Subject to a legal Agreement.

APPLICATION NO:
F/2001/5453

LOCATION:
University Of Reading Whiteknights, Reading

APPLICANT:
The University Of Reading C/O Estates And Building Dept.

PROPOSAL:
Proposed change of use from education (D1) t office (B1a) use.

EARLIEST DATE FOR DECISION: **03/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
24/01/2002

CASE OFFICER: **Nicola Lake**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The University of Reading
C/O Estates and Building Dept.
Whiteknights
PO Box 235
Reading
Berkshire
RG6 6BW

Application Number: F/2001/5453

Parish: **EARLEY**

Location: **University of Reading, Whiteknights, , Reading.**

Proposal: **Proposed change of use from education (D1) to office (B1a) use.**

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. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
3. No building shall be occupied until spaces for parking 8 bicycles have been provided in accordance with details that have been submitted to and approved by the Local Planning Authority. Details shall accord with the standards contained within the Wokingham district cycles strategy document.

Condition
4. In accordance with the provisions set out within the Travel Plan, no more than 30 car parking space shall be provided for the occupiers of the building. A detailed car park management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. These details shall thereafter be permanently maintained.

Condition
5. The premises shall be used for Business B1 use class and for no other purpose (including any other purposes in Class B8 Storage or Distribution of the schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.)

Condition
6. The change of use hereby permitted shall be discontinued and the buildings returned to their academic use on or before 3 years from the date of the first occupation of the building by an incubator company.

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

Reason
2. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
3. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the character and amenity of the surrounding area.

Reason
6. To safeguard the future use and management of the building.

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, BU1 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WEM5, WEM6, WOS3, WBE1, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 30/08/2002

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.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	5483	NL
BUILDING CONTROL NUMBER	FP 2002/2991 Central.	
~~APPLICANT~~/AGENT	Estates Services	
ADDRESS OF SITE	The University of Reading Spurs I, J + K - To B2, Earley Gate, Whiteknights	EARLEY
DESCRIPTION OF PROPOSED WORK	change of use from education (D1) to business (B1a) use including new external windows + doors, new internal fire doors + person access upgrade.	

DRAWING NUMBERS	BC	DC
BLOCK PLAN		W021 B 110
ELEVATIONS	no elevations	
FLOOR PLANS	W021 B 116	W021 B 109

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	Unilateral Legal Agreement	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Slight	
IF YES, WHAT ARE THE DIFFERENCES ?	internal	
DATE	28/5/02	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Nicola Lake.
Senior Planning Officer.

My Ref: F/2001/5453

Ext: 6481

To: Colin Lawley
Principal Solicitor.

Your Ref:

Date: 17.04.02

LEGAL AGREEMENT ON CHANGE OF USE FROM EDUCATION (D1) TO OFFICE (B1A) AT THE UNIVERSITY OF READING, WHITEKNIGHTS CAMPUS, EARLEY.

This application was granted planning permission at the Development Control Committee of the 13 March 2002, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the provision of a travel plan specifically for this site and use, and to ensure regular monitoring and reviews with the Local Planning Authority. I have enclosed:

- A copy of the draft decision notice.
- A copy of the application form.
- Section 66 certificate.
- Site plan.

Nicola Lake.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The University of Reading
C/O Estates and Building Dept.
Whiteknights
PO Box 235
Reading
Berkshire
RG6 6BW

Application Number: F/2001/5453

Parish: **EARLEY**

Location: **University of Reading, Whiteknights, , Reading.**

Proposal: **Proposed change of use from education (D1) to office (B1a) use.**

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. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
3. No building shall be occupied until spaces for parking 8 bicycles have been provided in accordance with details that have been submitted to and approved by the Local Planning Authority. Details shall accord with the standards contained within the Wokingham district cycles strategy document.

Condition
4. In accordance with the provisions set out within the Travel Plan, no more than 30 car parking space shall be provided for the occupiers of the building. A detailed car park management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. These details shall thereafter be permanently maintained.

Condition
5. The premises shall be used for Business B1 use class and for no other purpose (including any other purposes in Class B8 Storage or Distribution of the schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.)

Condition
6. The change of use hereby permitted shall be discontinued and the buildings returned to their academic use on or before 3 years from the date of the first occupation of the building by an incubator company.

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

Reason
2. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
3. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the character and amenity of the surrounding area.

Reason
6. To safeguard the future use and management of the building.

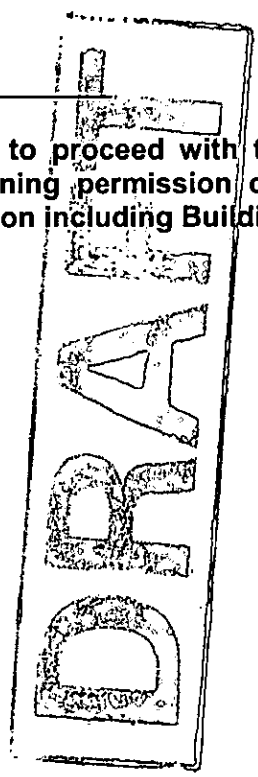
Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, BU1 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WEM5, WEM6, WOS3, WBE1, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

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/2001/5453
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.			Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.
3.			No building shall be occupied until spaces for parking 8 bicycles has been provided in accordance with details that have been submitted to and approved by the Local Planning Authority. Details shall accord with the standards contained with the Wokingham district cycles strategy document.
4.			In accordance with the provisions set out within the Travel Plan, no more than 30 car parking space shall be provided for the occupiers of the building. A detailed car park management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. These details shall thereafter be permanently maintained.
5.			The premises shall be used for Business B1 use class and for no other purpose (including any other purposes in Class B8 Storage or Distribution of the schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.)
6.			The change of use hereby permitted shall be discontinued and the buildings returned to their academic use on or before 3 years from the date of the first occupation of the building by an incubator company.

Reasons.

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that satisfactory provision is made, in the interests of amenity.
3. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
5. To safeguard the character and amenity of the surrounding area.
6. ~~Reason:~~ To safeguard the future use and management of the building.

Draft.

Application Number: F/2001/5453.
Conditions/Reasons for Refusal

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

Informatives.

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

Berkshire Structure Plan: OS1, BU1, EN1.
Loddon Area Local Plan: LBE1, LBE2, LBE5, LE5, LT5, LT6.
Wokingham District Local Plan: WEM5, WEM6, WOS3, WBE1, WT6, WT7.

Reading
BOROUGH COUNCIL

54201
12 MAR 2002
COPIES TO
ACK:
FILE:

Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 𝒟 0118 939 0700

Our Ref: 01/01534/WOKADJ/AD

Nicola Lake
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

Direct: ☎ 0118 9390023

8 March 2002

Your contact is: **Andrew Dawe – Senior Planning Officer**

Dear Ms Lake

RE: University of Reading, Whiteknights, Reading. Proposal: Change of Use from education (D1) to office (B1a) use. (your ref. Nicola Lake/F/2001/5453).

I refer to your letter dated 10th December 2001 consulting Reading Borough Council on the above planning application.

The proposal was considered by our Planning Applications Committee on 6th March 2002. The decision was taken to raise an objection to the proposal on the following grounds:

- that the provision for additional office space in a location not allocated for such development could put pressure on the local infrastructure in terms of labour and skill shortages and increasing demand for housing.
- that the change of use to office use would cause potential displacement of educational/academic research accommodation with the potential for increased pressure on the undeveloped parts of the campus.

As such the proposal was considered to be contrary to policy BU1 (Assessment of Proposals for Further Business, Industrial, Distribution and Storage Development) of the Berkshire Structure Plan and the principles of the Development brief for Whiteknights Park. I have enclosed a copy of the report to the Planning Applications Committee for your information.

Yours sincerely

Andrew M. Dawe

Andrew Dawe
Senior Planning Officer

Beacon Council 2001-2002 Town Centre Regeneration

COMMITTEE REPORT BY THE DIRECTOR OF ENVIRONMENT
READING BOROUGH COUNCIL

ITEM NO. 38

WARD: Wokingham District Council

PLANNING APPLICATIONS COMMITTEE: 6 March 2002

01/01534/WOKADJ/AD University of Reading, Whiteknights.

Change of use from education (Use Class D1) to office (Use Class B1a).

Applicant: The University of Reading

Date received: 12 December 2001

RECOMMENDATION
That Wokingham District Council (WDC) be informed that this Committee raises an objection to the proposal on the grounds that the provision for additional office space in a location not allocated for such development could put pressure on the local infrastructure in terms of labour and skill shortages and increasing demand for housing. Also that the change of use to office use would cause potential displacement of educational/academic research accommodation with the potential for increased pressure on the undeveloped parts of the campus. As such the proposal is considered to be contrary to policy BU1 (Assessment of Proposals for Further Business, Industrial, Distribution and Storage Development) of the Berkshire Structure Plan and the principles of the Development brief for Whiteknights Park.

1. INTRODUCTION
The site is located on the eastern side of the Whiteknights campus, accessed from Whiteknights Road. The buildings concerned are currently used for educational purposes.

2. PLANNING HISTORY
None relevant.

3. PROPOSAL
Change of use from education (Use Class D1) to office (Use Class B1a).

4.CONSULTATIONS
This is a consultation from Wokingham District Council.

5. TRANSPORT IMPLICATIONS
No objection is raised from the RBC transport perspective but appropriate transport contributions, measures and incentives will need to secured by Wokingham District Council to satisfy Berkshire Structure Plan Policies OS1; LD5; LD6 & BU1.

As this appears to be a speculative development a separate Travel Plan (to that which exists for the University) should also be secured (by WDC) to accord with PPG13 principles to encourage more walking, cycling and use of public transport.

6. ACCESS IMPLICATIONS
No details of disabled access have been supplied. However, conditions should be recommended concerning wheelchair access.

7. SUSTAINABILITY IMPLICATIONS

The proposal would be making use of an existing building but the provision of office development on a site not allocated for office use could result in unacceptable impact on the physical and social infrastructure of the area and have the potential for detrimental impact on the campus environment through displacement of educational uses.

8. APPRAISAL

In terms of the issues specifically affecting Reading Borough, it is considered that these are two fold. Firstly there is the impact of uncontrolled office development on the local infrastructure and secondly there is the potential impact that displaced education facilities could have on the campus environment, particularly those areas currently undeveloped. The relevant policies of the Berkshire Structure Plan are BU1 (Assessment of Proposals for Further Business, Industrial, Distribution and Storage Development), OS1 (The Overall Strategy), LD5 (Transport Considerations in Dealing with Development Proposals) and LD6 (Provision of Infrastructure, Services and Amenities). Although the proposal is outside the Borough boundary, policy COM6 (Reading University) is relevant as the supporting text refers to development principles drawn up by the University, Reading Borough Council and Wokingham District Council. There is also a development brief, published by Wokingham District, which refers to the University campus as a whole. The reasoning for policy EMP3 (Acceptability of Employment Development) of the Reading Borough Local Plan is also relevant in assessing this application as it relates to wider issues of infrastructure and housing provision.

The site is currently used for educational purposes in relation to the University. The provision of office space that is not ancillary to the educational/research function of the University and in a location not allocated for office use is considered to be unacceptable in terms of the pressure on the local infrastructure due to labour and skill shortages and increasing demand for housing. The effect would be the continued pressure on housing and education resources in this part of Reading with the likelihood of people having to move into the area. From a transport point of view there are no objections from this Council's perspective but the need for transport contributions, measures and incentives and a Travel Plan is cited under the 'Transport Implications'.

The second issue relates to the local environment. The Development Brief for Whiteknights Park seeks to maintain the balance between the recognised importance of encouraging further improvements to education facilities and the protection of the parkland character and ecological/wildlife value. The change of use to office use would cause potential displacement of educational/academic research accommodation with the potential for increased pressure on the undeveloped parts of the campus given the pressure for expansion of the educational facilities. Furthermore, the development brief identifies this part of the campus as having potential for new development related to academic/research use. This proposal would therefore also be contrary to the principle of locating academic/research uses on this site. As such the proposal is considered to be contrary to the Development Brief and Policy COM6 of the Reading Borough Local Plan.

Conclusion

The application is not considered to be acceptable being contrary to Structure Plan policy and the Development Brief for the site and so it is recommended that an objection be raised on the grounds of the potential impact of uncontrolled office development on the local physical and social infrastructure and the local environment.

Case Officer: Andrew Dawe

DEVELOPMENT CONTROL COMMITTEE – 13 MARCH 2002
MEMBER'S UPDATE

LAND AT PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD
Application F/2001/5440. Pages 2579 – 2598

Revised condition 9
The surface level of the north end of the proposed car park shall be no higher than 65.450 m. and the access road to the proposed car park shall be ramped down as shown on additional drawing No. 01.PF/09.

Additional consultations

- Letter from Noise consultants commissioned by Sevenoaks Drive resident. Advises that noise from the car park is a potential problem, mainly at night, and the rear of the apartment building would have the effect of increasing noise reflection. Thinks that the occupiers of apartments are more likely to take part in social activities in the evening, and to arrive home later than occupiers of houses. Advises that this is obviously a broad generalization, but thinks a reasonable assumption. Noise from car parks at night, particularly from car doors being closed and conversations is a very common cause of complaints in quiet residential areas. Thinks that it would be difficult to establish with any certainty what levels of noise might be expected and to what extent this noise might be disturbing as so much depends on the habits of the new neighbours and on their degree of consideration.

- *Environmental Health Officer:* Does not wish to alter his comments in the light of this report.

UNIVERSITY OF READING, WHITEKNIGHTS CAMPUS, EARLEY.
Application F/2001/5453. Pages 2614-2624.
An additional condition is recommended:

6. The change of use hereby permitted shall be discontinued and the buildings returned to their academic use on or before 3 years from the date of the first occupation of the building by an incubator company.

   Reason: To safeguard the future use and management of the building.

UNIVERSITY OF READING, WHITEKNIGHTS CAMPUS, EARLEY.
Application F/2001/5077. Pages 2625-2641.
The financial contribution requirement towards sustainable transport initiatives is £12,000, together with the transfer of two parcels of land, which are required to improve the current cycle link between the two campuses. The Highways Authority is currently carrying out the works suggested by Earley Town Council in their comments under separate cover.

VORTICE, MILLEY LANE, HARE HATCH, WARGRAVE.
Application F/2001/4896 & LB/2001/4897. Pages 2686-2704.
This report is for both application F/2001/4896 and LB/2001/4897, which is the listed building application for the refurbishment works on the site. The recommendation on application LB/2001/4897 is to **GRANT LISTED BUILDING CONSENT** – subject to conditions. These conditions are set out on page 2695.

The second paragraph in section B of the appraisal has the height of the proposed unit 5 missing. This proposed height would be 4m.

LODDON COURT FARM, BEECH HILL ROAD, SPENCERS WOOD
Application F/2001 5538. Pages 2705 – 2713

Additional consultations

Letter of support from the applicants explaining that:

- Many residents have moved to the site from the Reading area, thus freeing up existing housing locally, and proposal would add to this.
- Would remove current unattractive appearance of touring caravans.

LAND AT RUSCOMBE PARK, RUSCOMBE LANE, RUSCOMBE.
Application F/2001/5068. Pages 2714 – 2738.
The Twyford Parish Council comments are as attached.

LAND TO THE REAR OF 75-77 WARGRAVE ROAD, TWYFORD.
Application F/2001/5004. Pages 2750 – 2764.
The Twyford Parish Council Comments are as attached.

GORSE RIDE INFANT AND JUNIOR SCHOOLS, GORSE RIDE SOUTH, FINCHAMPSTEAD.
Application F/2002/5739. Pages 2775-2779

Additional consultations

The Transport Planning Team suggest the addition of a condition requiring the school to prepare a School Transport Plan:

Suggested condition:

> Prior to the occupation of the classroom hereby approved the applicant shall prepare and submit for approval a School Travel Plan which shall include measures to minimise the need to travel to and from the site by private car. The approved School travel Plan shall be implemented and maintained thereafter.

Reason: In the interests of highway safety.

GARAGES TO THE REAR OF 31 & 32 SOUTHLAKE CRESCENT, DROVERS WAY, WOODLEY.
Application F/2002/5852. Pages 2780-2785

The applicant is Wokingham District Council- Tenant Services and not Property Services as stated in the report.

Not all of the garages have been demolished yet.

Additional consultations
Woodley Parish Council suggest that security lighting is installed in light of the problems associated with blocks of garages situated out of sight behind houses.

However, the area is already lit at night as street lighting was installed recently.

FROM: Nicola Lake

DATE: 22 October 2001

PLANNING
POL
DC
APP
CL
12 NOV 2001
COPIES TO:

RUSCOMBE PARISH CONSULTATION SHEET

Application Number: F/2001/5068

Proposal: Proposed erection of two two storey office buildings for B1(A) use with associated parking and landscaping..

Site Address: Land At , Ruscombe Park, Ruscombe, Reading.

Applicant: Property Holdings (Windsor) Ltd C/O Michael Griffiths.

Your observations are required in respect of this application **by 15/11/2001** .

08.11.01

The Parish offers the following observation..

(a) Could there be an environmental Survey to ensure that wildlife will not be affected by opening up the area (e.g. Great Crested Newts are in the nearby pond at the Crossroads). Open up but do not destroy the wildlife.

(b) The loss of mature landscape will be detrimental to existing buildings

(c) There could be drainage problems due to the low lying land and deep ponds.

(d) No evidence of a Green Travel Plan.

(e) Does this fit into WDC employment strategy, offices require more residential housing.

(f) If any financial gain is to be had from this development could it be put towards solving the Crossroads traffic situation and traffic in Ruscombe Lane

(g) Any further finances can be used by Ruscombe P.C. for environmental development of their parish

SIGNED: E J Cozens DATE: 08.11.01

Clerk To Ruscombe Parish/Town Council.

FROM: Nicola Lake

DATE: 10 October 2001

DELEGATED

TWYFORD PARISH CONSULTATION SHEET

Application Number: F/2001/5004

Proposal: Proposed erection of three detached dwellings with garages and access..

Site Address: Land Rear Of 75 & 77, Wargrave Road, Twyford, Reading.

Applicant: Lexington Properties C/O The T P A Design Co Ltd.

Your observations are required in respect of this application **by 03/11/2001** .

01 NOV 2001

My Council strongly objects to this application for the following reasons.
The application arrived immediately after planning permission was granted for housing on the adjoining site despite protests from the PCC, District Councillor and residents. This is piecemeal development which an Inspector recently refused at an appeal in Ruscombe. It is also overdevelopment with the loss of several mature trees. The rear gardens are considerably sub-standard in length and the proposed houses are too close to the railway. The access is opposite an unmade road and a car park entrance and just below the brow of the hill and therefore dangerous. Any increase in traffic on the already busy Wargrave Road is unacceptable for safety and environmental reasons. There is no need for more 4/5 bedroom houses in the area and such a proposal contributes nothing to local amenities.

SIGNED: _____ DATE: 31st October 2001

Clerk To Twyford Parish/Town Council.

Date: 07 March 2002

Your Ref:

My Ref: **Nicola Lake - F/2001/5453**

The University Of Reading
C/O Estates And Building Dept.
Whiteknights
PO Box 235
Reading
Berkshire
RG6 6BW

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/2001/5453

Site Address: University Of Reading, Whiteknights, , Reading.

Proposal: Proposed change of use from education (D1) to office (B1a) use..

Your application is to be determined at the Development Control Sub-Committee meeting on the 13.03.02 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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 13TH MARCH 2002 FROM 7.00 PM TO 11.35 PM

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

Also present: Mr. A Clifford, Mrs. ANMC Drake and Mr. AJ Pollock

PART I

At this point, the Chairman expressed the gratitude of the Committee to Mr. TP Dredge for his service on the Development Control Committee as Mr. Dredge had recently announced his intention to retire from the Council before the next meeting of the Committee.

210. MINUTES

The Minutes of the meeting of the Committee held on 20th February 2002 were confirmed as a correct record and signed by the Chairman.

215. APPLICATION NO: 2001/5453, PROPOSED CHANGE OF USE FROM EDUCATION (D1) TO BUSINESS (B1) USE, UNIVERSITY OF READING WHITEKNIGHTS CAMPUS EARLEY, FOR: UNIVERSITY OF READING

The Committee considered a report about this application set out on Agenda pages 2614 to 2624.

In explaining the report Officers informed Members that if they were minded to approve the application, the following additional condition was proposed;

Condition 6

The change of use hereby permitted shall be discontinued and the buildings returned to their academic use on or before 3 years from the date of the first occupation of any of the buildings by the incubator Company.

Officers also explained that reference in the report to a financial contribution towards sustainable transport initiatives was not intended to form part of the proposed legal agreement for this application, but would form part of the consideration on the next application on the Agenda Ref No: 2001/5007.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town & Country Planning Act 1990 and other statutory powers to secure the provision of a travel plan;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No: 2001/5453 be approved subject to the conditions set out on Agenda pages 2618 to 2619 with the addition of the following condition;

Condition 6

The change of use hereby permitted shall be discontinued and the buildings returned to their academic use on or before 3 years from the date of the first occupation of the building by the incubator Company.

Development Control Ref No:	Received	Parish
F/2001/5453	29.11.01	Earley

Applicant: The University of Reading.
Location: University of Reading, Whiteknights Campus, Earley.
Proposal: Proposed change of use from education (D1) to Business (B1) use.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

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

SUMMARY:

Planning History -
The site is location within the eastern half of the Whiteknights Campus on the northern side of the East Gate entrance/access road. The buildings on the site are single storey flat roof 1930's style buildings.

Proposal -
The proposed development is for the change of use of 1015m² of education floor space to office use. This area is currently divided between 5 spurs of the existing building which is organised around a central corridor.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to 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.

BACKGROUND

Consultations –

- ***Earley Town Council:*** No objection.
- ***Highways:*** While they are concerned about the possible precedent that the change of use may set, they consider that they would be unlikely to resist the development solely on this ground. As such they raise no objection subject to a legal agreement and conditions.
- ***Conservation Architect:*** Although the development is within a historic park, the proposed change of use is within an area of recent development and is not particularly a visually sensitive location. As such the proposal would not have an adverse impact on the visual appearance of the area.
- ***Policy and Plans:*** Recommending conditional approval subject a legal agreement to control the type and size of potential occupiers.
- ***Transport:*** No objection subject to a legal agreement to secure the provision of a green travel plan and a condition requiring the provision of 8 cycle parking spaces.
- ***Environmental Health:*** No objection.
- ***Letters:*** No letters of objection have been received.

Appraisal – The main issues are:

A. Principle of Development. (Policy OS1, EN1 and BU1 of the Berkshire Structure Plan; Policy LE2 of the Loddon Area Local Plan; Policy WOS3; WEM5 and WEM6 of the 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, LBE2 and LBE5 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. Services, Amenities and Infrastructure Provision.
F. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Principle of Development.

The proposed development is for the change of use of part of an existing building from 1015m² of D1 Education floorspace to B1 office floorspace. The university is proposing that the building would be used as business incubator units as part of the Reading Enterprise Hub. The Enterprise Hub has an overall objective of promoting economic growth by a) Providing a networking forum for local entrepreneurs to encourage them to learn from each other and to collaborate. b) Improving entrepreneurial access to technology, research, innovation and business support. c) Improving access to flexible workspace. d) Improving access to early stage finance for the South East companies.

It is intended that the Enterprise Hub would act as a catalyst in creating strong links with centres of research and technology and in the creation of incubator space for local start-up businesses. It is intended that these incubator units would be managed in such away to ensure that the companies are new knowledge based companies, linked to the University's research and development base and would only occupy these units for a period of 3 years. After this period the companies would be encouraged to relocate to a second stage site. The contract that would exist between Reading Enterprise Partners and the University would ensure this incubator style use of the building and would maintain a steady flow of new businesses together with the signing of a legal agreement as part of this application.

The formation of such incubator style units is a key part of the Regional economic Strategy (RES). It helps to grow local businesses with high added value and in the long term would help to off-set potential volatility in the local job market, created by a high dependence upon a relatively small number of footloose IT companies, that are high employers within the district.

Due to the proposed nature of the building's use and its focus upon new start-up companies it is considered that the development would be unlikely to result in a significant increase in pressure upon housing within the district.

B. Impact upon the residential amenity of the neighboruing dwellings.
The proposed development would result in the change of use of an existing building. There are no proposed external alterations to the building. The closest residential properties are over 100m away and are located on the opposite side of Whiteknights Road. As such the proposed development would not result in any overlooking, overshadowing or overbearing of the adjacent dwellings.

C. Impact upon the character and appearance of the surrounding area.
As stated above there would be no external alterations to the building. As such the main visual and character changes maybe brought about through the need for signs to identify the building and a change in activity levels within the immediate area, due to the building being occupied by a number of small start-up companies, which while having links with the university's research and development sections, would be run independently.

The application site is also located within an Area of Historic Park, however the Conservation Architect is satisfied that due to the building's position, in an area which is not particularly visually sensitive, the proposed change of use would have no adverse impact upon the visual appearance or character of the surrounding area.

D. Impact upon Highway Safey.
The Highways Officer considers that the proposed development is of a size that is unlikely to lead to a material worsening of the traffic conditions in the locality. However he is concerned about the possible precedent, that the proposed change of use of the building may set.

In planning terms it is the proposed use of the building as incubator units that is the special circumstance to allow the implementation of part of the Regional Economic Strategy. The development would provide small start-up units of which there is currently a shortage within the existing property market. If the development were purely for a change of use to office accommodation for a single company the development would be unlikely to be considered favourably. As such, the proposed development would be unlikely to create an unacceptable precedent for further changes in the use of other University buildings.

The Highway Officer states that it would be unlikely that the development could be resisted solely on this highway ground and therefore recommends conditional approval together with the signing of a legal agreement to secure a travel plan and a financial contribution towards sustainable transport initiatives.

E. Services, Amenities and infrastructure Provision.
As stated above a financial contribution towards sustainable transport initiatives has been requested towards improvements to the Authority's cycleways. It is considered that no further financial contribution are necessary for the proposed development.

F. 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.

Policy WBE1: The Inspector recommends that the importance of good design if more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policy WOS3: The Inspector recommends changes to this policy, but it would impact in a similar way on the proposed development.
Policy WEM5: The inspector recommended deleting this policy and replacing it with a new wording, which removes the restriction to areas as defined on the proposals map.
Comment: However the policy would impact in a similar way on the proposed development.
Policy WEM6: The inspector recommended the policy be amended in accordance with the Council's proposal and the deletion of paragraph C from the policy, which is the cross reference to policy WEM5.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

Conclusion – The proposed development would have no detrimental impact upon the character and appearance of the surrounding area or the residential amenity of the adjacent dwellings. Highways are satisfied that subject to conditions and a legal agreement that there would be no material impact upon highway safety. As such the

proposed development would have no adverse impact and would help to provide start-up or incubator units for new Knowledge based companies.

Recommendation – To GRANT planning permission subject to the signing of a legal agreement to ensure the provision of a travel plan, a financial contribution towards sustainable transport initiatives and the management of the incubation units 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. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

3. No building shall be occupied until spaces for parking 8 bicycles has been provided in accordance with details that have been submitted to and approved by the Local Planning Authority. Details shall accord with the standards contained with the Wokingham district cycles strategy document.

4. In accordance with the provisions set out within the Travel Plan, no more than 30 car parking space shall be provided for the occupiers of the building. A detailed car park management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. These details shall thereafter be permanently maintained.

5. The premises shall be used for Business B1 use class and for no other purpose (including any other purposes in Class B8 Storage or Distribution of the schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.)

Reasons.

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

2. To ensure that satisfactory provision is made, in the interests of amenity.

3. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

5. To safeguard the character and 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, BU1, EN1.
Loddon Area Local Plan: LBE1, LBE2, LBE5, LE5, LT5, LT6.
Wokingham District Local Plan: WEM5, WEM6, WOS3, WBE1, WT6, WT7.

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: 30 August 2002

SECTION 106 AGREEMENT - CHANGE OF USE OF BUILDING AT EARLEY GATE, WHITEKNIGHTS
PLANNING REF: F/2001/5453

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

Mary Severin

DATED 27th August **2002**

THE UNIVERSITY OF READING

and

THE WOKINGHAM DISTRICT COUNCIL

AGREEMENT

creating planning obligations pursuant to S106 Town and Country Planning Act 1990 relating to the Change of Use of building TOB2 at Earley Gate Whiteknights (Application F/2001/5453)

Clarks Solicitors
Great Western House
Station Road
READING RG1 1SX
Ref: SMD/JRA/SMD10432

THIS DEED OF AGREEMENT is made by 27th day of August 2002

BETWEEN:

(1) THE UNIVERSITY OF READING of Whiteknights PO Box 217 Reading Berkshire RG6 6AH ("the Owner")

and

(2) THE WOKINGHAM DISTRICT COUNCIL of Council Offices Shute End Wokingham Berkshire RG40 1WR ("the Council")

WHEREAS:

(1) The Council is the local planning authority for the purposes of the Town and Country Planning Act 1990 for the District of Wokingham

(2) The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham

(3) The Owner is the freehold owner of the Land which comprises part of Whiteknights

(4) The University of Reading has applied to the Council for planning permission to change the use of the Land and for the purposes set out in the Application

(5) The Council has resolved that subject to this Agreement being entered into the Planning Permission should be granted for a temporary period of the change of use applied for

(6) This Agreement is entered into pursuant to the provisions of Section 106 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 of various purposes in connection with the development of land and otherwise as more particularly set out in those provisions

NOW THIS DEED WITNESSES AND IT IS HEREBY AGREED AND DECLARED by and by the Owner and the Council as follows:

DEFINITIONS

1. In this deed "the Owner" shall include its successors in title and the following expressions shall have the following meanings:

1.1 "the Application" means the application number F/2001/5453 received by the Council on 29 November 2001 for detailed planning permission to develop the Land by the change of use of the Land to Business use within class B1 of the Town and Country Planning (Use Classes) Order 1987

1.2 "the Development" means the development of the Land by the carrying out of the said change of use for a temporary period pursuant to the Planning Permission

1.3 "the Green Travel Plan" means the Green Transport Plan adopted by the University of Reading for the purposes of the University and approved by both the Council and Reading Borough Council and dated July 2000 a copy of which is annexed to this Agreement

1.4 "the Land" means all those parts of the building known as building TOB2 at Earley Gate within the University of Reading and shown hatched on the plan annexed to this Agreement

1.5 "Occupation" means occupation of the Land for Business Use purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987

1.6 "the Planning Permission" means the temporary planning permission for the Development to be granted by the Council in the form of the draft annexed hereto

STATUTORY AUTHORITY

2. This deed is entered into between the Owner and the Council pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and creates planning obligations for the purposes of the said Section 106 which are intended to bind the Land

AGREEMENT

3. The Owner hereby covenants and agrees with the Council in respect of the Land that until the expiry of the period of 3 years referred to in condition 6 of the Planning Permission:

3.1 The Green Travel Plan shall apply to occupation of the Land with effect from first occupation

3.2 That the operation of the Green Travel Plan in respect of the Development shall be monitored and reviewed at least annually with effect from first occupation in accordance with the principles set out in the schedule attached to this Agreement

3.3 The Owner will submit to the Council on an annual basis following each such review (or at such other interval as the Owner may agree with the Council) a report setting out the result of such monitoring and review and any intentions on the part of the Owner to modify the Green Travel Plan so far as it relates to the Land

3.4 The Owner will amend the Green Travel Plan insofar as it relates to the use of the Land in the light of such monitoring and review as may reasonably be required by the Owner or by the Council

3.5 The Owner will continue to apply the Green Travel Plan in respect of the Land subject to such amendments as may be effected from time to time following monitoring and review

CONDITIONS OF UNDERTAKING

4. It is declared that this deed is made subject to the following terms:

4.1 The covenants and agreements contained in clause 3 are conditional upon:

4.1.1 The Planning Permission for the Development being granted by the Council pursuant to the Application

4.1.2 Development of the Land pursuant to the Planning Permission being commenced by instituting the change of use

4.2.1 This deed shall cease to have effect if the Planning Permission shall expire or shall be quashed revoked or otherwise withdrawn (whether after development has taken place or not) or if planning permission shall be granted subsequently and implemented for proposals incompatible with the Development or (if the Development shall have been commenced) the continuation of the Development those provisions of this deed which shall not have taken effect by the time of implementation of such subsequent Planning Permission shall have commenced shall thereafter cease to have effect

4.2.2 No person shall be liable for breach of covenant or obligation contained in this deed after he shall have parted with all his interest in the Land or the part in respect of which such breach occurs but without prejudice to liability for any subsisting breaches of covenant or obligation arising prior to that person parting with such interest

4.2.3 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 agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

4.2 In the event that the Development does not commence within the time allowed under the Planning Permission this deed shall be deemed to be discharged and have no further effect

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

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

4.5 It is acknowledged by the Council that the Green Travel Plan relates to the whole of Whiteknights part of which is within the District of Wokingham and part of which lies within the Borough of Reading and that as a result it will be necessary for the Owner when reviewing the Green Travel Plan to consult with and take advice from both the Council and Reading Borough Council

COSTS

5. The Owner hereby agrees to pay to the Council its reasonable legal costs incurred in dealing with this Agreement

IN WITNESS whereof the Owner and the Council have caused their Common Seals to be hereunto affixed to this deed the day and year first before written

SCHEDULE

Principles to be taken into account in monitoring and reviewing the Green Travel Plan

1. The designation of a travel co-ordinator to oversee the implementation of the Green Travel Plan to co-ordinate its various elements and liaise with and report as reasonably required by the Council

2. Requirement to undertake periodic staff travel surveys to identify travel behaviour catchment areas staff opinions on which schemes would most encourage alternative modes of travel to the motorcar

3. The promotion of public transport under the supervision of the travel co-ordinator by the provision of information of public transport availability

4. Financial incentives to discourage travel to work by motorcar

5. The provision of facilities for secure cycle storage changing and showering for cyclists as well as the provision of information on available cycle routes

6. Encouragement of walking including the provision of information on appropriate routes and security within the Development for pedestrians

7. General objective to use all reasonable endeavours to achieve a reduction in the number of cars that would otherwise visit the Development and to work with the Council and Reading Borough Council generally to initiate appropriate measures from time to time all aimed at enabling staff and visitors to travel to the Development by some other means that the private motorcar

WOKINGHAM DISTRICT COUNCIL

**********DRAFT NOTICE**********

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

The University of Reading
C/O Estates and Building Dept.
Whiteknights
PO Box 235
Reading
Berkshire
RG6 6BW

Application Number: F/2001/5453

Parish: **EARLEY**

Location: **University of Reading, Whiteknights, Reading.**

Proposal: **Proposed change of use from education (D1) to office (B1a) use.**

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. Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development, and the approved provision shall be made prior to the commencement of the use hereby approved, and be retained permanently thereafter.

Condition
3. No building shall be occupied until spaces for parking 8 bicycles have been provided in accordance with details that have been submitted to and approved by the Local Planning Authority. Details shall accord with the standards contained within the Wokingham district cycles strategy document.

**********DRAFT NOTICE**********

**********DRAFT NOTICE**********

Condition
4. In accordance with the provisions set out within the Travel Plan, no more than 30 car parking space shall be provided for the occupiers of the building. A detailed car park management plan shall be submitted to and approved in writing by the Local Planning Authority prior to the development being occupied. These details shall thereafter be permanently maintained.

Condition
5. The premises shall be used for Business B1 use class and for no other purpose (including any other purposes in Class B8 Storage or Distribution of the schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that order with or without modification.)

Condition
6. The change of use hereby permitted shall be discontinued and the buildings returned to their academic use on or before 3 years from the date of the first occupation of the building by an incubator company.

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

Reason
2. To ensure that satisfactory provision is made, in the interests of amenity.

Reason
3. In order to ensure bicycle parking facilities are provided and encourage use of sustainable modes of travel.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. To safeguard the character and amenity of the surrounding area.

Reason
6. To safeguard the future use and management of the building.

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, BU1 and EN1.
Loddon Area Local Plan Policies LBE1, LBE2, LBE5, LE5, LT5 and LT6.
Deposit Draft Wokingham District Local Plan Policies WEM5, WEM6, WOS3, WBE1, WT6 and WT7.

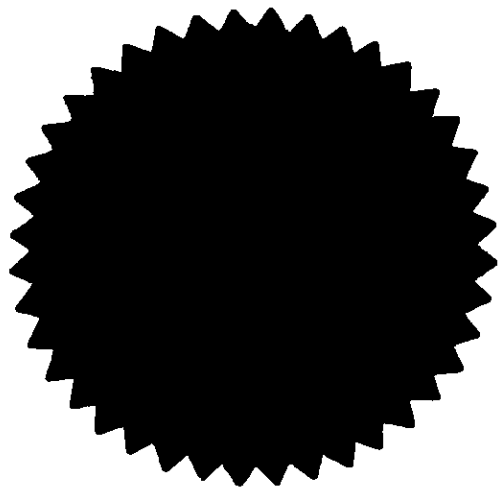
**********DRAFT NOTICE**********

THE COMMON SEAL of THE UNIVERSITY)
OF READING was hereunto affixed in the)
presence of:-)

M.G. Trafford ..... MEMBER OF COUNCIL

D.C.R. Lamb ..... REGISTRAR

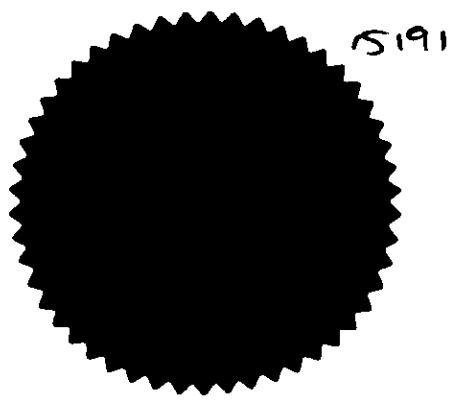
[redacted]



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

C.J. [illegible]

[redacted] 5191



WORK SHEET FOR : Nicola Lake

Application Number : F/2001/5453

Applicant : The University Of Reading C/O Estates And Building Dept..

Location : University Of Reading, Whiteknights, , Reading.
Proposal : Proposed change of use from education (D1) to office (B1a) use.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 29/11/2001

Earliest Date for Decision : 03/01/2002

Latest Consultation Date/Site Notice Expiry Date : 03/01/2002

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 (13.3.02).

Planning Issues :

Application Number: F/2001/5453

Appraisal :

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

Application Number F/2001/5453
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: University Of Reading Whiteknights Reading.

APPLICATION NUMBER: F/2001/5453

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

Tel: (0118) 974 6481

Date:

My ref: F/2001/5453

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

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

Dear Councillor

Application Number: F/2001/5453
University Of Reading, Whiteknights, , Reading.
Proposed change of use from education (D1) to office (B1a) use..

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Tel: (0118) 974 6481

Date:

My ref: F/2001/5453

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

CONFIDENTIAL

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

Dear Councillor

Application Number: F/2001/5453
University Of Reading, Whiteknights, , Reading.
Proposed change of use from education (D1) to office (B1a) use.

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/2001/5453**
University Of Reading, Whiteknights, , Reading.
Proposed change of use from education (D1) to office (B1a) use.

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

Signed: _____ Date: _____

Councillor F Rolls

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/2001/5453

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

CONFIDENTIAL

Councillor A Spratling
18 Moor Copse Close
Earley
RG6 7NA

Dear Councillor

Application Number: F/2001/5453
University Of Reading, Whiteknights, , Reading.
Proposed change of use from education (D1) to office (B1a) use..

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 contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

Principal Development Control Officer

Received by Wokingham District Council

Application No: F/2001/5453

PROPOSAL:
Proposed change of use from education (D1) to office (B1a) use.

LOCATION:
University Of Reading, Whiteknights, , Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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/2001/5453 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

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 03/01/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to 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 of Planning and Transportation

10 December 2001

CONFIDENTIAL.

SAI PANEL BRIEFING NOTE.

Application No: F/2001/5453

Address: The University of Reading, Whiteknights, Reading.

Proposal: Proposed change of use of building from D1 to Office B1a Use.

Planning Officer: Nicola Lake.

The site is located within the existing campus area. The proposed would change the use of 1015m² of existing D1 floorspace to 1015m² of B1a office use. The are proposing no increase in parking spaces and have given no details on who will occupy the building.

Main Issues.

- Is there a requirement for an on-site or off-site leisure contribution.
- Is there any requirement for road improvements, safety measures, sustainable transport initiatives or a travel plan.

20.12.01

F/2001/5453
University of Reading, Whiteknights – change of use of building.

NL

No contribution required.

F/2001/4896
Vortice Ltd, Milley Lane, Hare Hatch, Wargrave – replacement of building.

NL Site is a long way from POS or play areas and application is to change to less disruptive use which should benefit locally. Therefore we would not seek a contribution in this case.

O/2001/5368
Land at The Garden Cottage, Warren Road, Woodley – outline permission for 40 new dwellings.

NL Contributions to remain the same as the recent application. Based on adopted standards, a development of 40 dwellings would require an on-site POS provision of 0.43ha. which has been provided.

We would also be looking for a LEAP for a development of this size to the value of £47,000 plus a 10 year commuted maintenance sum. The play area would have to meet the Councils adopted standards. If off-site contributions are necessary we would request a contribution in the region of £20,000 towards upgrading Woodford Park.

F/2001/5068
Land r/o Units 31 & 32 Suttons Business Park, Earley – additional storage space.

AT

No contribution required – open space available at the University plus the site is just outside the district.

F/2001/4970
Fleet works & 37-41 Denmark Street, Wokingham

Contribution to be kept in line previous permission and renewal.

TIM / IAIN

Nicola Lake

From: Keith Rogers
Sent: 29 May 2002 12:26
To: Mary Severin
Cc: Nicola Lake
Subject: S106 AGREEMENT - University land at Earley Gate F/2001/5453

Mary
As promised, LHA comments on draft agreement as follows:

- Notwithstanding the fact that the University has chosen to call the Travel Plan 'The Green Transport Plan' reference throughout the agreement should use the wording 'Travel Plan' . This to reflect current Central Government advice as set out in the Energy Efficiency Best Practice Programme (EEBPP) document 'A travel plan resource pack for employers. (Mary I have had a separate discussion with Colin about this document and I understand he may be ordering a free copy for legal by Freefone 0800 585794. Essentially this document is considered to be the Good Practice guide for Travel Plans throughout the UK - Simon Dimmick is familiar with this document!).
- The Schedule in the S106 is not the University's Green Transport Plan that was set out in the S106 agreement completed on 20 June 2001 a copy of which you handed to me at our earlier meeting today. Having said that insofar as Basic Principles go, but with the exception of Principle 4, the wording is ok by me.
- Principle 4 includes a caveat on financial incentives in respect of taxation issues. As I recall all taxation liabilities for encouraging the use of alternative modes of transport by financial incentives have now been revoked by Central Government. Therefore, the words ' as may by practicable having regard to taxation' are superfluous and should be deleted.
- In the recommendation to DCC 13 March 2002, it is stated that the legal agreement should also provide a financial contribution towards sustainable links and the management of the incubation units. I haven't seen a copy of the minutes but we did talk about the contribution having been combined with the other agreement, during our meeting with Nicky this morning. Am I right in thinking that the developer only needs a s106 for the Travel Plan requirement in order for planning permission to be issued for F/2001/5453 in accordance with DCC resolution on 13/03/02?

Steve McMillan still needs to come back to me regarding plans for the other S106. Will keep you and Nicky posted.
Keith.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2001/5453

To: Emy Circuit, Planning

Your Ref: F/2001/5453

Date: 30th January 2002

PLANNING APPLICATION F/2001/5453
PROPOSED CHANGE OF USE FROM EDUCATION (D1) TO OFFICE (B1A) USE.
UNIVERSITY OF READING, WHITEKNIGHTS, READING.

Whilst the development is of a size that would be unlikely to lead to a material worsening of traffic conditions in the locality, I am concerned at the principle of the change of use and the precedent this may set. I am particularly concerned that the University are seeking to dispose of an existing educational building when they have recently gained planning consent for to extend existing buildings on the Campus on grounds that those facilities did not have sufficient capacity (particularly as this development is speculative). I would appreciate your comments on whether an undesirable precedent may be being set and if so, if it can be resisted.

It is however unlikely that the HA could resist this development solely on highway grounds and therefore I have recommended the following conditions. This conditional approval will however be subject to the provision of a section 106 agreement securing land to facilitate the Authority's cycleway proposals in the area and financial contributions to help bring these forward (details can be obtained from Steve MacMillan of Parkman 0118 9367325). A Travel plan will also be required within the S106.

1. No building shall be occupied until space for parking bicycles has been provided in accordance with details that have been submitted to and approved by the LPA. Details shall accord with the standards contained with the Wokingham District Cycle Strategy document.

2. In accordance with the provisions set out within the Travel Plan, no more than 30 car parking spaces shall be provided for the occupiers of the building. A detailed car park management plan shall be submitted to and approved by the LPA prior to the development being occupied. The plan shall thereafter be permanently maintained.

Many thanks

Tom Callaghan

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2001/5453

Proposal:
Proposed change of use from education (D1) to office (B1a) use.

Location:
University Of Reading Whiteknights Reading

This application is being advertised in the Reading Chronicle newspaper on the 08/02/2002 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **01/03/2002**. Written comments submitted will become available for public inspection.

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

Date: 08/02/2002

PLANNING SERVICES | PP/51984
POL | TLS
DC NL | ENF
APP |
CS |
18 JAN 2002
COPIES TO: | ACK:
FILE:

Director, FM Division
P. A. Hackett RIBA
Head of Estates Services Department
M. K. Westacott RIBA

The University of Reading

Facilities Management Division
Estates Services Department

Whiteknights, PO Box 235
Reading RG6 6BW

office +44 (0)118 931 8958
direct line +44 (0)118 9316615
fax +44 (0)118 975 3499
email t.r.cole@reading.ac.uk
web www.rdg.ac.uk/FM

Our Ref: W021_0224128_TRC_JS

Nicola Lake
Planning Department
Wokingham District Council
PO Box No. 157
Council Offices
Shute End
Wokingham
RG11 1WR

16 January 2002

Dear Ms Lake

Re: Planning Application No. F/2001/5453 – The University of Reading, Whiteknights, Reading – Proposed change of use from education (P1) to office (B19) use

Please find further information as prepared by The University of Reading's Research & Enterprise Services Department in support of our recent planning application for change of use of part of one building on the Earley Gate side of the campus, to establish a Business Incubator as part of the proposed Reading Enterprise Hub.

Enterprise Hubs are a SEEDA initiative with the overall objective of promoting economic growth by:

- Providing a networking forum for local entrepreneurs to encourage them to learn from each other and to collaborate
- Improving entrepreneurial access to technology, research, innovation and business support
- Improving access to flexible workspace
- Improving access to early stage finance for South East companies

The Enterprise Hubs will act as a catalyst in the creation of strong links with centres of research and technology and in the creation of incubator space for local start-ups.

SEEDA will contract with The University of Reading, on behalf of the Reading Enterprise Hub partners, to deliver the Reading Enterprise Hub Business Plan, submitted as part of the approval process. The plan outlines how the Incubator will be established and managed to ensure the beneficiaries are new knowledge based businesses, linked to the University's Research and Development base, and how an effective 'churn' will be established to ensure businesses move onto second stage premises at the end of 3 years. There will therefore be a steady flow of new high-tech businesses entering the Hub. The contract binds the University to maintain the Incubator as described in the Business Plan for a 3-year period, and commit to sustaining the activity beyond this time frame.

The University is committed to running the Incubator in line with the Business Plan, and has no desire to use the building for any other purpose.

Yours faithfully

T. Cole

T Cole
Small Projects Manager

Cc: Ms A Ansell – Research & Enterprise Services
Mrs L Gibbons – Senior Planner
Economic Development
Environmental Services
Wokingham District Council

☎ 0118 974 6379 (Direct Line)

Thursday, 13 December 2001

The University of Reading
Estates and Building Dept
Whiteknights
PO Box 235
Reading
RG6 6BW

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2001/5453

Address: Spurs I,J,K – TOB2, No 2 Earley Gate, Reading University.

The above planning application has been reviewed for the provision of access and facilities for disabled people.

The following two lists should be addressed in order to facilitate improved use of the proposed building adaptations by disabled people.

List A *(These are mandatory requirements under the Building Regulations where applicable)*

When a building is altered there is no obligation to improve access and facilities for disabled people. However, the level of provision after alteration should not be any worse.

1. To ensure that all proposed internal doors have a leaf that provides a minimum clear opening of not less than 750mm.

2. That each doorway across an accessible corridor or passageway is provided with a glazed panel, giving a zone of visibility from a height of 900mm to1500mm from finished floor level.

List B *(Recommendations for good practice in line with the Disability Discrimination Act, 1995 and BS8300)*

1. To provide a pull cord alarm and externally accessible emergency door lock for accessible WC.
2. To ensure that the force required to open doors is not excessive (20 Newtons recommended).
3. To consider the redesign of the existing principal entrance lobby so that wheelchair users are able to pass clear of one door before having to negotiate another.
4. To consider re-hanging internal door to office K13 to improve access for all users.
5. To consider the design and position of door furniture in terms of reach and grip.
6. To provide an appropriate number of accessible parking bays close to the principal entrance (1 space or 5% of total which ever higher recommended).
7. To consider the use of colour and tonal contrast of floors, walls, doors and door furniture to improve visibility.

The above list (B) is not meant as an exhaustive list of requirements needed to comply with the DDA but as an indication of some design aspects that should be considered.

Please note that compliance with Part-M does not remove all liabilities under the DDA 1995.

From October, 2004 service providers may have to make 'reasonable adjustments' in relation to those '*physical*' features of their premises that make it impossible or unreasonable difficult for disabled people to access a service. This may include removing, altering or providing reasonable means of avoiding physical features.

At present service providers are not required to make permanent alterations to the physical fabric of premises, fixtures, fittings or furnishings when providing auxiliary aids. However, the Act does not prevent service providers from taking these requirements into account at an earlier stage. Anticipating these requirements in existing building and maintenance schedules would be advisable in order to anticipate the 2004 requirements.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor.

Yours faithfully,

Henry Knight
Access Officer

CC: **Nicola Lake - WDC Planning Dept.**

FROM: Nicola Lake

DATE: 10 December 2001

PLANNING SERVICES	HPT
FOL	TL3
DC	ENF
AP	
CS	
18 JAN 2002	
COPIES TO	ACK
	FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2001/5453

Proposal: Proposed change of use from education (D1) to office (B1a) use..

Site Address: University Of Reading, Whiteknights, , Reading.

Applicant: The University Of Reading C/O Estates And Building Dept..

Your observations are required in respect of this application **by 03/01/2002** .

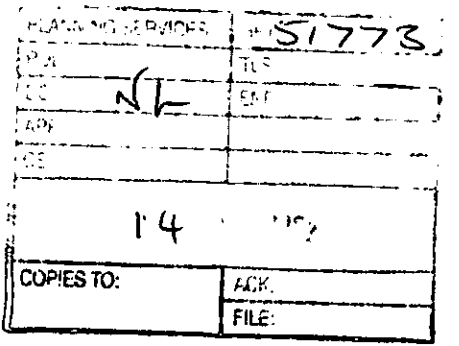
NO OBJECTION

SIGNED: _____ DATE: 18 JAN 2002

Clerk To Earley Parish/Town Council.

The University of Reading





With the compliments of

Tim Cole.

Estates and Buildings Department
Whiteknights, PO Box 235, Reading RG6 6BW
Tel: (0118) 931
Fax: (0118) 975 3499

51773

NL

14

COPIES TO:

FILE.

9316615

t.r.cole@reading.ac.uk

Our Ref : W021/0224128_TRC_MSB

Mr Henry Knight
Access Officer
Environmental Services Department
Building Control
Wokingham District Council

11 January 2002

Dear Mr Knight

PLANNING APPLICATION NO. F/2001/5453
SPURS - TOB no. 2m EARLEY GATE, WHITEKNIGHTS, UNIVERSITY OF READING

Following receipt of your letter dated 13 December 2001, with regard to the above Planning Application.

We acknowledge the contents of the letter and we will address the points raised when the necessary Building Regulation Application is deposited.

For your information, when the Building Regulation Application is made, we will forward a copy of the drawings and details deposited for your consideration.

Yours sincerely

T. Cole

T. COLE
Small Projects Manager

c.c N Lake, WDC Planning Department

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Nicola Lake Development Control	Your Ref:	F/2001/5453
From:	Tom Payne Environmental Heath	My Ref:	20015899
		Date.	17 December 2001

PROPOSED CHANGE OF USE FROM EDUCATIONAL (D1) TO OFFICE (B1A) USE.

UNIVERSITY OF READING, WHITENIGHTS, READING.

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

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

MEMORANDUM

To: Nicola Lake – Development Control **Date:** 16th January 2002

Application F/2001/5453

Site: University of Reading, Whiteknights.

Proposal: Change of use from education (D1) to office (B1a) use.

In support of the Local Transport Plan Objectives to support sustainable travel choices it is important that the development is subject to the development and implementation of a Travel Plan. Given the site location within the heart of the University campus then it would be preferable for the new use to be linked into a campus wide travel plan. The development and implementation of a travel plan needs to be secured through planning consent if granted. Whether required through condition or section 106 agreement the travel plan will need to be developed and approved by the Council before development commences.

In accordance with this Council cycling strategy the development will require secure, accessible, well-lit, sheltered parking facilities for a minimum of 8 cycles. Changing facilities with showers should also be made available for employees.

Stephen Kempka
Senior Transport Planner
Ext. 6488

Tel: (0118) 974 6481

Date: 10 December, 2001

Your ref:

My ref: F/2001/5453

Councillor F Rolls
14 Tiptree Close
Earley
RG6 4HS

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 No: F/2001/5453

Applicant: The University Of Reading C/O Estates And Building Dept..

Proposal: Proposed change of use from education (D1) to office (B1a) use..

Site Address: University Of Reading, Whiteknights, , Reading.

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Nicola Lake on (0118) 974 6481.

Yours faithfully,

Nicola Lake

Development Control Officer

I am not happy about this from the traffic point of view - Even if enough parking place are provided (which I doubt) there is excess traffic at Earley gate. What is the university paying !! Please contact me re/06 . Green traffic plan is not enough !!

Cllr Rolls

Recd in P+P 11/12

5OF23 25/12

To:
Policy And Plans Section

REPLY REQUIRED

From: Nicola Lake

EIG

Date: 10 December 2001

Application Number: F/2001/5453

Proposal: Proposed change of use from education (D1) to office (B1a) use..

Site Address:
University Of Reading, Whiteknights, , Reading.

Applicant:
The University Of Reading C/O Estates And Building Dept..

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

Planning Issues

Policy WEM6 of WDLP requires the University to satisfactorily control the use of this development such that this is not an open B1 use. The Inspector has upheld this view.

Policy WEM5 also applies to the site. In regard to this the Inspector has said that the proposals map should better indicate proposed development areas not designate the whole campus as suitable for employment use. (para 7.96 page 7-20 of this report) The criteria based policy he suggests does however protect significant parts of the campus. The development site is within an area which the Council, has already indicated through the dd. version of the plan, is suitable for development/redevelopment.

The case officer should ask the University to justify need + ensure that the work does not lead to unacceptable impact on the historic landscape + buildings (especially the lodge at Earley Gate) residential amenity or lead to inappropriate or excessive traffic movements or parking.

As the use is for B1 use the proposal should also be assessed against BU1 of BSP+ the case officer should be satisfied that the proposal will not lead to undue housing pressure before approving the proposal.

Economic Development Background.

The University is proposing that the site will form an Enterprise Hub + provide supported start up premises for companies whose research has come directly from the work of University Research or is directly related to University Research (spin outs + spin ins). This project is a key part of the Regional Economic Strategy (RES) + has support in principle from WDC. It helps to grow

vulnerability in the local jobs market from a heavy reliance on a small number of footloose IT companies that are major employers in the area.

Other Matters

The proposal fulfils a requirement in the local property market that may not otherwise be met for cheap, supported very small units of flexible 1/20 + with easy terms. From a planning point of view it would be helpful to ensure through agreement with the applicant that the business units are occupied for the greater part by companies that are generated from the University rather than from companies that have come to Reading University Campus to co-locate with others doing similar work. It would be helpful to identify a maximum number of units or a proportion of floorspace for incoming companies. You should also prevent amalgamation of the units such that the small nursery units are replaced by a few large companies.

I am willing to give additional assistance with assessing the proposal if required. It would be best if this application is progressed as quickly as possible as Regional Funding is involved.

Subject to DC issues being met + a satisfactory LA or Site undertaking being secured to control use this application should be granted CONDITIONAL APPROVAL

G D Gibbons 24/12/01

To:
Harold Sanders
Urban Design And Conservation Officer

17 DEC 2001

From: Nicola Lake

Date: 10 December 2001

Application Number: F/2001/5453

Re: Historic Park Garden !
Proposal: Proposed change of use from education (D1) to office (B1a) use..

Site Address:
University Of Reading, Whiteknights, , Reading.

Applicant:
The University Of Reading C/O Estates And Building Dept..

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

ALTHOUGH WITHIN THE AREA OF THE HISTORIC PARK THIS PROPOSED 'CHANGE OF USE' IS TO BUILDINGS WITHIN AN AREA RECENTLY DEVELOPED AND NOT A PARTICULARLY VISUALLY SENSITIVE LOCATION

I DO NOT CONSIDER THE PROPOSAL WOULD HAVE AN ADVERSE IMPACT ON THE VISUALLY SENSITIVE AREA OF THE GARDEN.

Harold Sanders
21.12.01.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 29 NOV 2001	Map No. 52 Site 0.20
Officer: NL / Application No. F/2001/5453	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE FROM EDUCATION (D1) TO OFFICE (B1a) USE

Location: 2 EARLEY GATE, WHITEKNIGHTS

Parish: EARLEY Ward: REDHATCH

Applicant: UNIVERSITY OF READING

Fee (4) Received 190-00 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	Parking area within red line	See plan	
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required major development ✓

Date Site Notice Sent : 10/12 Parish Council Informed - YES / NO ✓

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer re Historic Park / Garden.
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 .....
Disabled Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent D P A Reading
Adjacent Parish : .....
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: (Historic Park / Garden)

.....

.....

No pre-apps

NEIGHBOURS:

Site + see map. ✓

.....

.....

.....

.....

.....

.....

.....

.....

.....

29.NOV.2001* 5453

The University of Reading

Bursar
R.H.C. Ascott MA, FIMgt
Head of Building & Project Management
M.K. Westacott RIBA
Head of Engineering Services
A.F.C. Taylor MCIBSE
Head of Business Planning
S.J. Boon BSc (Hons), ARICS

Estates and Buildings Department

Whiteknights, PO Box 235, Reading RG6 6BW
Direct line: (0118) 9316615
Fax: (0118) 975 3499
Website: http://www.rdg.ac.uk/estates

W021_0224126-TRC_JK

Wokingham District Council
Planning Department
P O Box 157
Council Offices
Shute End
Wokingham
RG11 1WR

28 November 2001

Dear Sirs

Re: Spurs I, J and K – TOB2
N° 2 Earley Gate, Whiteknights, The University of Reading

Please find enclosed the following documents and drawings for your consideration under the Town and Country Planning Acts.

With regard to our proposal to "CHANGE THE USE" of the existing above premises from D1Non-Residential Institutions use to B1 (a) Office use.

Documents and drawings enclosed:-

- 6 N° copies of Planning Application Part 1 & 2
- 1 N° copy of Certificate A
- 6 N° copies of Drawing N° W021 B108, 109, 110 and 111
- 1 N° cheque to the value of £190 made payable to Wokingham District Council – being the prescribed fee payable.

We would ask for your earliest consideration of this application, and if you require any additional information, please do not hesitate to contact the undersigned.

For your information Mrs L Gibbons, Senior Planner (Economic Development) within your Environmental Services Department is aware of this proposed application, of which a copy of this letter together with a complete set of the enclosures have been sent.

Yours faithfully

T Cole

T Cole
Small Projects Manger

Cc: Ms A Ansell – Research & Enterprise Services
Mrs L Gibbons – Senior Planner (Economic Development)
Environmental Services Department, Wokingham District Council

29.NOV.2001* 5453 PARKING

Fax

The University of Reading

Estates and Buildings Department

Phone +44 (0)118 9316615
[Click to type rest of number]
Fax +44 (0)118 975 3499

To	**Mrs C Hurst - Planning**
Fax number	**0118 974 6484**
From	**Mr T Cole - EBD**
Total pages	**2**
Date	**7 December 2001**

Spurs I, J, and K TOB 2 - No 2 Earley Gate, Whiteknights

Following your fax dated 06:12:01 with regard to the above Planning Application submission

Please find enclosed a reduced copy of our Drawing No W021 B 110 – Site Plan – On which I have overmarked in "red" as per your request, to extent the red line of the site to include the parking area allocated to Spurs I J and K

Hopefully I have interrupted your request correctly to allow the Planning Application to be determined

Regards,

T. Cole

Tim Cole
Small Projects Manager

01189753499

07/12 '01 FRI 09:52 FAX 01189753499 ESTATES AND BUILDINGS 001

29.NOV.2001* 5453

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

1. APPLICANT'S NAME: THE UNIVERSITY OF READING
ADDRESS: WHITEKNIGHTS, PO BOX 235 READING, BERKSHIRE
POST CODE: RG6 2AH PHONE: 0118 9875123

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ESTATES AND BUILDING DEPT
ADDRESS: WHITEKNIGHTS, PO BOX 235 READING, BERKSHIRE
POST CODE: RG6 6BW PHONE: 0118 9316615

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: SPURS I, J AND K - TOB2 NO2 EARLEY GATE, WHITEKNIGHTS, READING.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
PROPOSED CHANGE OF USE FROM EDUCATION USE TO BUSINESS USE.

5. Give the area in hectares or part of a hectare
AREA OF SITE: 120 HECTARES

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: THE UNIVERSITY OF READING.

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 6 NO COPIES OF DRAWINGS NO W021 B 108, 109, 110 & 111.

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 ?
N/A.

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

EDUCATIONAL USE
USE CLASS D1 NON RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

AS EXISTING - ALL EXTERNAL MATERIAL REMAINING UNALTERED.

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.

NO

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

AS SHOWN ON DRAWING N° W021 B 110 - ALL REMAINING UNALTERED.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES - NEW DISABLED TOILET TO BE BUILT.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE N/A

	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.

£ 190:00

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 T. Cole ON BEHALF OF THE UNIVERSITY OF READING DATE 28:11:01

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				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				1015
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS		1015		
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL		1015		1015

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

30 NO EXISTING CAR PARKING SPACES ALLOCATED TO SPACES I, J AND K TO BE REUSED.

	Cars	Lorries
Existing	30	—
Proposed	0	—

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

NOT APPLICABLE.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier

UNKNOWN AT THIS STAGE

b) Will these premises be vacated?

UNKNOWN AT THIS STAGE.

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
UNKNOWN AT THIS STAGE			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

Application No. 29.NOV.2001* 5153

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

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 . . . . . T. Cole

On behalf of . . . . . THE UNIVERSITY OF READING

Date 28:11:01

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

(1) ADDRESS EARLEY GATE BUILDINGS - METEOROLOGY WHITEKNIGHTS PARK PARISH EARLEY

PLOT No. CITADEL BUILDING ORD. SHEET No. SU 7371-7471 (51 52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
396/50	UNIVERSITY OF READING	OUTLINE	12.12.50	N/A C/A
104/51	"	OUTLINE & LAYOUT	12.6.57	N/A C/A
06683	"	CHANGE OF USE - STORAGE & RESEARCH	4.8.77	N/A C/A
LR 18499	"	NEW CANTEEN (SPUR A, T.C.B.I)	26.4.82	APP N/A
17409	"	"	7.5.82	N/A C/A
~~[illegible]~~				
33582	"	2 x 5/ST. BUILDINGS	17.8.89	C/A
BRA 7907	"	DEPT. METEOROLOGY / COMMON ROOM TEACHING ROOM	11.9.89	APP
36453	"	ADJ. BLDG 2 " TEACHING/RESEARCH BLDG.	17.10.90	31.10.95
FP/93/1207	"	" EARLEY GATE SUB-STATION	9.3.93	APP
44065	"	" " 3 & 4/ST TEACHING & RESEARCH BUILDINGS FOR METEOROLOGY DEPT.	31.7.95	C/A
95/00154/F				

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

40778	"	ADJ. EARLEY GATE	3-9-93	C/APP
FP/93/1694		PH. II DEM. / 3/ST. ACADEMIC BLDG.	22-7-93	C/A

1933

(2) ADDRESS EARLEY GATE BUILDINGS WHITEKNIGHTS PARK PARISH EARLEY

PLOT No. ORD. SHEET No. SU 7371-7471 (51 52)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP95/3630	UNIV. OF READING	PH. 3 ACADEMIC BLDG.	1.8.95	C/APP
95/63174/TR	"	RENEWAL 36453	8.2.96	28.2.98
95/63199/F	"	AMEND. TO 40778	12.3.96	C/A
98/67119/F	" PH. 4	3/ST. & 4/ST. ACADEMIC BUILDING + 5/ST. UTILITIES BLOCK & GLASSHOUSE FOR DEPT. OF AGRICULTURE.	19.8.98	C/A
FP98/7666	"	2, 3 & 4 Storey Bldg. Phase 4	22.6.98	C/A
99/68953/F	"	Erect pre-fab. Traffic Cont. Kiosk	8.3.99	C/A
F/2000/1443	"			
F/2001/5076				

MINISTRY DECISION

SPECIAL ORDERS