring:
£1,500 towards the monitoring of newts for a 5 year period and possibly a commuted sum of £12,500 towards the maintenance of the proposed new pond as a result of the newt mitigation scheme should it be agreed that the Council will maintain it.

Grounds Maintenance, including watercourses
£75,000, index linked, towards future grounds maintenance including the watercourses on site.

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 development shall not commence until details of all boundary treatments has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawings.
5. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no balconies shall be inserted or existing balconies enlarged without the prior written permission of the Local Planning Authority.
6. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.
7. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 6 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

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

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

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

11. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

12. 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.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

13. Surface water drainage works 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.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

14. A Buffer Zone 4 metres wide alongside the adjacent watercourses shall be established in accordance with details, which shall be submitted to and approved, in writing by the Local Planning Authority before the development commences.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

15. The developer must not store materials within a 4m buffer zone to the top of the bank of the adjacent watercourses and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

16. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the

development commences. The landscape management plan shall be carried out as approved.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).
17. Any new bridges across any watercourse whether temporary or permanent should be constructed so as to span both banks with the abutments set back from the watercourse on the bank tops and shall allow for a margin of bank underneath.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).
18. No dwelling shall be occupied until the modifications to the junction of Baslow Road/Reading Road have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.
19. No dwelling shall be occupied until the Traffic Regulation Order prohibiting access to through traffic along Churchill Drive/Chatsworth Avenue/Baslow Road and Arbor Lane has been implemented in accordance with details submitted to and approved by the Local Planning Authority.
20. Notwithstanding the plans submitted, the access road serving the development shall be constructed in accordance with drawings to be submitted to and approved by the Local Planning Authority. The detailed drawings submitted shall be in accordance with the standards contained within the Berkshire Design Guide.
21. Notwithstanding the plans submitted, the access road and its junction with Chatsworth Avenue shall be constructed in accordance with details to be submitted to and approved by the Local Planning Authority prior to the development commencing.
22. No part of any buildings hereby permitted shall be occupied or used until the vehicle parking and turning spaces herein approved have been provided. The vehicle parking and turning spaces shall be permanently maintained and used for no other purposes.
23. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
24. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
25. The garages shall not be occupied until space has been provided within the front gardens for vehicles to enter and leave the site in a forward gear and these spaces shall be retained for this purpose in perpetuity.
26. No buildings shall be occupied until the vehicular accesses have been surfaced with a bonded material across the entire width of the accesses for a distance of 5 metres measured from the carriageway edge.
27. Prior to the development commencing, a haul route for all vehicles associated with the construction of the approved development shall be submitted to and approved by the Local Planning Authority. Details shall

include anticipated number and size of vehicles accessing the site and timing of deliveries. All vehicles associated with the development of the site shall thereafter access the site in accordance with the approved haul route.

28. Prior to demolition of 61 Chatsworth Avenue details of remedial works to any remaining structure or party wall of the garage at 59 Chatsworth Avenue shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved prior to the occupation of any of the dwellings.

29. The development shall not commence until details of a buffer zone for badgers has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as agreed and shall be maintained in perpetuity.

30. The development shall not commence until details of the pond, which forms part of the newt mitigation scheme, and its future management has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented as agreed and shall be maintained in perpetuity.

31. Prior to the commencement of any construction works full details of the design of the proposed structure to support the access road across the ditch leading into the site shall be submitted to and approved in writing by the Local Planning Authority and this shall be implemented as approved. These should include a construction method statement which should be submitted be submitted at least 6 weeks prior to commencement of works.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4.-5. To safeguard the residential amenities of the occupiers of neighbouring properties

6. To safeguard visual amenities.

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

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

9.-10. In the interests of visual amenity.

11. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

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

13. To prevent the increased risk of flooding.

14. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

15. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bankside habitats.

16. To protect/conserve the natural features and character of the area.

17. To maintain a continuous buffer strip and corridor which is available for wildlife passage and habitat and to reduce the risk of pollution from run-off.

18.-21. In the interests of highway safety and convenience.

22. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
23. To prevent queuing and parking off site, in the interests of highway safety and convenience.
24.-25. In the interests of highway safety and convenience.
26. To avoid spillage of loose materials onto the carriageway and in the interests of road safety.
27. In the interests of highway safety and convenience.
28. To ensure that the external appearance of the building is satisfactory.
29. & 30. In the interests of maintaining protected species.
31. To ensure a satisfactory form of development.

Informatives

1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this permission, consent or approval.
2. This permission relates to the application as amended with revised plans WNSP/01L, 8A, 9A, 23A, 24A, 35A, 36A, 40A, 41A, 50A, 54A submitted to the Local Planning Authority and does not approve the proposals as originally submitted.
3. You are advised that no soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed 3m in depth below existing ground level.
4. Culverting of a watercourse requires the prior written approval of the Local Authority under the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991 / Water Resources Act 1991. The Environment Agency seeks to avoid culverting and its consent for such works will normally be withheld.
Contact Mike Chapman on 01276 45 4331 for further details.
5. 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 Claire Murphy on 01276 45 4509 for further details.
6. The applicant is advised that should bats be found on-site that all works should cease immediately and English Nature be contacted.
7. The applicant is advised that a license must be obtained from DEFRA for the newt mitigation scheme prior to the commencement of works.
8. The applicant is advised that the boundary treatment may require the provision of badger gates if required and the landscaping details should contain suitable plants along the buffer zone for foraging.
9. The public right of way (Footpath No. 6) shall not be obstructed during construction unless a diversion order has been obtained.
10. In relation to Condition 12 the developer should:
a) Consult with and obtain the approval of the Environment Agency for the design of the surface water drainage system.

b) Consult with and obtain the approval of Thames Water for the design and construction of the surface water sewerage system prior to the development commencing. The system must comply with the procedures set out in Sewers for Adoption 5th Edition – July 2001.

11. The applicant should consult with and obtain the approval of Thames Water for the design and construction of the foul sewerage system, and connections to existing public foul sewers prior to the development commencing. The system should comply with the procedures set out in Sewers for Adoption 5th Edition – July 2001.

12. In dealing with condition 31. the design principles must first be approved by the Environmental Agency prior to submission to the LPA. The design of the structure must comply with the technical approval procedures for highway structures.

- Design loading 40 tonnes
- Design life 120 years
- Vehicle/pedestrian parapets to P4 standard

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

Berkshire Structure Plan Policies	EN1, EN2, EN6, H2, H9, LD6
Loddon Area Local Plan Policies	LTV1, LH2, PW1, LBE1, LBE2, LH8, LPS1, LR2, LPS4, LPS5, LBE22
Deposit Draft Wokingham District Local Plan Policies	WOS1, WOS2, WOS3, WOS4, WH2, WBE1, WBE11, WH6, WR7, WIC12a, WIC17, WIC18, WIC19, WNC3, WCN4, WHE15, density policy

SONNING CUTTING FILLING STATION, 709 LONDON ROAD, WOODLEY.
Application F/2001/5438. Pages 50-71.

The application would result in the formation of deceleration lanes and the entrances to the site. These works would be covered under a Section 278 Legal Agreement of the Highways Act 1980. The 12 month review of the site access details would also be secured by the S278 Agreement as part of the safety audit process.

A further letter of objection has been received. The letter states the local residents concern that the proposed carwash, jetwash and vacuum bays have not been repositioned further from the residential properties.

FORMER TESCO STORES LTD AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM
Application No. F/2002/5828 Pages 72-129

A copy of the security strategy plan has been circulated to Members at the site visit today prior to this meeting.

Conservation Architect: No objection to the principle of the security strategy but details of all gates should be provided.

Chestertons (Town Centre Consultants): Proposal would result in loss of A1 floorspace and in terms of the town centre's objectives of strengthening its retail offer would only be acceptable if replacement retail is provided elsewhere. The supporting information indicates that no large scale retailers are interested as its position is either marginal or configuration inappropriate. The proposal will however greatly enhance the leisure offer in the town centre providing an improved balance to the current pub/restaurant offer.

Letters of representation: 4 additional letters of objection have been received, including one from the Ellison Way and Elms Road Management Committee. The objections can be summarised as follows:

- Access to properties needs to be maintained at all times
- Unacceptable impact on public right of way
- Lack of public transport in the late evening
- Denmark Street is a narrow road
- Increased noise and disturbance
- Increased vandalism
- Proposal would result in increased under age drinking/drugs taking
- Inadequate police resources
- Existing parking problems would be exacerbated
- Establishment would be out of character with the town centre
- Proposal would affect existing terms of leases
- Response from Fire & Rescue Service not yet received

Officer comment: The issues raised in the letters of representation, with the exception of the last two points, have been raised by previous objectors and therefore are referred to in the officer's report. The comments from the Fire and Rescue Service have now been received and referred to in the report. With regard to leases these can be varied at the Landlords discretion although this is a property issue rather than a planning issue.

In terms of suitability of the site for retail the Inspector at the Emmbrook Retail Park appeal allowed edge of town development and concluded that the former Tesco site was not attractive and retailers would not compromise their normal operational requirement in order to locate in the town centre and hence the appeal was allowed to claw back leakage of expenditure from the town centre.

LAND AT 104, 106, 106A, & 108 READING ROAD, WOODLEY.
Application F/2001/5498. Pages 130-158.

Two further letters of objection have been received, which reiterate their previous objections to the proposed development.

The proposed plan and elevations for the terrace units for plots 14, 15, 16 and 17, 18, 19, show a proposed garage located on the side and rear of units 16 and 19. However the block plan was amended to remove these garages, but in error they were left on the plan and elevation drawing. The removal of the

garages would not detrimentally impact upon the parking provision for the proposed development. To clarify the situation an additional condition is recommended.

20. The hereby approved development does not give permission for the erection of the garages shown on drawing to the side and rear of units 16 and 19.

Reason To clarify inconsistencies between drawings.

The Highways officer has also recommended the following additional conditions:

21. No development of the site shall commence until a scheme has been submitted to and approved in writing by the Local Planning Authority to alter the highway markings on the carriageway of Reading Road at the point of access.

Reason: In the interest of highway safety and convenience.

22. No other development shall be commenced until visibility splays of 4.5 metres by 90 metres have been provided at the junction with Reading Road. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level..

Reason: In the interest of highway safety and convenience.

23. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

24. Full details of the levelling of the raised land at the previous location of ditch, together with the formation of a trench soakaway shall be submitted to and approved in writing by the Local Planning Authority. These details shall be carried out prior to the occupation of the first dwelling and shall thereafter be maintained.

Reason: To ensure adequate drainage of the surrounding area.

WESTERN SITE, HEADLEY ROAD EAST, WOODLEY.
Application O/2001/3322. Pages 159-208.
It is requested that Members resolve to defer this application to allow for the consultation of the local residents of viscount Way regarding the removal of condition 20.

58, EASTHEATH AVENUE, WOKINGHAM
Application no. F/2001/5540 pages 209 to 236
Section B, page 209 (Impact upon neighbouring properties), heading 'No.4 Crail Close refers to there being one window at first floor level in the side overlooking no.4 Crail Close. This window has been omitted and has been replaced on the front elevation of the property (see plan no. 7359/03/07A pp. 225).
The paragraph under the heading 'No. 33-35 Reeves Way' (also in section B) refers to 3 rear 1st floor windows in the rear elevation of the proposed dwelling on plot 1, 2 of which would be bedrooms. One of these bedroom windows has been omitted (see plan no. 7359/01/05A pp.221)

LITTLE COURT, CHARVIL LANE, SONNING.
Application Number s F/2002/5750 & LB/2002/5751 Pages 249 to 269.
It is noted that Drawing number 5B (page 265) has been superseded by attached plan 5C. This revised plan has modified windows following consultations with the Conservation Architect.

BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD.
Application Number TP/2001/4770, Pages 270 to 276.
Condition 4 of planning permission F/2001/4245 requires the original dwelling to be demolished within one month of the replacement dwelling being substantially complete. In fact the new dwelling was occupied on the 4 May and the demolition is due to take place next week. Since the temporary access would also be used during demolition it is recommended that condition 1 is revised as follows:

1. The temporary access hereby approved shall be stopped up and abandoned, and the verge crossing shall be re-instated to the satisfaction of the Local Planning Authority within one month of the demolition of the original dwelling being substantially complete.

58 HENLEY WOOD ROAD, EARLEY.
Application Number F/2002/6205 Pages 277 to 282.
Recommendation- REFUSE PANNING PERMISSION
For the following reason: The proposed development by virtue of its scale, bulk and massing would be overbearing and unneighbourly, to the detriment of the amenity of the occupiers of No.56 Henley Wood Road. As such it is contrary to Policy LD3 of the Berkshire Structure Plan, LBE1 of the Loddon Area Local Plan and polices WBE1 and WOS3 of the Wokingham District Local Plan (Deposit Draft).

107 REDHATCH DRIVE, EARLEY
Application Number F/2002/6213 Pages 295 to 301
Following corrections to the parking layout, Highways are happy to delete condition No 5 requiring the widening of the driveway.

LOWER EARLEY LIBRARY, CHALFONT CLOSE, EARLEY.
Application Number F/2002/6174 Pages 316 to 321.
It is suggested that Members defer consideration of this item as the period for publicity has been extended. The application will be reported to the next committee meeting.

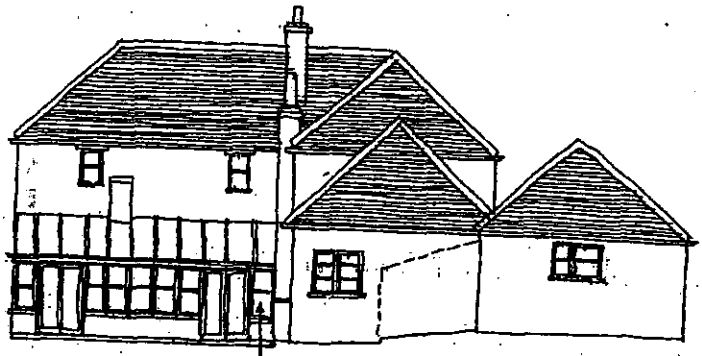
Notes

All dimensions and levels on site are to be checked prior to commencement of work.

This drawing is the copyright of The Edwards Irish Partnership.



SIDE ELEVATION



new conservatory to replace existing lean to

SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION

Rev C WINDOWS ALTERED 30/04/02
Rev B CONSERVATORY ADDED 25/03/02
Rev A DORMER RH WINDOW + GARAGE 02/02

Project
LITTLE COURT
SONNING FARM
SONNING

Client
HICKS' DEVELOPMENTS LTD

Drawing
PROPOSED ELEVATIONS
THE COTTAGE

Scale 1 100 Date 01/02A

The Edwards Irish Partnership
Architects & Surveyors
38 Langborough Road, Wokingham, Berks RG40 2BT
Tel: 0118-989-4403 Fax: 0118-989-4383 E-mail: the.eip@virgin.net

Job 1/02

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/5438

YOUR REF:

TO: Nicola Lake - Planning **DATE**: 07/05/02

PLANNING APPLICATION NO. F/2002/5438.
PROPOSED PETROL FILLING STATION REDEVELOPMENT AT SHEPHERDS HILL GARAGE, LONDON ROAD WOODLEY.

The applicant's agents Rapleys through its consulting engineer MDJ & Associates have submitted additional information (MDJA letter to Rapleys dated 3 May 2002) together with an amended plan Drwg. No. 10501/23/ Rev.C.

Comments

- Essentially justification for retaining an entrance to the site from Shepherds Hill is to enable eastbound traffic to access the site without having to travel around the gyratory and access from London Road. There is some merit in this in highway terms provided vehicles do not exit into Shepherds Hill from the site at this point. There may well be additional commercial reasons for retaining such access. Any closure of the other PFS site on the opposite side of London Road does not form part of this planning application and therefore is not a material consideration.
- The revised access layout with additional cross-hatching further segregates the site's entrance from the Shepherds Hill cul-de-sac. All the access works will be subject to safety audit recommendations and actions secured through the requisite S278 agreement.
- I understand that the rescinding of highway rights over the redundant section of Pitts Lane is to be dealt with by planning condition requiring stopping up under S247 of the TCPA 1990.
- The applicant had considered introducing a 'Traffic Regulator' to physically prevent vehicles exiting the Shepherds Hill entrance but disregarded this on noise and disturbance grounds. Additional signage and markings together with the installation of a ramp have been added to the scheme to dissuade vehicles from leaving the site at this point. It may be appropriate for this arrangement to be reviewed say 12 months after the development is first brought into use and the developer be required to fund any further measures required to address any abuse of this arrangement (this to be secured by way of legal agreement).
- Car wash traffic is to be directed from the fuel station forecourt towards vehicles entering the site from London Road. Further white lining incorporating 'Give Way' markings would assist in minimising any such conflict.

Conclusion

The applicant has gone some way to addressing the concerns raised by the Development Control Committee at its meeting held on 24 April 2002. Subject to a revised plan further enhancing the access route from the fuel forecourt back to the car wash and the completion of a legal agreement to secure £60,000 towards pedestrian/cycling crossing facilities and access works conditional approval is recommend from highways aspect.

Wording for the stopping up condition is suggested as follows:
'No development shall commence until the area of existing Public Highway within the application site area is stopped under S247 of the Town & Country Planning Act 1990 in accordance with a scheme to be submitted to and a subsequent Order confirmed by the Secretary of State.'
Reason: To allow development to take place.

Keith Rogers
Team Leader (Highway Development Control)

Date: 10 November 2003

To: Case Officer

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

Application Number: F/2001/5438

Location: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Case Officer: Jeni Jackson

The new plans show the following: Lighting specification and layout.

Comments are required by 24/11/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

(RING ONE)

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

App. No. F/2001/5438 Date Rec. 16/10/03.

Location: BP Petrol Station, London Rd

Parish: Woodley

Applicant:

Description of attached plans: lighting specification layout.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

N/A.

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

NEIGHBOURS: N/A

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Jemi Jackson 22.10

Consultations Sent by Admin. on 10.11.03

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2001/5438 Date Rec. 16/10/03.

Location: BP Petrol Station, London Rd

Parish: Woodley

Applicant:

Description of attached plans: lighting specification + layout.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

N/A

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

NEIGHBOURS: N/A

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Jemi Jackson 22/10

Consultations Sent by Admin. on 10.11.03

Yellow - Case Officer Copy
Green - Part One Copy

Jeni - I wasn't clear on whether ya wanted the Parish - Ward Councillors consulted on this as we don't normally do them. Let me know if ya did want them consulting as I've only consulted Env. Health.

Penny.

Jeri,
I've booked this out to you. Nicky Lake was the previous case officer.

Sandra.

Rapleys

Commercial Property and Planning Consultants | Town Planning Consultancy

REPLY BY
30 OCT 2003

AKJ/LCW/807/127/1

15 October 2003

PLANNING SERVICES HPT
POL
DC JJ
APP
CS 73786
16 OCT 2003
COPIES TO

T Watson Esq.
Wokingham District Council
Development Control Manager
Shute End
WOKINGHAM
Berkshire
RG40 1WH

Dear Mr Watson

5438

RE: BP PETROL STATION, LONDON ROAD, WOODLEY - APPLICATION REF: F/2001/5438

I refer to the above planning permission for redevelopment to provide a petrol filling station, sales building, car wash, car care facilities and associated parking, landscaping and access/egress.

In accordance with condition no. 3, I enclose four copies of the Lighting Specification and proposed Lighting Layout plan.

From this, you will note that the light spillage from the floodlighting to the site is negligible and light spillage onto the carriageways does not exceed the existing street lighting illuminance level.

I trust this is sufficient for your purposes and you can discharge condition no. 3. However, please do not hesitate to contact me if you require any additional information.

In the meantime, I look forward to receiving the Council's formal approval that condition no. 3 is discharged.

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc R Ockendon Esq - BP Oil (UK) Ltd
T Madison Esq – Global Alliance

73786

Tel: (0118) 974 6426 (Direct Line)
Email: Sandra.Bayden@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 16 October 2003
My ref: SB/F/2001/5438
Your ref: AKJ/LCW/807/127/1
File ref:

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

Andrea Jones BA (Hons) MSc MRTPI
Senior Planner
Rapleys
Maddox House
1 Maddox Street
LONDON W1S 2PZ

Dear Ms Jones,

BP PETROL STATION, LONDON ROAD, WOODLEY
PLANNING APPLICATION REF. F/2001/5438

I acknowledge receipt of your letter addressed to Trevor Watson, dated 15 October, regarding condition no. 3 of the above planning permission.

Your letter has been passed to Mrs Jeni Jackson, Principal Planning Officer (Northern Parishes) for reply.

Yours sincerely,

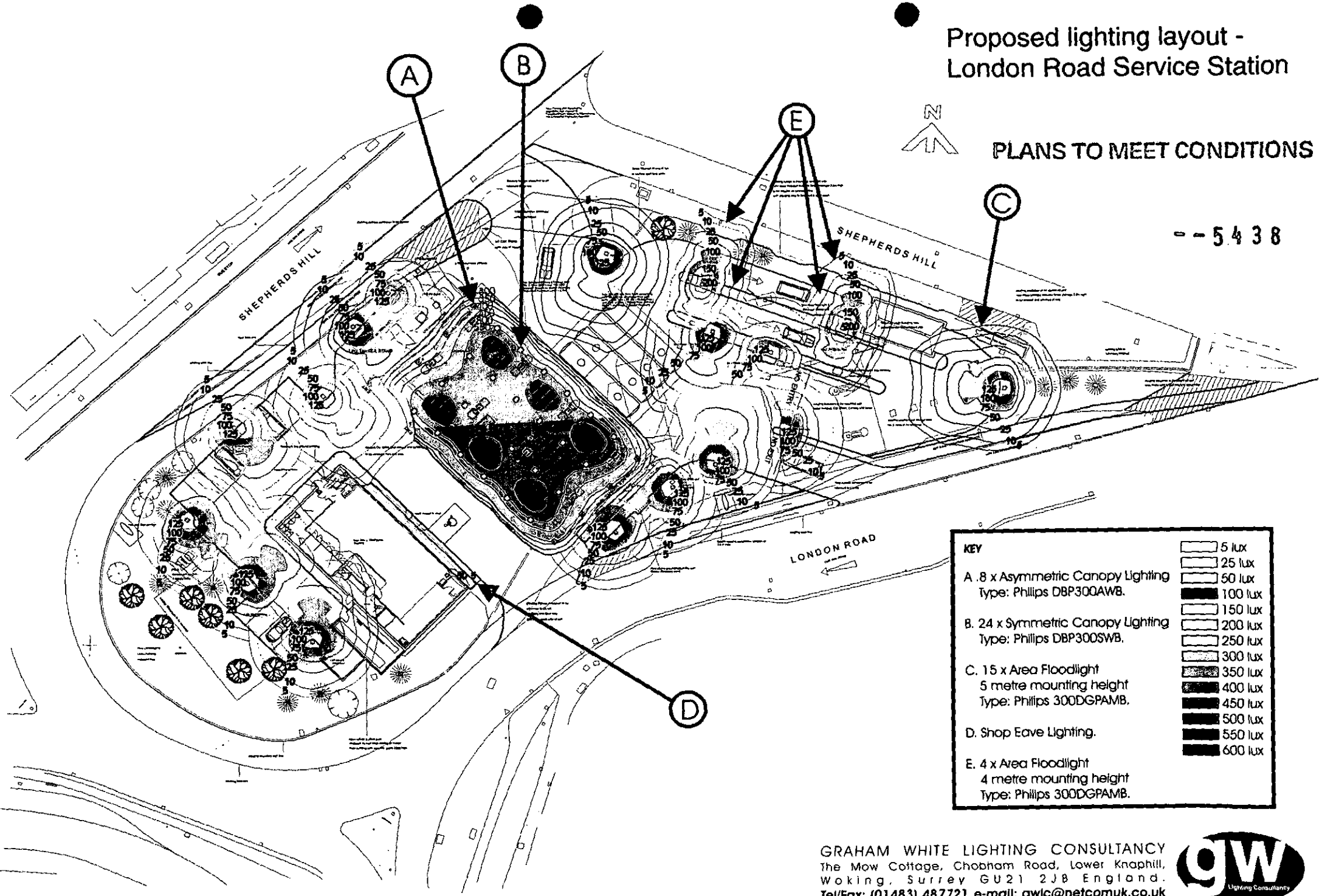
SB

SANDRA BAYDEN
Management Support Assistant

Proposed lighting layout - London Road Service Station

PLANS TO MEET CONDITIONS

--5438



KEY

A .8 x Asymmetric Canopy Lighting
Type: Philips DBP300AWB.

B. 24 x Symmetric Canopy Lighting
Type: Philips DBP300SWB.

C. 15 x Area Floodlight
5 metre mounting height
Type: Philips 300DGPAMB.

D. Shop Eave Lighting.

E. 4 x Area Floodlight
4 metre mounting height
Type: Philips 300DGPAMB.

5 lux
25 lux
50 lux
100 lux
150 lux
200 lux
250 lux
300 lux
350 lux
400 lux
450 lux
500 lux
550 lux
600 lux

GRAHAM WHITE LIGHTING CONSULTANCY
The Mow Cottage, Chobham Road, Lower Knaphill,
Woking, Surrey GU21 2JB England.
Tel/Fax: (01483) 487721 e-mail: gwlc@netcomuk.co.uk

PLANS TO MEET CONDITIONS

--5438

gw Lighting Consultancy

Lighting Specification:

BP Petrol Filing Station, London Road, Reading
(Please refer to colour coded illuminance drawing – Proposed Lighting Layout)

Exterior Lighting
The proposed installation consists of highly efficient, 150w low energy luminaires. The canopy lighting layout is designed using Asymmetric(A) type DCP300/KA WB WH (8no) and Bisymmetric(B) type DCP300/KS.WB WH (24no) luminaires to provide a high degree of illumination control onto the pump islands and minimise unwanted light outside the canopy area.
Floodlighting (C) type DGP300/KA MB SI luminaires at 5m mounting height and (E) 4m mounting height, are concentrated to provide minimum levels of light for safety. Control of beam direction (below 70 degrees) is provided by the luminaire's advanced reflector system located within a deep profile style housing enabling sharp cut off, avoiding glare, spill-light and night sky pollution.
The lighting around the perimeter of the shop (D) is provided by low wattage recessed circular downlights and bulkhead lights (with good beam control) located within and beneath the eaves detail.

Lighting within the shop will be of a low brightness design.

Sign-ware
The main identification display sign will be similar to the existing specification. Illuminated signs on or below the canopy are of a low luminance design to enable their outlines to be observed but without causing nuisance from glare and without contributing to the general illuminance in the forecourt area. Decorative strip lights may be fitted within a recess to one or two faces of the canopy. The fascia is dark green and the tubes are coloured green. The luminance emitted is hardly measurable and its impact on the total negligible. The illuminated strip is for decorative purposes only. The predominant dark green colour of the BP signware results in an insignificant amount of reflected luminance.

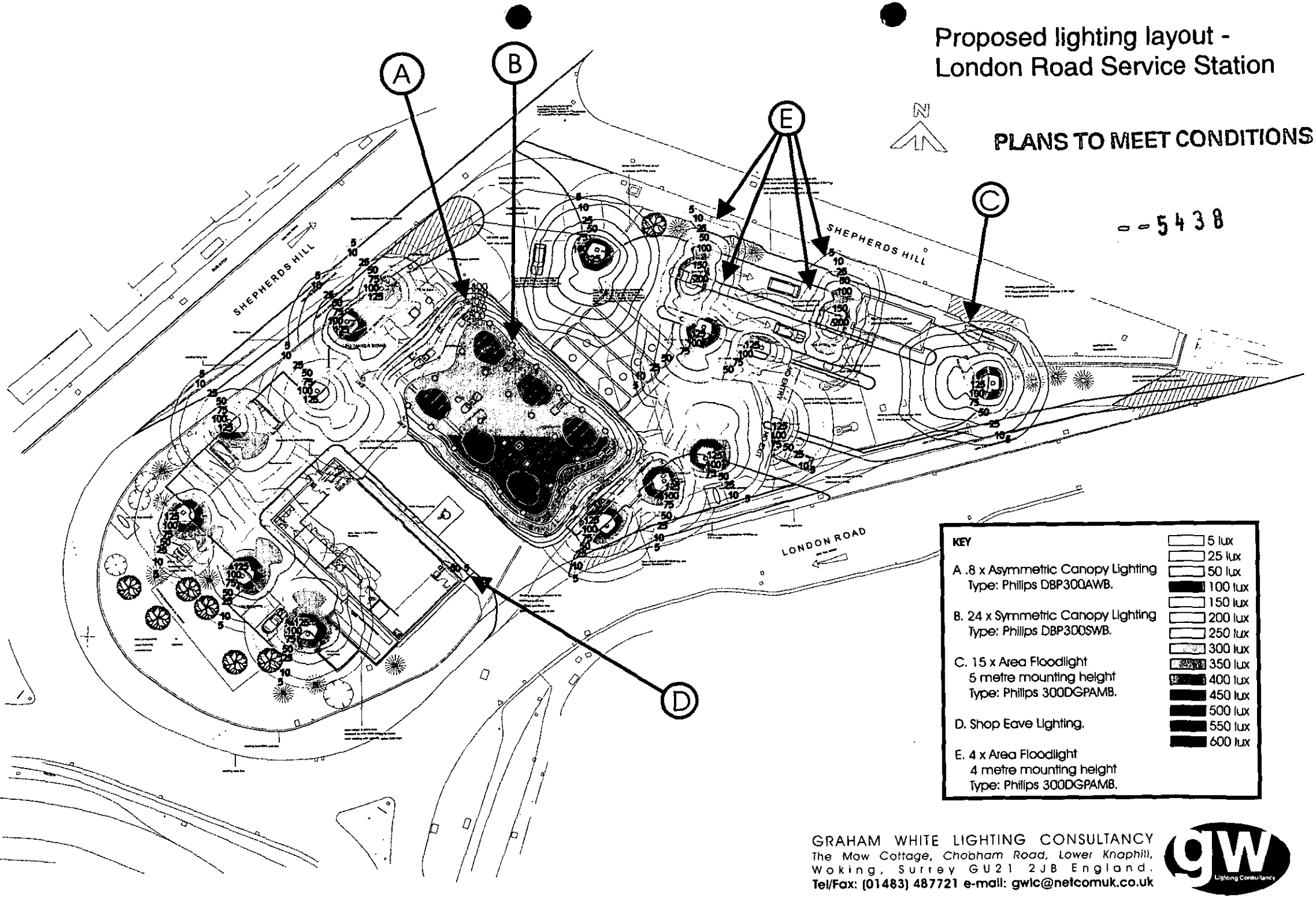
Impact on neighbouring residences by the new scheme
The designed illumination levels under the canopy are shown on the proposed colour coded illuminance drawing.
Existing and proposed boundary treatments to adjacent public roads and property means that spill levels of light will be negligible. The benefit of new technology and good lighting design will provide a high degree of control, greatly restricting boundary spillage of light. Any spillage of light to a carriageway does not exceed the existing street lighting illuminance level.

21/11/02

Proposed lighting layout - London Road Service Station

PLANS TO MEET CONDITIONS

-5438



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GRAHAM WHITE LIGHTING CONSULTANCY
The Mow Cottage, Chobham Road, Lower Knaphill,
Woking, Surrey GU21 2JB England.
Tel/Fax: (01483) 487721 e-mail: gwlc@netcomuk.co.uk

PLANS TO MEET CONDITIONS

--5438

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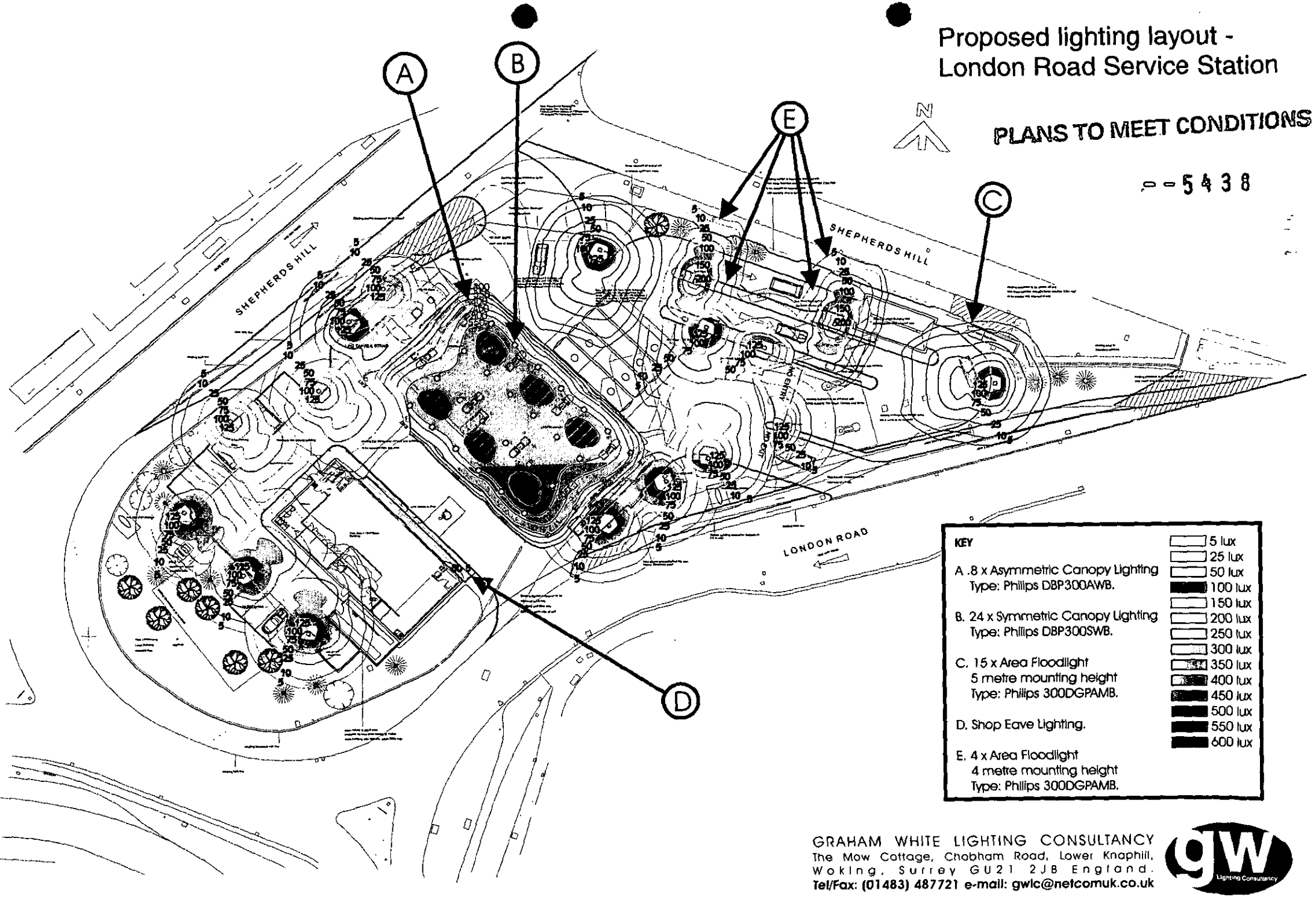
21/11/02

Proposed lighting layout - London Road Service Station

PLANS TO MEET CONDITIONS

5438



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GRAHAM WHITE LIGHTING CONSULTANCY
The Mow Cottage, Chobham Road, Lower Knaphill,
Woking, Surrey GU21 2JB England.
Tel/Fax: (01483) 487721 e-mail: gwlc@netcomuk.co.uk

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21/11/02

Tel: (0118) 974 6000
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 10th February 2004
My ref: F/2001/5438
Your ref:
File ref:

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

Rapleys
Maddox House
1 Maddox Street
London
W1S 2PZ

For the attention of Ms Andrea Jones

Dear Ms Jones,

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILTIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS

705 & 709 LONDON ROAD, WOODLEY, READING

I refer to your letter received 15th October 2003 and lighting plan from Graham White Lighting Consultancy with supporting information. The details have been submitted with regard to the submission of external lighting details as required by Condition 3 of planning permission F/2001/5438 for the above development.

I confirm that the proposed external lighting details are considered to be acceptable.

Yours sincerely,

Duncan Carty
Consultant Planner

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Jeni Jackson Development Control	Your Ref:	F/2001/5438
From:	Mary Glomé Environmental Heath	My Ref:	9265
		Date.	12 November 2003

PROPOSED redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1), ATM, car wash, car care facilities, parking, landscaping and new access/egress. **The details under consideration are to comply with Condition 3.**

Location: 709 (Volvo Garage) & 705 (BP Petrol Station), London Road, Woodley, Reading.

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

Mary Glomé
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Tel: (0118) 974 6441
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 20th February 2004
My ref: F/2001/5438
Your ref:
File ref:

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
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Rapleys
Maddox House
1 Maddox Street
London
W1S 2PZ

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Dear Ms Jones,

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILTIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS

705 & 709 LONDON ROAD, WOODLEY, READING

I refer to the submitted acoustic report required by Conditions 9 and 10 of Planning Permission F/2001/5438 related to the above development.

The acoustic report is considered to be acceptable.

Yours sincerely,

Duncan Carty
Consultant Planner

Tel: (0118) 974 6441
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 6th April 2004
My ref: F/2001/5438
Your ref:
File ref:

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

Rapleys
Maddox House
1 Maddox Street
London
W1S 2PZ

For the attention of Ms Andrea Jones

Dear Ms Jones,

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILTIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS

705 & 709 LONDON ROAD, WOODLEY, READING

I refer to your letter dated 22nd March 2004 regarding the additional boundary fencing (to a height of 2.6 metres) erected along side the car wash and plant room for screening purposes at the above site. These details indicated in your letter are considered to be acceptable.

Yours sincerely,

Duncan Carty
Consultant Planner

Rapleys
Commercial Property and Planning Consultants
Town Planning Consultancy

AKJ/ljs/807/127/1

22 March 2004

PLANNING SERVICES RPT 77895
PCL | TLS
DC DC | ENF
APP |
CS |
22 MAR 2004
COPIES TO | ACK
FILE

D Carty Esq
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Surrey
RG40 1WR

By Fax & Post 0118 974 6484

Dear Duncan

RE: SONNING SERVICE STATION, 709 LONDON ROAD, WOODLEY
LPA REF: 2001/5438

I refer to our recent telephone conversations in respect of the redevelopment of the above site. As discussed, I understand concerns have been raised by residents in Shepherds Hill in relation to the appearance of the car wash and plant room and have requested that fencing be provided along the entire length of the boundary.

As you are aware, the planning approval shows the fencing terminating at either end of the car wash, albeit the side elevation of the car wash would be partially obscured by the existing hedge-row in Shepherds Hill.

Notwithstanding this, my client is happy to provide a fence along the entire length of the boundary. It is proposed to erect a fence of 2.6m high, to run from the car wash building to the plant room, thereby largely obscuring these structures from views from Shepherds Hill. You have advised this would be welcomed and I therefore seek the Council's confirmation this amendment is acceptable.

I look forward to hearing from you in due course.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

cc: R Ockendon Esq – BP Oil (UK) Ltd

T Maddison Esq – Global Alliance

Rapleys

Commercial Property and Planning Consultants **Town Planning Consultancy**

NG SERVICES	HPT 77895
POL	TLC
DC DC	ENF
APP	
CS	
23 MAR 2004	
COPIES TO	ACK
	FILE

AKJ/ljs/807/127/1

22 March 2004

D Carty Esq
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
Surrey
RG40 1WR

By Fax & Post 0118 974 6484

Dear Duncan

RE: SONNING SERVICE STATION, 709 LONDON ROAD, WOODLEY
LPA REF: 2001/5438

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I look forward to hearing from you in due course.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
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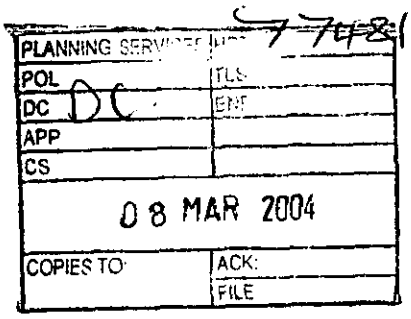
cc: R Ockendon Esq – BP Oil (UK) Ltd

T Maddison Esq – Global Alliance

8 Shepherds Hill
Earley
Reading
Berkshire
RG6 1BB



Date: 7th March 2004

Trevor Watson
Development Control Manager
Wokingham District Council
Environmental Services Department
Planning Services,
Shute End
Wokingham Berkshire
RG40 1WR

Dear Mr Watson,

Site Address: Sonning Cutting Filling Room 709 London Road Woodley Reading

Further to my telephone conversation with you on Thursday 4th March 2004, my points and concerns are listed below.

With reference to the North Boundary Wall
On Plan 10501/23 A, an acoustic fence is shown. Wokingham District Council granted this Plan which took into consideration local residents who live opposite the positioning of the Car Wash and Plant Room.

The Car Wash stands 10 metres x 4.5 metres high and Plant Room 6 metre x 3 metres high and are off white in colour. As most of the homes along Shepherds Hill have their front living rooms look out onto these buildings, their appearance is not in keeping with the local residential area.

More importantly, in the plan above, local residents benefited from the acoustic fence, which would reduce the impact of the noise, especially when the Car Wash is in use. It appears a revised Plan 10501/23 K was submitted and accepted on 14th March 2003 without the knowledge of local residents and this plan seems to have been followed by the developers.

I am extremely upset the residents were not notified of this revised Plan as there is no longer an acoustic fence running the full length of the garage boundary, thus enclosing the Car Wash and Plant Room from Shepherds Hill residents. Local residents have now lost the ONLY means of NOISE REDUCTION with particular impact during the summer months when residents have their windows open.

On the plans this is noted as a "MINOR AMENDMENT", this is not the case for the local residents who have been impacted by this decision.

2/....

Date: 7th March 2004
Trevor Watson **Sonning Cutting Filling Room 709 London Road Woodley**
Development Control Manager

I am further confused as the application submitted for approval for the illuminated and non-illuminated petrol Room signage, dated 23rd February 2004, on Plan 10501/28 C shows clearly the acoustic fence running along Shepherds Hill, covering both the Car Wash and Plant Room.

If Plan 10501/28 C is correct, the developers have incorrectly followed the previous plan. In the interest of local residents who will have to live with this development, it would be appreciated if Wokingham District Council can, once again, take into consideration the local residents and the developers be made to adhere to Plan 10501/28 C and place the acoustic fence completely alongside the Car Wash and Plant Room.

Yours sincerely

I.J. Shankland (Mr)

cc Ann Keenan (Mrs)
Community & Memebrs' Services Officer
Woodley Town Council.

Tel: (0118) 974 6481

Date:

Committee due to financial considerations

My ref: F/2001/5438

CONFIDENTIAL

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

Councillor Lennard
8 Headley Close
Woodley
RG5 4SF

Dear Councillor

Application Number: F/2001/5438
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5438**
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access.

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

Signed: _____ Date: _____

Councillor Lennard

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

Tel: (0118) 974 6481

Date:

My ref: F/2001/5438

No longer a councillor - 9.04.01
no replacement yet

CONFIDENTIAL

Councillor Dredge
67 Welford Road
Woodley
RG5 3QS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Dredge

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

Tel: (0118) 974 6481

Date:

My ref: F/2001/5438

CONFIDENTIAL

Councillor McCann
5 Seaford Gardens
Woodley
RG5 3LN

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

Dear Councillor

Application Number: F/2001/5438
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access.

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Nicola Lake** Application Number: **F/2001/5438**
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.
Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access.

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

Signed: _____ Date: _____

Councillor McCann

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

WORK SHEET FOR : Nicola Lake

Application Number : F/2001/5438

Applicant : B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Location : Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Proposal : Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/11/2001

Earliest Date for Decision : 31/12/2001

Latest Consultation Date/Site Notice Expiry Date : 31/12/2001

This application will have expired on: 24/01/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

See committee report of 22 May 2002.

Planning Issues :

Application Number: F/2001/5438

Appraisal :

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

Application Number F/2001/5438
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Sonning Cutting
Filling Station 709 London Road
Woodley Reading.

APPLICATION NUMBER: F/2001/5438

OFFICER: Nicola Lake

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

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/5438
CASE OFFICER: Nicola Lake

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Rapleys

Commercial Property and Planning Consultants

FACSIMILE COVER SHEET

PLANNING OFFICE 57938
POL
DC NL
AMP
CS
26 JUN 2002

TO:	Nicola Lake	FAX NO:	0118 974 6484
FROM:	Andrea Jones	DATE:	26th June 2002
COPY TO:		TIME:	4.30 p.m.

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

APPLICATION REF: F/2001/5438

I refer to the above planning application and the revised Certificate B issued on 28th May, confirming that notice was served on the Government Office for the South East.

It is understood that the 21 day consultation period required has now expired (ending on 21st June).

Unfortunately, although I have left a number of messages with you, you have not returned my calls.

Clearly, as it is fundamental to the signing of the Section 106 Agreement, I would be grateful if you could confirm whether you have received any additional comments in relation to the planning application, from the Government Office for the South East.

I look forward to hearing from you.

Regards

AJones

Andi Jones

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Warrington

A full list of partners is available for inspection at the above address

Received by Wokingham District Council

Application No: F/2001/5438

Proposal:
Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access.

Location:
Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5438 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

10 December 2001

SONNING CUTTING FILLING STATION MAP ON BACK

ADDRESS ~~4 SHEPHERDS HILL~~ 709 LONDON ROAD. PARISH WOODLEY

PLOT No. ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
170/49	Mr. T. A. Smith Esq. Domestic house and garage shelter not applicable to site	Internal alterations & New chimneys	6.5.49	App. App.
~~252/51~~	"	~~Advertisement Sign~~	~~12.6.51~~	~~N/A. Refuse~~
~~374/51~~	"	~~2 Advertisement Signs~~	~~27.7.51~~	~~N/A Refuse~~
~~358/52~~	"	2 Double sided advertisement signs	3.7.52	N/A. C/A
~~450/55~~	"	Neon advertisement sign	16.8.55	N/A C/A
~~59/56~~	Messrs. Shell-Mex & B.P. Ltd.	2 Advertisement Signs	10.2.56	N/A C/A
974/56	Still a small wooden structure not applicable to site	Alterations etc.	12.2.57	App. N/A
~~975/56~~	"	~~Advertisement Sign~~	~~8.1.57~~	~~N/A C/A~~
~~A/24/67~~	"	~~Illuminated Sign~~	~~28.9.67~~	~~N/A Refuse~~
R/255/68	Still on WA site "	New Access	5.9.68	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) SONNING CUTTING FILLING STATION

ADDRESS ~~4 SHEPHERDS HILL~~ 709 LONDON ROAD PARISH WOODLEY

PLOT No. 41 ORD. SHEET No. SU.7573

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/385/68	Shell Mex & BP Ltd. Same 1949 site	Fund Note acceptor unit & Resiting of 1 Petrol Pump	31.10.68	N/A App
R/95/69	"	Alterations to Existing Bldg. to form Kiosk & Motorists Shop	15.5.69	N/A C/A
~~399/71~~	"	Illuminated Sign	13.5.71	N/A C/A
1031/71	"	Provision V/Mc & S/C Tank	28.10.71	N/A. A/A
2024/72	"	Canopy over wash pad for cars & car wash	22.2.73	App C/A
1068/73	"	Outline - Dem exist bldgs & Redevelopment of site	27.9.73	N/A C/A
~~1959/73~~	B.P. Marketing Ltd.	Illum. Sign (Display panel)	8.2.74	C/A
~~01062~~	"	~~3 25' flagpoles~~	~~5.9.74~~	~~N/A Refuse~~
~~BR20957~~	"	~~MINOR ALTS TO EXIST SHOP~~	~~29.6.83~~	~~App N/A~~
19087 22409	B.P. Oil Ltd. "	Illuminated Sign Remt. TALL SIGN	25.8.83 15.11.84	N/A C/A N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

R/255/68 - New access Road

R1385/68 - additional pumps same 1949 site, no conditions

R/95/69 new kiosk and shop extension to be erected 1949 building approved just standard 5 year condition

1031/71 - new kiosk, Bungalow still on site - just standard 5 yr condition

2024/72 - Plan shows still the bungalow the kiosk is now labeled a showroom + Sales Building - proposal was car wash - 2 Conditions protecting a hedge to shaplands Gill and standard 5 year

1764

(3) SONNING CUTTING FILLING STATION

ADDRESS 709 LONDON ROAD PARISH WOODLEY

PLOT No.

ORD. SHEET No. 84.75.73 (4)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
23866	BP OIL LTD.	DEM. & RE-DEV. OF FILLING STATION: UNDERGROUND STORAGE TANKS	14.8.85	N/A C/A
28460	"	UNDERGROUND STORAGE TANKS	6.9.87	C/A
31165	"	"	31.8.88	C/A
97/65440/A	"	REPL. FILLING STATION	2.9.97	C/A
97/66721/A	"	Erec. of Petrol St. Signage	16.1.98	~~C/A~~ C/A
FP97/7011	BOVIS	NEW PETROL FILLING STATION	16.12.97	C/APP
F/2000/1596	BP Oil UK Ltd.	Re-dev. of Petrol Station	01.11.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

23866 - is the site as shown on the OS plan of Ropleys - large number of conditions including one that the canopy lights shall be switched off when the premises are closed for the sale of petrol - site looks like the decorative Drawings

actually the building authorised on the current site it is the application site must be: 1068/73.

1068/73 - was the application for the current site new buildings instruction

CONDITIONS FOR APPLICATION No. 1068/73

1. The development hereby permitted shall be commenced within five years from the date of this permission.

2. Samples of the materials to be used in the elevations of the proposed development shall be submitted to and approved by the Local Planning Authority before building work commences, and this condition shall apply notwithstanding any indication as to these matters which have been given in the current application.

3. The sides of the canopy shall not be illuminated and no advertisements shall be displayed on the canopy without the prior permission of the Local Planning Authority on an application made for the purpose.

4. The intensity of the illumination undeaneath the canopy shall be approved by the Local Planning Authority before the lighting equipment is installed thereon.

5. The power and intensity of the light of the proposed floodlighting shall be approved by the Local Planning Authority before the floodlamps are erected.

6. The proposed floodlamps shall be designed and shielded so as not to shine onto adjacent residential property, to the satisfaction of the Local Planning Authority.

7. A detailed scheme of landscaping shall be submitted to and approved by the Local Planning Authority before building operations commence. The scheme shall be carried out during the next planting season following the substantial completion of the development and shall thereafter be maintained until established.

8. The existing hedge on the north and west boundaries of the site shall be completely retained and protected from damage both during building operations and afterwards by the erection of a 3ft high safety barrier as indicated on drawing No. 1608/S to the satisfaction of the Local Planning Authority.

9. There shall be only one house sign on the frontage of the site, details of which shall first be submitted to and approved by the Local Planning Authority. No other advertisements shall be displayed on the house sign including its supporting pole except one property designed display panel as may be approved by the Local Planning Authority.

10. The illumination of signs and canopy proposed shall be designed so as not to cause glare to drivers using the trunk road. (This condition is included on the direction of the Secretary of State for the Environment).

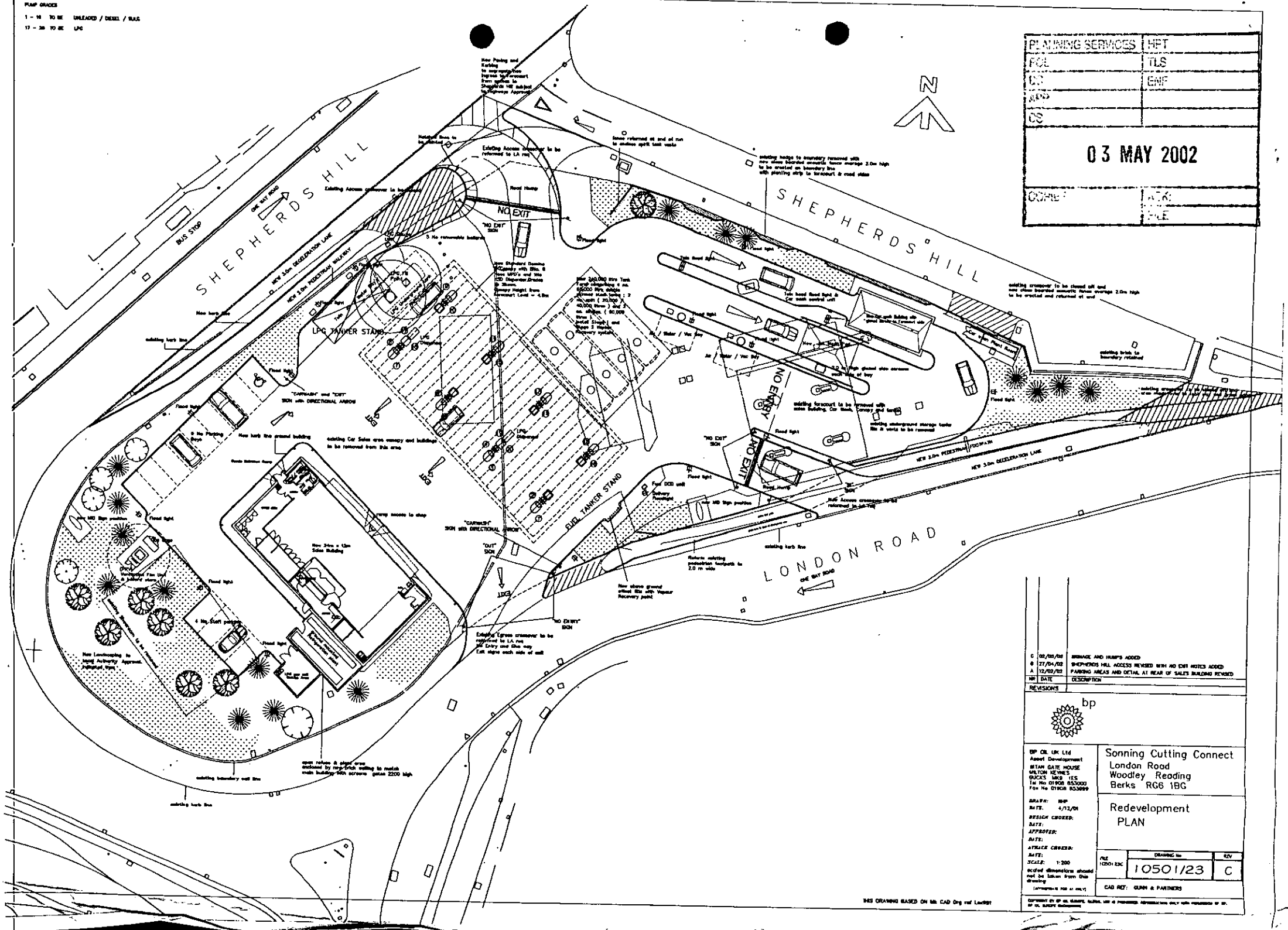
REASONS

1. This condition is deemed to be attached by virtue of Section 41 (1) of the Town and Country Planning Act, 1971.

2. To ensure that the materials harmonise with the surroundings.

3. In the interests of visual amenity.

4. In the interests of visual amenity.


PUMP GRADES
1 – 16 TO BE UNLEADED / DIESEL / BUS
17 – 20 TO BE LPG
SHEPHERDS HILL
LONDON ROAD
LPG TANKER STAND
FUEL TANKER STAND
NO EXIT
"NO EXIT" SIGN
"CARWASH" and "EXIT" SIGN with DIRECTIONAL ARROW
"CARWASH" SIGN with DIRECTIONAL ARROW
"OUT" SIGN
"NO ENTRY" SIGN
BUS STOP
ONE WAY ROAD
NEW 3.0m DECELERATION LANE
NEW 2.0m PEDESTRIAN FOOTWAY
N
PLANNING SERVICES HFT
FOL TLS
CS ENF
MPD
DS
03 MAY 2002
COPIES TO ACK
FILE
C 02/05/02 BRIDGE AND HUMPS ADDED
B 27/04/02 SHEPHERDS HILL ACCESS REVISED WITH NO EXIT NOTES ADDED
A 12/03/02 PARKING AREAS AND DETAIL AT REAR OF SALES BUILDING REVISED
NR DATE DESCRIPTION
REVISIONS
bp
BP OIL UK Ltd
Areas Development
BRITAN GATE HOUSE
MILTON KEYNES
BUCKS MK9 1ES
Tel No 01908 853000
Fax No 01908 853099
Sonning Cutting Connect
London Road
Woodley Reading
Berks RG6 1BG
Redevelopment
PLAN
DRAWN: MHP
DATE: 4/12/01
DESIGN CHECKED:
DATE:
APPROVED:
DATE:
ARTICLE CHECKED:
DATE:
SCALE: 1:200
DRAWING No 10501/23
REV C
CAD REF: GUNN & PARTNERS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

BP OIL UK Ltd
C/O Gunn And Partners
4 Bolton Gardens
Bromley
Kent
BR1 4ES

Application Number: F/2000/1596

Parish: WOODLEY

Location: Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Proposal: Proposed redevelopment of petrol service station.

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

Condition

4. The use hereby permitted shall not be commenced until the acoustic screen has been provided along the length of the northern boundary in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

Condition

5. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition

6. Notwithstanding the locations shown on the plans hereby approved the canopy shall only be illuminated in a manner that does not cause glare to neighbouring properties or a hazard to users of the public highway.

Condition

7 Notwithstanding the provisions of the Town and Country (Use Classes) Order 1987, (or in any provision in any statutory instrument revoking and re-enacting that Order with or without modification), the premises shall not be used for the sale and/or delivery of hot food for consumption off the premises.

Condition

8 Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1 30 pm Saturdays and at no time on Sundays or Bank or National Holidays

Condition

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

Condition

10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes

Condition

11. The access to Shepherds Hill from the site shall be re-instated in accordance with details to be submitted to and approved in writing by the Local Planning Authority. All re-instatement shall be carried out fully prior to completion of development on site.

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

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

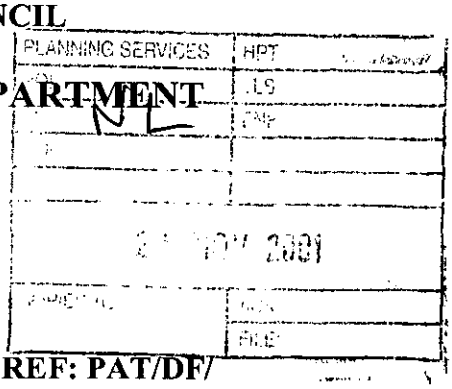
Condition
14. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within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

Condition
15. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as [illegible]greed in writing) before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
16. The removal and/or decommissioning of the petrol storage tanks should be agreed in writing with the Local Planning Authority prior to works commencing.

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

WOKINGHAM DISTRICT COUNCIL



ENVIRONMENTAL SERVICES DEPARTMENT

(Engineering Services)

MEMORANDUM

FROM: **PAT TAYLOR**
Team Leader Technical & Admin Support

MY REF: PAT/DF/
Extension: 6332

TO: **PROPERTY**
KATE FULLER – Traffic Management
STEVE POTTS – Highway Operations
PLANNING
TRANSPORT

YOUR REF:

DATE: 27 November, 2001

HIGHWAY LAND AT SHEPHERDS HILL/LONDON ROAD, READING

Please find attached, could you advise of any objections to the highway being Stopped Up under the Highway Act 1980 and the highway rights removed.

I am conducting a land registry search to ascertain land ownership.

Pat Taylor

Rapleys

Commercial Property and Planning Consultants

Hol Hdp.
~~Debt~~ 1

16.11.01
Sent to Parkman for info & M. Tuck

FILE REF H2	REFER TO PARKMAN Y/N
CUSTOMER MINST REF 20013527	H.E.S.
DATE REC'D 16 NOV 2001	T.L.W.S.
ACK	T.L.H.O.
ANS'D	T.L.H.D.
FILED	T.L.G.M.
	T.L.A.S.
	T.L.T.S. ~~PARK~~
	S.R.O.

RC/LB/807/127/1

15 November 2001

M Moon Esq
Head of Engineering
Wokingham District Council
Shute End
Wokingham
Surrey
RG40 1WR

Dear Mr Moon

RE: SECTION 116/117 - HIGHWAYS ACT 1980. HIGHWAY LAND AT SHEPHERDS HILL/LONDON ROAD, READING

I act on behalf of BP Oil (UK) Ltd and have been instructed to pursue a Stopping Up Order under the provisions of the Highway Act 1980 in respect of the above land. This land has been confirmed as public highway by your Council.

The highway in question is located between the Volvo car showroom and the BP petrol filling station, situated within the gyratory on the A4 (Shepherds Hill/London Road). This is illustrated on the attached location plan 807/127/1/1.

BP is currently seeking to acquire the Volvo dealership, with a view to rationalising its nearby operations to one location (the Company currently has stations within the gyratory and at Shepherds Hill, serving west and eastbound travellers respectively). As part of the proposals, BP is seeking to include the above highway.

For all intents and purposes, the highway is truncated. It comprises an unsealed road to the northern part, which appears to be used as an over spill car park in connection with the Volvo dealership, and a grassed area to the southern end, which also incorporates a footpath (see photographs enclosed). A wooden barrier divides these two areas.

Due to the nature of the land, your Legal Department has investigated, on our request, whether a Stopping Up Order is already in place. It finds, however, that no such Order exists. Hence the necessity for the pursuit of such an Order.

As you are aware, Section 117 of the Highways Act 1980 provides for any individual to ask the Highway Authority to make an application for the stopping up of any highway on his/her behalf. This is dependent, however, on the highway being unnecessary or diverted so as to make it more commodious to the public. In this case, an application is requested on the basis that the highway is unnecessary. The reasons for this are three-fold.

1. The road fails to provide any highway purpose, as it is used to support -in part- car parking associated with a private operation.

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Warrington

A full list of partners is available for inspection at the above address

2. That private enterprise is due to be displaced from the site, should the BP planning application be successful.

3. To the extent that the highway comprises a footpath, such access is already provided -between Shepherds Hill and London Road – by the nearby cul de sac.

In respect of the latter, it is understood (from your Legal Department) that a separate Order is not required (under Section 118 of the Highways Act), as the footpath in question is related to highway land, rather than existing in its own right. That is, the public right of way over the footpath only exists by virtue of the land forming part of the wider and adjoining highway.

On this basis, it is trusted that the Local Authority will be able to advance my client's request, under Section 116 accordingly. Clearly, in this respect, it is hoped that the Order will be pursued, as soon as possible, to provide an opportunity for this issue to be settled in parallel with my client's planning application (which is due to be submitted shortly). Such an arrangement will benefit all parties, as it will provide my client with an opportunity to implement its proposals in the short term, thus improving the local environment and the services offered to the passing motorist.

In this context, it is trusted that the required Committee resolution to progress the Order, and its presentation to the Magistrates Court (in order for the paperwork to be confirmed), can be undertaken within a 6-month period.

I trust the above clarifies the position. I await -by return- your initial views on this request, and the Council's costs in pursuing the application on my client's behalf.

Yours sincerely

R. Clarke

Robert Clarke
Partner
rc@rapleys.co.uk
DDI: 020 7255 8076

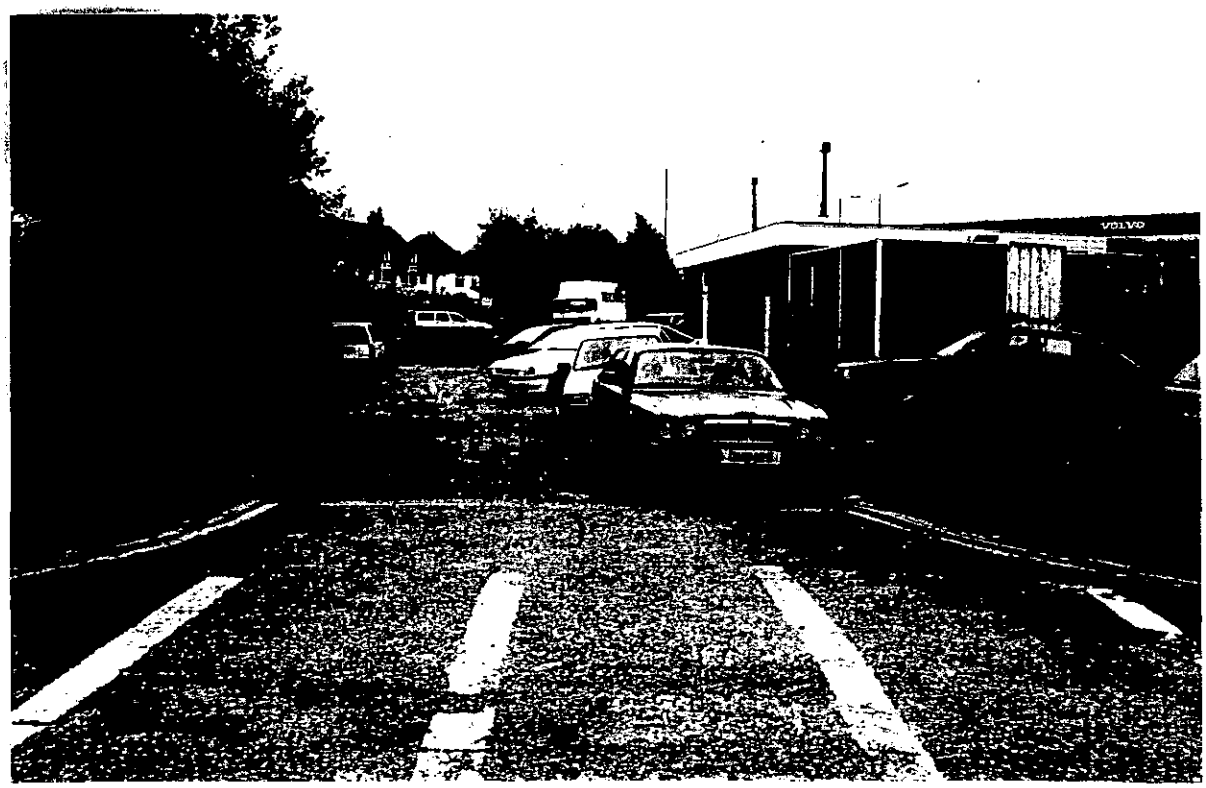
cc: R Ockendon Esq – BP Oil (UK) Ltd
F Jarvand Esq – MDJ Associates

SECTION 117 - HIGHWAYS ACT 1980

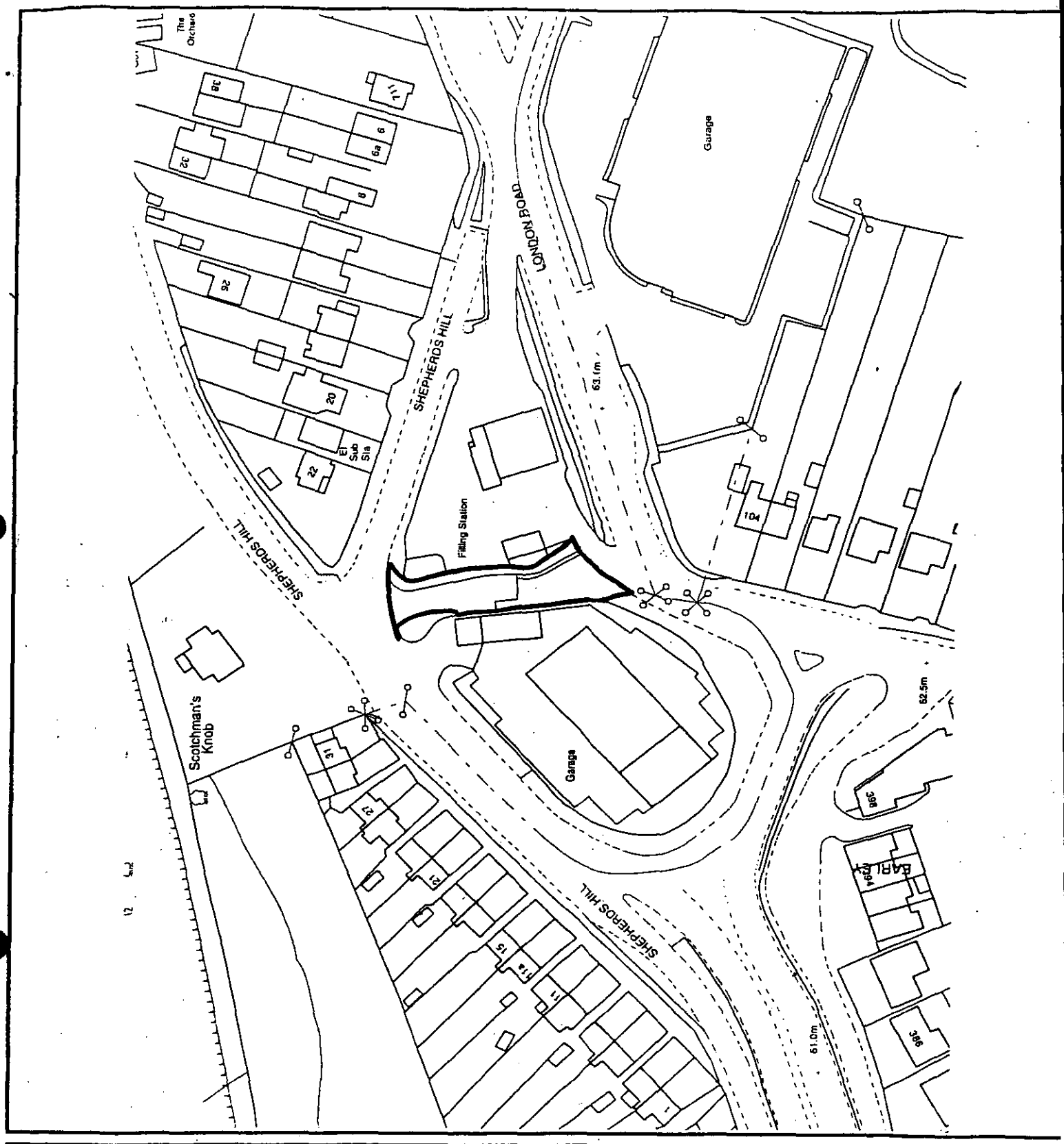
HIGHWAY LAND AT SHEPHERDS HILL/LONDON ROAD - READING



1. Photograph of highway land looking west towards Shepherds Hill



2. Photograph of highway land looking east towards London Road



SITE LOCATION PLAN

Rapleys
Commercial Property and Planning Consultants

Maddox House, 1 Maddox Street, LONDON. W1S 2PZ
Tel: 020 7439 6292 Fax: 020 7439 7678

Also at Bristol, Huntingdon and Warrington

NORTH	SCALE	PLAN No.
➤	1:1250	807/127/1 1

This map is for identification purposes only and should not be relied upon for accuracy.

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Date: 15 May 2002

Your Ref:

My Ref: **Nicola Lake - F/2001/5438**

B P Oil U K Ltd
C/O Rapleys (Robert Clarke)
Maddox House
1 Maddox Street
London
W1S 2PZ

WOKINGHAM UNITARY
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/5438

Site Address: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress..

Your application is to be determined at the Development Control Sub-Committee meeting on the 22.05.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5438	Mr I J Shankland Miss D A Turner 8 Shepherds Hill EARLEY RG6 1BB
F/2001/5438	Mrs J Withers 18 Shepherds Hill WOODLEY RG6 1BB
F/2001/5438	Mr M.G. Stewart 16 Shepherds Hill EARLEY RG6 1BB
Committee letters sent 17/04/02	
Committee letters	Sent 15.05.02

Rapleys

Commercial Property and Planning Consultants

S6678

POL	RS
DC NL	EVF
APP	
CS	

22 MAY 2002

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AKJ/LCW/807/127/1

21 May 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax & Post

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to the above planning application and your Committee Report in respect of the latest amendments.

I am pleased to note that this finds that the latest amendments have sought to address the concerns raised by the Development Control Committee and that the Highway Authority has no objection to the proposals.

I note, however, that it is proposed to include, as part of a legal agreement, a review of the access arrangement from Shepherds Hill, after twelve months, with the purpose of seeking the provision of further preventative measures, if necessary.

My client wishes to resist any such formal arrangement, on the basis that permission is granted at a "point in time", on merits of the application. An informal agreement would be acceptable to BP, whereby the Company would review the arrangement in consultation with the Highway Authority.

Notwithstanding the above, it is understood that it is normal procedure, as part of the Section 278 Agreement, to undertake a series of safety audits. On this basis, therefore, it seems that such a mechanism would already exists for an assessment of the highway safety at the site.

Kind regards

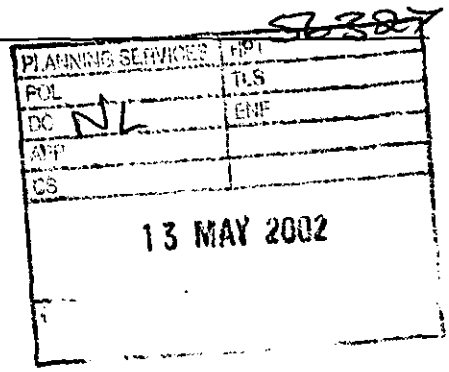
Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

cc R Ockendon Esq – BP Oil (UK) Ltd
F Jarvand Esq – MDJ Associates

Rapleys

Commercial Property and Planning Consultants



AKJ/JCMP/807/127/1

10 May 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

Dear Nicola

RE: SHEPHERDS HILL GARAGE & BP PETROL FILLING STATION, LONDON ROAD, READING, PLANNING APPLICATION REF: F/2001/5438

I refer to our discussion yesterday, in relation to the Highway Officer's comments on the latest plans submitted in support of the above planning application.

As discussed, I understand that the Highway Officer has recommended that additional signage and road markings be provided to advise motorists manoeuvring to the car wash of vehicles accessing the site from London Road. You have advised that you propose to attach a condition to this effect. I can confirm that this is acceptable to my client.

I would stress that all reasonable measures have been taken to prevent motorists from leaving the filling station via the access onto Shepherds Hill. Although such a movement can be discouraged, it is impossible to wholly prevent such a movement. Clearly, this is true of all petrol filling stations that operate a separate access/egress arrangement and, indeed any common sense highway restriction such as 'the requirement to drive on the left' or preventing 'no right turns' etc.

Notwithstanding the above, it is considered that all detailed design matters relating to the access can be dealt with via the S278 Agreement.

I trust this is of assistance.

Yours sincerely

Andrea Jones BA (Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 7255 8073

cc: R Ockendon Esq – BP Oil (UK) Ltd
F Jarvand Esq – MDJ & Associates

Mr. M.G.Stewart
16 Shepherds Hill.
Earley
Berks.

15th May 2002

PL/ 56499
COL
DC NK
APP
CS
16 MAY 2002
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ACK:
FILE:

Nicola Lake
Ref F/2001/5438
Drawing 10510/23 REV C

I have inspected the said drawing and I am very disappointed to see that there has been no move to reposition the carwash, jet wash and vacuum bays as I requested after inspecting the previous plans.
I again state that there would be room behind the shop for these to be positioned and the staff car parking where the carwash etc. is planned.
I would state once again that there are houses adjacent to the garage which do not seem to be shown on any plan that has been drawn.
Do the council realise that there are residents?.
The noise from the carwash would be heard from our houses.
Awaiting your reply.

Yours Faithfully.

M.G.Stewart

Date: 08 May 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5438

Location: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Case Officer: Nicola Lake

The new plans show the following: Amended site access details together with supporting information. Drawing no 10510/23 Rev C.

Comments are required by 17/05/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) / F/2001/5438(Ludhouse) Date Rec. 3 May 2002

Location: Serving Cutting Filling Station, 709 Bhandon Road, Woodley.

Parish Woodley.

Applicant: BP Oil UK Ltd.

Description of attached plans Revised plans showing amended access details, together with supporting information

Drawing No's: 10501/23 Rev C.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: objectors

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

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

NEIGHBOURS:

Date for Responses 10 Days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NK.

Consultations Sent by Admin. on 08.05.02

Yellow - Part One Copy
Green - Officer's Copy

Nicola Lake

From: Jennifer Lissaman [jennifer_lissaman@hotmail.com]
Sent: 07 May 2002 09:33
To: nicola.lake@wokingham.gov.uk
Subject: BP filling stations, shepherds hill

Nicola,
was talking to someone in my road yesterday who has converted his car to run dual fuel- petrol and liquefied gas. He was bemoaning the fact that there is nowhere on this side of Reading that stocks it. I wasn't sure if it was included in the plans for the above. If not, would you ask them the question please as to whether they would include it.
thanks
jenny

Chat with friends online, try MSN Messenger: http://messenger.msn.com

Recd 2.30pm 3.5.02.

Rapleys

Commercial Property and Planning Consultants

DIRECTORS | PT
NL | EMP
03 MAY 2002
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AKJ/LCW/807/127/1

3 May 2002

Ms N Lake
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

REVISED PLAN
5438

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to our recent telephone discussions regarding the above planning application and the Highway Officer's further comments.

Accordingly, please find enclosed four copies of the revised layout plan No. 10501/23 (Rev C), which should formally substitute the earlier plan No. 10501/23 (Rev B).

I also enclose a further supporting submission, to address the points raised by the Highway Officer, relating to the following:

i) The need for the entrance to the site from Shepherds Hill;
ii) Reasons why the entrance from Shepherds Hill cannot be retained in its existing position;
iii) Further details of measures proposed to prevent vehicles exiting onto Shepherds Hill; and
iv) Further details relating to traffic circulation within the site.

I trust the enclosures now clarify the position and satisfy the Highway Officer's queries.

However, should you have any further queries please hesitate to contact me.

Kind regards

Yours sincerely

AJones

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc R Ockendon Esq - BP Oil (UK) Ltd
J Farbod Esq – MDJ & Associates

MDJ & ASSOCIATES

Consulting Engineers

Wimblehurst House
18 Thatchers Close
Horsham
West Sussex RH12 5TL
Tel: (01403) 255869
Fax: (01403) 266272

Our ref: FJ/SR/00118

5438

2 May 2002

R Clarke Esq.
Rapleys
Maddox House
1 Maddox Street
London W1S 2PZ

Dear Robert

BP Oil UK Ltd - Shepherds Hill/London Road, Sonning, Reading
Planning Application Ref: F/2001/5438

I write further to my letter dated 30th April 2002 and our subsequent telephone conversations regarding the comments made by Mr Rogers on the above planning application.

I have discussed the matter with Mr Rogers of Wokingham District Council and understand that he is seeking further clarification on the following matters:

i) The justification for retaining the entrance to the site from Shepherds Hill,
ii) Reasons why the proposed entrance to the site from Shepherds Hill cannot be moved westward towards the existing position of the access.
iii) Further details relating to the proposed measures at this entrance to prevent vehicles exiting onto Shepherds Hill.
iv) The traffic circulation arrangement for vehicles using the car wash.

I address each of these points in turn. Reference should also be made to my letter of 30th April 2002.

Justification for the Entrance in Shepherds Hill

The planning application seeks the redevelopment of the existing BP service station including the site currently occupied by the Volvo dealership. The proposed development rationalises the two existing BP service stations currently in operation i.e. the site to the north of Shepherds Hill and the site subject of this application.

It is important to note that the existing BP service station to the north of Shepherds Hill will be closed. Therefore, all the current traffic movements to and from this service station will be ceased. It is therefore imperative that an access to the new service station is provided from Shepherds Hill to serve those motorists travelling east.

With regard to the proposed access, I would reiterate that there are currently three separate vehicular accesses in Shepherds Hill serving the existing Volvo dealership site, the Shepherds Hill cul-de-sac and the existing highway currently used for informal parking. There are also separate entrance and exit points to and from the existing BP service station to the north of Shepherds Hill.

The proposals will retain an entrance to the site from Shepherds Hill but will remove the current egress from the Volvo dealership site, the entrance and exit to and from the section of highway, which is used for parking and the traffic movements associated with the existing BP service Station to the north of Shepherds Hill.

The proposal clearly rationalises the number of accesses along this section of Shepherds Hill. This, together with improvements to the existing deceleration lane, and the clear segregation of the entrance and the Shepherds Hill cul-de-sac, would enhance road safety along this section of Shepherds Hill.

The Location of the Proposed Entrance – Shepherds Hill

In devising the site layout it has been necessary, on safety grounds, to relocate the entrance slightly to the east of its current position.

The new location for the entrance will ensure that vehicles entering the site have adequate visibility to the forecourt (particularly to the nearest pump island, filling positions 9 & 10) and the passing lane to the north of the forecourt which leads to the customer parking spaces near the shop.

The proposed layout allows for the segregation of the site entrance and the Shepherds Hill cul-de sac. The provision of carriageway marking hatching will further emphasise the segregation of the accesses.

Entry/Exit Arrangement

The proposed access to the site from Shepherds Hill is an entrance only. There is no reason to believe that customers will attempt to exit the site via this entrance.

In order to further emphasis the no exit arrangement, measures are proposed at the site access which include:

i) Reducing the width of the entrance by carriageway marking.
ii) 'NO EXIT' signs either side of the access.
iii) 'NO EXIT' carriageway marking.
iv) Provision of a road hump across the full width of the access thereby slowing vehicles on entry to the site and providing motorists a clear understanding of the access arrangement at this location.

Similar measures are proposed at the site entrance from London Road. Appropriate 'NO ENTRY' and 'OUT' signs are also to be provided at the site exit.

The provision of the traffic signs, road humps and carriageway markings at the entrances and exit together with the fact that the site provides excellent visibility will allow motorist to observe the entry/exit arrangement for the site.

Traffic Circulation – Car Wash

The generous forecourt and unrestricted traffic circulation areas will provide satisfactory routes for those customers wishing to return to the car wash having obtained the tokens.

Notwithstanding the above, it is proposed to provide a formal route to the car wash by directing the customers to use the passing lane to the south of the forecourt in order to return to the car wash. Car wash signs with directional arrows towards the site exit will be provided at the car parking area exit. A further car wash sign with an arrow is to be provided adjacent the site egress directing vehicles to use the passing lane to the south of the forecourt.

The provision of a road hump at the London Road entrance will ensure that vehicles enter the site at a very low speed.

I trust the above clarifies the points raised by Mr Rogers. Please do not hesitate to contact me if you wish to discuss any points.

Yours sincerely

F Jarvand

F Jarvand

cc: R Ockendon Esq. BP Oil UK Ltd
K Rogers Esq. Wokingham District Council

Rapleys
Commercial Property and Planning Consultants

PLANNING SERVICES 55933
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AKJ/LCW/807/127/1

30 April 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax & Post

Dear Nicola

RE: PLANNING APPLICATION REF: 01/02232/FUL
SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to your telephone discussions with Robert last Friday, regarding the above planning application.

This was deferred at Committee on 24th April, in order to clarify a number of highway issues raised by the Members.

Accordingly, four copies of the revised layout plan no 10501/23 (Rev B) are being couriered to you this morning, which should formally substitute plan no. 10501/23 (Rev A).

Additionally, I enclose a copy of a further supporting submission, by BP's traffic engineer, relating to the issues raised by Members as follows:

i) Site entrance from Shepherds Hill.
ii) Details of signage to the site's accesses/egresses.
iii) Circulation within the site to the car wash.

I trust these latest revisions and the supporting traffic submission address the Member's concerns.

As previously confirmed to you, it is essential that this application is determined at Committee on 22 May. Failure to do so will prohibit the Company's redevelopment intentions and investment into the site.

I understand that you will be presenting this application to this next Committee, with a favourable recommendation.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc Keith Rogers – Highway Officer Wokingham District Council (+ plans by courier)
R Ockendon Esq - BP Oil (UK) Ltd
M Merali Esq - BP Oil (UK) Ltd
F Jarvand Esq - MDJ & Associates
R Parker Esq - Gunn & Partners

MDJ & ASSOCIATES
Consulting Engineers

Wimblehurst House
18 Thatchers Close
Horsham
West Sussex RH12 5TL
Tel: (01403) 265869
Fax: (01403) 266272

Our ref: FJ/SR/00118

30 April 2002

R Clarke Esq.
Rapleys
Maddox House
1 Maddox Street
London W1S 2PZ

Dear Robert

BP Oil UK Ltd - Shepherds Hill/London Road, Sonning, Reading

I write further to our recent telephone conversations regarding the above site.

I understand that, at the Committee meeting on Wednesday 24th April 2002, Members raised a number of points on the traffic and highway matters relating to the proposed site layout. In summary these were:

1) Site Entrance in Shepherds Hill,

2) Entry/Exit Arrangements,

3) Traffic Circulation for Car Wash.

I set out below my comments and observations on the above points:

1) Site Entrance – Shepherds Hill

It is important to consider the current accesses to the existing and proposed site in Shepherds Hill and the immediate surroundings.

There are currently three separate vehicular accesses at this location. These are:

a) Entrance and exit to and from the Volvo dealership site.

b) Entrance and exit to and from the short length of the public highway, which is currently used for parking.

c) Entrance and exit to and from the Shepherds Hill cul-de-sac.

Furthermore there are separate entrance and exit points to and from the existing BP service Station on the north side of Shepherds Hill. The closure of this service station would remove all the associated turning movements to and from Shepherds Hill at this location.

The proposed access arrangement to the site will only retain the entrance to the site via Shepherds Hill. The existing egress to Shepherds Hill from the Volvo dealership site and also the entrance and exit to and from the section of highway which is currently used for parking will be removed. It is further proposed to separate the site entrance and the Shepherds Hill cul-de-sac and also to widen the deceleration lane.

It would be possible to allow the traffic entering the Shepherds Hill cul-de-sac to use the deceleration lane as shown on the revised plans. Furthermore amendments have been made to the site entrance in Shepherds Hill to improve manoeuvrability into the Shepherds Hill cul-de-sac.

The removal of the current egress from the Volvo dealership site, the removal of the entrance/exit to and from the section of highway, which is used for parking, the separation of the site entrance from the Shepherds Hill cul-de-sac and the removal of the traffic movements associated with the existing service station on the north side of Shepherds Hill would remove a significant number of traffic conflicts and would enhance road safety at this location.

2) Entry/Exit Arrangement

The entry and exit arrangements within the site would be clearly indicated by appropriate traffic signs and carriageway markings. Signs would include 'NO ENTRY', 'NO EXIT', 'IN' and 'OUT' signs. Carriageway markings such as 'NO ENTRY', 'EXIT', arrow markings etc. would be provided to advise and direct customers to the appropriate accesses and the facilities within the site.

It is also proposed to provide a traffic-calming ramp within the site at the entrance in Shepherds Hill. The provision of a ramp together with the 'NO EXIT' signs and a 'NO ENTRY' road marking would provide sufficient warning for customers of the no entry arrangement and prevent the use of this access as an exit point from the site.

3) Traffic Circulation for Car Wash

The car wash and jet wash facilities are located to the north of the site with separate entry and exit arrangements therefore removing traffic conflicts and allowing easy access to and from these facilities.

There are ample informal parking spaces in the vicinity of these facilities or indeed at the access roads leading to the facilities for the customers to park and then walk to the shop to purchase a token. Alternatively customers could use the designated customers car parking spaces in the vicinity of the shop to park, purchase a token and then return to the car wash or jet wash via the passing lanes to the north and south of the forecourt.

The generous and unrestricted traffic circulation areas at the fuel pumps and the availability of two passing lanes either side of the forecourt would provide satisfactory routes for those customers wishing to return to the car wash from the pump islands or from the customers parking spaces near the shop.

I confirm that the proposed revisions to the layout of the site entrance in Shepherds Hill have been discussed with Mr Rodgers at Wokingham District Council. I must point out that the proposed alterations to the accesses would be subject of a S278 Agreement when all the details would be agreed with the Highway Authority.

Please do not hesitate to contact me if you wish to discuss any points.

Yours sincerely

F Jarvand

cc: R Ockendon Esq. BP Oil UK Ltd

DEVELOPMENT CONTROL COMMITTEE – 24 April 2002.

MEMBER'S UPDATE.

FORMER TESCO STORES LTD AND MULTI-STOREY CAR PARK, ELMS ROAD/DENMARK STREET, WOKINGHAM
Application No. F/2002/5828 Pages 3014 – 3053

In section 2 (last paragraph) of the report it stated that the proposed hours of opening would be confirmed by the applicant. These would be as follows:

Sunday to Wednesday	11.00 am to 12.00 midnight
Thursday to Saturday	11.00 am to 1.00 am

All consultees have been reconsulted on the proposed security strategy and this consultation period expires on 1st May 2002. Therefore should the Committee resolve to approve the application this evening it is requested that officers are given authorisation to grant planning permission after 1st May 2002 subject to no new substantive issues being raised during the remaining consultation process.

The Crime Prevention Design Advisor's comments on the security strategy have been circulated to Members of the Development Control Committee and are again attached for information.

Additional comments received are as follows:

Highway Authority: The application is an amendment to the previously approved scheme (F/2001/3459) and therefore no objections raised. Cycle parking should be provided as before. The walkway between the building and Denmark Street is privately owned and not public highway.

Waste Service: Lockable bin stores requested.

Thames Valley Police (Wokingham District Sector Inspector): Object as the proposal would have a direct impact on increasing the level of crime and disorder in the town centre and affect the quality of residents and retailers.

Wokingham Town Council: No objection to the change of use but this does not give support to the proposed occupant as this is not part of the planning application.

Wokingham Chamber of Commerce: Fully support the application.

Letters of representation: 16 additional letters of objection have been received including one from the The Rt Hon. John Redwood MP. These can be summarised as follows:

- Increased noise and disturbance

- Increased vandalism and anti-social behaviour
- Lighting needs to be improved
- Increased litter
- CCTV required for the town centre
- Security strategy would deny access to residents in Elms Road/Ellison Way and affect the right of way
- Access for emergency services would be impeded
- Loss of retail floorspace
- Shop keepers require access to their premises at all times in the event of an emergency
- General support for this unit being occupied but concerns over the late hours proposed
- Lack of police
- Increased traffic
- Security gates would not deter young people climbing over it
- If planning permission is granted then WDC should be held liable for any damage to property
- Chicago Rock would not enhance the conservation area
- No identified need for such a use
- Problems already encountered as a result of Eternity Nightclub would be exacerbated
- Concern that people were not notified that the application was to be discussed at full Council meeting on 22nd April 2002.
- Working party should visit an established Chicago Rock at closing time to assess its impact on the environment

In addition a letter of support has also been received as the use would provide diversity and there is a market for such a use.

Recommendation: **Authorisation be granted to officers to grant planning permission subject to conditions, outlined in the report and the following 3 additional conditions and subject to no new substantive issues being raised during the remainder of the consultation process.**

18. The A3 use hereby approved shall only be open to the public during the hours of 11.00am to 12.00 midnight Sunday to Wednesday and 11.00am to 1.00am Thursdays to Saturdays and includes midnight to 1.00 am on Sundays.

R. In the interests of residential amenity.

19. Notwithstanding the plans submitted prior to the commencement of works, details of the cycle parking shall be submitted to and approved in writing by the Local Planning Authority and this shall be installed as approved and maintained.

R. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

20. Details of lockable bin stores shall be submitted to and approved in writing by the Local Planning Authority. These shall installed prior to occupation of the unit and maintained as such thereafter.

R. In the interests of amenity and safety.

LAND REAR OF 1-11 POND HEAD LANE, EARLEY.
Application F/2002/5631. Pages 3054-3086.

There has been some concern over potential damage to the row of existing Leylandi trees along the rear boundary of the site with the railway line and the A329M. The developers have submitted a landscaping scheme to illustrate a replacement scheme should one be necessary. This would be in conjunction with an additional condition requiring the submission of a landscaping scheme and conditions 13 and 14 in the agenda.

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

Reason: In the interests of visual amenity.

359-361 READING ROAD, WINNERSH.
Application F/2002/5780. Pages 3087-3098.

The application site is located in Winnersh, not Wokingham as indicated in the report heading on page 3087.

Reasons for conditions 10 – 18 and informatives were omitted from the agenda. These should be as follows:

10. To reduce the likelihood of roadside parking, and to maintain the Local Planning Authority's car parking standards in the interests of highway safety and amenity.
11. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
12. To prevent queuing and parking off site, in the interests of highway safety and convenience.
13. In the interests of highway safety and convenience.
14. In the interests of highway safety and convenience.
15. In the interests of highway safety and convenience.
16. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

17. To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings.

18. To ensure that satisfactory provision is made, in the interests of amenity.

Informatives

1. This permission relates to the application as amended with drawing number 1101/3:1 Rev B submitted to the Local Planing Authority on 4 April 2002 showing parking for 11 cars and cycle parking provision and does not approve the proposals as originally submitted.

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

   Adopted Berkshire Structure Plan policies H4, H5, H6, EN1, T3, T6, EN3, H9

   Emerging Berkshire Structure Plan policies DP1, H3, T1, T6, H6, H7

   Loddon Area Local Plan LTV1, LTV6, LH1, LH7, LBE1, LBE2, LBE5, LBE8, LT5, LT6, LPS3, LPS4

   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WH1, WH6, Density Policy, WH3, WBE1, WBE10, WBE12, WT7, WIC16, WIC17

SONNING CUTTING FILLING STATION, 709 LONDON ROAD, WOODLEY.
Application F/2001/5438. Pages 3099-3114.

A further letter of objection has been received from a local resident, who is concerned about the location of the car wash and jet wash, resulting in noise and disturbance to the dwellings. This issue use been addressed in the report.

The application would result in the formation of deceleration lanes and the entrances to the site. These works would be covered under a Section 278 Legal Agreement of the Highways Act 1980.

The stopping up of the area of Public Highway, which is within the application site is covered under Section 247 of the Town and Country Planning Act 1990 and as such the Section 106 Legal Agreement should also include the requirement that the applicants must stop up the highway prior to the start of development, and will be responsible for the payment of any costs that occur. This procedure would also require them to apply to the Secretary of State of permission.

The Section 106 Agreement would also secure the payment of a financial contribution of £60,000 towards the improving pedestrian crossing to the development site.

After further consideration, it is considered that the imposition of condition 12, which seeks to control the sale of hot food for consumption off site, would not be appropriate on this occasion. As such it is recommended that this condition be removed from the application.

It is also considered that due to the level of existing activity within the surrounding area the hours of use for the petrol filling service and shop shall be limited to 6.30am to 11pm Mondays to Saturdays and 7am. As such it is recommended that condition 16 be amended to:

16. The hereby permitted petrol station and associated shop shall not operate other than between the hours of 6.30am to 11pm Mondays to Saturday and 7am to 10pm Sundays.

An additional condition is also recommended to clarify that the existing hedge along the north east boundary shall be retained.

17 The existing hedge along the north eastern boundary of the application shall be retained. Any section of the hedge, which is damaged or that dies during construction or within 5 years from the date of the completion of development shall be replace with a suitable specimen as agreed in writing with the Local Planning Authority. Any boundary treatment erected along this boundary shall be located to the southern side of the hedge.

Reason: To safeguard the visual appearance of the surrounding area.

LAND ADJOINING GRANGE LODGE, CUTBUSH LANE, SHINFIELD.
Application F2001/5267 Pages 3115 - 3128

Need
In response to the issue of need, the gypsy sites within the District are full. However, the District Council is no longer required to provide sites.

Recommendation
It is recommended that the first reason for refusal is amended to include Structure Plan Policy C2. It should now read:

1. The proposal would have a detrimental effect on the appearance and open character of the countryside and is therefore contrary to part (a) of policy WH12 and policy WCC1 of the Wokingham District Local Plan and Policy C2 of the Berkshire Structure Plan.

HAWKEDON PRIMARY SCHOOL, HAWKEDON WAY, LOWER EARLEY.
Application F/2001/5413 Pages 3157- 3168

Travel Plan
The headteacher has confirmed that the school are producing a travel plan.

THAMES VALLEY POLICE

PLANNING SERVICES	HPT 55304
PDL	TLS
DC BW	ENF
APP	
CS	
15 APR 2002	
COPIES TO	ACK:
	FILE:

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
Mobile 07970 211 772

Date 15th April 2002

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

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Your Ref. 5828

Dear Mrs. Polnik

Tesco Store, Denmark Street, Wokingham.

Thank you for the revised details of this application.

The information accords with the agreements negotiated with the applicant in respect of securing the alleyway network and ensuring movement onto Denmark Street.

The timing of the placement of the gates should be at 11p.m. after the closure and dispersal of the Holmes Place patrons, in line with the monitoring of CCTV requirements.

The other planning conditions, such as no other change of use (to night-club use, or later than 1 a.m. etc.) monitoring of CCTV and door supervision by qualified staff, access to premises and revue of tapes by police, must be in place with any permission granted.

I can confirm that my main objections in respect of this application have now been met, but I would add the following caveat.

The principle objections were based on clear planning guidance, which has in effect been circumvented for economic expediency by a rather cumbersome process. Much care will be needed that this site specific strategy is not seen as a green light for a major move by the major national alcohol retailers on Wokingham. Wokingham has no clear town centre policy to make the number, density and proximity of licensed premises subject to good practise in community safety terms, and to aid planners in achieving the balance and variety of town centre uses required by PPG6.

Thames Valley Police and Wokingham Unitary Authority have a duty to work together to prevent crime and disorder, and police will resist any further increase of major venues for the sale and supply of alcohol in an environment which is not well designed physically, lacks the capacity of suitable infrastructure such as late night public transport, close proximity to accident & emergency facilities etc. and is under resourced in many of the ways which PPG6 requires to provide rapid responses to criminal activity, including CCTV.

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 crime risks associated with this proposal include alcohol related disorder and anti-social behaviour, assault, robbery, drug related offending, criminal damage, noise and disturbance.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when considering such proposals.

I trust that these observations will be of help. Please do not hesitate to get back to me if you need any further information.

Yours sincerely.

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

Date: 17 April 2002

Your Ref:

My Ref: **Nicola Lake - F/2001/5438**

B P Oil U K Ltd
C/O Rapleys (Robert Clarke)
Maddox House
1 Maddox Street
London
W1S 2PZ

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/5438

Site Address: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress..

Your application is to be determined at the Development Control Sub-Committee meeting on the 24.04.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5438	Mr I J Shankland Miss D A Turner 8 Shepherds Hill EARLEY RG6 1BB
F/2001/5438	Mrs J Withers 18 Shepherds Hill WOODLEY RG6 1BB
F/2001/5438	Mr M.G. Stewart 16 Shepherds Hill EARLEY RG6 1BB

Committee letters
sent 17/04/02

02074397678

Rapleys

Commercial Property and Planning Consultants

FACSIMILE COVER SHEET

TO:	Nicola Lake	FAX NO:	0118 974 6484
FROM:	Andrea Jones	DATE:	24th April 2002
COPY TO:		TIME:	10.40

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

APPLICATION REF: F/2001/5438

I refer to our telephone discussions this morning, regarding the above application.

In terms of your recommendation, you have advised of the following:

1) A new condition, relating to the retention of the hedge shall be added. Additionally, you have confirmed that condition 12, relating to hot food sales shall be deleted.
2) You will be advising Members of the requirement for a S278 Agreement, in order to implement the highway works. However, the release of planning permission would be dependent upon signing the S106 Agreement only, whilst the S278 can be progressed after the grant of permission. This distinction is important to my client, as binding the release of permission with the finalising of a S278 would be likely to cause significant delays to the progressing of a Stopping Up Order, and thereby make the acquisition of the site untenable.
3) You will be discussing the opening hours sought for the site, with Tom Payne, this afternoon, in order to settle your recommendation in this respect.

I look forward to speaking to you in relation the latter point, this afternoon.

Kind regards

Andi

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Warrington

A full list of partners is available for inspection at the above address

02074397678

Rapleys

Commercial Property and Planning Consultants

PLANNING SERVICES HPT 55868
POL TLS
TP NK
30 APR 2002
COPIES TO ADM

FACSIMILE COVER SHEET

TO:	NL Joy Thomas	FAX NO:	0118 974 6484
FROM:	Andrea Jones	DATE:	24th April 2002
COPY TO:		TIME:	10.40
NO. OF PAGES (excluding cover sheet):		**URGENT**	

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

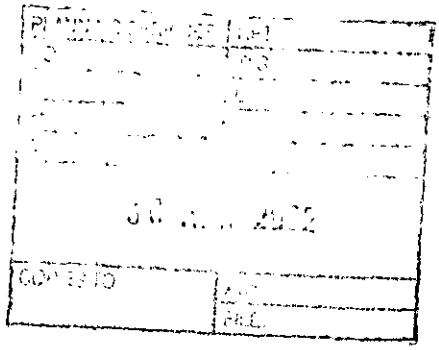
APPLICATION REF: F/2001/5438

I refer to our telephone discussions this morning, regarding the above application.

Whilst I understand that Nicola Lake, the Case Officer, is in the office, I am unable to contact her. Therefore, I would be grateful if you could ensure that this fax reaches Nicola Lake, as she requires this information urgently.

Thank you for your assistance.

Rapleys
Commercial Property and Planning Consultants



AKJ/LCW/807/127/1

30 April 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax & Post

Dear Nicola

RE: PLANNING APPLICATION REF: 01/02232/FUL
SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to your telephone discussions with Robert last Friday, regarding the above planning application.

This was deferred at Committee on 24th April, in order to clarify a number of highway issues raised by the Members.

Accordingly, four copies of the revised layout plan no 10501/23 (Rev B) are being couriered to you this morning, which should formally substitute plan no. 10501/23 (Rev A).

Additionally, I enclose a copy of a further supporting submission, by BP's traffic engineer, relating to the issues raised by Members as follows:

i) Site entrance from Shepherds Hill.
ii) Details of signage to the site's accesses/egresses.
iii) Circulation within the site to the car wash.

I trust these latest revisions and the supporting traffic submission address the Member's concerns.

As previously confirmed to you, it is essential that this application is determined at Committee on 22 May. Failure to do so will prohibit the Company's redevelopment intentions and investment into the site.

I understand that you will be presenting this application to this next Committee, with a favourable recommendation.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc Keith Rogers – Highway Officer Wokingham District Council (+ plans by courier)
R Ockendon Esq - BP Oil (UK) Ltd
M Merali Esq - BP Oil (UK) Ltd
F Jarvand Esq - MDJ & Associates
R Parker Esq - Gunn & Partners

MDJ & ASSOCIATES
Consulting Engineers

Wimblehurst House
18 Thatchers Close
Horsham
West Sussex RH12 5TL
Tel: (01403) 255869
Fax: (01403) 266272

Our ref: FJ/SR/00118

30 April 2002

R Clarke Esq.
Rapleys
Maddox House
1 Maddox Street
London W1S 2PZ

Dear Robert

BP Oil UK Ltd - Shepherds Hill/London Road, Sonning, Reading

I write further to our recent telephone conversations regarding the above site.

I understand that, at the Committee meeting on Wednesday 24th April 2002, Members raised a number of points on the traffic and highway matters relating to the proposed site layout. In summary these were:

1) Site Entrance in Shepherds Hill,

2) Entry/Exit Arrangements,

3) Traffic Circulation for Car Wash

I set out below my comments and observations on the above points:

1) Site Entrance – Shepherds Hill

It is important to consider the current accesses to the existing and proposed site in Shepherds Hill and the immediate surroundings.

There are currently three separate vehicular accesses at this location. These are:

a) Entrance and exit to and from the Volvo dealership site.

b) Entrance and exit to and from the short length of the public highway, which is currently used for parking.

c) Entrance and exit to and from the Shepherds Hill cul-de-sac.

Furthermore there are separate entrance and exit points to and from the existing BP service Station on the north side of Shepherds Hill. The closure of this service station would remove all the associated turning movements to and from Shepherds Hill at this location.

The proposed access arrangement to the site will only retain the entrance to the site via Shepherds Hill. The existing egress to Shepherds Hill from the Volvo dealership site and also the entrance and exit to and from the section of highway which is currently used for parking will be removed. It is further proposed to separate the site entrance and the Shepherds Hill cul-de-sac and also to widen the deceleration lane.

It would be possible to allow the traffic entering the Shepherds Hill cul-de-sac to use the deceleration lane as shown on the revised plans. Furthermore amendments have been made to the site entrance in Shepherds Hill to improve manoeuvrability into the Shepherds Hill cul-de-sac.

The removal of the current egress from the Volvo dealership site, the removal of the entrance/exit to and from the section of highway, which is used for parking, the separation of the site entrance from the Shepherds Hill cul-de-sac and the removal of the traffic movements associated with the existing service station on the north side of Shepherds Hill would remove a significant number of traffic conflicts and would enhance road safety at this location.

2) Entry/Exit Arrangement

The entry and exit arrangements within the site would be clearly indicated by appropriate traffic signs and carriageway markings. Signs would include 'NO ENTRY', 'NO EXIT', 'IN' and 'OUT' signs. Carriageway markings such as 'NO ENTRY', 'EXIT', arrow markings etc. would be provided to advise and direct customers to the appropriate accesses and the facilities within the site.

It is also proposed to provide a traffic-calming ramp within the site at the entrance in Shepherds Hill. The provision of a ramp together with the 'NO EXIT' signs and a 'NO ENTRY' road marking would provide sufficient warning for customers of the no entry arrangement and prevent the use of this access as an exit point from the site.

3) Traffic Circulation for Car Wash

The car wash and jet wash facilities are located to the north of the site with separate entry and exit arrangements therefore removing traffic conflicts and allowing easy access to and from these facilities.

There are ample informal parking spaces in the vicinity of these facilities or indeed at the access roads leading to the facilities for the customers to park and then walk to the shop to purchase a token. Alternatively customers could use the designated customers car parking spaces in the vicinity of the shop to park, purchase a token and then return to the car wash or jet wash via the passing lanes to the north and south of the forecourt.

The generous and unrestricted traffic circulation areas at the fuel pumps and the availability of two passing lanes either side of the forecourt would provide satisfactory routes for those customers wishing to return to the car wash from the pump islands or from the customers parking spaces near the shop.

I confirm that the proposed revisions to the layout of the site entrance in Shepherds Hill have been discussed with Mr Rodgers at Wokingham District Council. I must point out that the proposed alterations to the accesses would be subject of a S278 Agreement when all the details would be agreed with the Highway Authority.

Please do not hesitate to contact me if you wish to discuss any points.

Yours sincerely

F Jarvand

cc: R Ockendon Esq. BP Oil UK Ltd

Nicola Lake

From: Keith Rogers
Sent: 23 April 2002 16:03
To: Nicola Lake
Subject: F/2001/5438 BP Oil UK Ltd Sonning Cutting Filling Station

Importance: High

Nicky
As discussed, in addition to the contribution for crossing facilities, please ensure the legal agreement with the developer also makes provision for:

- Stopping up of the public highway affected by the development under S247 of the Town & Country Planning Act 1990.
- Extensive access works involving deceleration lanes to be secured under s278 of the Highways Act 1980.

Thanks. Keith.

02074397678

Rapleys

Commercial Property and Planning Consultants

FACSIMILE COVER SHEET

TO:	Tom Payne	FAX NO:	0118 974 6401
FROM:	Andrea Jones	DATE:	23 April 2002
COPY TO:		TIME:	2.00 p.m.

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERD HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to the planning application in relation to the above site, and your recent telephone conversation with Robert Clarke, concerning the proposed opening hours of the proposed development.

Accordingly, please find enclosed the additional information you required in order to support a widening of the opening hours proposed.

I would be very grateful for your urgent response, so that the proposed opening hours can be agreed with Officers prior to the Committee tomorrow evening.

Kind regards

AJones.

Andrea Jones

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Warrington

A full list of partners is available for inspection at the above address

RPS Planning, Transport and Environment
NOISE, VIBRATION & AIR QUALITY

The Oast House, Hodore, Upper Hartfield, East Sussex TN7 4AR
T 01892 770881 F 01892 770855 E rpstw@rpsplc.co.uk W www.rpsplc.co.uk/planning

By Fax and Post

Robert Clarke
Rapleys
Maddox House
1 Maddox Street
London W1R 9WA

Our Ref: JR/2732/C/PM

23 April 2002

Dear Robert

BP OIL (UK) LTD, SONNING CUTTING SERVICE STATION, 709 LONDON ROAD (A4), WOODLEY, READING

We refer to your facsimile dated 22 April 2001 concerning the submission of a noise report in support of extending the above site's proposed operating hours. We understand that existing hours of operation, which have been proposed as a condition to be attached to a planning permission for the redevelopment, are:

- 07:00 to 23:00 hours Monday to Saturday; and
- 07:00 to 22:00 hours on Sundays.

BP require operating hours to be extended to:

- 06:00 to 23:00 hours Monday to Satruday; and
- 06:00 to 22:00 hours on Sundays.

In order to assess the potential impact over the additional proposed operating hour from 6am to 7 am, we have undertaken analysis of the data obtained from measurements carried out near to the site and at other BP petrol service stations and of vehicle activities. Assessment has been based upon Drawing Number 10501/23 Rev A.

Assessment Criteria

Method of Assessing Noise From Fixed Installations

BS 4142 provides a method for rating industrial noise affecting mixed residential and industrial areas. It was first published in 1967 and has been extensively used by local authorities and consultants to rate noise from fixed installations, such as plant noise. The standard was considerably revised in 1990 and clarified in 1997 and advocates the use of L_{Aeq}, a level which is directly measurable and termed the Specific Noise Level when corrected for the duration of the noise. The Specific Noise Level is then corrected for character, if appropriate and termed the Rating Level. When used to assess industrial noise, the Rating Level is determined and the L_{A90} background level is subtracted from it. A difference of around 10 dB or higher indicates that complaints are likely. A difference of around 5 dB is of marginal significance. A difference of -10 dB is a positive indication that complaints are unlikely.

cont/ ....

RPS Planning, Transport and Environment
NOISE, VIBRATION & AIR QUALITY

Robert Clarke
Our Ref: JR/2732/C/PM

23 April 2002

BS 4142 requires a +5 dB correction to be applied to the Specific Noise Level if the noise contains a distinguishable, discrete, continuous note (whine, hiss, screech, hum etc), or if there are distinct impulses in the noise (bangs, clicks, clatters, or thumps), or if the noise is irregular enough in character to attract attention. The Specific Noise Level then becomes the Rating Level.

Night-time is defined in BS 4142 as "times when the general adult population are preparing for sleep or are actually sleeping". PPG 24 recommends that the night-time period is 23:00 to 07:00 hours and the daytime period is 07:00 to 23:00 hours and these times have been adopted for this assessment. Therefore on this basis, during night-time periods, 23:00 to 07:00 hours, it is considered that most neighbouring residents will be sleeping or trying to sleep in first floor bedrooms.

BS 4142 states that the assessment location should be freefield (away from any reflecting facades) and at 1.5m above ground level.

It is considered that the methodology proposed in BS 4142 is not strictly applicable to the type of noise likely to be generated by the proposed extension to delivery and operating hours of the retail shop, as it overestimates the impact of vehicle noise.

Method For Assessing Vehicle Noise

An approach has been used in the UK over the last 10 years for judging vehicle noise, based on the premise that subjective response to noise from a new source is proportional to the change in overall noise level.

As a 3 dB change in noise level is just noticeable, it is generally accepted that, in environmental assessment terms, this can be assumed as the threshold at which a noise impact becomes significant.

In addition, it is often considered useful to categorise the degree of impact according to the extent of the predicted noise change. This is frequently implemented by the use of semantic descriptors associated with noise change bands. A commonly adopted scale is shown below.

TABLE 1: SEMANTIC SCALE FOR RATING OF NOISE IMPACT

PREDICTED CHANGE IN $L_{Aeq,24hr}$	SEMANTIC SCALE RATING	SIGNIFICANT?
Decrease of 3 dB or more	Significant Decrease	Yes
Decrease of less than 3 dB	No significant change	No
Increase of less than 3 dB	No significant change	No
Increase of 3 - 5 dB	Slight Increase	Yes
Increase of 6 - 10 dB	Moderate Increase	Yes
Increase of 11 - 15 dB	Substantial Increase	Yes
Increase of more than 15 dB	Severe Increase	Yes

cont/ ....

RPS Planning, Transport and Environment
NOISE, VIBRATION & AIR QUALITY

Robert Clarke
Our Ref: JR/2732/C/PM

23 April 2002

Although the noise impact of a site is normally based on the noise change over the whole day, in this case it is appreciated that the effects are concentrated into shorter time periods. Therefore, the impacts in the worst hourly periods have been examined using the change in L_{Aeq} noise level. This is considered to be a more stringent assessment than if it were based on the full day.

Noise Measurements

A noise survey has been carried out at the front of 18 Shephards Hill, in order to establish current noise levels. The position of the noise survey was representative of the facades of the closest residential dwellings to the site. The noise survey was carried out with the microphone located at 1.5m above the ground and the microphone was away from reflective facades at this height. The position of the noise survey is shown in Figure 1.

The instrument used for the noise survey was a Brüel and Kjær type 2231 Modular Sound Precision Level Meter. The L_{Amax}, L_{A10}, L_{A90} and L_{Aeq} metrics were logged over each 15 minute period, continuously from 18:30 hours on Monday 22 April continuously, until 08:00 hours on Tuesday 23 April 2002. Before and after use, the calibration was verified with a Brüel and Kjær type 4231 Sound Level Calibrator which indicated no significant drift.

All instrumentation is within manufacturer's periods of calibration. A summary of the measured noise levels relevant to this assessment is given in Table 2.

TABLE 2: SUMMARY OF MEASURED FREEFIELD NOISE LEVELS

PERIOD	NOISE SURVEY METRIC				
	AVERAGE $L_{A90,15\ min}$	LOWEST $L_{A90,15\ min}$	AVERAGE $L_{Aeq,15\ min}$	LOWEST $L_{Aeq,15\ min}$	RANGE $L_{Amax,15\ min}$
Period 06:00 - 07:00	48 dB	47 dB	56 dB	55 dB	67 - 72 dB

Vehicle Noise

Measurements of a car driving noisily up to a parking space, the engine being switched off, the door being opened, the driver getting out and the door slammed shut were made. This was followed by the driver returning to the car, unlocking and opening the door, getting in, slamming the door, starting the engine and driving off noisily. These events were repeated 10 times and a mean SEL noise level of 65 dB(A) was measured at a distance of 10 metres, for the arrivals and departures (ie 68 dB SEL for the arrival and departure combined), with a standard deviation of 0.8 dB. The corresponding L_{Amax} noise level for these activities was 65 dB(A) at 10 metres.

Assessment of Patrons Using the Forecourt and Retail Unit

The factor which would most affect the noise levels at surrounding properties, arising from the use of the forecourt and the car parking area, is the number of vehicles visiting the site, whether for fuel, visiting the shop or both. In order to address the extended operating period, this assessment considers patrons parking and using the facilities of the forecourt and retail unit.

cont/ ...

RPS Planning, Transport and Environment
NOISE, VIBRATION & AIR QUALITY

Robert Clarke
Our Ref: JR/2732/C/PM

4
23 April 2002

The rate of parking has been based on surveys conducted at other BP sites of comparable capacity to the Sonning Cutting site. The results of this survey are summarised in Table 4.1 and represent the maximum hour of use from the averages over the survey period.

TABLE 4.1: TYPICAL MAXIMUM NUMBER OF VEHICLES PER HOUR USING THE SITE

	NIGHT-TIME [23:00 TO 07:00]
Car Park Area (nine bays total)	10
Forecourt	20
TOTAL	30

Drawing No 1050/23 Rev A shows that the proposed development is located within a mixed residential and commercial/retail area. The closest properties to the site are located within Shepherds Hill: numbers 11 to 31, located to the northwest of the site; numbers 6 to 22, located to north east of the site; and 104 London Road to the southeast of the site. Site observations indicated that the ground height at the site was approximately level with the ground heights at surrounding residential properties.

Calculations carried out as part of this assessment are included for your reference.

The proposed development consists of: a retail shop and forecourt, nine car parking areas located to the east and south of the retail unit, and car care facilities to the north of the site.

Given the proposed site layout, it is considered that the majority of cars will park within the designated car parking areas during day and night-time periods. In reality, however, it is considered that the majority of vehicles using the retail shop, during the period 06:00 to 07:00 hours, will park adjacent to the building (ie adjacent to the retail unit so as to minimise the walking distance between the parked car and the occupant's destination). It has been assumed however that all cars park in the designated car parking areas, away from the shop and closer to the residential properties so as to represent a worst case assessment. The noise level from the use of this parking area has been calculated and assessed against the measured background levels measured over the relevant period.

Night-time (06:00 to 07:00 hours)

It is proposed to operate the site from 06:00 hours. The period 06:00 to 07:00 hours falls within the night-time period as defined in PPG 24. Night-time noise level predictions from parking and forecourt activities, indicate a Rating Level of 40 dB at 27 Shepherds Hill. This is 8 dB below the average measured $L_{A90,\ 15\ min}$ background noise level of 48 dB and 7 dB below the minimum measured $L_{A90,\ 15\ min}$ background noise level of 47 dB and is a positive indication that noise from patrons parking and using the forecourt and retail unit during the one single night-time hour, is unlikely to cause complaints in accordance with BS 4142.

cont/ ...

RPS Planning, Transport and Environment
NOISE, VIBRATION & AIR QUALITY

Robert Clarke
Our Ref: JR/2732/C/PM

5
23 April 2002

As noted in earlier, an assessment of this type of noise, based on BS 4142, is likely to be an overestimate of the impact. Adding the night-time L_{Aeq} level of 35 dB, attributable to forecourt and retail shop use, to the existing ambient night-time level of 56 dB L_{Aeq}, would result in an increase of less than 0.1 dB. Based on the criteria in Table 2, this would indicate no significant change, and would not be measurable or perceptible to local residents.

The night-time facade level of L_{Aeq} level of 38 dB, attributable to forecourt and retail shop use, is 7 dB below the WHO recommended facade noise level of 45 dB L_{Aeq} for residents to sleep with bedroom windows left open.

L_{Amax} noise level from door slams and car radios will potentially be greatest at Shepherds Hill properties, numbers 15 to 21, as a result of the close proximity of the car parking spaces, with a predicted level of 59 dB. Over the proposed hours of operation (06:00 to 23:00), the measured L_{Amax} levels varied between 66 and 88 dB, with an average L_{Amax} noise level of 75 dB. Parking noise associated with the operation of the forecourt and retail unit use, will therefore have no significant impact on the existing noise environment.

It is considered that the predicted use of the site for the Sunday periods 06:00 to 07:00 hours will be lower than that during a similar time period on a weekday, as a result of the lower traffic flows on the A4. Although background L_{A90} noise levels would therefore be slightly lower, the lower level of use of the site would give rise to correspondingly lower L_{Aeq} noise levels, and would therefore also not give rise to any impact.

Conclusions

The assessment demonstrates that noise associated with the retail shop and forecourt use, based on vehicles parking, will not prejudice the amenity of adjacent residents, give rise to complaints or lead to sleep disturbance during the periods 06:00 to 07:00 hours, seven days per week, even with all patrons behaving in an unreasonable manner.

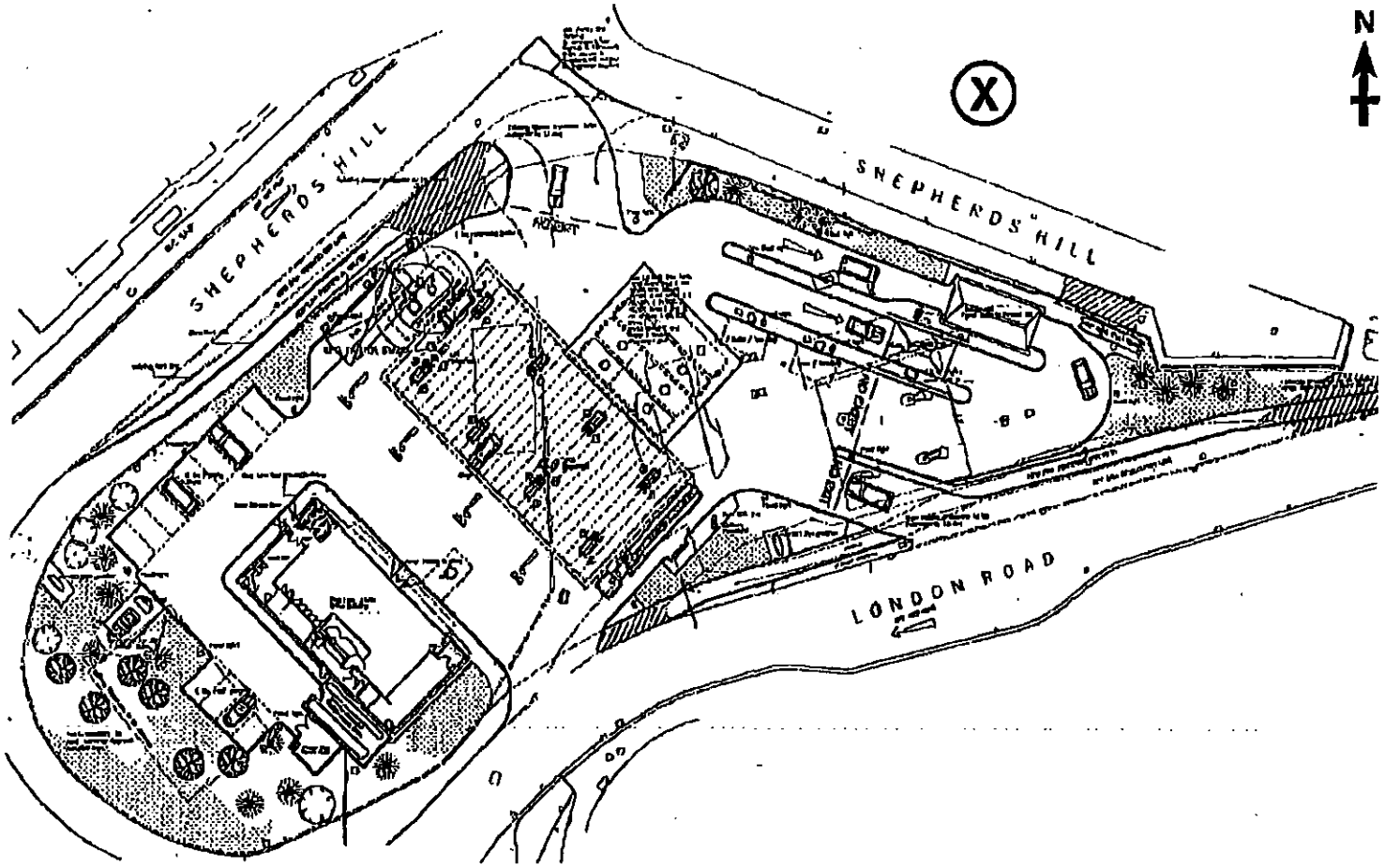
It is concluded therefore, that there are no reasons, based on noise grounds, why the extension to the operating hours should not be permitted.

We trust this is sufficient for your needs. Should you wish to discuss matters further, please do not hesitate to contact the undersigned

Yours sincerely
for RPS PTE

John Rowland
Acoustic Consultant

Enc



RPS Planning, Transport and Environment
NOISE, VIBRATION & AIR QUALITY

X = Location of Noise Survey (18 Shepherd's Hill)

TITLE BP Oil (UK) Limited
Development of Sonning Cutting Service Station, London Road, Reading
Development Plan and Noise Survey Location

FIG: 1

FILE: c:\jobnos\2732C\figure1.ppt
DATE: 23/4/2002

Job No: JAC2732B
Client: BP Oil (UK) Limited
Site: BP Connect, Sonning Cutting Service Station
Address: London Road, Reading
Receptor: Shepherds Hill properties

NOISE FROM FORECOURT AND PARKING ACTIVITY NIGHT-TIME (06:00 to 07:00 hours)

Noise Source	SEL@10m	Events/hr	Distance(m)	Leq (1hr)@10m	Distance Correction	Barrier Correction	Facade Correction	Orientation Correction	Leq at Receiver	
Forecourt	68.0	20	50.0	45.4	-14.0	0.0	2.5	0.0	34.0	Overall Leq at receiver facade 37.7
Noise Source	SEL@10m	Events/hr	Distance(m)	Leq (1hr)@10m	Distance Correction	Barrier Correction	Facade Correction	Orientation Correction	Leq at Receiver	
Parking	68.0	10	30.0	42.4	-9.5	0.0	2.5	0.0	35.4	

BARRIER CALCULATIONS
DESCRIPTION:
Receptor:

Source:	Forecourt	Ground level at source		0.00 metres above datum
Barrier:		Ground level at barrier		0.00 metres above datum
		Ground level at receiver		0.00 metres above datum
		Distance source to barrier		20.00 metres
		Distance barrier to receiver		30.00 metres
		Height of source	0.80 m	0.80 metres above datum
		Height of barrier	0.00 m	0.00 metres above datum
		Height of receiver	1.50 m	1.50 metres above datum
		PATH DIFFERENCE		0.048570 metres
		BARRIER CALCULATIONS		Illuminated zone
		FRESNEL NUMBERS		

octave band	wavelength	fresnel number	BARRIER ATTENUATION (Maekawa)
1000	0.343	0.283210	

Source:	Parking	Ground level at source		0.00 metres above datum
Barrier:		Ground level at barrier		0.00 metres above datum
		Ground level at receiver		0.00 metres above datum
		Distance source to barrier		0.50 metres
		Distance barrier to receiver		29.50 metres
		Height of source	0.80 m	0.80 metres above datum
		Height of barrier	0.00 m	0.00 metres above datum
		Height of receiver	1.50 m	1.50 metres above datum
		PATH DIFFERENCE check calcs		0.473344 metres
		BARRIER CALCULATIONS ACCORDING TO MAEKA		Illuminated zone
		FRESNEL NUMBERS check calcs		

octave band	wavelength	fresnel number	BARRIER ATTENUATION (Maekawa)
1000	0.343	2.760021	

Job No: JAC2732B
Client: BP Oil (UK) Limited
Site: BP Connect, Sonning Cutting Service Station
Address: London Road, Reading
Receptor: Shepherds Hill properties

NOISE FROM FORECOURT ACTIVITY

LAmax at 10m from car =	68	dB(A)
Distance to receptor =	50.0	m
Distance correction =	-14.0	dB
Barrier correction =	0.0	dB
Facade correction =	0.0	dB
LAmax at receptor =	54.0	dB

BARRIER CALCULATION
INPUT DATA

Barrier: None

Ground level of source		0.00
Ground level at barrier		0.00
Ground level at receiver		0.00
Distance source to barrier		20.00
Distance barrier to receiver		30.00
Height of source	0.80 m	0.80
Height of barrier	0.00 m	0.00
Height of receiver	1.50 m	1.50
PATH DIFFERENCE		0.048570
BARRIER CALCULATIONS		Illuminate

octave band	wavelength	fresnel number	BARRIER (Maekaw
1000	0.343	0.283210	

NOISE FROM PARKING ACTIVITY

LAmax at 10m from car =	68	dB(A)
Distance to receptor =	30.0	m
Distance correction =	-9.5	dB
Barrier correction =	0.0	dB
Facade correction =	0.0	dB
LAmax at receptor =	58.5	dB

Barrier: None

Ground level at source		0.00
Ground level at barrier		0.00
Ground level at receiver		0.00
Distance source to barrier		0.50
Distance barrier to receiver		29.50
Height of source	0.80 m	0.80
Height of barrier	0.00 m	0.00
Height of receiver	1.50 m	1.50
PATH DIFFERENCE		0.473344
BARRIER CALCULATIONS		Illuminate

octave band	wavelength	fresnel number	BARRIER (Maekaw
1000	0.343	2.760921	

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5438 PLANNING OFFICER: Nicola Lake

PARISH: Earley

PROPOSAL: Adjoining Parish consultation – revised/additional plans including amended site layout plus jet wash and alterations to building elevations.

ADDRESS: 705 (B.P. Garage) and 909 (Volvo Garage) London Road, Woodley.

PLANNING SERVICES HPT
APP
CS
22 APR 2002
COMMENTS TO

The Town Council has nothing to add to the previous observations made on this proposal.

SIGNED: _____ DATE: 18 APR 2002

CLERK TO EARLEY TOWN COUNCIL

02074397678

PLANNING SERVICES 55581
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23 APR 2002
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Rapleys

Commercial Property and Planning Consultants

AKJ/LB/807/127/1

22 April 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax and Post

Dear Nicola

RE: SHEPHERDS GARAGE AND BP SERVICE STATION, LONDON ROAD, READING

Further to discussions with Robert Clarke and myself, in relation to the above application, I write to clarify the position to date.

You have confirmed that you will verbally report to Members, at the Committee Meeting on 24th April the following recommendations:

1) Condition 12, relating to the sale of hot food, be deleted.

2) Condition 16, relating to the restriction of opening hours, be amended to allow the Petrol filling station to trade until 11pm on Monday through to Saturday.

In respect of the latter, however, you should be aware that a further submission from BP's acoustic consultants will be made to Tom Payne in the next 24 hrs, in the interests of investigating a further extension to the site's operating hours. Mr Payne is happy with this arrangement and will no doubt report to you, prior to Committee, on any further amendments relating to Condition 16.

Yours sincerely

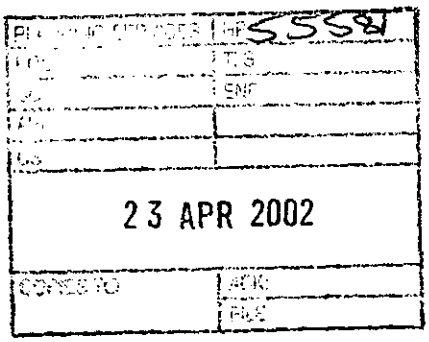
Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Rapleys

Commercial Property and Planning Consultants

AKJ/LB/807/127/1

22 April 2002



Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax and Post

Dear Nicola

RE: SHEPHERDS GARAGE AND BP SERVICE STATION, LONDON ROAD, READING

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You have confirmed that you will verbally report to Members, at the Committee Meeting on 24th April the following recommendations:

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Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

01183769635

OBS

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22 APR 2002

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	FILE

Mr T Watson
Development Control Manager
Shute End.
Wokingham.

Mr. M.G.Stewart.
16 Shepherds Hill
Earley.
RG6 1BB

Re Ref F/2001/5438
BP OIL UK Ltd.

18th April 2002

Dear Sir.
I have made a request that the car wash and vacuum bay were moved which on the plans Showed that they were to be placed 30 metres from my house.
This request has been completely ignored and to make things more unbearable I have noticed on the latest plans that there is now a carwash and 2 jet washers and 2 vacuum bays.
The planner could not of been informed that this a residential area and that the houses are close by as they have not been shown on either plans.
The noise would be unbearable with all this going on maybe all night
There is plenty of room behind the new shop at the far end for a carwash and vacuum bay the staff carpark should be moved to the preposed carwash site.
Please move the carwash before building commences and noise should be kept to a minimun.
We already have our fair share of garages and noises.
It is unfortunate that I will be on holiday on the 24th April or I would come to the meeting and make a strong protest concerning the carwash.

Yours Faithfully

M.G.Stewart

Nicola Lake

From: Mary Severin
Sent: 19 April 2002 16:40
To: 'jo.thorne@morgan-cole.com'
Cc: Nicola Lake
Subject: BP Petrol Filling Station, Shepherds Hill, ref: F/2001/5438

Dear Ms. Thorne,

Thank you for your letter addressed to Colin Lawley, dated 16th April.

As you are probably aware we normally would not draft a s106 agreement until after the Committee decision. This is because the Development Control Committee retains a decision to grant or refuse permission in cases, such as this, where a contribution is sought. Nevertheless, for the sake of expediency I attach a rough draft which includes the Pedestrian and Cycle Link contribution, which I understand has been agreed as £60,000. This is, of course, submitted without prejudice to the Committee's formal decision next Wednesday.

I would be grateful if you could give me an undertaking to pay the Council's reasonable legal costs up to a maximum of £500, whether or not the matter proceeds to completion. I would also be grateful if you could supply me with office copies of your client's title.

I look forward to hearing from you.

Yours sincerely,
Mary Severin
Solicitor
0118 974 6539



BP Oil Ltds106.doc

Rapleys

Commercial Property and Planning Consultants

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AKJ/LCW/807/127/1

18 April 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax and Post

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING
APPLICATION REF: F/2001/5438

I refer to our telephone discussion this morning, in relation to the proposed conditions as outlined in your Committee Report.

I am pleased to note that your recommendation, in respect of the above application, is for approval. However, I have particular concerns in respect of proposed conditions no. 12 and 16.

Condition 12 seeks to prevent the sale of any hot food, which is subsequently consumed off the premises.

This condition is particularly onerous, given the function and nature of petrol filling stations, in meeting the needs of passing motorists. In particular, it is common practice for filling stations to provide a facility for either warming food products, which can be taken away, or indeed, providing a food counter, selling hot snacks and drinks.

The sale of hot food from the premises will be ancillary to the main use of the sales building. It is not the intention for the premises to provide a 'hot-food takeaway' and clearly, this would not respect the terms on which planning permission is being sought (i.e. a 'Class A1 sales building'). Furthermore, this is an established format, which BP is implementing as part of its redevelopment programme across the south east.

Condition 16 seeks to restrict opening hours to between 07.00 to 22.00.

In this respect, it is understood from our discussions this morning that the existing facility is not subject to any restrictions on opening hours. Clearly, the existing facility could operate on a 24 hour basis, if required. The fact that the existing filling station currently operates within the suggested hours is a commercial decision, and should not, therefore, prejudice this application.

The issue of opening hours was specifically discussed with Tom Payne, Environmental Health Officer, following receipt of his consultation response (see letter attached). It was confirmed

that he was not seeking to restrict opening hours as this could not be justified, given the existing use of the site.

However, the Environmental Health Officer did recommended that the use of the car wash and associated facilities be restricted, to which my client is agreeable. This is considered to be an appropriate mechanism for the Local Planning Authority to seek to minimise likely disturbance to nearby residents.

Notwithstanding the technical advice of the Environmental Health Officer, you have suggested that the condition is justified due to the scale of the proposal (incorporating the car dealership). I would point out, however, that the forecourt and sales building (excluding car wash and car care facilitates) are clearly divorced from residential premises and are situated within a busy dual carriageway. As such, the use of this area will not have any significant impact on residential amenity, as to justify a condition restricting opening hours.

I would argue further, that these conditions would fail to meet the relevant tests of need and reasonableness, as detailed in Circular 11/95 – The Use of Conditions in Planning Permissions.

On the basis of the above, I request that these objections to the two conditions discussed are put before the Members of the Development Control Committee on 24th April, and respectfully request that they are not attached as part of the planning permission.

Obviously, should Members not concur with the above request, it is understood that the application will be determined on the basis of your Report.

In the interim, however, I would be grateful to receive your comments on the above.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc R Ockendon Esq - BP Oil (UK) Ltd

Nicola Lake

From: Steven McMillan [smcmillan@parkman.co.uk]
Sent: 16 April 2002 15:55
To: Keith. Rogers (E-mail); Nicola Lake (E-mail)
Subject: BP Shepherds Hill

Keith

BP Shepherds Hill
Phone call SMcM - Mr Jarvand (01403 255869).

BP happy with a £60,000 contribution for two Toucans and Mr Jarvand will put that in writing. I explained that we would carry out the works as part of a larger scheme which is currently being developed. I'm sending him a copy of Gail's plan for information.

Steve

STEVE MCMILLAN
Parkman Ltd - Wokingham
Tel: 0118 936 7325 Fax: 0118 936 7340

****
This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager.

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WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5438
From:	Tom Payne Environmental Heath	My Ref:	000739
		Date.	16 April 2002

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILITIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS.

BP OIL UK LTD, C/O RAPLEYS (ROBERT CLARK).

I refer to my previous memo dated 2 January 2002 concerning this application.

On 17 January 2002 Andi Jones (Planning Agent) contacted me concerning my recommendations. Mrs Jones said her clients wanted longer hours of operation for the proposed car wash and other car valeting equipment. I agreed to reconsider my suggested hours of operation after a noise report was produced. Mrs Jones said she would be recommending her clients undertook this assessment prior to the application being determined. However, I have not received any further information.

Therefore the recommendations made in my original memo still stand.

Should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 23 April 2002

Location: Woodley	709 (Volvo Garage) & 705 (BP Petrol Station), London Road,
Proposal:	Proposed redevelopment of site to form new petrol station (including canopy, pump islands and underground tanks), sales building (class A1), ATM, car wash, car care facilities, parking, landscaping and new access/egress.
Application Number:	F/2001/5438

In response to your informal consultation dated 28 March 2002 for the above application, the landscape comments are as follows:

I have no objection to the amended site layout which includes the proposed jet wash. In the accompanying letter from Rapleys dated 27 March 2002, it states that three further trees will be provided to the rear of the nine parking bays located to the north west of the site. These have not appeared on the landscape scheme shown on drawing no. 10501/50 Rev Be. The landscape plan will need to be amended to include these trees.

The existing hedgerow to the south of Shepherds Hill is shown to be retained as part of the landscape scheme, and it is important that this is retained to help soften the view into the site from the properties opposite. If any damage is caused to the hedgerow during construction on site a suitable replacement hedgerow will need to planted, the details of which will need to be agreed by the Local Authority.

Catherine Brimble

Catherine Brimble
Landscape Architect

02074397678

Rapleys

Commercial Property and Planning Consultants

PLANNING SERVICES | HPT 55140
FOR 2L | TJO
DE | GMC
10 APR 2002
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FACSIMILE COVER SHEET

TO: Nicola Lake FAX NO: ~~0118 974 6484~~

FROM: Andrea Jones DATE: 10 April 2002

COPY TO: TIME: 11:34

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERDS HILL GARAGE & BP PETROL FILLING STATION, LONDON ROAD, READING – PLANNING APPLICATION REF: F/2001/5438

I refer to our telephone discussion on Monday, in relation to the above planning application.

You confirmed that you would be completing your report on Tuesday. However, you advised that you would contact me should any further queries or concerns arise whilst completing your report.

As I have not heard from you, it is assumed that the application is scheduled for the Committee on 24th April 2002, with a favourable recommendation.

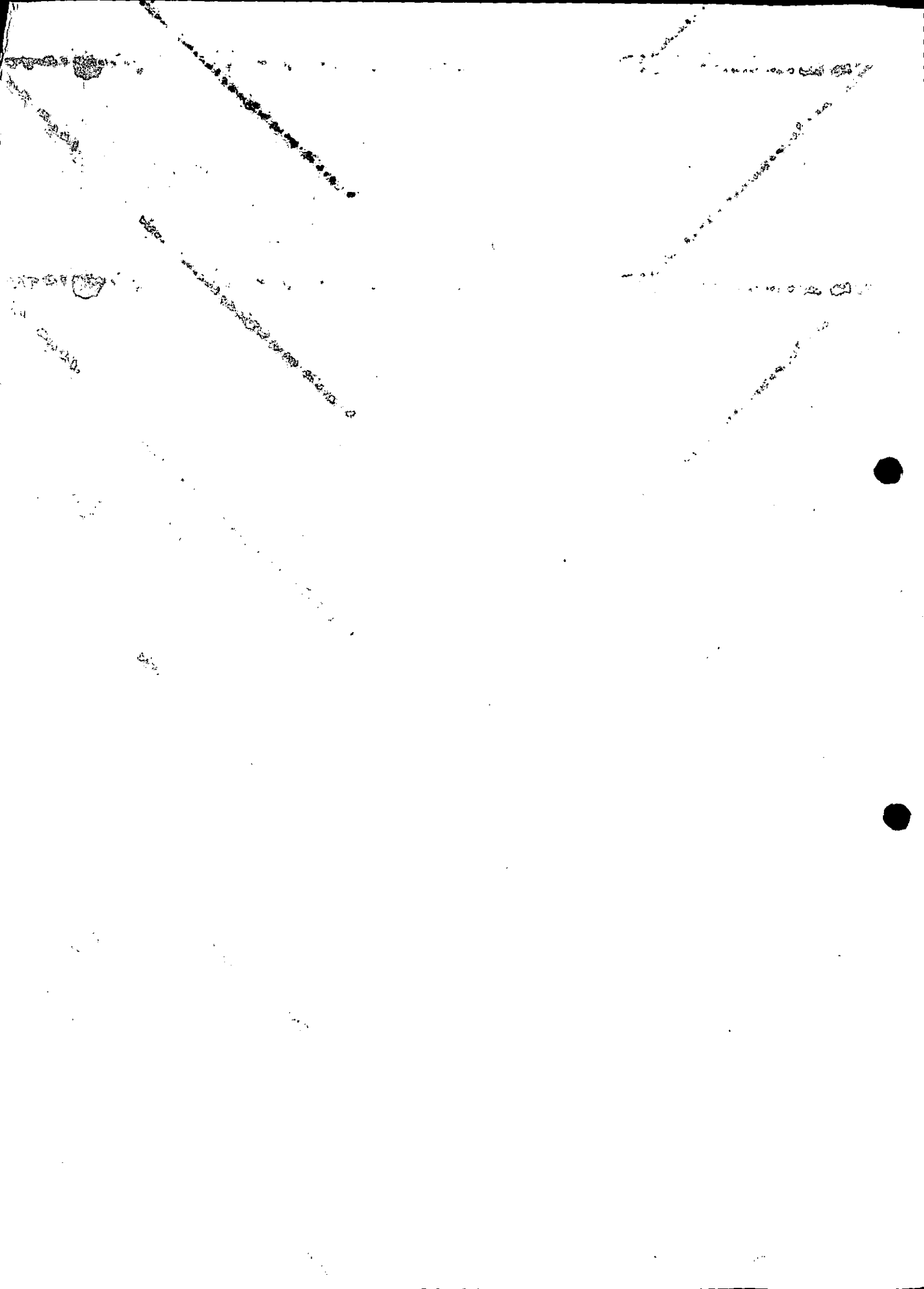
Kind regards

AJones

Andrea Jones

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Manchester

A full list of partners is available for inspection at the above address



WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers **MY REF**: KR/5438

YOUR REF:

TO: Nicola Lake - Planning **DATE**: 30/04/02

PLANNING APPLICATION NO. F/2002/5438.
PROPOSED PETROL FILLING STATION REDEVELOPMENT AT SHEPHERDS HILL GARAGE, LONDON ROAD WOODLEY.

The applicant's agents Rapleys through its consulting engineer MDJ & Associates have submitted additional information (MDJA letter to Rapleys dated 30 April 2002) together with an amended plan Drwg. No. 10501/23/ Rev.B.

Comments

- Given that the Development Control Committee at its meeting on 24 April 2002 considered that there should be no vehicular access to Shepherds Hill for the development, further justification is required for proceeding with this element of the proposal.
- Notwithstanding the closure of the old road, access to the Shepherds Hill cul-de-sac needs to be further segregated from the deceleration lane. This could be achieved by way of additional cross-hatching and perhaps the utilisation of the existing crossover.
- Reference is made to a 'Traffic Speed Regulator' but no details of this feature have been submitted. Further measures in additional to the proposed signage would be required to physically prevent vehicles from exiting the intended Shepherds Hill entrance only arrangement.
- The explanation given for on-site traffic circulation is not acceptable. Drivers would effectively be encouraged to travel against the traffic flow (as indicated by directional arrows and EXIT advice to be indicated on the forecourt) when accessing the car wash facility having filled up cars with fuel or leaving the customer car parking bays. This hardly installs on-site discipline nor confidence that those drivers would obey the 'No Entry' signs and ramp and not exit the site to Shepherds Hill.

Conclusion

These amendments do not satisfactorily address the concerns raised by the Development Control Committee at the meeting held 24 April 2002.

Keith Rogers
Team Leader (Highway Development Control)

Rapleys

Commercial Property and Planning Consultants

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AKJ/LCW/807/127/1

4 April 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax & Post

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

Further to my letter dated 27th March 2002, I can now advise on remaining planning application issue, regarding the comments of the Council's Highway Consultant, Parkman.

It is understood that Parkman support the application, subject to my client entering into a legal agreement to secure financial contributions towards the provision of signalised pedestrian/cycle facilities (Toucan Crossings) across Shepherds Hill and London Road. It is understood that there are no other traffic and highway issues.

On this basis, please accept this letter as confirmation that my client accepts the requirement for a legal agreement to secure the appropriate financial contribution.

Consequently, it is assumed that the application will be presented to Committee on 24th April, with a favourable recommendation. In the interim, your Legal Department will be contacted, in order to progress the drafting of the agreement to ensure that permission can be released soon after Committee.

Kind regards

Yours sincerely

A Jones

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

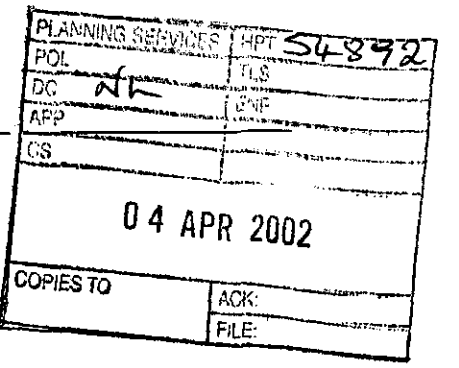
cc F Jarvand Esq – MDJ & Associates

02074397678



Rapleys

Commercial Property and Planning Consultants



AKJ/LCW/807/127/1

4 April 2002

Ms N Lake
Wokingham District Council
Shute End
WOKINGHAM
Berkshire
RG40 1WH

By Fax & Post

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Kind regards

Yours sincerely



Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc F Jarvand Esq – MDJ & Associates

Date: 28 March 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5438

Location: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Case Officer: Nicola Lake

The new plans show the following: Amended Site Layout, including the addition of a jet wash and alterations to the buildings elevations.Revised Landscaping scheme included.
□Drwg. Nos. 10501/23 (revA), 10501/24 (revA), 10501/25 (revA), 10501/50 (rev Be)

Comments are required by 18/04/2002.

Should you have any queries regarding this application please contact the case officer Nicola Lake on (0118) 974 6481.

(RING ONE)

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

App No. (Planaps) /F/2001/5488 (Ludhouse) Date Rec. 28/03/02

Location: Sonning Cutting Filling Station, 709 London Road, Woodley

Parish Woodley.

Applicant: BP Oil UK Ltd.

Description of attached plans Revised plans showing amended site layout, including the addition of a jet wash and alterations to the buildings elevations. Revised landscaping scheme, included.

Drawing No's: 10501/23 (REV A), 10501/24 (REV A), 10501/25 (REV A), 10501/50 (REV BE)

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Earley + Woodley Town Councils. Environmental Health

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

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

NEIGHBOURS: Objectors + Neighbours.

Date for Responses 21 Days.

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER NL.

Consultations Sent by Admin. on 28/03

Yellow - Part One Copy
Green - Officer's Copy

Applicationo	Name & Address
F/2001/5438	Mr I J Shankland Miss D A Turner 8 Shepherds Hill EARLEY RG6 1BB
F/2001/5438	Mrs J Withers 18 Shepherds Hill WOODLEY RG6 1BB
F/2001/5438	Mr M.G. Stewart 16 Shepherds Hill EARLEY RG6 1BB

Rapleys
Commercial Property and Planning Consultants

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APP |
CS |
28 MAR 2002
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AKJ/LCW/807/127/1

27 March 2002

REVISED PLAN

Ms N Lake
Wokingham District Council
Shoot End
WOKINGHAM
Surrey
RG4 1WR

Dear Nicola

RE: PLANNING APPLICATION REF: F/2001/5438 - SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to our telephone discussion this afternoon, in relation to the above planning application.

Further to your request, I enclose four additional copies of the landscape layout drawing no. 10501/50 (REV BE). Additionally, please find enclosed eight copies of the revised layout plan drawing no. 10501/23 (REV A), and elevations drawing nos. 10501/24 (REV A) and 10501/25 (REV A). I request that these plans formally substitute those submitted with the original application and later revised plans submitted 7th December 2001 (drawing no. 10501/23, 24 and 25).

You will note that the revised plans address the discrepancies between the earlier drawings, and include amendments to the treatment of the south west elevation of the sales building (as also shown on the landscape drawing no. 10501/50 - REV BE). These plans confirm that the jet wash will not be enclosed.

I refer to your comments in relation to landscaping and floodlighting. In respect of the first issue, a further three trees will be provided to the rear of the nine parking bays located to the north west part of the site, as requested. Your requirement for the floodlighting be replaced by bollard type lighting is noted, and it is understood that these two outstanding issues can be dealt with by appropriate conditions, to secure the amendments you require.

I trust that the above is in order and that you can undertake the necessary consultation exercise, without delaying the consideration of the application at the forthcoming Committee on 24th April 2002.

REVISED PLAN

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc R Ockendon Esq - BP Oil (UK) Ltd
Ms H Godsmark – The Heather Godsmark Partnership
F Jarvand Esq – MDJ & Associates

Rapleys
Commercial Property and Planning Consultants

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AKJ/LCW/187/27/1

25 March 2002

Ms N Lake
Wokingham District Council
Shoot End
WOKINGHAM
Surrey
RG4 1WR

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to our telephone discussion last week, in relation to the landscaping scheme submitted in support of the above planning application.

Accordingly, please find enclosed four copies of revised landscape drawing 10501/50/BE, as requested, which replace earlier versions, showing the height of trees and shrubs at initial planting stage, in addition to an elevation showing planting at maturity.

You will note that the scheme provides for a good degree of screening to the sales building, at the time of planting. This is due to the height and 'spread' of the trees to the rear of the shop, and their associated shrub and ground cover.

The scheme also illustrates, in accordance with your Landscape Officer's comments, additional trees to the east part of the site (adjacent to the new Field Maple hedgerow), and taller growing shrubs in the area between the MID sign and parking bays.

Overall, the scheme will create visual interest within the site, whilst ensuring that the development has a soft interface with its surrounding environs. Consequently, it is trusted that the enclosures will be considered to be acceptable by the Council.

As you are aware, it is imperative that this application is reported to Committee on 24th April, due to contractual obligations. Clearly, in light of this submission (and discussions to date), it is hoped that planning permission will be secured at that Committee.

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Warrington

A full list of partners is available for inspection at the above address

Kind regards

Yours sincerely



Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

cc R Ockendon Esq - BP Oil (UK) Ltd
Ms H Godsmark - The Heather Godsmark Partnership
R Parker Esq - Gunn & Partners

02074397678

Rapleys

Commercial Property and Planning Consultants

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FACSIMILE COVER SHEET

TO:	Nicola Lake	FAX NO:	0118 974 6484
FROM:	Andrea Jones	DATE:	19 March 2002
COPY TO:	Farbod Jarvand-014032266272 Heather Godsmark-012437543708	TIME:	

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING
PLANNING APPLICATION REF: F/2001/5438

I refer to our telephone discussion yesterday, in relation to the landscaping scheme (drawing 10501/50Ae). You confirmed that the scheme was currently being considered by your Landscape Officer and anticipated comments would be available shortly.

As you have been unavailable today, I have contacted the Landscape Officer, Katherine Brimble, directly. I was pleased to note that, generally, Katherine's comments were favourable and no significant concerns were raised. However, as per your request yesterday, an elevation to show the height of planting at its initial stage has been requested, and I can confirm that this is being prepared and shall be with you at the beginning of next week.

Additionally, the Landscape Officer has suggested that a further two or three trees are planted within the new area of maple hedge, adjacent to Shepherds Hill cul-de-sac, and that higher level planting is introduced between the sign and the nine parking spaces to the north west part of the site.

On the basis that no significant concerns have been raised, in relation to the landscaping scheme, I have suggested that these outstanding issues could be dealt with by appropriate conditions, to which the Landscape Officer is agreeable.

I am advised that the Council's Highway Consultant is endeavouring to provide comments today. On this basis, and assuming that the highway comments are favourable, it is anticipated that your Committee Report can be completed in readiness for the meeting on 3rd April 2002. I would, however, be grateful if you could confirm this.

Kind regards

Andrea Jones

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Manchester

A full list of partners is available for inspection at the above address

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 18 March 2002

Location:	Sonning Cutting Filling Station709, London Road, Woodley
Proposal:	Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking, landscaping and access.
Application Number:	F/2001/5438

In response to your informal consultation dated 13 March 2002 for the above application, the landscape comments are as follows:

The landscape scheme is shown on drawing 10501/50 Rev Ae.

The elevation showing the planting around the site has been inaccurately drawn so that newly planted trees are 8–9 m in height. The nursery standard for trees with the girths as specified on the drawing are as follows:

Heavy Standard	12-14 cm	3.5 – 4.25 m height from ground level.
Extra Heavy Standard	14-16 cm	4.25 – 6 m height from ground level.

The tall shrubs and new field maple hedging are also shown inaccurately on the elevation being 2m and 3m in height respectively. Many of the large shrubs will only be a maximum of 1m in height when first planted and will only form a dense screen after a number of years of growth. The same will also apply to the new field maple hedgerow when first planted, being a maximum of 1m in height and not forming a dense screen.

The applicant will need to re-submit the drawing accurately showing the height and size of the trees and shrubs when planted, including providing information on the size of the field maple when planted and planting densities for the hedgerow.

The landscape scheme will also need to include additional trees within the new hedgerow adjacent to the turning area at the end of Shepherds Hill and taller growing shrub species to help reduce the visual impact of the parking bays and the new building adjacent to Shepherds Hill.

Catherine Brimble

Catherine Brimble
Landscape Architect

Rapleys

Commercial Property and Planning Consultants

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14 March 2002

Ms N Lake
Wokingham District Council
Shoot End
WOKINGHAM
Surrey
RG4 1WR

Dear Nicola

RE: SHEPHERDS HILL GARARGE & BP PETROL FILLING STATION, LONDON ROAD READING
PLANNING APPLICATION REF: F/2001/5438

I refer to our telephone discussion this morning, and your queries in relation to the landscaping scheme regarding the above planning application.

It is anticipated that your concern relates to the adequate screening of the sales building by the new planting. In this respect, I can confirm that the trees, when planted, shall be of a sufficient height and maturity to largely screen the sales building. It is suggested, however, that the specific details of the landscaping scheme can be secured by appropriate landscaping conditions.

I trust that this addresses your concerns and, subject to your landscape and highway comments, can complete your Report for the Committee scheduled for Wednesday 3rd April. However, please do not hesitate to contact me should you have any further queries.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

cc Ms H Godsmark – Heather Godsmark Partnership

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Commercial Property and Planning Consultants

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5 March 2002

Ms N Lake
Planning Services
Wokingham District Council
Shoot End
Wokingham
Surrey
RG4 1WR

Dear Ms Lake

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

Further to my colleague Andrea Jones's letter of 28th February, please find enclosed illustrative colour landscape elevation drawing no. 10501/50(Rev Ae) in support of the landscape scheme.

I trust you find this acceptable, and await your response at your earliest convenience.

Yours sincerely

Michael Cassidy BA(Hons) DipUP MA MRTPI
Senior Planner
mjc@rapleys.co.uk
DDI: 020 72558072

Enc.

Heather Godsmark Partnership

Landscape Architects & Horticultural Consultants

Swallowfield, Eastergate Lane
Eastergate, Chichester
West Sussex, PO20 6SJ

Tel. 01243 543834
Fax. 01243 543708
e mail:godsmark@lineone.net

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Attn Ms N Lake
Planning Services
Wokingham District Council
Shoot End
Wokingham
Surrey
RG4 1WR

01.02.02

Dear Ms Lake,

F/2001/5438

Shepherds Hill Garage and BP Filling STATION, London Road, Reading.

I write further to Rapleys letter to you dated 28th February, 2002, signed by Andrea Jones, concerning the planning application to redevelop the above properties by BP Oil Ltd. Please find enclosed the Planting Layout for the above site, Drg No 50/A on which has been added a landscaped elevation of the approach from the South West. Three copies of the drawings enclosed are coloured and three are plain.

Should you have any queries please contact Andrea or me for clarification.

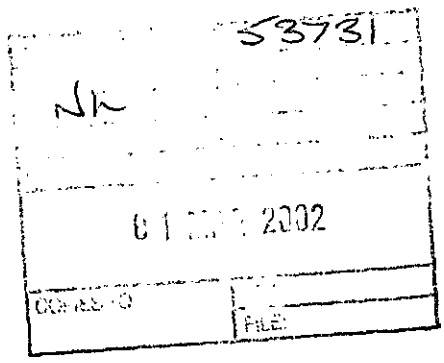
Yours sincerely,

Heather Godsmark.

Heather Godsmark

CC: Robin Ockendon/BP (+ drg/plain)
Andrea Jones/Rapleys (+ drg/coloured)
Russ Parker/ Gunn & Ptnrs (drg e-mail)

Rapleys
Commercial Property and Planning Consultants



AKJ/LCW/807/127/1

28 February 2002

Ms N Lake
Planning Services
Wokingham District Council
Shoot End
Wokingham
Surrey
RG4 1WR

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to the telephone conversation between my colleague, Robert Clarke and Mike Thorpe, Head of Development Control, in respect of the above site.

It is understood that the latest drawings do not adequately address the Council's concerns, in respect of the design issues raised relating to the south west part of the site. The Council has suggested, that as an alternative to amending the rear elevation of the sales building (to provide greater public interface), a significant and dense landscaping, to the apex of the site, would be acceptable.

Accordingly, please find enclosed six copies of landscape layout drawing no. 10501/50, which supplements drawing no. 10501/23 (Rev A), submitted 13th February 2002.

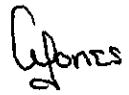
You will note that provision is made for a significant number of large growing trees and relatively tall growing, mostly evergreen shrubbery, thereby shielding the sales building, whilst providing visual interest to this part of the site. The scheme proposed will provide a mature and dense cover, offering a 'parkland' setting, in accordance with the Council's advice.

Additionally, it is proposed to retain the existing mature field maple hedgerow along the boundary of the site with the Shepherds Hill Cul-de-sac, thus providing some screening to the car wash.

In support of this landscape scheme, a coloured landscape elevation shall be submitted to you early next week.

I trust that you find this acceptable, and await your response at your earliest convenience.

Yours sincerely



Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

cc R Ockendon Esq – BP Oil (UK) Ltd
Ms H Godsmark – Heather Godsmark Partnership
R Parker Esq – Gunn & Partners

02074397678

Rapleys

Commercial Property and Planning Consultants

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FACSIMILE COVER SHEET

TO:	Ms N Lake	FAX NO:	0118 9741484
FROM:	Andrea Jones	DATE:	19 February 2002
COPY TO:	Robin Ockendon Esq. – BP Oil (UK) Ltd (01296 738 779)	TIME:	16:16

NO. OF PAGES (excluding cover sheet): 1 **URGENT**

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

Dear Nicola

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION – LONDON ROAD, READING - PLANNING APPLICATION REF: F/2001/5438

I refer to our brief telephone discussion on Monday, in relation to my letter dated 13th February 2002 and revised plans.

Although you intended to contact me later in the day, to discuss the submission more fully, unfortunately I did not hear from you. I would, therefore, be grateful if you could contact me on your return to the office tomorrow, as a matter of urgency.

I understand that you consider any amendments would require a further consultation exercise. I am, therefore, anxious for your comments, so that the amendments can be submitted formally, allowing sufficient time to complete the consultation, prior to the Committee Meeting on 13th March.

I look forward to hearing from you.

Kind regards

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Rapleys
Commercial Property and Planning Consultants

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13 February 2002

Ms N Lake
Planning Services
Wokingham District Council
Shute End
Wokingham
Surrey RG4 1WR

Dear Nicola

RE: PLANNING APPLICATION AT SHEPHERDS HILL GARAGE (VOLVO) AND BP PETROL FILLING STATION, LONDON ROAD, READING (REF: F/2001/5438).

I refer to our telephone discussion last week, following your inspection of the above site with your Head of Development Control.

I understand from this discussion that you are concerned with the appearance of the south west treatment of the site, given its prominent and elevated position, when approaching the site along the A4, from Reading. In particular, you have identified the location of car parking, the appearance of the refuse and storage enclosures and the sales building, as areas that should be given further consideration. You did not, however, believe that the re-orientation of the sales building, or an amendment to the site layout would be necessary.

The Existing Site

In respect of the above, it is noteworthy to consider the overall benefits of the proposal, in terms of the significant design improvements, for the site itself (including other important viewpoints) and the surrounding area.

The existing site, currently occupied by the car dealership and the BP petrol filling station, is visually incongruous, in design terms, having no positive contribution to the overall appearance of the area. This is very apparent when passing the site, travelling along London Road, towards Reading (see photos). Whilst the BP petrol filling station provides a relatively open site, softened with a small amount of landscaping, the car showroom and canopy, occupying the majority of the site, appears as a heavy and dark frontage. This building and forecourt is surrounded by parked vehicles, which are prominent due to their proximity to the highway, offering an unattractive frontage to this part of the site.

Clearly, given the surrounding residential properties, the directional flow of traffic past this south east boundary, and also views north from Pitts Lane, the appearance of this part of the site is also important (see photos).

The south west elevation is currently dominated by the showroom building and vehicles displayed outside. The impact of this is emphasised further by the contrast of the dark elevational treatment of the building, set against the white illuminated fascia panel, the

height of the building, its close proximity to the site's boundary, and the elevated nature of vehicles on display.

Consequently, the building is prominent, when seen from near the brow of the hill on the A4 approach from Reading (and adjacent side roads). This building does, however, appear far less apparent with distance from the site, owing to other visual clutter including road signs, traffic lights, and railings (see photos).

The Proposals

The proposed development, to provide an enhanced petrol filling station facility, will bring significant design improvements, to the benefit of the area generally. The structures (including shop, forecourt canopy and car wash) will have a consistent treatment in terms of form and building materials, offering a cohesive and distinct identity. This will greatly enhance important views of the site.

The proposal will include the removal of the rows of vehicles displayed adjacent to the south east, south west and north west boundaries. The largest area for new parking (9 in total) will be located to least prominent (north west) boundary of the site, representing a significant improvement in terms of the visual impact of parked vehicles. Furthermore, given the short-term nature of visits to the facility, it is unlikely that spaces will be fully occupied for any length of time.

The proposal includes the introduction of significant additional landscaping around the site so that the frontage has softer appearance. Together with new boundary treatments, the site will have a more orderly and cared appearance.

Amendments to the South West Elevation

Notwithstanding the above, in the interests of securing a negotiated consent, I am pleased to enclose a revised plan (No. 10501/23-A) and elevations (Nos. 10501/24-A, 10501/25-A) for your comments, prior to submitting as formal amendments. These show the following alterations:

1. The number of car parking spaces on the south west apex of the site have been reduced (by relocating 2 spaces to less prominent, north west boundary). This allows for additional landscaping, providing the advantage of increased screening.

2. The building materials to the flank and rear elevations of the sales building have been upgraded from composite cladding to brick. The brick includes banding, to provide greater visual interest. (Further brick detailing can be provided, which could be subject to a condition, should you consider this appropriate).

3. The refuse area has been reoriented to lie adjacent to the plant enclosure. This reduces the perceived coverage of encloses, when viewed from the south west. Additionally, the enclosures will be constructed in brick and, thus, inconspicuous against the backdrop of the sales building. (An elevation, to include the enclosures, is currently being prepared and will be submitted shortly).

4. As indicated on the plan No. 10501/23-A, the proposal introduces a significant area, to the south west part of the site, for landscaping (where currently, there is no such provision). I confirm that Landscape Consultants - Heather Godsmark Partnership – are

being instructed to provide details of a landscaping scheme, to include mature planting. This may also incorporate an art/design feature. It is suggested that details the landscaping scheme would be more appropriately addressed by a condition.

In considering the above amendments, I would emphasise two factors that have a significant bearing in relation to the impact that the proposal will have on this approach to the site. Firstly, the sales building will be situated further back into the site (being approximately 27m from the boundary) than the existing car showroom (at approximately 8m). Secondly, the sales building will be of a much more domestic scale, being only 4.2m in height. Clearly, it will be far less visible and intrusive than the existing showroom.

Additionally, the 4 parking spaces to the rear of the shop, if occupied, will be well screened by landscaping and will not be elevated as vehicles currently appear. The ventilation fan unit and gas cage, adjacent to the parking areas, are small enclosures (approximately 1.5m high). These structures will have a minimal impact, particularly as planting will largely screen them.

Plan Annotations

I can confirm that the annotations on the plans are as follows:

DCD (Driver Controlled Delivery) unit – a small unit enclosing an emergency telephone and button, which allows a tanker driver to make deliveries in the event that a store manager is not on the premises at the time of delivery).

PRV (Pressure Release Valve) unit – this is linked to the LPG installation. In the event that there should be any build-up, it allows pressure to be released. This is an emergency measure only.

Pirot tank vents - these allow air to be drawn into the petrol tanks as petrol is being siphoned off (to avoid a vacuum) and similarly allow air to be expelled as the tanks are being replenished (no petrol fumes are omitted into the atmosphere).

I trust that the above addresses all the points that you have raised and that you are now able to support this application. I would be grateful for your urgent response, so that further plans can be submitted formally, thus allowing sufficient time for the necessary consultation to be completed prior to your Committee meeting in March.

I look forward to hearing from you.

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

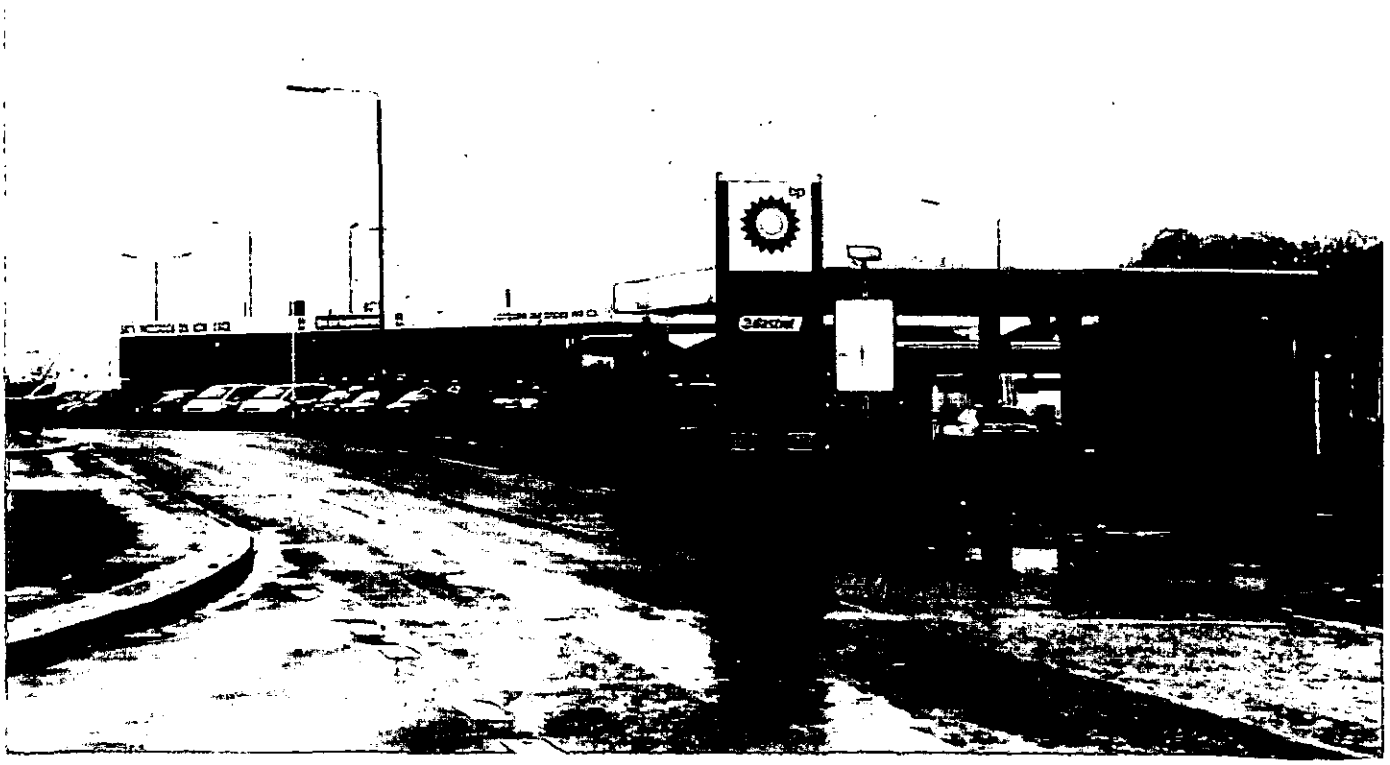
cc. R Ockenden – BP Oil (UK) Ltd
Ms H Godsmark – Heather Godsmark partnership
R Parker Esq. – Gunn & Partners

BP Oil (UK) Ltd – London Road, Reading

Planning Application Ref: F/2001/5438



Photograph showing view of car showroom building and BP petrol filling station in the context of the surrounding area from London Road (westbound).



Photograph showing relationship between the car dealership and BP petrol filling station sites as viewed from London Road (westbound)

BP Oil (UK) Ltd – London Road, Reading

Planning Application Ref: F/2001/5438



Photograph showing view of car dealership and part of BP filling station from Pitts Lane.



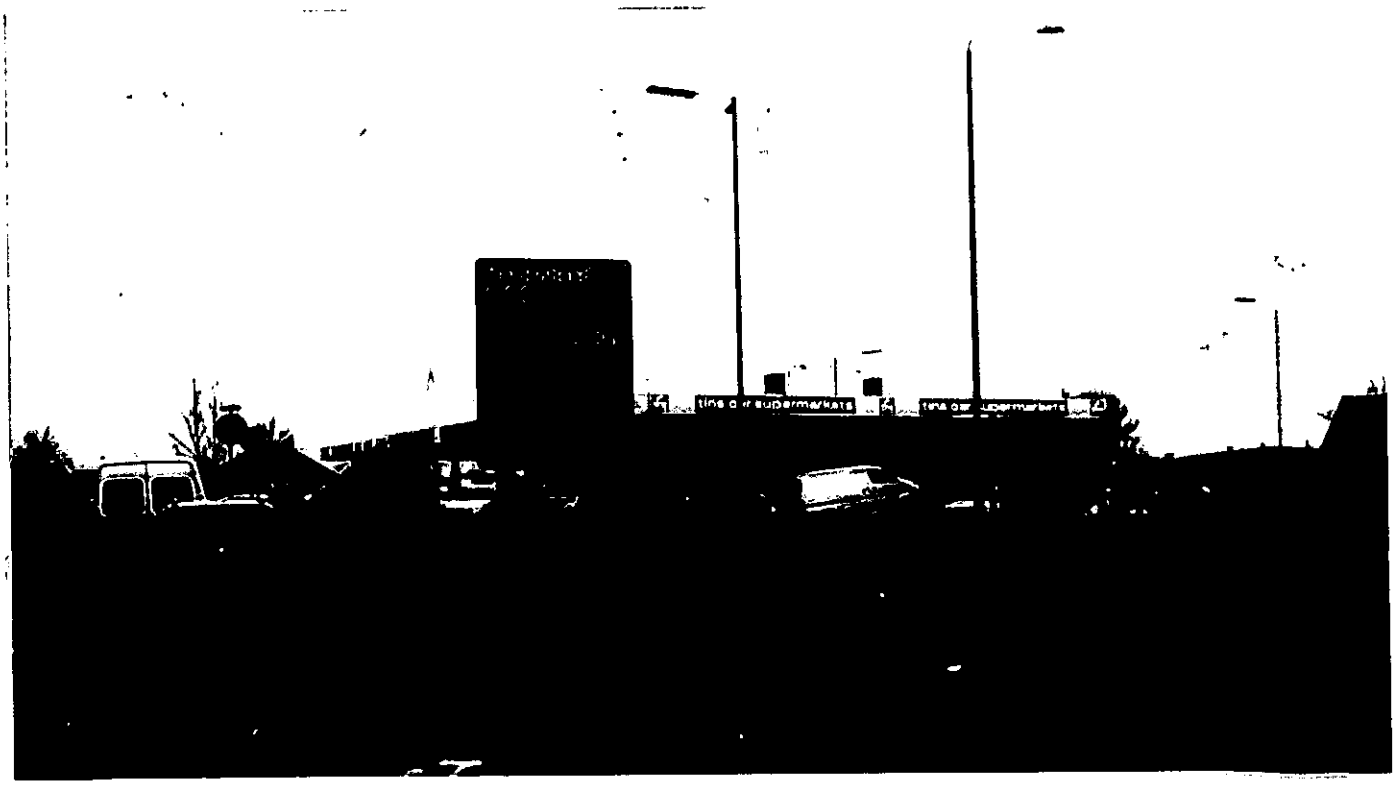
Photograph showing car showroom as viewed from the A4 (eastbound).

BP Oil (UK) Ltd – London Road, Reading

Planning Application Ref: F/2001/5438



Photograph showing car showroom as viewed from residential access (London Road) adjacent to the A4 (eastbound).



Photograph showing car showroom as viewed from residential access (Shepherds Hill) adjacent to A4 (eastbound).

BP Oil (UK) Ltd – London Road, Reading

Planning Application Ref: F/2001/5438



Photograph showing distance views of car dealership from A4 (eastbound).



Photograph showing distant views of car dealership site from A4 (eastbound).

Rapleys
Commercial Property and Planning Consultants

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14 February 2002

Ms N Lake
Planning Services
Wokingham District Council
Shoot End
Wokingham
Surrey
RG4 1WR

Dear Nicola,

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION, LONDON ROAD, READING

I refer to my letter dated 13th February 2002 enclosing revised plans, and photographs for illustrative purposes.

It has come to my attention that some of the photographs were incorrectly mounted, and therefore, I enclose a set of revised photographs which should replace those originally submitted.

I trust this is of assistance.

Yours sincerely

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

Enc.

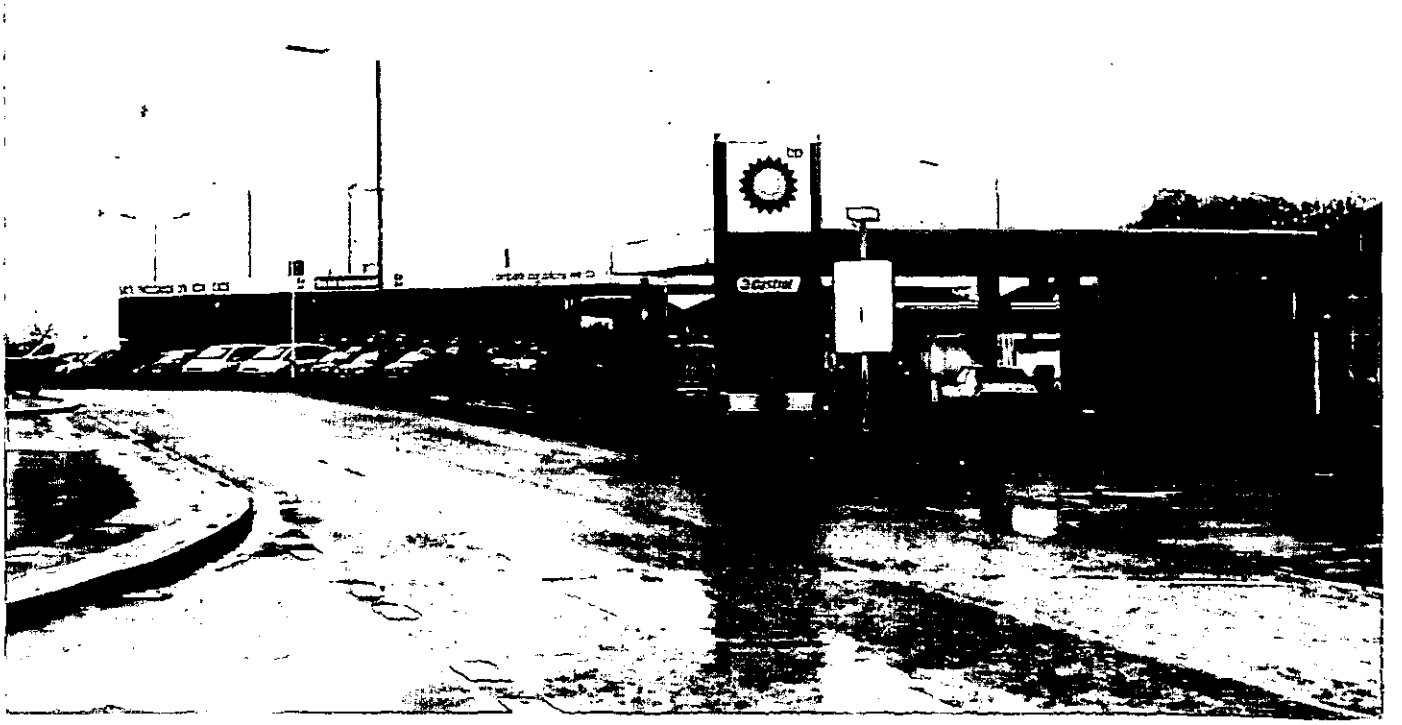
cc Ms H Godsmark – Heather Godsmark Partnership
R Parker Esq – Gunn & Partners

BP Oil (UK) Ltd – London Road, Reading

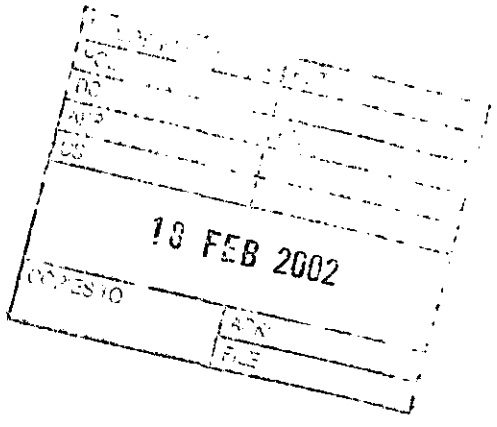
Planning Application Ref: F/2001/5438



Photograph showing view of car showroom building and BP petrol filling station in the context of the surrounding area from London Road (westbound).



Photograph showing relationship between the car dealership and BP petrol filling station sites as viewed from London Road (westbound)


18 FEB 2002

BP Oil (UK) Ltd – London Road, Reading

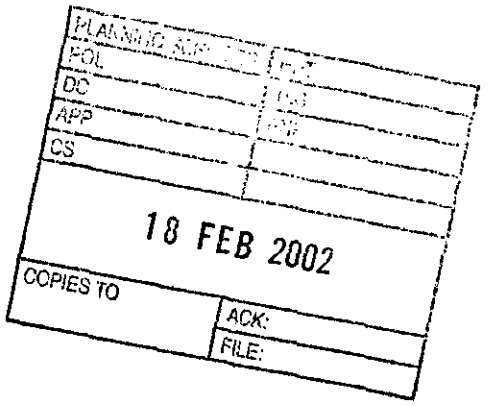
Planning Application Ref: F/2001/5438



Photograph showing view of car dealership and part of BP filling station from Pitts Lane.



Photograph showing car showroom as viewed from the A4 (eastbound).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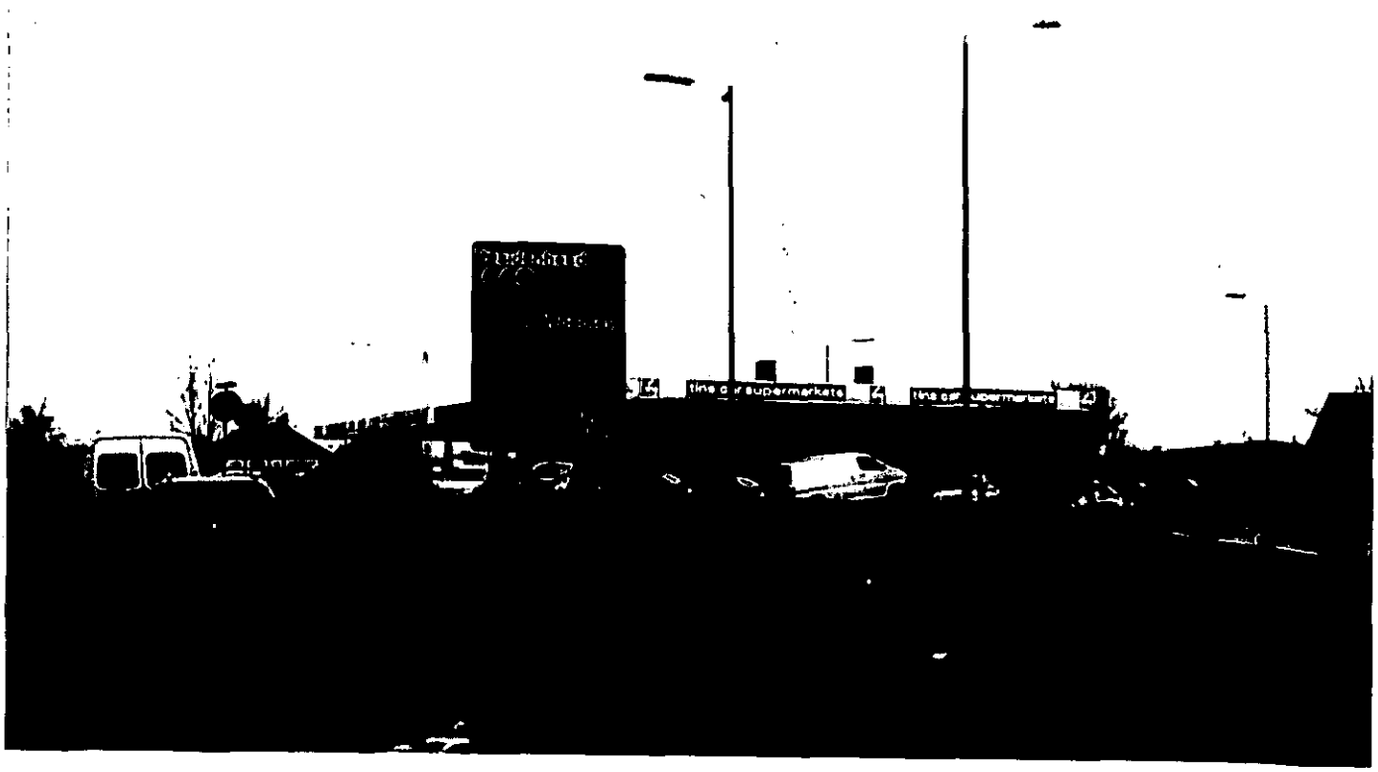
BP Oil (UK) Ltd – London Road, Reading

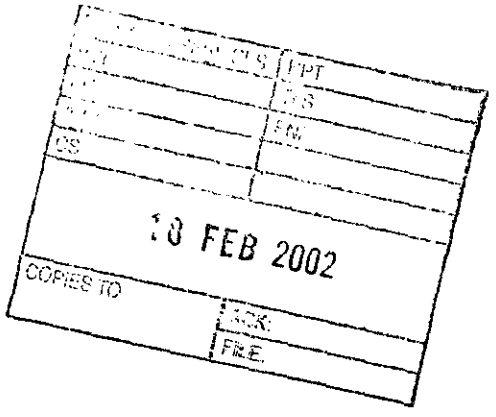
Planning Application Ref: F/2001/5438



Photograph showing car showroom as viewed from residential access (London Road) adjacent to the A4 (eastbound).



Photograph showing car showroom as viewed from residential access (Shepherds Hill) adjacent to A4 (eastbound).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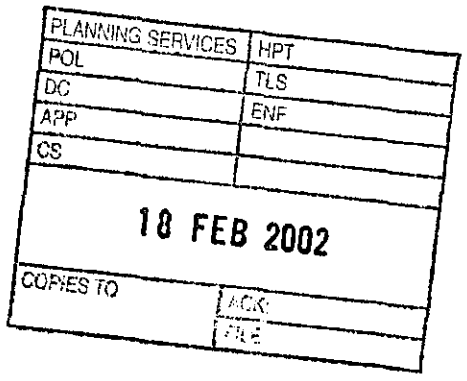
Photograph showing distance views of car dealership from A4 (eastbound).



Photograph showing distant views of car dealership site from A4 (eastbound).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MDJ & ASSOCIATES

Consulting Engineers

Wimblehurst House
18 Thatchers Close
Horsham
West Sussex RH12 5TL
Tel: (01403) 255869
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Our ref: FJ/SR/00118

12 February 2002

Ms N Lake
Planning Department
Wokingham District Council
Shute End
Wokingham
Surrey RG40 1WR

Dear Ms Lake

BP Oil UK Ltd - Shepherds Hill/London Road, Sonning, Reading

I write further to my previous discussions and meetings with Mr T Callaghan in the Highways Department regarding the proposed redevelopment of the existing BP service station at the junction of Shepherds Hill/London Road, Sonning.

At the last meeting with Mr Callaghan on 9th November 2001, it was agreed that further investigations would be carried out in respect of the traffic and highway aspects of the proposed development. These included assessments of the existing and predicted traffic and pedestrian flows and the proposed access arrangement to the site. I set out below a summary of the traffic and highway aspects of the proposed development:

1) Proposed Development

The proposed development consists of a new petrol filling station including forecourt, sales building, car parking, landscaping and access. The proposal is to replace the existing petrol filling station sites located at London Road and Shepherds Hill with a single site, which will include the existing Volvo dealership site.

2) Proposed Layout

The proposed fuel forecourt would consist of eight multi-product variety fuel islands providing 16 filling positions.

The existing BP service stations provide a total of nine fuel islands (5 islands at London Road service station and 4 islands at Shepherds Hill service station) providing a total of 17 filling positions. The number of fuel islands and the filling positions at the proposed forecourt would therefore be less than the combined number of fuel islands at the existing service stations.

The provision of multi-product pumps would reduce potential queuing and would allow motorists to use all the filling positions, hence reducing delays and improving traffic circulation within the site.

The proposal would provide a total of 13 dedicated customer and staff parking spaces, one disabled parking space and parking spaces for the use of Air/Water.

There will be clear passing lanes both to the west and east of the fuel forecourt. The provision of dedicated passing lanes would provide unhindered access to the customer parking spaces and also to the site exit.

The car wash and jet wash facilities would be located to the north of the site with separate entry and exit arrangements therefore removing traffic conflicts and allowing easy access to and from the facilities.

The proposed one-way traffic circulation within the site would ensure that the number of traffic conflicts within the site and at the site accesses are minimised.

The proposed site layout would therefore offer significant operational and safety benefits.

3) Existing and Proposed Vehicular Accesses

The existing vehicular access arrangements to the sites consist of:

a) Separate entrance and exit points to and from Shepherds Hill service station.
b) Separate entrance and exit points to and from London Road service station.
c) A combined entrance/exit point to and from the Volvo dealership site.

The proposed access arrangement to the site would consist of a separate entrance and exit via London Road, similar to the existing arrangement, and an entrance only via Shepherds Hill, similar to the existing entrance to the Volvo dealership site. The existing exit from the Volvo dealership site onto Shepherds Hill would be removed.

It is also proposed to carry out highway improvements to the existing deceleration lane at the site entrance in Shepherds Hill and to provide a new deceleration lane at the site entrance in London Road. Highway improvements at the junction of Shepherds Hill and the residential cul-de-sac to the north of the site are also proposed to separate the site entrance from the residential road.

The removal of the Volvo dealership site and its existing entrance/egress arrangement together with the associated displacement of the car transporters deliveries and on street parking at or near the accesses would assist the traffic

conditions on Shepherds Hill and enhance road safety at this location.

The proposed access arrangement to serve the site is in accordance with our detailed discussions with Mr Callaghan in the Highways Department.

4) Existing Traffic Flows

In order to ascertain the traffic movements associated with the existing BP service station sites and the Volvo dealership site, traffic surveys were commissioned on Thursday 29 November 2001 between the period of 0700 and 1900 hours.

A summary of the total 12-hour traffic movements to and from the BP service stations and the Volvo dealership site is produced at **Appendix 1**.

Appendices 2 and 3 show the traffic movements to and from the sites during the periods of 0800 to 0900 and 1700 to 1800 hours on Thursday 29 November 2001.

Table 1.1 gives a summary of the existing traffic flows to and from the sites.

Table 1.1
Existing Traffic Flows

Site	Arrivals			Departures		
	12-hour	AM	PM	12-hour	AM	PM
Shepherds Hill	620	41	56	616	42	50
London Road	487	53	38	486	54	40
Volvo Dealership	29	4	1	39	0	2
Total	**1136**	**98**	**95**	**1141**	**96**	**92**

5) Predicted Traffic Flows

The proposed development rationalises the two existing service stations by replacing the existing fuel forecourts, shops, car wash and jet wash facilities in one site.

By considering the existing and proposed access arrangements and the fact that the service station would continue to serve the current passing traffic in London Road and Shepherds Hill, it is reasonable to conclude that the proposed development is unlikely to attract a significant level of additional traffic movements to those currently visiting the existing BP sites.

It is anticipated by BP that the level of increase could be of the order of 5-to10%.

Based on this assumption, the proposed development would result in an increase of approximately 55 to110 vehicles during the 12-hour period between 0700 to 1900 hours.

It should be noted that the existing traffic movements associated with the Volvo dealership site would be removed and hence the likely net increase in the additional traffic flows to the site would be of the order 25 to 80 vehicles during the 12-hour period.

The predicted traffic increase represents an average hourly increase of approximately 3 to 7 vehicles. Such increases in hourly traffic flows to the site are unlikely to have a noticeable effect on the overall traffic conditions in Shepherds Hill, London Road and at the site accesses.

Table 1.2 gives a comparison between the existing and predicted traffic flows to and from the site based on an assumption of 10% increase and taking into account the removal of the traffic flows associated with the Volvo dealership site.

Table 1.2
Predicted Traffic Flows

Site	Arrivals			Departures		
	12-hour	AM	PM	12-hour	AM	PM
Existing Service Stations & Volvo Site	**1136**	**98**	**95**	**1141**	**96**	**92**
New Service Station	**1217**	**103**	**103**	**1212**	**106**	**99**

The predicted traffic movements to and from the site are produced at **Appendices 4 and 5** for the morning and evening peak periods respectively.

6) Predicted Pedestrian Attraction

In order to ascertain the likely pedestrian attraction to the proposed development, a survey was commissioned at the existing BP service station (Byron) on the North Circular Road, London.

Byron Service Station is a 'bp connect' type of development and supports a shop of similar size to that proposed for Sonning. Location plans for Byron Service Station are attached at **Appendix 6**.

The pedestrian survey took place on Friday 6 December 2001 between the period of 0700 and 1900 hours.

The observed pedestrian flows to the site are produced at **Appendix 7**.

The results of the survey indicated a total of 48 pedestrians visiting the shop during the 12-hour survey period. This represents an average of 4 pedestrians per hour.

7) Summary/Conclusion

i) The proposed development rationalises the existing BP sites by providing a single forecourt with multi-grade fuel pumps, passing lanes, dedicated customer parking spaces, and separate car wash and jet wash facilities all of which would enhance traffic circulation and safety within the site.

ii) The proposed access arrangement to the site makes use of the existing vehicular accesses and includes improvements to the existing deceleration lane in Shepherds Hill, provision of a new deceleration lane at the entrance in London Road and improvements at the junction of Shepherds Hill and the residential cul-de-sac.

The proposed highway improvements at the site accesses together with the removal of the exit at the Volvo dealership site would enhance road safety at this location.

iii) The proposed development is unlikely to attract a significant number of additional traffic and pedestrian movements.

The above covers all the points previously discussed with Mr Callaghan in the Highways Department.

Please do not hesitate to contact me if you wish to discuss any points.

Yours sincerely

F Jarvand

cc: R Clarke Esq. Rapleys
Ms A Jones Rapleys
R Ockendon Esq. BP Oil UK Ltd

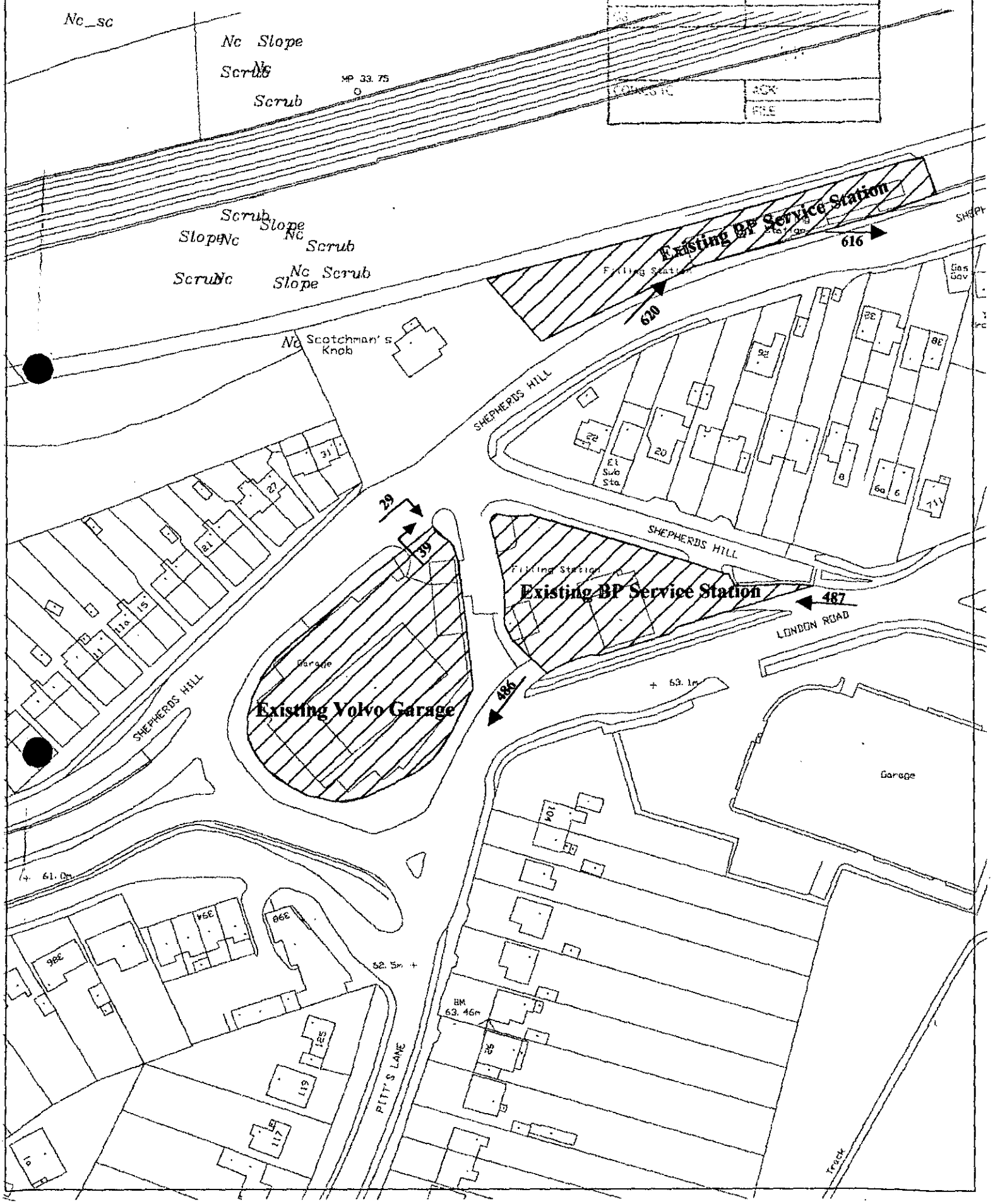
BP SERVICE STATION, A4 - SONNING

APPENDIX 1

Existing Traffic Flows

Date of Survey: Thursday 29th November 2001

Period of Survey: 0700 to 1900 hours


Existing BP Service Station
616
620
Existing BP Service Station
487
Existing Volvo Garage
29
39
486
SHEPHERDS HILL
SHEPHERDS HILL
LONDON ROAD
Scotchman's Knob
Filling Station
Garage
Garage
PITT'S LANE
Track
MP 33.75
Nc_sc
Nc Slope
Scrub
Slope
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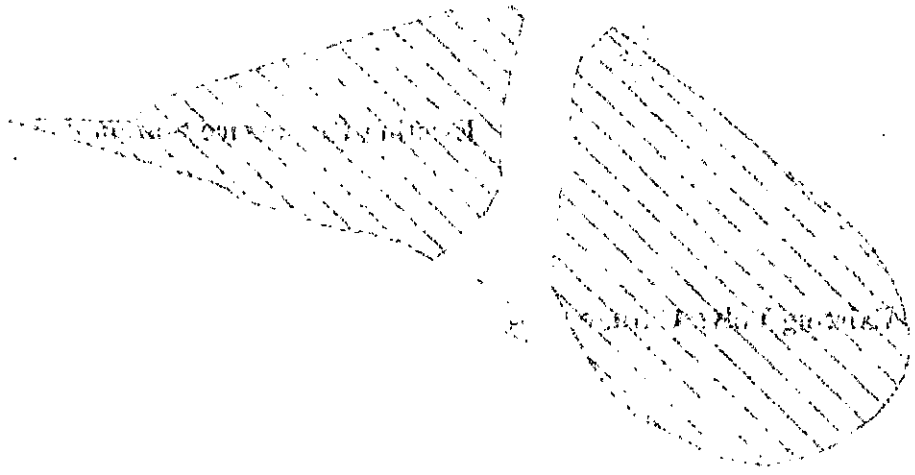


BP SERVICE STATION, A4 - SONNING

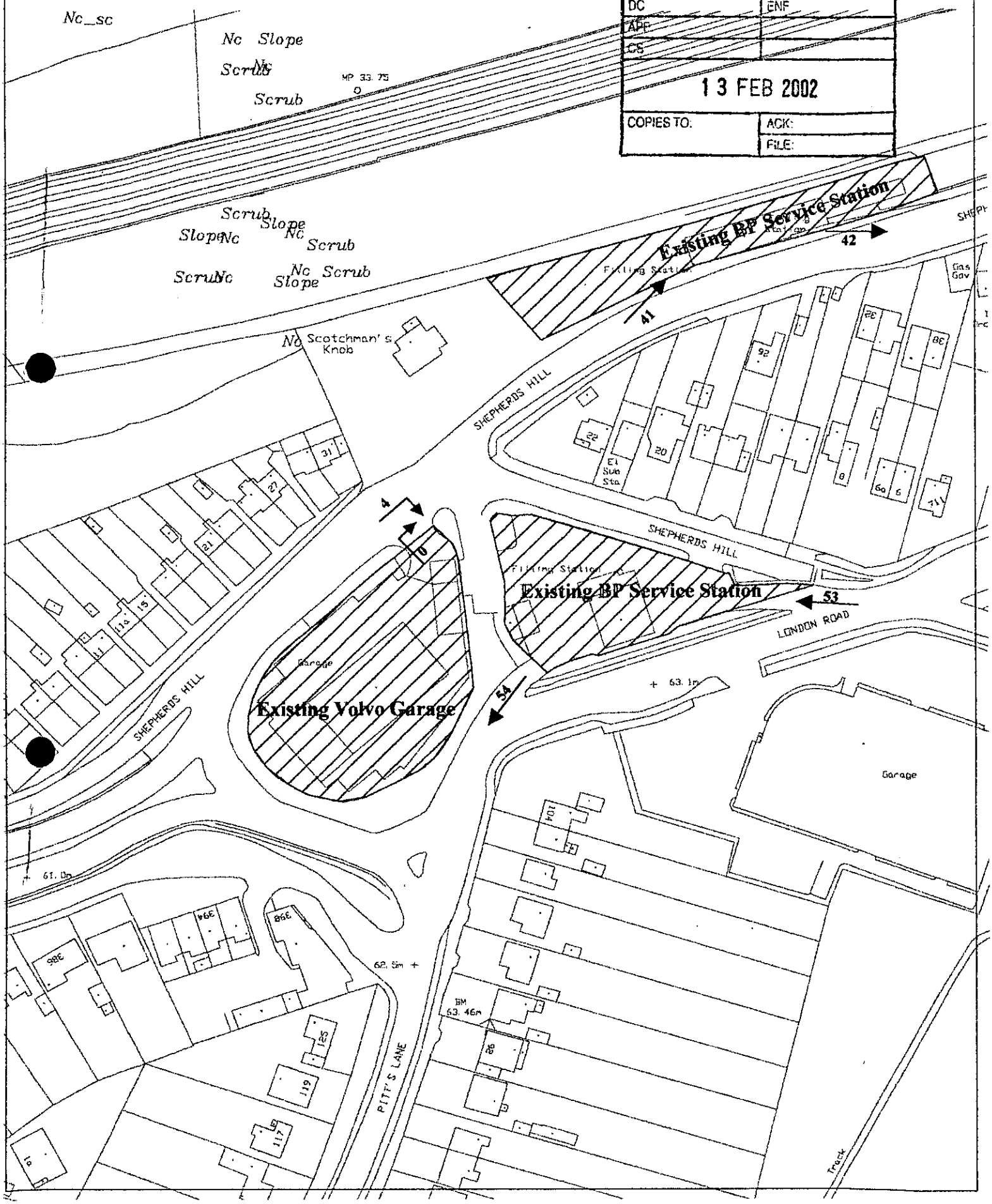
APPENDIX 2

Existing Traffic Flows

Date of Survey: Thursday 29th November 2001

Period of Survey: 0800 to 0900 hours

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 FEB 2002	
COPIES TO:	ACK:
	FILE:







BP SERVICE STATION, A4 - SONNING

APPENDIX 3

Existing Traffic Flows

Date of Survey: Thursday 29th November 2001

Period of Survey: 1700 to 1800 hours

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APB	
CS	

13 FEB 2002

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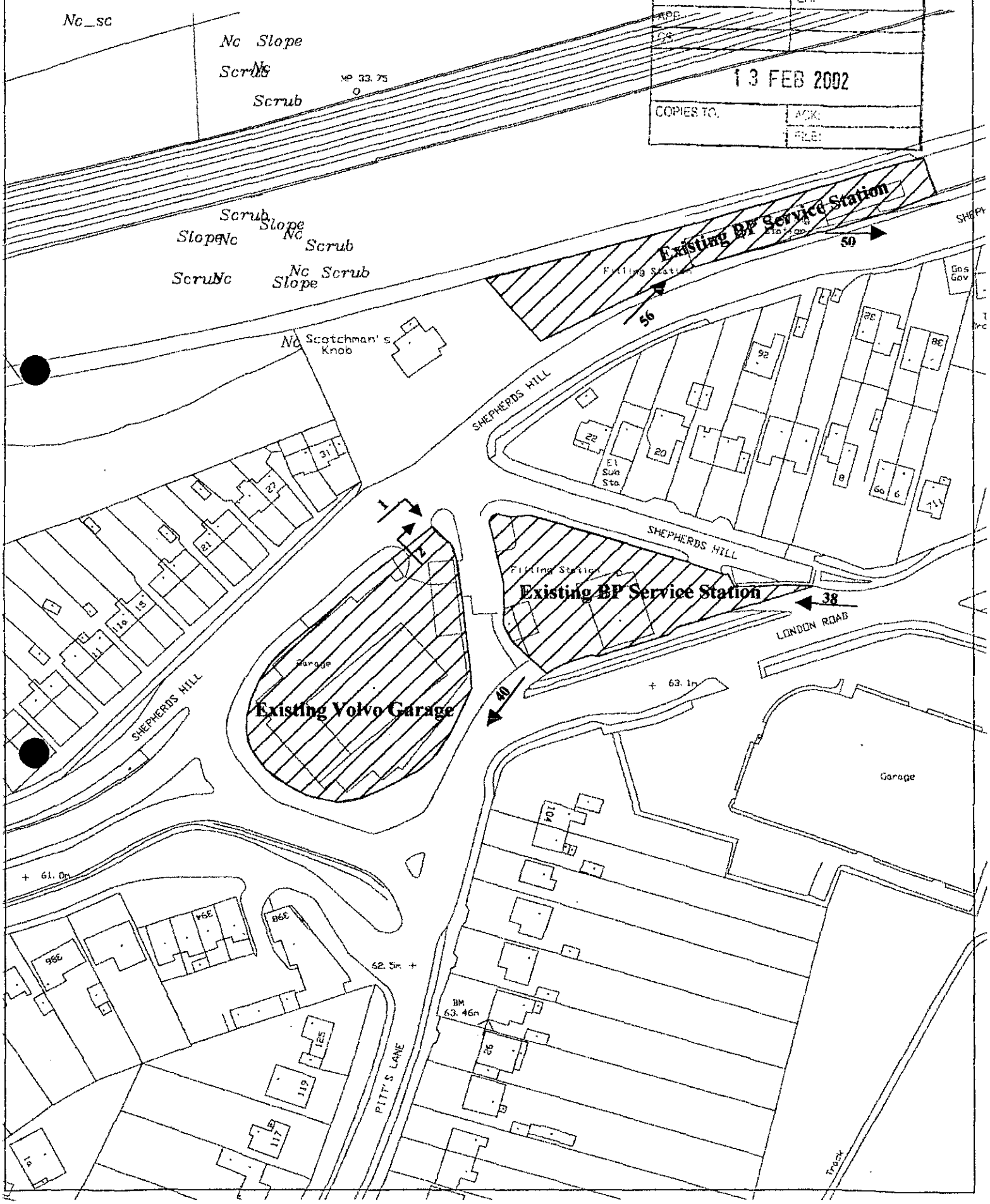
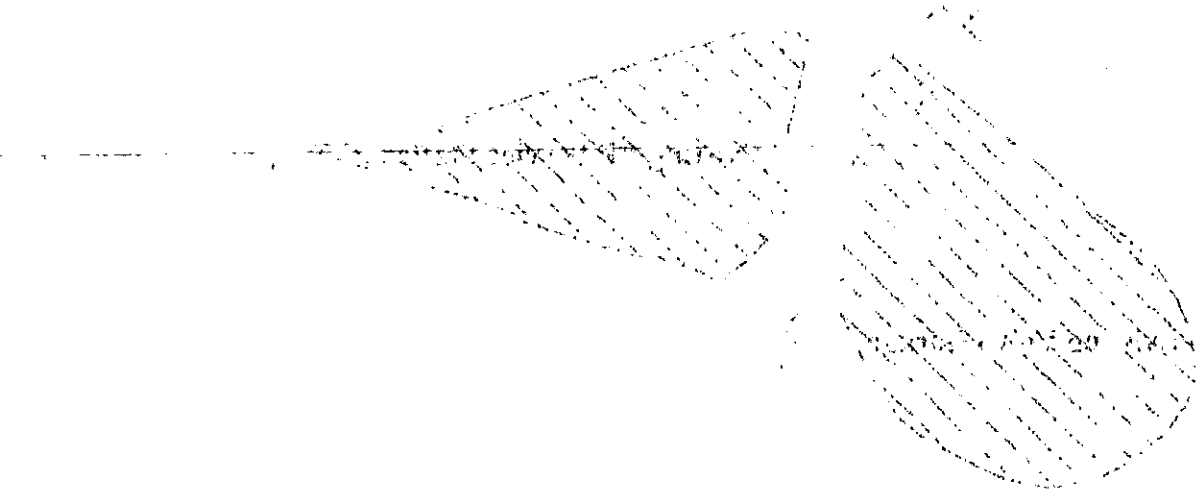
	FILE:







BP SERVICE STATION, A4 - SONNING

Predicted Traffic Flows

Period: 0800 to 0900 hours

APPENDIX

PLANNING SERVICES	HPY
POL	TLS
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APP	
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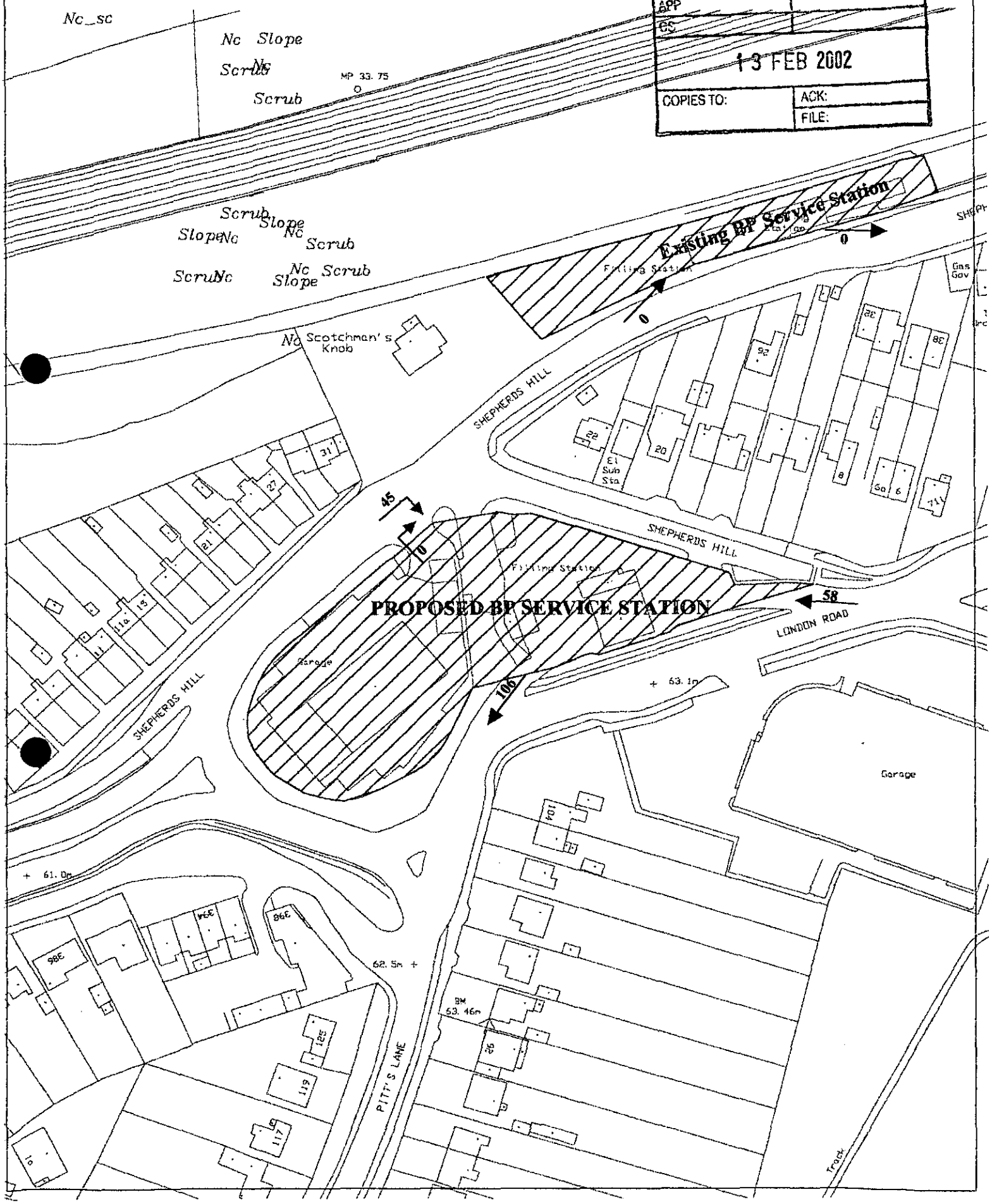



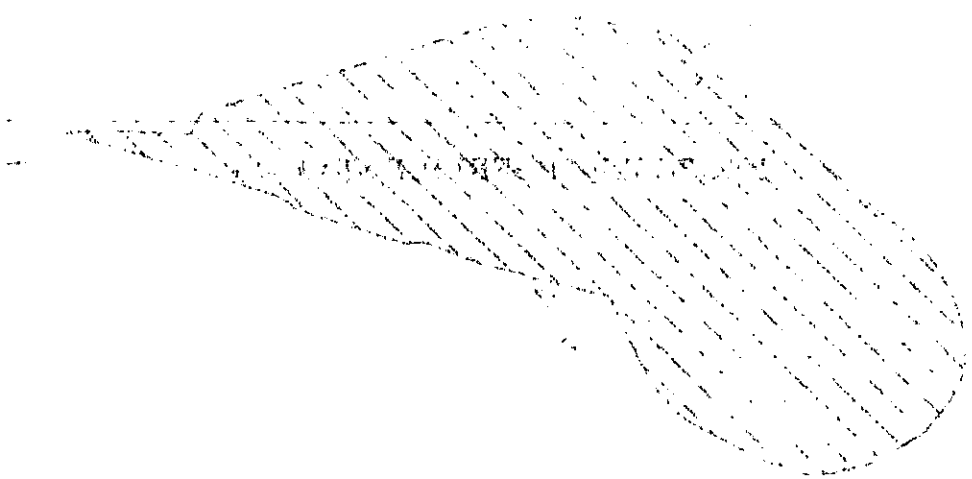

BP SERVICE STATION, A4 - SONNING

APPENDIX 5

Predicted Traffic Flows
Period: 1700 to 1800 hours

PLANNING SERVICES	HPT
TCL	TLS
DC	BNF
ASP	

13 FEB 2002

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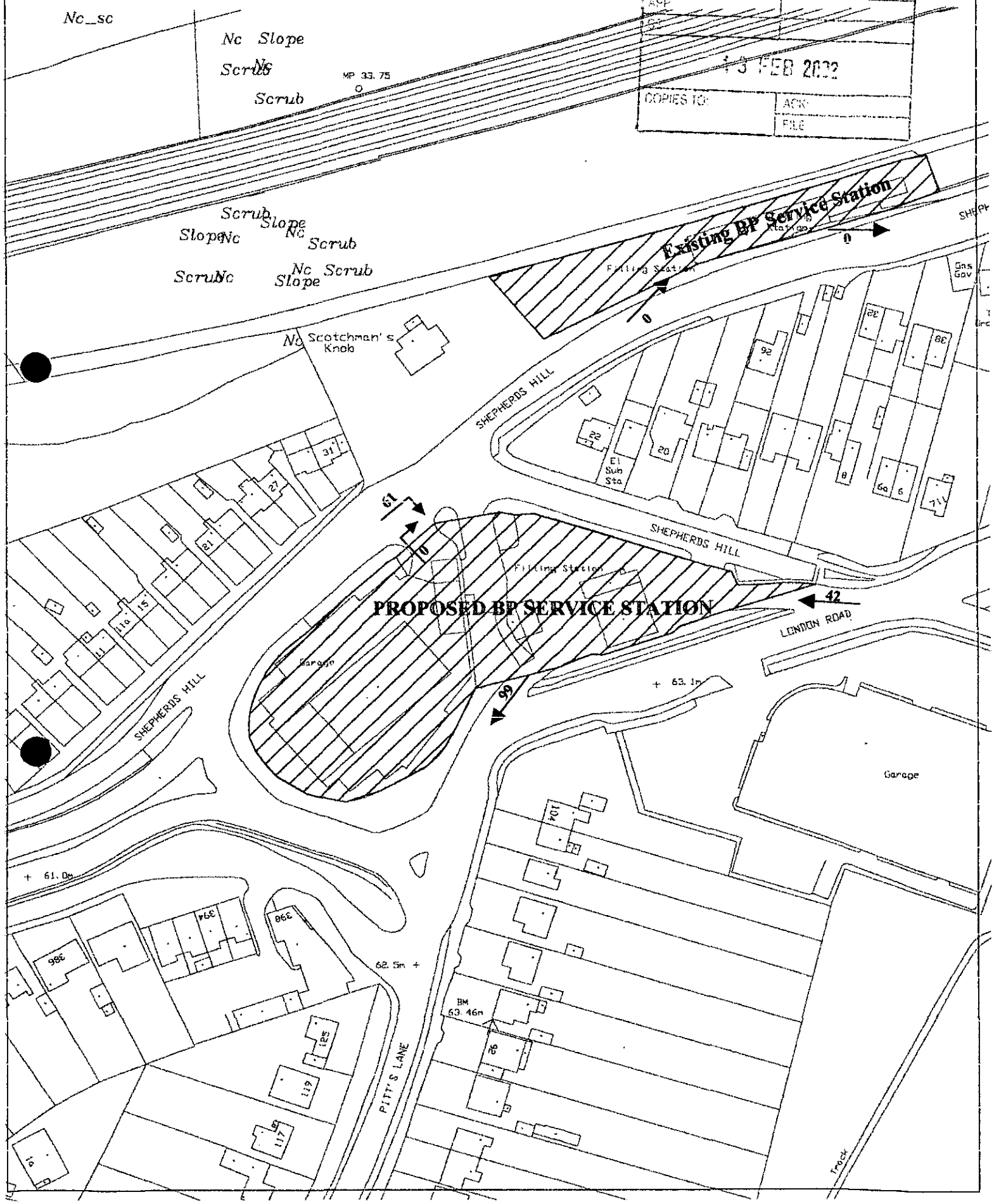

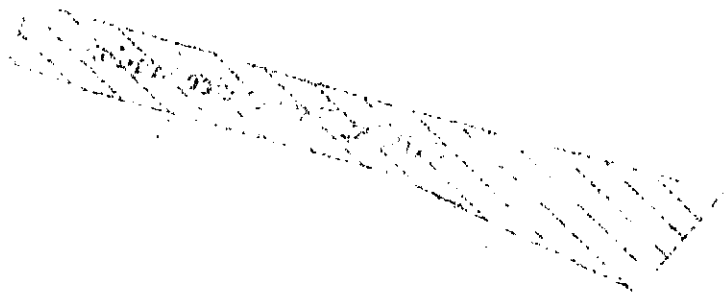



APPENDIX 6
(page 1 of 2)

PLANNING SERVICES	HPT
PGL	TPS
PDC	ENF
APP	
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13 FEB 2002	
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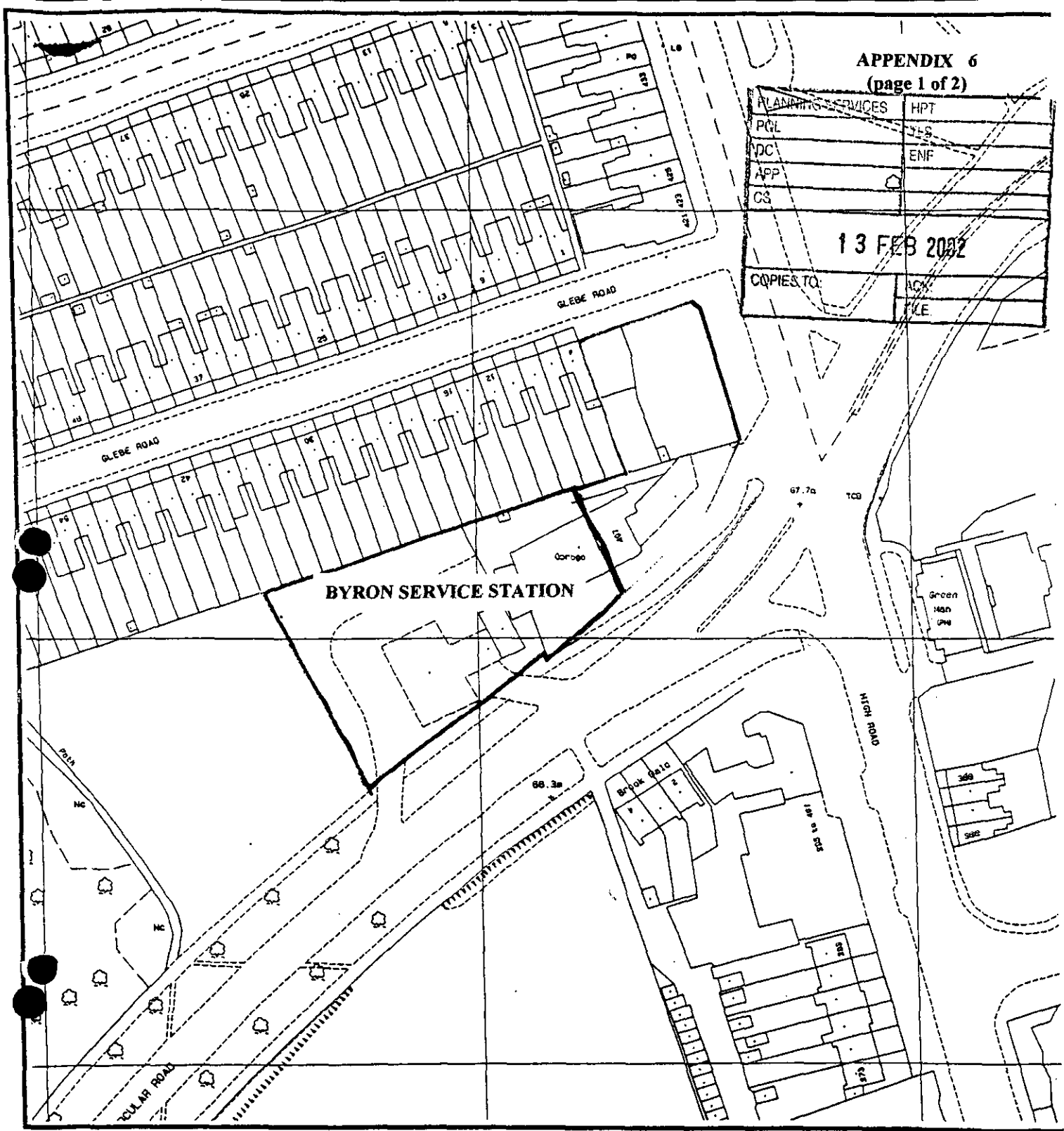

SITE LOCATION PLAN

Rapleys

MADDOX HOUSE, 1 MADDOX STREET, LONDON W1R 9WA
Tel: 020 7439 6292 Fax: 020 7439 7678

Also at: BRISTOL, HUNTINGDON and WARRINGTON

NORTH	SCALE	PLAN No.
▲	1:1250	RA 1

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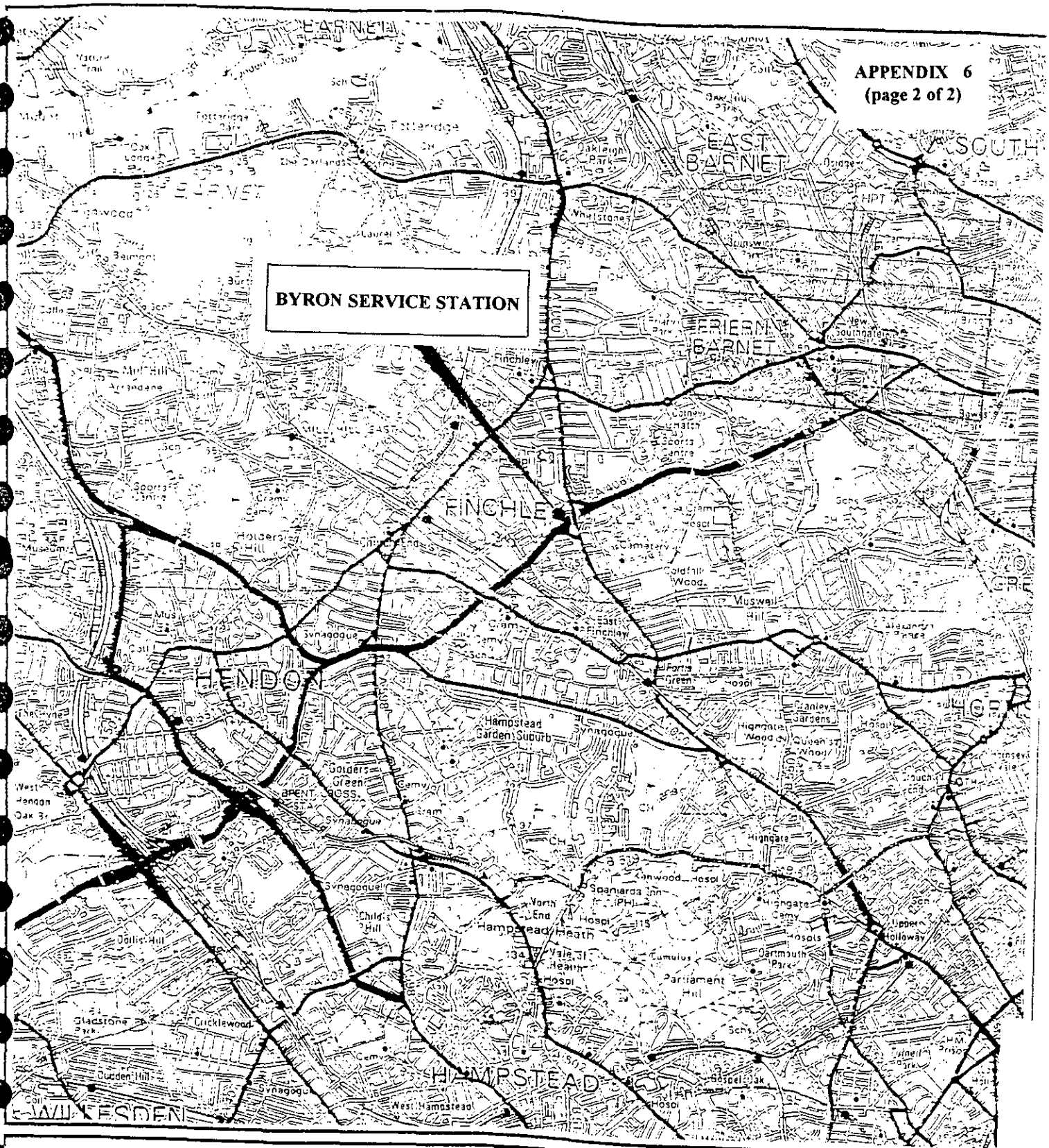

SITE LOCATION PLAN

Rapleys
Commercial Property and Planning Consultants

Maddox House, 1 Maddox Street, LONDON. W1S 2PZ
Tel: 020 7439 6292 Fax: 020 7439 7678

Also at Bristol, Huntingdon and Warrington

NORTH	SCALE	PLAN No.
▲	1:50,000	

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APPENDIX 7

Byron Service Station - A406, North Circular Road, Finchley

Pedestrian Survey

Date of Survey: Friday 6th December 2001

Period of Survey: 0700 to 1900 hours

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
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13 FEB 2002	
COPIES TO:	ACK:
	FILE:

Period (Hour commencing)	No of pedestrians arriving to the shop
0700	8
0800	5
0900	6
1000	4
1100	5
1200	1
1300	4
1400	3
1500	5
1600	4
1700	1
1800	2
Total	**48**

02074397678

Rapleys

Commercial Property and Planning Consultants

PLANNING SERVICES	HPT 52568
POL	TLC
PC	ENF
APP	
31 JAN 2002	
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FACSIMILE COVER SHEET

TO: Nicola Lake FAX NO:

FROM: Andrea Jones DATE: 31 January 2002

COPY TO: TIME:

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF THIS TRANSMISSION HAS FAILED PLEASE TELEPHONE THE OFFICE INDICATED BELOW

RE: SHEPHERDS HILL GARAGE AND BP PETROL FILLING STATION – LONDON ROAD, READING. PLANNING APPLICATION REF: F/2001/5438

I refer to our recent telephone discussions regarding the above planning application for the redevelopment of the site for a new petrol filling station.

As you are aware, I have sought clarification from the Environmental Health Officer and the Landscape Officer in relation to their comments on the merits of the proposal. I am advised that no objections are raised to the proposal, and in particular the location of the car wash, subject to satisfying conditions. On this basis, it would not be my client's intention to relocate the car wash. However, I wish to understand your position with regard to this matter, prior to providing you with further amended plans, to address the discrepancies that you have raised.

Additionally, you have indicated that you may have some design concerns, albeit it you wish to discuss the proposal with your Team Leader. Unfortunately, I have been unable to contact you today and therefore, I would be extremely grateful if you could advise me of the outcome of these discussions and any other outstanding matters, if any. Please could you advise me if you have received any comments from your Policy Team.

I am anxious that this application should not be delayed any further, and would therefore appreciate your urgent response to the above points.

Andrea Jones

Maddox House, 1 Maddox Street, LONDON W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edinburgh Huntingdon and Warrington

A full list of partners is available for inspection at the above address

NL
2001/5438
Revised Plan

Rapleys
Commercial Property and Planning Consultants

PLANNING SERVICES	HPT 50786
PCL	TLS
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DEC 2001	
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	FILE:

AKJ/LB/807/127/1

7 December 2001

Head of Planning and Transportation Services
Wokingham District Council
Shute End
Wokingham
Surrey
RG40 1WR

Dear Madam

RE: SHEPHERDS HILL GARAGE (VOLVO CAR SHOWROOM) AND BP PETROL FILLING STATION – SHEPHERDS HILL/LONDON ROAD, READING

Further to our planning application submitted 27th November 2001 in respect of the above site, I enclose the following plans which supersede the previously submitted versions (Drawing No. 20, 21 and 22).

1. Four copies of redevelopment plan (Drawing No. 10501/23).
2. Four copies of site elevations (Drawing No. 10501/24).
3. Four copies of site elevations (Drawing No. 10501/25).

These show a number of changes, primarily in relation to the format of the proposed access/egress arrangements. Furthermore, the proposal now includes a jet wash, in addition to the car wash.

I trust that this is acceptable, and await confirmation that this application has been registered.

Yours faithfully

Andrea Jones BA(Hons) MSc MRTPI
Senior Planner
akj@rapleys.co.uk
DDI: 020 72558073

cc. R Ockendon Esq. – BP Oil (UK) Ltd (+ plans)
F Jarvand Esq. – MDJ & Associates
S Webber Esq. – Rapleys (+ plans)

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5438
From:	Tom Payne Environmental Heath	My Ref:	000739
		Date.	16 April 2002

PROPOSED REDEVELOPMENT TO PROVIDE PETROL FILLING STATION (INCLUDING CANOPY, PUMP ISLANDS AND UNDERGROUND TANKS), SALES BUILDING (CLASS A1), ATM, CAR WASH, CAR CARE FACILITIES, PARKING, LANDSCAPING AND NEW ACCESS/EGRESS.

BP OIL UK LTD, C/O RAPLEYS (ROBERT CLARK).

I refer to my previous memo dated 2 January 2002 concerning this application.

The proximity of the proposed car wash, jet wash and other car valeting equipment to nearby residential properties makes noise a critical issue. The potential impact on these residents must be fully assessed prior to formally determining this planning application. At the time of my last memo it was agreed that a noise report would be produced, however I have not received this. Therefore, I have insufficient information to make an informed judgement as to the suitability of this development.

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

T. Payne

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

17.4.02
Spoke to Tom Payne I explained that he had it requested a noise Survey prior to determination from me ad made no mention of it in his previous memo. He said that it had been agreed with Andrea Jones ~~[illegible]~~ (Agent for the application) who wasn't happy with the proposed restrictions on the car wash. He said that if she wasn't happy, then she would need to submit a noise Survey, to support her case
Ms. Jones. Never mentioned their intenzes to submit a Survey

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 18 March 2002
My ref: NL/F/2001/5438.
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) 974 6991
DX: 33506 – Wokingham

Ms A Jones
Rapleys
Maddox House
1 Maddox Street
London
W1S 2PZ.

Dear Ms Jones,

PROPOSED BP PETROL SERVICE STATION, AT 709 LONDON ROAD, WOODLEY. APPLICATION NUMBER F/2001/5438.

Thank you for your letter of the 14 March 2002, regarding the above stated development.

During our recent telephone conversation I explained that the submitted landscape scheme showed the height of the proposed trees to be approximate 8.5m in height. You said that you believed that it was the intention, that the trees would be of that height on the day that they were planted on site. I asked you to confirm this in writing and to state clearly the exact height of the proposed trees at the time of their planting on site. Unfortunately your letter does not contain this information.

You also state in your letter that you trust that subject to the landscaping and highways comments, that the application would be attending the 3 April 2002 committee. However the dead line for this committee is Tuesday 19 March 2002. Therefore to allow myself and the Landscaping Officer to accurately assess the landscaping scheme, I would ask you to fax me the above requested details by 10:00am Tuesday 19 March 2002.

Subject to me receiving the requested information and the satisfactory resolution of the highways issues, I would be willing to aim to take the application to the 3 April 2002 committee.

I hope this information is of assistance to you. Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 18 March 2002

TO: Ms. A. Jones

FROM: Miss. N. Lake **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 0207 439 7678

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: BP. Petrol Station, 709, London Road.

NOTES: Urgent.

* * * COMMUNICATION RESULT REPORT (18.MAR.2002 12:41) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
356	MEMORY TX		902074397678	OK	P. 2/2

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

Nicola Lake

From: Tom Payne
Sent: 22 January 2002 10:37
To: Nicola Lake
Subject: F/2001/5438

Nicky,

I have received a letter from Andrea Jones at Rapleys re: Shepherds Hill Service Stn. dated 18 Jan. 02. Please let me know if you didn't receive a cc and I will send you a copy.

In my memo I state that my recommendations are based on the existing hours of operation. Although Mrs Jones points out that I have not recommended limiting the hours of operation, I have assumed that this is already conditioned or that the new service station will operate in the same way it does already. Do you know if the hours of use of the site are limited under an existing consent? I understand there have been alot of local objections, particularly to the car wash.

Regards

Tom

4

8 Shepherds Hill
Earley Reading
Berkshire
RG6 1BB

PLANNING SERVICES	HPT
POL	TLS
DC NL	ENF
APP	
CS	
15 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

11th January 2002

Your ref: Nicola Lake
F/2001/5438

Nicola Lake,
Development Control Officer
Environmental Services Department,
Planning Services
P.O. Box 157,
Shute End,
Wokingham, Berkshire.
RG40 1WR

Dear Nicola,

Application Number: F/2001/5438
Site Address: Sonning Cutting Filling Station 709 London Road, Woodley, Reading
Proposal: Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking, landscapi ng and access

Following the Woodley Parish Council Meeting on Tuesday 8th January 2002 we now have further concerns with the proposed redevelopment.

Omission of Residential Homes on the Plans

The plan submitted by BP for the proposed redevelopment omitted to show the residential houses in Shepherds Hill. If the redevelopment goes ahead these residential homes will be opposite the car wash and vac bays. The proposed acoustic fence is 2 metres high, the height of the car wash is 4.3 metres, the acoustic fence will not prevent noise disturbance to local residents.

The acoustic fence stops and drops to an existing brick wall which stands only 70cm high. Again, it will not prevent any noise from the car wash or vac bays disturbing the local residents.

2/...

It will also be very unsightly and as nearly all the residents' homes in Shepherds Hill have front living rooms, the proposed fence is not going to hide the car wash, making for unpleasant viewing for residents.

There are at least 8 floodlights in the car wash and vac bay area, some being double floodlights, These floodlights will illuminate a large area and along with their height are going to be clearly visible to local residents.

Petrol Storage Tanks

The petrol storage tanks are to be situated under the car wash. Our main concern is for our safety. In the unlikely event of there being any problems with the tanks, such as leakage, or heaven forbid, an explosion, it is the residents who are going to bear the full impact.

Fume Vents

The petrol storage tanks are to be sited in the car wash area next to residents' homes. Once again it is the residents who are going to be inconvenienced by way of safety and fumes. As the vents themselves are to extract dangerous build up of fumes to have them nearest the residential homes is unacceptable.

Old roadway Pitts Lane

The proposed new entrance into the garage is, I believe, the old Pitts Lane which we thought was still a public road - has it been sold to BP? Currently this Lane is used by local business employees to park their cars, employees will have to find alternative parking, either down Shepherds Hill on the double yellow lines, blocking drives to local houses, or around surrounding roads attached to the roundabout leading to road congestion for traffic entering or leaving the roundabout from these roads.

3/...

Nicola Lake,
Development Control Officer

Application Number: F/2001/5438
11th January 2002

Old roadway Pitts Lane contd

The new entrance also causes concern with safety. The roundabout is 40mph and local residents already have difficulty leaving Shepherds Hill to go onto the roundabout. With the proposed new entrance it is going to make entering and leaving Shepherds Hill for the residents even more hazardous and it will be the only exit for us. Residents will not only be contending with traffic already on the roundabout but with cars entering and leaving the garage by this entrance, making it no exit will not solve the problem as BP already have an entrance with no exit and cars regularly leave the garage through this entrance ignoring the "no exit" sign.

We ask if you would take into account our further and more detailed concerns highlighted above with those in our letter of 31st December 2002 and ask you consider rejection of the proposed BP redevelopment.

Yours sincerely,

D.A. Turner

D.A. Turner

I.J. Shankland

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2001/5438 PLANNING OFFICER: Nicola Lake

PARISH: Earley

PROPOSAL: Adjoining Parish Consultation: Proposed redevelopment of site to form new petrol station, including forecourt, sales building, car parking, landscaping and access.

ADDRESS: 709 London Road, Woodley.

APPLICANT: B P Oil U K Ltd., C/ORapleys (Robert Clarke)

It is understood that Woodley Town Council has already submitted its observations on this proposal, following a meeting of its Planning Committee at which eight members of the public were present.

Earley Town Council would wish to concur with these views.

Additionally, we have been advised that, on occasions, drivers leaving the island have turned left, and then proceeded against the flow of traffic until they have reached their required exit off the roundabout. It is, therefore, requested that, should the Planning Officer be mindful to approve this application, measures, to include additional signage, are put in place to ensure that this practice cannot continue.

[illegible]	HPT
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SIGNED: _____ DATE: 18 JAN 2002

CLERK TO EARLEY TOWN COUNCIL

FROM: Nicola Lake

DATE: 10 December 2001

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11 JAN 2002

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WOODLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5438

Proposal: Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking,landscaping and access..

Site Address: Sonning Cutting Filling Station 709, London Road, Woodley, Reading.

Applicant: B P Oil U K Ltd C/O Rapleys (Robert Clarke).

Your observations are required in respect of this application **by 31/12/2001** .

One letter of objection had been received and as 8 residents were present, the meeting was adjourned to allow them to express their concerns about the proposal:

- working buildings will be sited near to residential dwellings
- environmental nuisance – noise/fumes/excessive lighting
- safety factor – access to shop across busy main road
- inadequate acoustic fence
- existing brick wall (which is to remain) is less than 1m high
- height of car wash & other buildings would be visually intrusive
- question of the ownership of land at 'entrance' on northern side and reference to a stopping up of highway
- potential for 24-hour shop/garage opening

After the meeting had been reconvened, the committee agreed that the development was totally inappropriate and gave full support to the neighbours' concerns. Members expressed the following objections to the proposal:

- adjacent residential dwellings were not shown on the plan
- the question as to why the proposed 'working' buildings and storage tanks were sited close to houses
- the proposed acoustic fence is lower than the height of the car wash, making the building visually intrusive on neighbours

P.T.O.

SIGNED: N. Nelson DATE: 10.1.02

Clerk To Woodley Parish/Town Council.

- environmental nuisance – pollution from cars queuing for the car wash, safety hazard created by siting of tanks, noise from tank ventilators etc.
- excessive lighting in a residential area
- the existing road was 'stopped up' (and used for car parking by local employees)
- the highlighting of safety concerns in respect of the absence of a pedestrian access to shop
- potential increase in traffic on the busy A4 'race track'
- the southern entrance was opposite a bus layby and exit/entrance to a car sales/service centre
- the southern exit was closer to the junction of the A4 with Pitts Lane
- the northern access was on a busy bend of the A4, with the dangers of fast traffic and creating a safety hazard for 'exiting' residents
- the concern of residents at the potential for 24-hour operation

Our Ref : SP/2001/005022-1/1
Your Ref : F/2001/5438

Date : 15 January 2002

PLANNING SERVICES	HPT 51945
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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Lake

REDEVELOPMENT OF SITE TO FORM NEW PETROL STATION INCLUDING, FORECOURT, SALES BUILDING, CAR PARKING, LANDSCAPING AND ACCESS AT SONNING CUTING FILLING STATION, 709 LONDON ROAD, WOODLEY, READING.

Thank you for your letter dated 10th December 2001, received on 14th December 2001. Please quote the following reference in any correspondence: **SU77SE/16/5**. 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: The construction of the forecourts surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with the above conditions).

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume

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

is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

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

Landfill Gas Risk

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

Presence of a Watercourse

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

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

ADVICE TO APPLICANT

Pollution Control

Clean Surface and Roof Water
The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level. No soakaways

shall be constructed in contaminated ground.

Surface water from hard standing 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. A separator should be provided on the main surface water outlet from this site, the design of which shall be to the satisfaction of the Environment Agency.

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

Contaminated Surface Water
Surface water from garage forecourt and parking areas should be passed through a suitable type of oil/ grit separator, the design of which shall be to the satisfaction of the Environment Agency. The outlet from the oil separator should be provided with a cut-off valve to prevent flow in the event of the discharge being significantly polluted. Clean roof water should not pass through the oil separator. Where soakaways are used it should preferably not discharge to soakaways used to drain road and vehicle parking areas.

Areas beneath canopies within petrol station forecourts should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent. Surface water drainage from uncovered areas may be connected to the surface water system via a suitable petrol/ oil separator.

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.

Storage Tanks
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.

Underground or overground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Refuse Storage
Any open chemical or refuse storage areas should be surrounded by suitable liquid tight

bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

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

Pollution Prevention Guideline No. 2; provides guidelines to assist those responsible for above ground oil storage tanks at sites other than oil refineries and distribution depots.
Pollution Prevention Guideline No. 3; is intended to assist on the design, installation, use and maintenance of oil separators in a site's drainage system
Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.
Pollution Prevention Guideline No. 7; is guidance that refers to all forms of retail and other fuel outlets including those where diesel only is handled.
Pollution Prevention Guideline No. 13; provides advice on the prevention of pollution from high pressure water and steam cleaners.
Pollution Prevention Guideline No. 19; are guidelines for those working in garages and vehicle service centres.

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

Surface Water Discharge

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

Wildlife Conservation

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

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and

their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

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

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

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

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

Site Enhancements

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study (No. 3), illustrates how protection measures were installed at a supermarket petrol station to ensure that any leakage could not pass into surrounding groundwater and potentially affect the public water supply. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development at this site.

DECISION NOTICE

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

Yours faithfully



MATTHEW ROSE

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

Development Planning Officer

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

Tel. (0118) 974 6481

Date: 17 December 2001

Your Ref:

My Ref: Nicola Lake
F/2001/5438

The Owner / Occupier
404
LONDON ROAD
EARLEY
READING
RG6 1BH

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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 Sir/Madam
Application Number: F/2001/5438
Site Address: 709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley Reading.
Proposal: Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress..

The Council has received an application to carry out the above development.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Earley Town Council**, Radstock House, Radstock Lane, Earley between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (Tel: (0118) 986 8995) or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library or Earley Town Council please allow 4 working days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/5438 to enable staff to locate the correct information.**

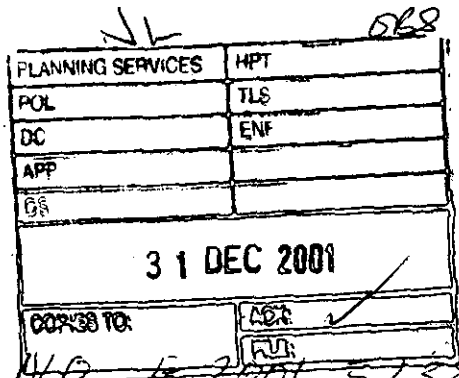
If you have any comments you would like to make before the application is determined, please reply in writing within 21 days from the date of this letter quoting Application Number **F/2001/5438** . Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made. **You can also make comments using the District Councils web site at *www.wokingham.gov.uk* under Planning.**

Please note that all comments made will be open to public inspection and should you have any queries regarding this application please contact the planning officer, **Nicola Lake**, on **(0118) 974 6481**.

Yours faithfully,

Nicola Lake

Development Control Officer



PLAN ~~4 6, 2001, 5458~~

15 SHEPHERDS HILL
WOODLEY
BERKS
RG6 1BB.

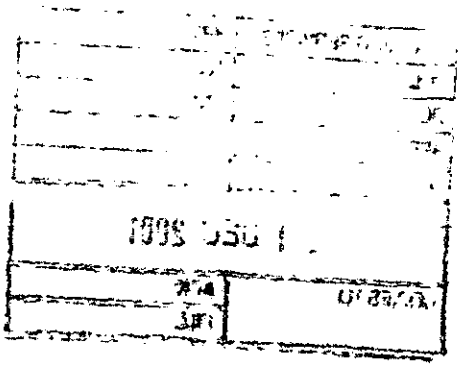
DEAR SIR

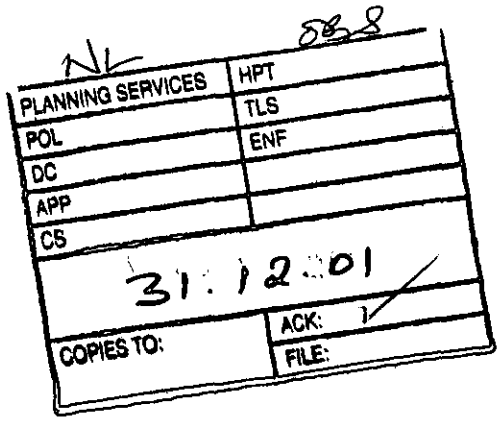
I HAVE BEEN TO SEE THESE PLANS. I FEEL THERE IS NO THOUGHT GIVEN TO THE PEOPLE THAT WILL BE LIVEING WITH THESE PETROL TANKS RIGHT IN FRONT OF THERE HOUSE. IF THERE SHOULD BE A CAR CATCH FIRE, AS ONE DID THE OTHER DAY ON THE SITE AT THE BACK OF US, WE WOULD STAND NO CHANCE OF GETTING AWAY. IF THE PETROL PUMP WENT UP AS WELL. MYSELF AND A FEW OTHERS ALONG THIS ROAD, CAN'T WALK VERY WELL. SO HOW WOULD WE GET AWAY FAST ENOUGH. IT SEEMS THAT THIS B.P. COMPANY THINKS ONLY OF MAKEING MONEY. NO THOUGHT FOR PEOPLE.

YOURS

J Withers

(Mrs)





8 Shepherds Hill,
Earley,
Reading, Berkshire
RG6 1BB

31st December 2001

Your ref: Nicola Lake
F/2001/5438

Nicola Lake,
Development Control Officer,
Environmental Services Department,
Planning Services,
P.O. Box 157
Shute End,
Wokingham, Berkshire
RG40 1WR

Dear Nicola,

Application Number: F/2001/5438
Site Address: Sonning Cutting Filling Station, 709 London Road, Woodley Reading
Proposal: Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking, landscaping and access

My partner and I have been residents in Shepherds Hill for 6 years, since then there has been 3 applications made to Wokingham Council by the above to redevelop this site.

On the above proposal we have the following concerns:-

Car Wash - proposed position of the car wash is at the residential side of the redeveloped plot. The car wash is over 4metres high (2metres above fence height) this is going to cause unnecessary disturbance to the residents both from the noise and illumination of the site. Particularly, as mentioned below in our letter, our concerns are prove founded and BP do apply for the premises to be opened 24hrs.

Vac Bays - proposed position is at the old entrance of the existing garage from the A4, both bays will be visible over the existing low brick wall which stands less than 1metre high. Creating more noise for residents particularly at the lower end of Shepherds Hill. The bays are to be lit by 2 floodlights.

Along with the floodlights from the car wash, which is positioned next to the Vac Bays, there will be a total of 6 floodlight in this area. As this is primarily a residential area the span of the light coming from the proposed 6 floodlights are going to be intrusive and annoying for the residents along Shepherds Hill.

Roof Mounted Refrigeration Units - we have the following concerns regarding the refrigeration units on top of the shop.

a) The height the units will be once placed on top of the shop, will they be visible by the residents?

b) As the units will be running 24 hrs a day, assurances need to be obtained that the residents will not be affected by any noise from these units. Ian Shankland has had previous experience of living across the road from a refrigeration unit clicking on and off throughout the night which was noisy enough to lead to disturbed nights.

2/...

Your ref: Nicola Lake
F/2001/5438

31st December 2001
I.J. Shankland & D.A. Turner

Sonning Cutting Filling Station, 709 London Road, Woodley Reading

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Sign on Shop this is to be 5.59metres high, which will be clearly visible by the residents.

The residents living in Shepherds Hill all have their homes facing the garage, with the proposed redevelopment the increase in lighting from the floodlights, shop and garage signs and forecourt, along with the noise from the car wash and vac bays, will affect the quality of the residents home life, my partner and I being one of them.

Am sure with a little more thought and consideration by the developers an alternative layout could be produced which does not affect the qualify of the life for the residents in their homes in what is primarily a residential area.

As this is a major development, although no mention has been made on this application, our fears are there will be a request for the hours of opening to be extended to 24 hours, so it is important we can have a redevelopment which satisfies both parties.

Yours sincerely

I. J. Shankland (Mr)

D.A. Turner (Miss)

c.c Mrs Ann Keenan,
Community & Members Services Office
Woodley Town Council

NL OBS

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Mr. M.G.Stewart.
16, Shepherds Hill,
Earley,
Berks.
RHG6 1BB

31st. December 2001

REF. Nicola Lake
F/2001/5438

Dear Madam,
With reference to the application no.above
We have inspected the plans for the preposed petrol station at Shepherds Hill Earley.
We live at 16 Shepherds Hill and suffer any changes to the garage.
We think closing the access into Shepherds Hill is a very much needed attention as it never had permission to be opened in 1976 when the garage had its last major changes.
The preposed carwash and vacuum cleaner bays could not be placed in a more incorrect place the noise from these machines would be unacceptable for all the houses behind them.
So they must be placed if at all behind the shop area and sound proofed.
The LPG pump and cylinder are above ground and must be encased in concrete for safety.
It must be noted this a residential area and not commercial.
There has been a petrol fire at the other BP garage at Shepherds Hill recently so safety is a must.
Could we be told where the cars will park which now park in Pitts Lane which now runs between the BP garage and the Volvo garage? as this will be the new entrance.
We only have limited parking which is all ways full also yellow lines and no parking signs which are very often ignored.
The Pitts Lane area we refer to is still council property or has it been sold to BP?.

FOOT NOTE

The previous plans did not include a carwash.
Why has this not been noted on the new plans?

We hope the garage will not be opened for 24hours as the exsisting one has not opened in the evenings for the last few years which has been very good for the residents.
We will point out again that this a residential area and not commercial.

Yours Faithfully

(M.G.Stewart)

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 9-01-02

TO: Andrea Jones

FROM: Nicola Lake **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 4

RECIPIENT FAX NUMBER: 0207 439 7678

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: _____

NOTES:

_____

_____

_____

_____

TO: **DEVELOPMENT CONTROL**
Nicola Lake

FROM: Environmental Design

DATE: 19 December 2001

Location:	Sonning Cutting Filling Station709, London Road, Woodley
Proposal:	Proposed redevelopment of site to form new petrol station including forecourt, sales building, car parking, landscaping and access.
Application Number:	F/2001/5438

In response to your consultation dated 10 December 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals as there is significantly more space for planting on the site boundaries than around the existing buildings. This is especially important as Shepherds Hill and London Road are designated as Green Routes and the proposals will need to provide a comprehensive landscape scheme to improve the visual appearance of the area in accordance with policy WBE12.

The only slight concern I have is the close proximity of the car wash building and equipment store to the site boundary with Shepherds Hill and the views to this structure from the properties in Shepherds Hill. There is no space for planting to the side of the car wash within the site to soften views of the development from the properties. It would be preferable for the site layout to be amended so that a strip of at least 2m is retained for planting along the whole length of this boundary.

The height of the company signs at approximately 9m will be visually dominant within the locality and are shown to be higher than the forecourt canopy. Is this a standard height for these signs?

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5438
From:	Tom Payne Environmental Health	My Ref:	20015872
		Date:	2 January 2002

PROPOSED REDEVELOPMENT OF SITE TO FORM NEW PETROL STATION INCLUDING FORECOURT, SALES BUILDING, CAR PARKING, LANDSCAPING AND ACCESS.

SONNING CUTTING SERVICE STATION, 709 LONDON ROAD, WOODLEY.

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

The proposed car wash and vacuum bays are likely to given rise to noise disturbance due their proximity to the residents in Shepherds Way (No's. 6-22). The following recommendations assume there will be no change in the current hours of operation of the site (07.00 to 20.00 hours during the winter, and 07.00 to 22.00 hours during the summer).

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

1. Before the development commences the applicant shall submit a acoustic report, prepared in accordance with the provisions of BS4142, to predict noise levels at nearest residential boundary.

   Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations; comparison of noise levels with appropriate criteria. This report shall be approved in writing by the Local Planning Authority prior to any works commencing on site.

2. Development shall not begin until a scheme to protect local residents from noise, which is likely to arise from the use of car valeting machinery and air handling units, has been submitted to and approved in writing by the Local Planning Authority. Any works which form part of the approved scheme shall be completed before any permitted premises is occupied unless an alternative period for completion is agreed in writing by the Local Planning Authority.

3. The use of the car wash and other car valeting machinery should be prohibited outside the following hours:

Monday to Saturday	07.30 hours and 21.00 hours
Sundays	10.00 and 16.00 hours
Bank or other public holidays	No operation

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

5. A method statement detailing how the existing petrol storage tanks are to be removed shall be submitted to and approved in writing by the Local Planning Authority.

The petrol station is currently Authorised by the Environmental Protection and Housing team for vapour recovery. The proposed changes to the site are considered to be a 'substantial change' to the existing Authorisation. Therefore, I recommend that an informative be attached to any consent advising the operator to contact the Environmental Protection and Housing Team (0118 974 6766) to discuss the sites Authorisation under Section 6(1) of the Environmental Protection Act 1990.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

02074397678opy

Rapleys

Commercial Prope ty and Planning Consultants

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FACSIMI E COVER SHEET

TO: Ms N Lake FAX NO: 01189746484

FROM: Andrea Jones DATE: 14 December 2001

COPY TO: TIME: 14:38

NO. OF PAGES (excluding cover sheet):

IF ANY PART OF TH IS TRANSMISSION HAS FAILED PL SE TELEPHONE THE OFFICE INDICATED BELOW

Dear Nicola

RE: SHEPHEI DS HILL GARAGE AN BP PETROL FILLING STATION – LONDON ROAD, READI NG

I refer to our te lephone discussion this n rning. As per my message left with your colleague, I confirm that he occupiers of the Volv dealership and BP Petrol Filling Station have been advised that sit e notices shall be attache to the sites.

It is understoo I that the site notices to e displayed will be amended to include the Volvo dealership site. Furthermore, the descri on of the proposal shall refer to the sales building as a Class A1 u e.

Thank you for your assistance in this ma er.

Kind regards

Andrea Jones

Maddox House, 1 M ddox Street, LONDON W1S 2PZ
National Tel: 02) 7439 6292 Fax: 020 7) 7678 info@rapleys.co.uk www.rapleys.co.uk
Also at: Bristol Edi rgh Huntingdon and Warrington

A full list of partners is av able for inspection at the above address

Received by Wokingham District Council

Application No: F/2001/5438

Proposal:
Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Location:
709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5438 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/12/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

14 December 2001

Received by Wokingham District Council

Application No: F/2001/5438

Proposal:
Proposed redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (class A1) , ATM, car wash, car care facilities, parking, landscaping and new access/egress.

Location:
709 (Volvo Garage) & 705 (BP Petrol Station) , London Road, Woodley, Reading.

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
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Head Planning and Transportation

14 December 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

* PRE-APPS * ATTACHED

Start date: 29 NOV 2001	Map No. 41 Site 0:64
Officer: NL / Application No. F/2001/5438	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED REDEVELOPMENT OF SITE TO FORM NEW PETROL FILLING STATION INCLUDING FORECOURT, SALES BUILDING, CAR PARKING, LANDSCAPING AND ACCESS

Location: SHEPHERDS HILL GARAGE (VOLVO) & BP PETROL FILLING STATION, LONDON ROAD

Parish: WOODLEY Ward: Coronation 10-12-01 D.

Applicant: BP OIL (UK) Ltd (9)

Fee Received 950-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	Nothing related		
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 : 10.12.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
R Berks Fire & Rescue Service ✓

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Earley. : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
3x pre-apps attached for this site. If not relevant to this app, pls return to JC

NEIGHBOURS:

4 x SIN + See map ✓
+ list of names & addresses attached.

Applicationo	Name & Address
F/2000/1596	Mr M G Stewart 16 Shepherds Hill Earley Berks RG6 1BB
F/2000/1596	Mrs I Withers 18 Shepherds Hill Woodley Berkshire
F/2000/1596	Mr & Mrs Daniels-smith 6A Shepherds Hill Earley Reading Berks RG6 1BB
F/2000/1596	Mr J Shankland 8 Sheperds Hill Earley Reading Berks RG6 1BB
F/2000/1596	Mr & Mrs Ricketts 12 Shepherds Hill Earley Reading RG6 1BB

App. approved
Letter sent 08/11/00

29 NOV 2001 5438

Rapleys
Commercial Property and Planning Consultants

AKJ/LB/807/127/1

29.NOV.2001 ★ 54[illegible]

27 November 2001

Head of Planning and Transportation Services
Wokingham District Council
Shute End
Wokingham
Surrey
RG40 1WR

Dear Madam

RE: SHEPHERDS HILL GARAGE (VOLVO SHOWROOM) AND BP PETROL FILLING STATION - SHEPHERDS HILL/LONDON ROAD, READING

We act on behalf of BP Oil (UK) Ltd, and have been instructed to submit the enclosed planning application for the redevelopment of the above site, which currently operates as a car showroom. The proposal is for a new petrol filling station including forecourt, sales building, car parking, landscaping and access.

Accordingly, we enclose the following details, which form the planning application.

i) Four copies of the completed application, signed and dated
ii) Ownership certificate B, signed and dated.
iii) Four copies of site location plan (drawing no. 807/127/1/1)
iv) Four copies of the redevelopment layout plan (drawing no. 20)
v) Four copies of site elevations (drawing no. 21)
vi) Four copies of building elevations (drawing no. 22)
vii) A cheque for £950.00 in respect of the relevant application fee.

We would be grateful if the contents of this letter could also be considered as part of the Council's assessment of the application. Please note that the traffic details will also be submitted separately.

BP is seeking to rationalise its two existing operations (currently located at London Road and Shepherds Hill) to a single site, as per the application. Details of any applications relating to the BP site outside of this proposal will be discussed with the Local Planning Authority subsequently.

The Site

The site, which includes the Volvo dealership and all of the existing London Road petrol filling station, is located within the A4 gyratory. It is bounded to the north by Shepherds Hill and London Road to the south and west. The existing BP station is to the east of the Volvo dealership. A public highway (albeit truncated) is located between these two properties, and the necessary stopping up/traffic orders are being pursued separately.

Volvo Dealership

The Volvo dealership is served by a single access/egress, from Shepherds Hill. This concentrates car movements, to/from the site, which can have implications for traffic flows passing the showroom. The removal of the egress will, therefore, be a highway benefit.

The dealership also appears to suffer from an inadequate and informal parking arrangement, which is highlighted by the on-street parking and road-side deliveries which take place. The proposal will remove these traffic and highway issues, to the benefit of – inter alia – on site circulation.

The BP Petrol Filling Stations

The existing petrol filling stations have a dated appearance and suffer from a number of operational problems and difficulties. These can be summarised as follows:

1. Insufficiently sized sales buildings, which fail to provide the appropriate range/depth of goods and services within a pleasant shopping environment;

2. Constrained site areas;

3. Inappropriate distribution of fuels within the forecourts and

4. An outdated car wash operation at the London Road site.

Additionally, the sites do not respect BP's latest corporate image and environmental requirements, arising – in part – from the age of the developments. In particular, the sites do not provide a consistent architectural approach, welcoming environment or the newly developed vapour recovery equipment. Effectively, the sites are outdated and would benefit from redevelopment.

The Proposed Layout

The development rationale has been guided by the improvements made to the site's access and egress arrangement, as discussed further by traffic submissions to be made on behalf of the applicant.

The main forecourt supports a "domino" format, providing 8 multi product pump islands (which ensure that people need not, on entering the forecourt, alternate or renegotiate their original position to access the required fuels). The new pumps will also ensure the speedy discharge of fuels and incorporate the latest vapour recovery techniques (known as Stage Two).

Furthermore, the new "domino 8" formation ensures that cars can easily negotiate entry to, or egress from, the forecourt, particularly as there is sufficient space for passing traffic between the pumps. This, coupled with the benefits of the new multi product pump, confirms that motorists should not be unnecessarily delayed at the forecourt. The forecourt will therefore be a highly efficient operation.

The car parking bays and car care facilities are located so as to assist in the management of on-site traffic, by being divorced from the forecourt (and therefore its car movements).

Furthermore, the provision of formal parking areas reduces the prospect of vehicles being parked inappropriately within the site.

The sales building is located to the west of the site, with its entrance facing the forecourt. The building will provide a more pleasant shopping environment than the existing facilities, as well as offering an enhanced range of goods and services, to the benefit of the motorist. This includes an ancillary counter providing motorists with the opportunity to purchase ready prepared sandwiches/rolls etc for onward consumption.

Elsewhere, the scheme maintains and enhances existing landscaping to the site boundaries, in the interests of ensuring the development has a soft interface with its surroundings.

Design

As well as the above improvements, the Company is also committed to ensuring that the redevelopment provides a friendly, clean, welcoming and visually appealing environment. This is reflected by the enclosed elevations.

The sales building displays a curved roof and provides a glazed approach to the front elevation. The former is considered to provide a soft architectural approach with the latter conveying a light appearance and, at the same time, further facilitating views of activities taking place within the sales building, which together with the shop's external appearance, creates visual interest.

The canopy is more slim-line (in terms of its fascia and supporting columns) than many other petrol filling station canopies. This again assists in the creation of a clean and spacious environment. Additionally, the main canopy adopts a barrelled roofscape, which ensures consistency with the sales building's architectural treatment. The canopy has the added benefit of including solar panels (discussed below), thus embracing the principles of sustainable development.

Environmental Initiatives

There are a number of initiatives proposed by the redevelopment. The transparent canopy will include embedded ultra thin-film solar technology, which is a global first and which generates renewable energy directly from the sun. This will assist in providing an alternative power source for the site.

The scheme will include the latest vapour recovery system, which assists in preventing the release of fumes and other pollutants. The forecourt will also offer Liquefied Petroleum Gas (LPG), which produces practically zero particulate emissions, less noise and lower nitrogen oxide emissions. Clearly, the environmental benefits of LPG, to the local area, are significant.

Planning Policy

In terms of Government guidance, PPG6 Town Centres and Retail Developments seeks to maintain an efficient, competitive and innovative retail sector. PPG13 Transport aims to promote sustainable development.

In the context of these objectives, it must be understood that the shop will be an efficient and modern facility, for the reasons referenced above. It will also act as an enhanced intervening opportunity to other petrol filling stations, underlining its role as an interceptor of

traffic. This, and the ability of customers to undertake linked trips between the shop and forecourt, ensures that the development is sustainable in general terms. Consequently, the proposal accords with the objectives of PPG's 6 & 13.

Relevant local policy is contained in the Loddon Area Local Plan (adopted May 1995). It confirms that the site lies within an identified settlement, where development will normally be allowed. Further, policy LBE3 supports redevelopment proposals which bring environmental benefits. The proposal accords with relevant policies of the local plan, particularly as there is no site specific policy constraint.

Conclusion

The proposal brings a number of benefits. It also complies with national and local plan policy. Consequently, it is requested that planning permission be granted.

We look forward to receiving the registration notice of this application and would ask that you contact Robert Clarke or Andi Jones at this office should you need any further information.

Yours faithfully

Rapleys.

Rapleys
info@rapleys.co.uk

cc: R Ockendon Esq.- BP Oil (UK) Ltd
F Jarvand Esq.- MDJ Associates
S Webber Esq. - Rapleys

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

29.NOV.2001 5438

1.	**APPLICANT'S NAME**	BP OIL (UK) LTD
	ADDRESS	C/O AGENT
	POST CODE	**PHONE**
2. If the applicant has an agent, all correspondence will be sent to *the agent*	**AGENT'S NAME**	RAPLEYS (ROBERT CLARKE)
	ADDRESS	MADDOX HOUSE, 1 MADDOX STREET, LONDON
	POST CODE	W1S 2PZ **PHONE** 020 7439 6292
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**	SHEPHERDS HILL GARAGE (VOLVO) AND BP PETROL FILLING STATION, LONDON ROAD READING, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		REFER TO DOCUMENT ATTACHED
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	0.25
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	NO. 20, 21, 22 AND 807/127/1/1

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?**
Tick the boxes(x)

- **CHANGE OF USE** ☑
- **REDEVELOPMENT** ☑
- **ERECTION OF NEW BUILDING** ☑
- **ALTERATION or EXTENSION** ☐

9. **WHAT TYPE OF APPLICATION IS THIS ?**
Tick one box only

- **OUTLINE PERMISSION** ☐ See question 10
- **FULL PERMISSION** ☑
- **APPROVAL OF DETAILS/RESERVED MATTERS** ☐ State relevant outline permission number Also complete Question 10
- **TEMPORARY PERMISSION** ☐ State period required
- **RELAXATION OF CONDITIONS** ☐ State relevant application number Conditions to be relaxed

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

- **SITING** ☐
- **EXTERNAL APPEARANCE** ☐
- **DESIGN** ☐
- **MEANS OF ACCESS** ☐
- **LANDSCAPING** ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

CAR SHOWROOM AND PETROL FILLING STATION

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES/NO~~ YES

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

REFER TO DWG NOS. 20, 21,22

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

REFER TO DWG NO. 20

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

REFER TO DWG NO. 20

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES, REFER TO DWG NO. 20

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/~~NO~~ If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£950.00

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 IR Shaw ON BEHALF OF BP OIL (UK) LTD DATE 27-11-01

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS		NOT KNOWN	156	
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2) +ANCILLARY FLOOR SPACE		NOT KNOWN	132	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify CAR WASH		53	55	
OTHER	Please Specify WORKSHOP/STORE		88.44	-	
	TOTAL		416	343	

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 70	0
Proposed	REFER TO DRAWING 20	

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.

PETROL FILLING STATION AND SHOP

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

BP OIL (UK) LTD

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
TO BE CONFIRMED			

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.

YES 180,000 PETROLEUM/DIESEL

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

DESCRIPTION OF DEVELOPMENT

Demolition of existing buildings/structures and removal of underground tanks. Redevelopment to provide petrol filling station (including canopy, pump islands and underground tanks), sales building (Class A1), ATM, car wash, car care facilities, parking, landscaping and new access/egress.

1789/a

SECTION 66 CERTIFICATE

Application No.

29.NOV.2001* 5438

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

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

OR

+ *See Note (a) to Certificate A*

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
REFER TO ATTACHED SCHEDULE		

CERTIFICATE C

I certify that

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

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

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

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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 an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . R Clark

On behalf of . . . . . BP OIL (UK) LTD

Date . . . . . 27 - 11 - 01

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

CERTIFICATE B NOTICES

OWNERS NAME	ADDRESS AT WHICH NOTICE WAS SERVED	DATE ON WHICH NOTICE WAS SERVED
FAO: Ruth Cunliffe Pendragon plc	Loxley House 2 Oakwood Court Little Oak Drive Annersley Nottingham NG15 0DR	27-11-01
FAO:Head of Engineering Wokingham District Council	Shute End Wokingham Surrey RG40 1WR	27-11-01

(1) ~~PETROL FILLING STATION~~ ROUNDABOUT CAR CENRE SHERWOODS HILL GARAGE MAP ON BACK

ADDRESS 705 LONDON ROAD PARISH EARLEY

PLOT No. A ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
619/50	Herbert & Lascelles Ltd	2 Advertisement Signs	9/1/51	N/A. C/A.
248/51	Great Western Motors Ltd	Advertisement Sign	12/6/51	N/A. Refuse
"	"	"	1/8/51	N/A. C/A.
73/52	"	Replace Existing Signs	25/3/52	N/A. C/A.
239/54	Messrs. Pearce Signs	Advertisement Sign	31/3/54	N/A. C/A.
R/4/58	Great Western Motors Ltd	Remodelling of Forecourt	11/3/58	App. App.
R/179/58	City Motor Co (Oxford) Ltd	2 Addit Floodlights	9/12/58	N/A. App.
R/132/59	Great Western Motors Ltd	Remodelling of Forecourt	8/9/59	App. App.
R/182/61	"	3 Garages	2/11/61	App. App.
R/130/64	"	2 Advertisement Signs	29/10/64	App. Refuse

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) PETROL FILLING STATION

ADDRESS 705 LONDON ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/16/69	Chiltern Motor Holdings Ltd	Ext to showroom, offices, store & Workshop.	12.6.69	N/A. C/A.
528/71	Great Western Motors	Auto Car Wash	5.8.71	N/A C/A
994/71	"	Site of Oil Tank Hereunto	28.10.71	N/A App
1738/72	"	Use of Land for car parking	23.11.72	- Refuse
1915/73	"	Car Wash & alter to exist premises ext	27.9.73	- C/A
1991/73	" "	Erect building for car wash	8.2.74	- C/A
015/96	" "	4 SIGNS 3 ILLUMINATED 1 NON-ILLUMINATED Ext. TO SHOWROOM, SPARES & WORKSHOP ACCOMMODATION	28.11.74	- REF.
1044/49	CHILTERN MOTOR HOLDINGS LTD		15.3.76	N/A C/A
1047/52	Great Western Motors Ltd	Illum box sign on Pole + 3 illum signs	8.7.76	N/A CANCELLED REF.
BR4882	CHILTERN MOTOR HOLDINGS LTD	EXT. TO SHOWROOM & WORKSHOP	18.4.80 25.6.76	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(3) PETROL FILLING STATION

ADDRESS 705 LONDON ROAD PARISH EARLEY

PLOT No.

ORD. SHEET No. SU. 7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05262	Great Western Motors LTD	4 illuminated box signs	25.11.76	W/A
22722	LEX SERVICE PLC	ILL. NON-ILL. & AIR. SIGNS	8.1.65	N/A
23739	"	FASCIA BANDING & 10 SIGNS	17.7.85	N/A C/A
128958	"	NEW USED CAR SHOWROOM WITHIN ALL ROUNDABOUT	4.11.87	C/A
ALA3996	"	"	23.12.87	APP
30750	"	ILL. FASCIA SIGN	10.8.88	C/A
AP 93/1865	MOBIL OIL CO. LTD.	GENERAL UPGRADE.	22.10.93	APP
0211	Lex Service	Raised roof to provide mezz. floor in existing bldg.	22.12.93	C/A
43752	HYUNDAI - LEX	Dble sided pylon sign	26.4.95	C/A
96/63375/A	"	Illuminated sign	28.3.96	C/A
AP 93/2095	LEX SERVICE	Raise roof	23.2.94	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(1) [redacted] [redacted] ROUNDABOUT CAR CENTRE SHERWOODS HILL GARAGE MAP ON BACK

ADDRESS 705 LONDON ROAD PARISH EARLEY

PLOT No. A ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
619/50	Herbert & Lascelles Ltd	2 Advertisement Signs	9/1/51	N/A. C/A.
248/51	Great Western Motors Ltd	Advertisement Sign	12/6/51	N/A. Refuse
"	"	"	1/8/51	N/A. C/A.
73/52	"	Replace Existing Signs	25/3/52	N/A. C/A.
239/54	Messrs. Pearce Signs	Advertisement Sign	31/3/54	N/A. C/A.
R/14/58	Great Western Motors Ltd	Remodelling of Forecourt	11/3/58	App. App.
R/179/58	City Motor Co (Oxford) Ltd	2 Addit Floodlights	9/12/58	N/A. App.
R/132/59	Great Western Motors Ltd	Remodelling of Forecourt	8/9/59	App. App.
R/182/61	"	3 Garages	2/11/61	App. App.
R/130/64	"	2 Advertisement Signs	29/10/64	App. Refuse

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(2) PETROL FILLING STATION

ADDRESS 705 LONDON ROAD PARISH EARLEY

PLOT No. ORD. SHEET No. SU.7573 (41)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/16/69	Chiltern Motor Holdings Ltd	Ext. to showroom, offices, store & Workshop.	12.6.69	N/A C/A
528/71	Great Western Motors	Auto Car Wash	5.8.71	N/A C/A
994/71	"	Steve to Oil Tank Housing	28.10.71	N/A App
1738/72	"	Use of land for car parking	23.11.72	- Refuse
1015/73	"	Car Washing Bay to existing entrance & exit	27.9.73	- C/A
1991/73	" "	Erect building for car wash	8.2.74	- C/A
015/96	" "	3 ILLUMINATED 1 NON-ILLUMINATED SIGNS Ext. TO SHOWROOM, SHOP & WORKSHOP ALTERATIONS	28.11.74	- REF
1041/49	CHILTERN MOTOR HOLDINGS LTD		18.3.76	N/A C/A
1047/52	Great Western Motors Ltd	Illuminated sign on Pole + 3 illuminated signs	8.7.76	N/A REF
BR4882	CHILTERN MOTOR HOLDINGS LTD	EXT. TO SHOWROOM & WORKSHOP	18.4.50 25.6.76	CANCELLED APP A/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1764 (3) SONNING CUTTING FILLING STATION

ADDRESS 709 LONDON ROAD PARISH WOODLEY

PLOT No.

ORD. SHEET No. 84.75.73 (41)

BUILDER

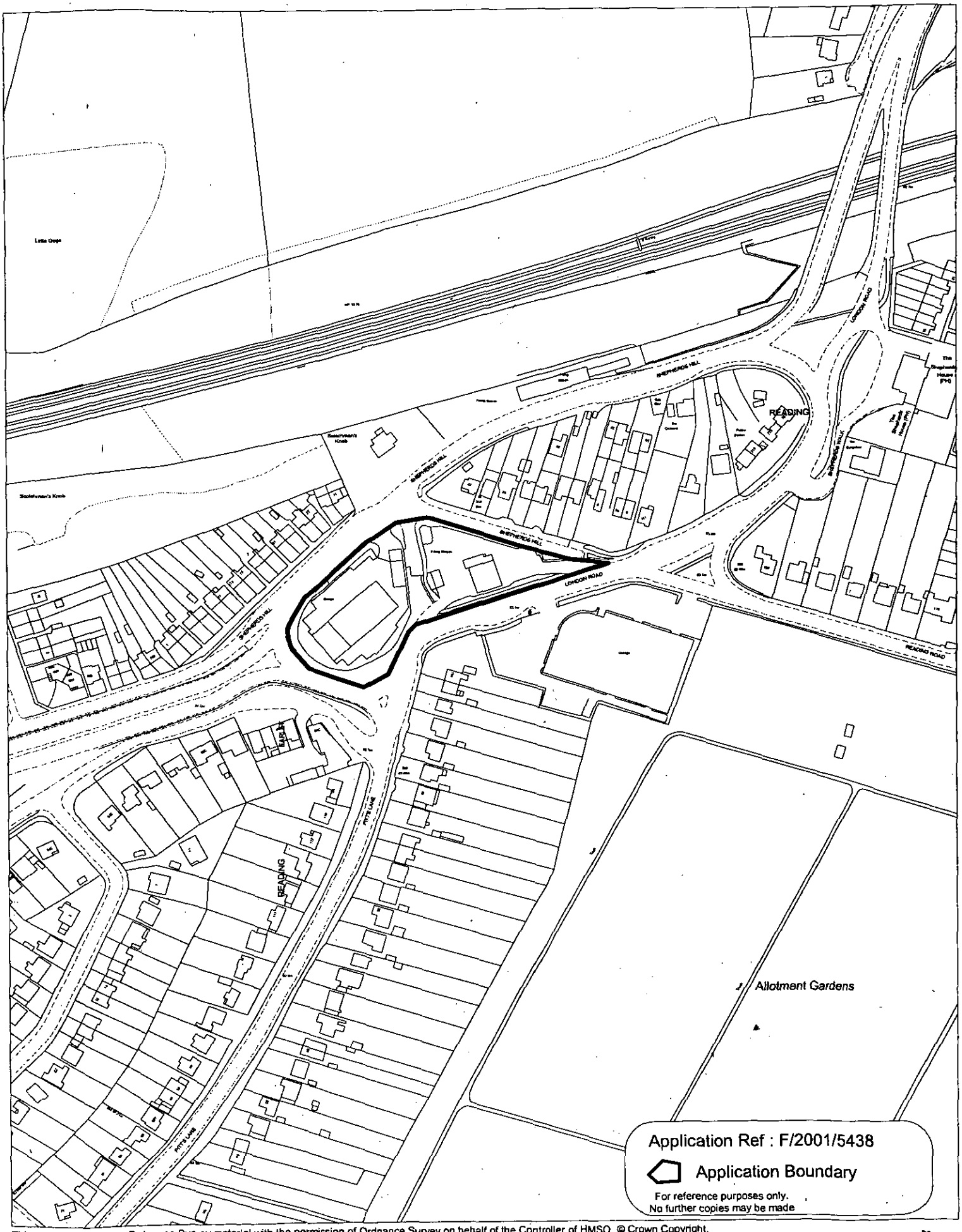
Plan No.	Applicant	Description of Development	Date of Decision	Decision
23866	BP OIL LTD.	DEM. & RE-DEV. OF FILLING STATION: UNDERGROUND STORAGE TANKS	14.8.85	N/A C/A
2460	"	UNDERGROUND STORAGE TANKS	6.9.84	C/A
31165	"	"	31.8.88	C/A
97/65440/A	"	REPL. FILLING STATION	2.9.97	C/A
97/66721/A	"	Erec. of Petrol St. Signage	16.1.98	~~C/A~~ C/A.
FP97/7011	BOVIS	NEW PETROL FILLING STATION	16.12.97	C/APP
F/2000/1596	BP Oil UK Ltd.	Re-dev. of Petrol Station	01.11.00	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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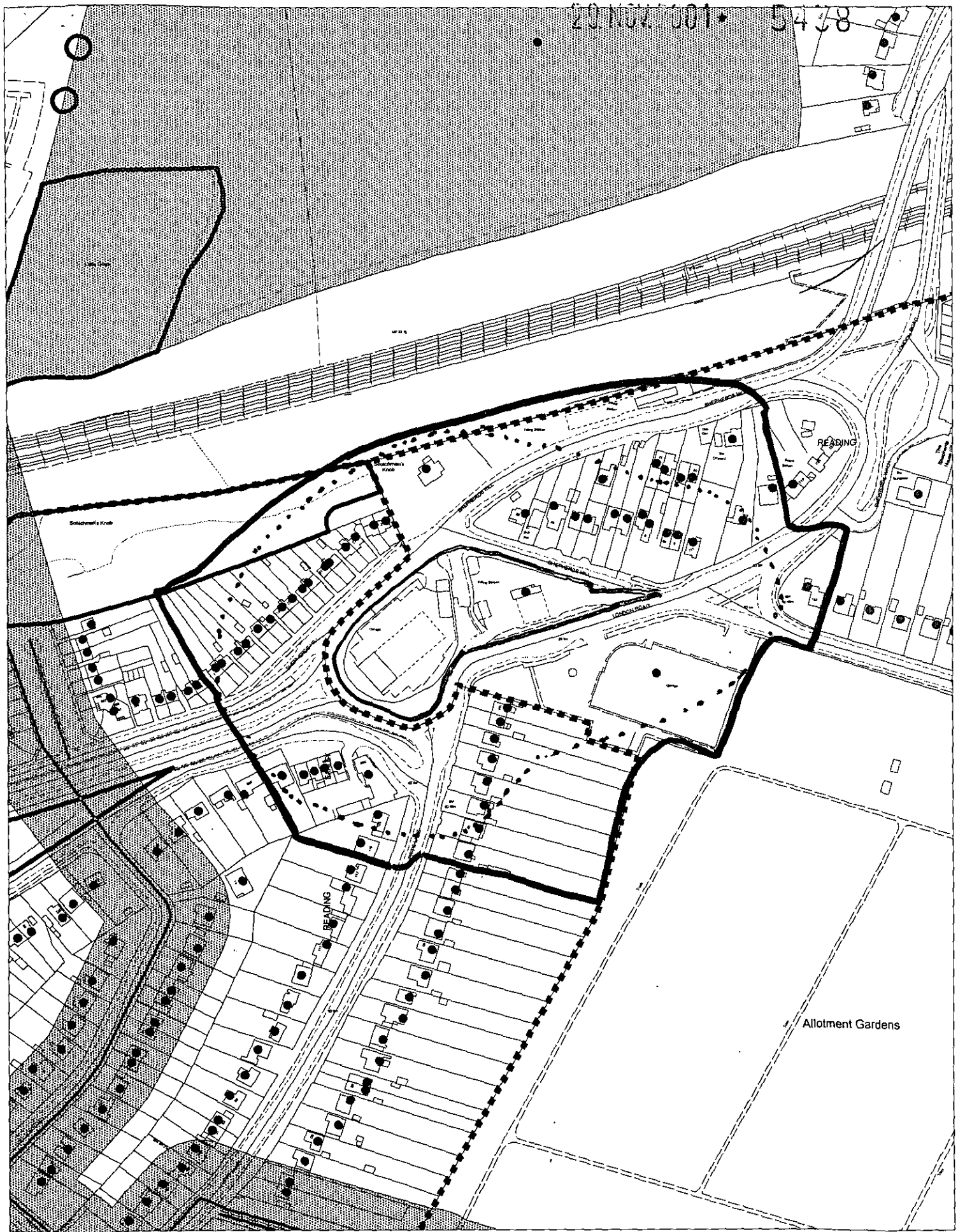
Development Control Section, Environmental Services, Wokingham District Council.

24 April 2002

Scale: 1 : 2500

N W E S



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Development Control Section, Environmental Services, Wokingham District Council.
3 December 2001 Scale: 1 : 2500

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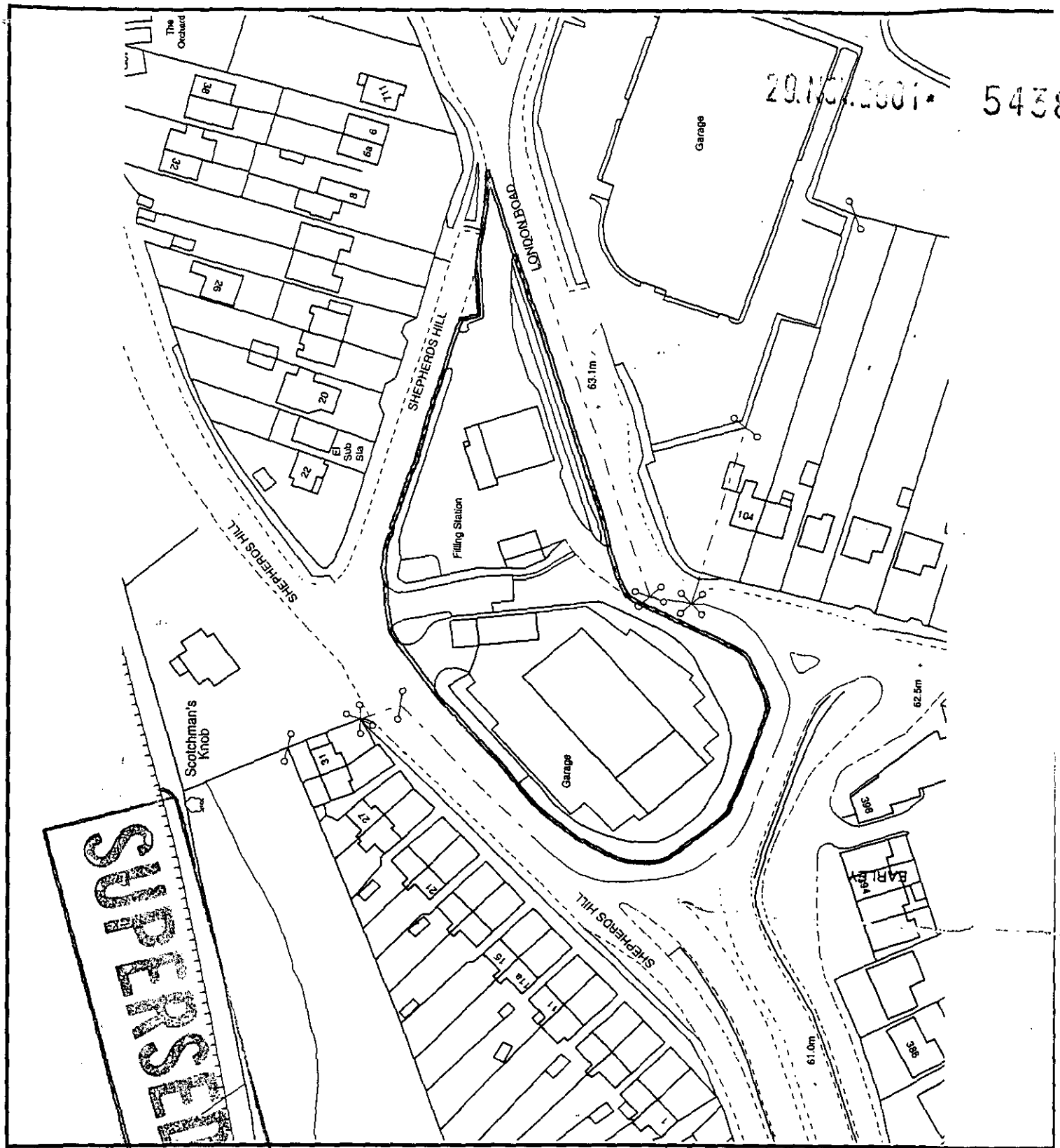

SITE LOCATION PLAN

Rapleys
Commercial Property and Planning Consultants

Maddox House, 1 Maddox Street, LONDON. W1S 2PZ
Tel: 020 7439 6292 Fax: 020 7439 7678

Also at Bristol, Huntingdon and Warrington

NORTH	SCALE	PLAN No.	This map is for identification purposes only and should not be relied upon for accuracy.
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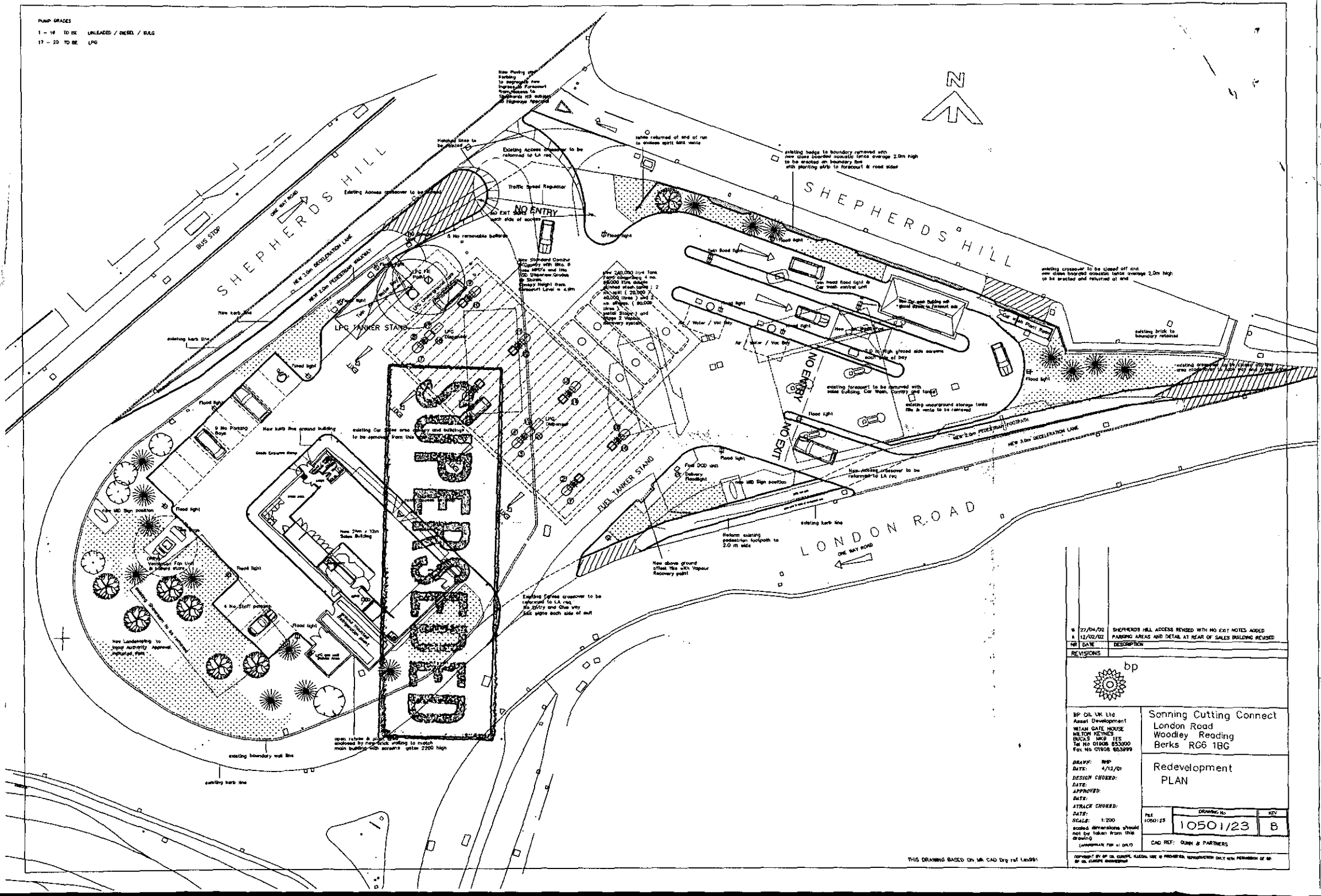

NR	DATE	DESCRIPTION
B	27/04/02	SHEPHERDS HILL ACCESS REVISED WITH NO EXIT NOTES ADDED
A	12/02/02	PARKING AREAS AND DETAIL AT REAR OF SALES BUILDING REVISED

REVISIONS

bp

BP OIL UK Ltd
Asset Development
MILTON GATE HOUSE
MILTON KEYNES
BUCKS MK9 1EE
Tel No 01908 853000
Fax No 01908 853999

Sonning Cutting Connect
London Road
Woodley Reading
Berks RG6 1BG

Redevelopment
PLAN

DRAWN:	RHP
DATE:	4/12/01
DESIGN CHECKED:	
DATE:	
APPROVED:	
DATE:	
ATTACK CHECKED:	
DATE:	
SCALE:	1:200

scaled dimensions should not be taken from this drawing
(APPROPRIATE FOR A1 ONLY)

FILE 10501/23

DRAWING No 10501/23

REV B

CAD REF: QUINN & PARTNERS

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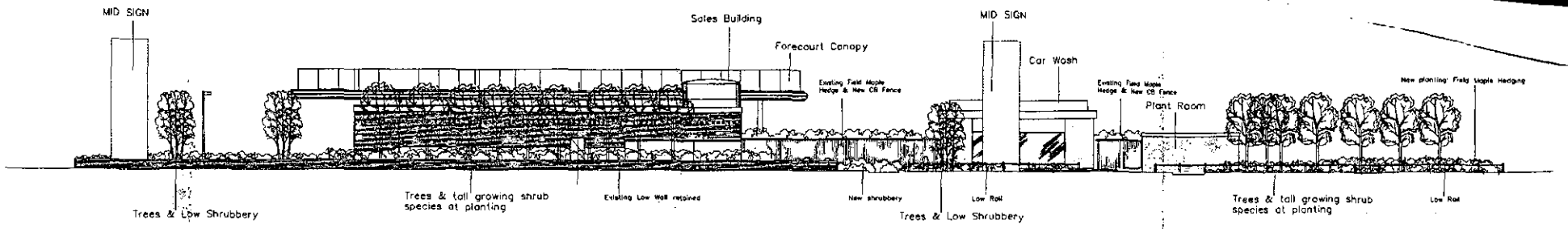
LANDSCAPED VIEW OF DEVELOPMENT FROM SOUTH WEST APPROACH

Scale 1:100

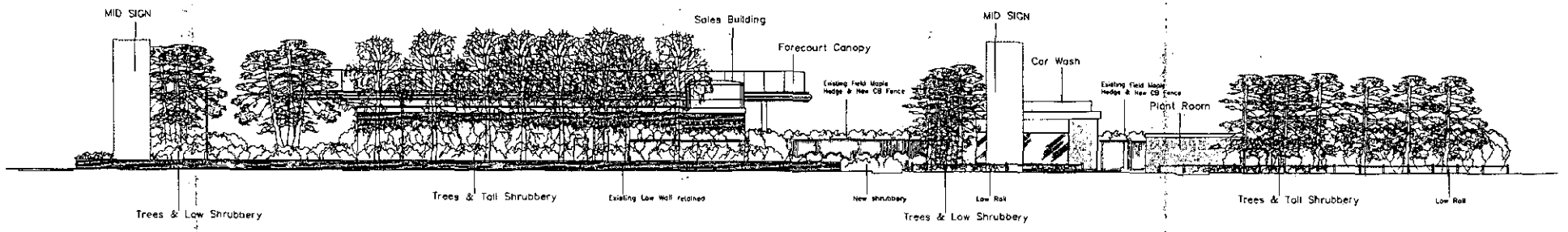
TREES SHOWN AT 4.5–5.0M HT
Trees are illustrated with growth at time of planting.

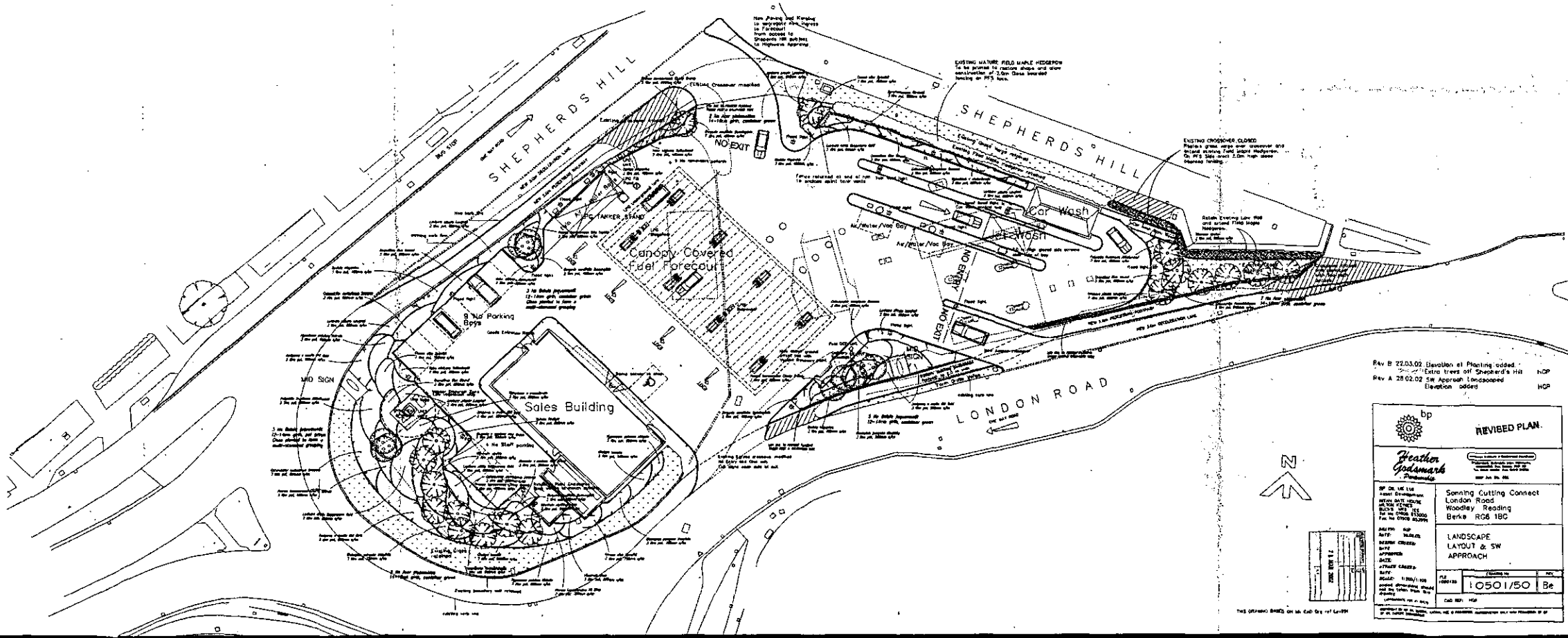


LANDSCAPED VIEW OF DEVELOPMENT FROM SOUTH WEST APPROACH

Scale 1:100

TREES SHOWN AT 8.0M HT
For the vigorous species indicated planted at 4.5–5.0m height, this illustrates growth expected approximately 15 years after planting assuming good growing conditions.





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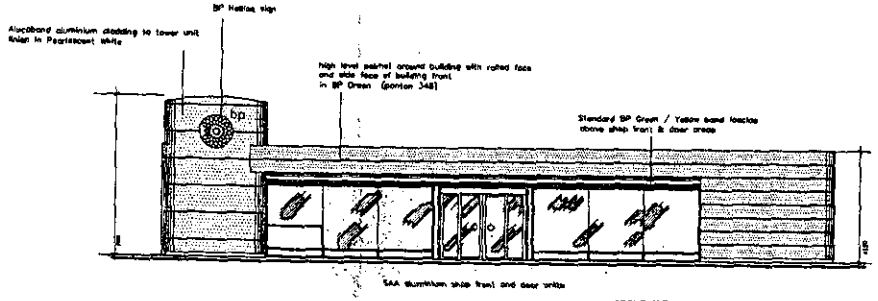
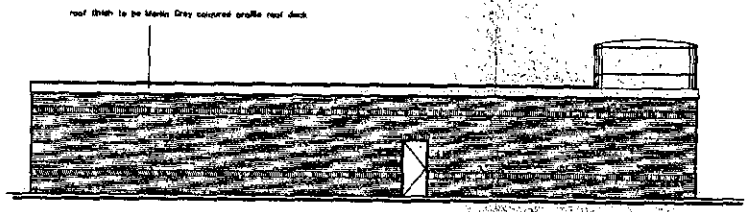
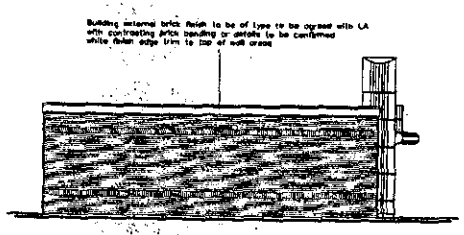


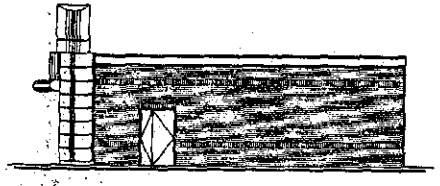
FRONT ELEVATION OF BUILDING (North East to forecourt)



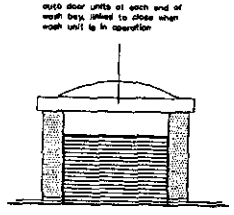
REAR ELEVATION OF BUILDING (South West)



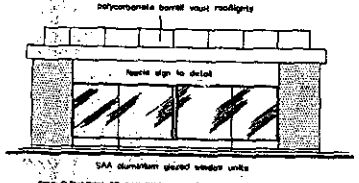
SOUTH EAST ELEVATION OF BUILDING



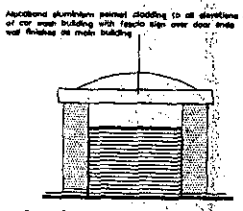
NORTH WEST ELEVATION OF BUILDING



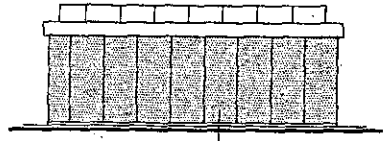
ENTRANCE END ELEVATION OF CAR WASH BAY



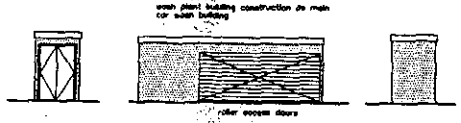
SIDE ELEVATION OF CAR WASH BAY (to forecourt)



EAST END ELEVATION OF CAR WASH BAY



REAR ELEVATION OF CAR WASH BAY



REMOTE PLANT ROOM ELEVATIONS

REVISED PLAN

NR	DATE	DESCRIPTION
A	12/02/02	BRICK ELEVATIONS IN PLACE OF STANDARD FINISH

REVISIONS

BP OIL UK LTD

BP OIL UK Ltd:.
Asset Development
MILTON GATE HOUSE
MILTON KEYNES
BUCKS MK9 1EN
Tel No 01908 853000
Fax No 01908 853909

DRAWN: RHP
DATE: 06/12/01
DESIGN CHECK:
DATE:
APPROVED:
DATE:
ATTACK CHECK:
DATE:
SCALES: 1:100

Sonning Cutting S\Stn
London Road
Woodley Reading
Berks RG6 1BG

Redevelopment Plan
Building Elevations
28 MAR 2002

FILE 10501/25
DRAWING No 10501/25
REV -

CAD REF: DUNN & PARTNERS

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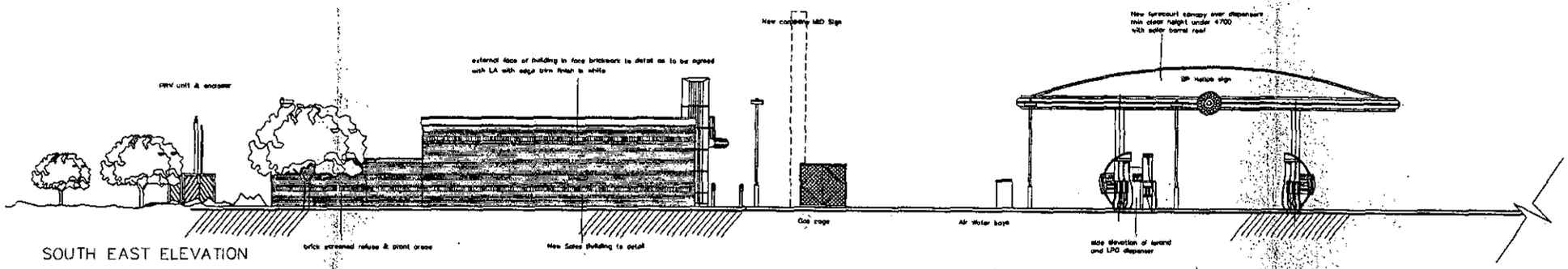
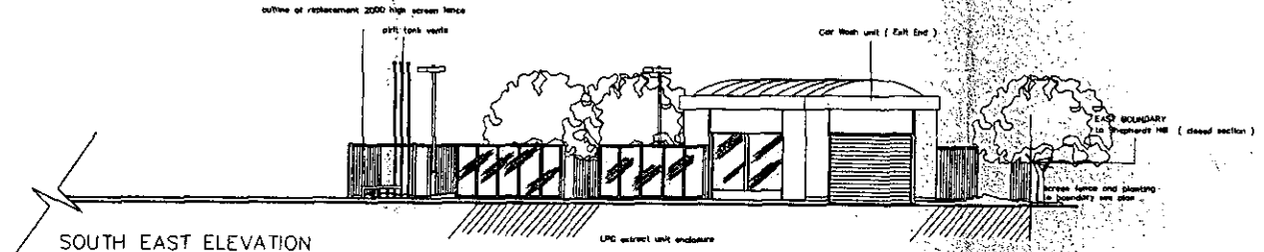
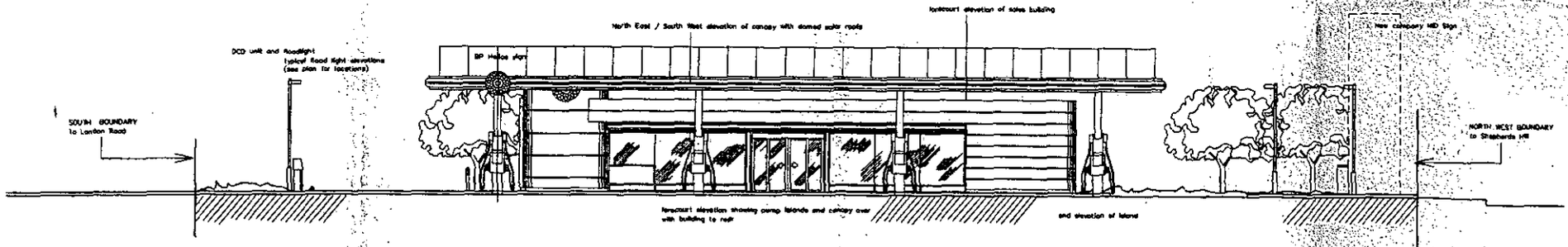


SOUTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST ELEVATION

REVISED PLAN

REVISIONS		
NR	DATE	DESCRIPTION
A	12/02/02	BRICK ELEVATIONS IN PLACE OF STANDARD FINISH .

bp

BP OIL UK LTD

BP OIL UK Ltd
Asset Development
WITAN GATE HOUSE
MILTON KEYNES
BUCKS MK9 1ES
Tel No 01908 853000
Fax No 01908 853999

DRAWN: GMP
DATE: 6/12/01
DESIGN CHECK:
DATE:
APPROVED:
DATE:
ATRACE CHECK:
DATE:
SCALE: 1:100

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(APPROPRIATE FOR A1 ONLY)

Sonning Cutting S/Stn
London Road
Woodley Reading
Berks RG6 1BG

Redevelopment
Elevations

28 MAR 2002

FILE	DRAWING No	REV
1080124	10501/24	A

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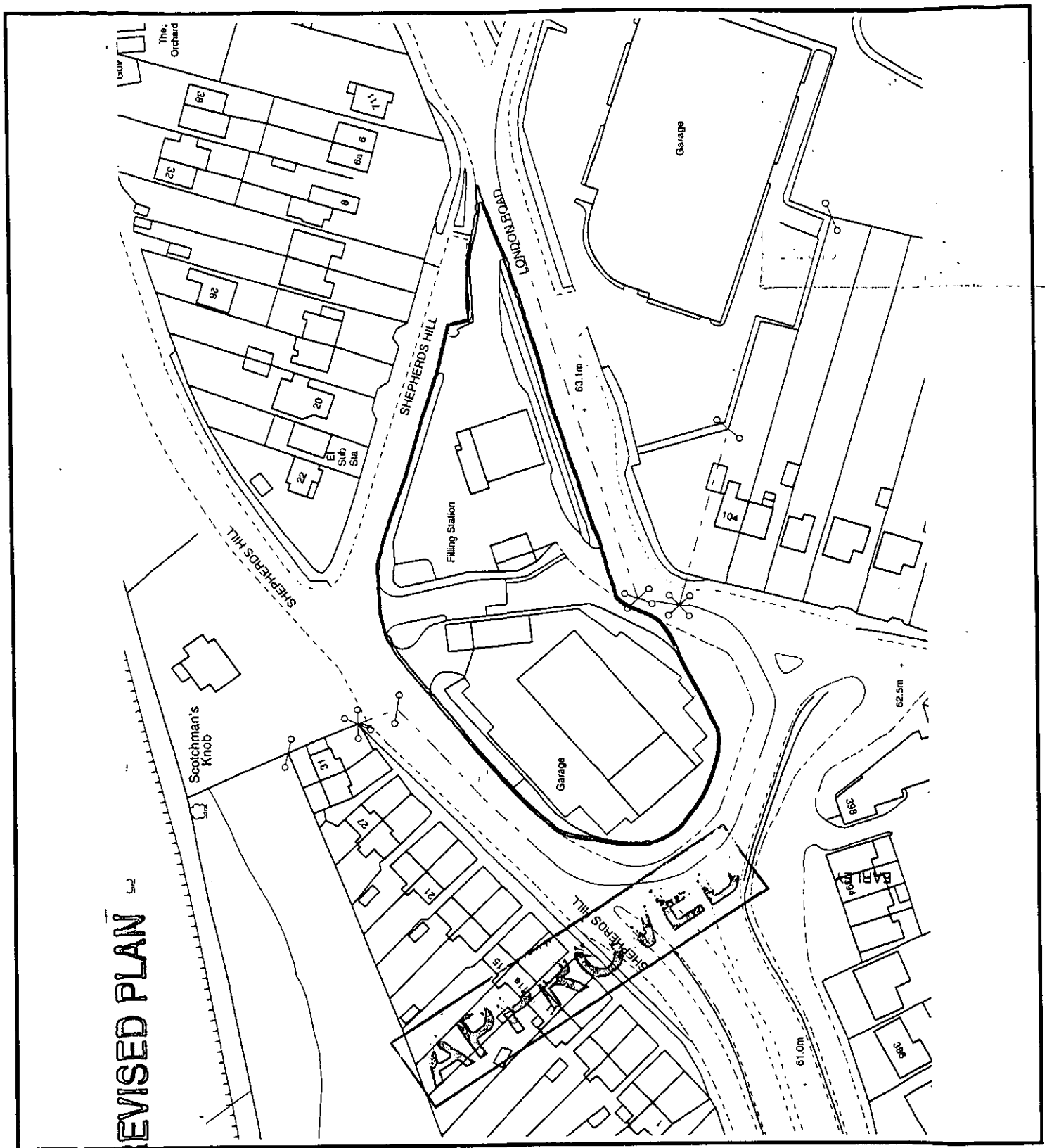

REVISED PLAN

SITE LOCATION PLAN

Rapleys
Commercial Property and Planning Consultants

Maddox House, 1 Maddox Street, LONDON. W1S 2PZ
National Tel: 020 7439 6292 Fax: 020 7439 7678

Also at Bristol, Edinburgh, Huntingdon and Manchester

NORTH	SCALE	PLAN No.
▲	1:1250	807/127/1 1a

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