APPLICATION NO:
F/2000/1555

LOCATION:
University Of Reading Whiteknights, Reading.

APPLICANT:
University Of Reading Estates & Buildings Department

PROPOSAL:
Proposed erection of single storey building for HV mains sub-station

EARLIEST DATE FOR DECISION: **29/06/2000**

APPLICATION EXPIRY DATE: **13/07/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University Of Reading
Estates & Buildings Department
University Of Reading
Whiteknights
Reading
Berks
RG6 6BW

Application Number: F/2000/1555

Parish: **EARLEY**

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

Proposal: **Proposed erection of single storey building for HV mains sub-station**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no development within the curtilage of the dwellinghouse(s) hereby permitted shall be carried out without planning permission.

Condition
2. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

Condition
3. The applicant's attention is drawn to BS 5837:1991: *Guide for trees in relation to Construction*. Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand; this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

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

Reason
2. In the interests of the future health and amenity value of the trees.

Reason
3. In the interests of the future health and amenity value of the trees.

John Mitchell
Development Control Manager
Date: 25/07/2000

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

Application No. P/2000/1555.

The University of Reading



Herewith enclosed additional elevation of Proposed Sub-Station.

32348

PCL	
DC	
APP	
CS	SKM
27 [illegible] 2000	
COPIES TO:	ACK:
	FILE:

With the compliments of

26/7/00

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

Reading
BOROUGH COUNCIL

PLANNING SERVICES | Ref: 3280
PL | LS
DC
APP
CS
COPIES TO: | ACK: | FILE:

Richard Tyndall
Director of Environment

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

Our Ref: 00/00659

Ms L Baker
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR

Direct: ☎ 0118 9390023

3 August 2000

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

Dear Ms Baker

RE: Proposed erection of single storey building for HV mains sub-station at Reading University, Whiteknights (your ref. F/2000/1555)

I can confirm that this Council raises no objections to the above proposal provided that, if consent is given, the application is tied into current legal agreements for green travel plans for the campus as a whole due to the loss of car parking proposed in this case.

Yours sincerely

Andrew M. Dawe

Andrew Dawe
Planning Officer

To:
Neil Etherington
Senior Arboricultural Officer

From: Lynette Baker

Date: 13 July 2000 17 JUL 2000

Application Number: F/2000/1555

Proposal: Proposed erection of single storey building for HV mains sub-station.

Site Address:
University Of Reading, Whiteknights, Reading.

Applicant:
University Of Reading Estates & Buildings Department.

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

Joss - did you deal with this one??

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Lynette Baker DATE: 18th August 2000

Location:	University of Reading, Whiteknights, Reading
Proposal:	Proposed erection of single storey building for HV mains sub-station
Application Number:	F/2000/1555

In response to your consultation dated 17th July 2000 for the above application, the tree and landscape comments are as follows:

The proposal will affect any existing landscape features of cause any additional visual impact within its current setting. Therefore I have no objections to the proposal

ROBERT PETROW
Consultant Landscape Architect

Please file

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 05 June 2000

Application Number: F/2000/1555

Proposal: Proposed erection of single storey building for HV mains sub-station

Parish: EARLEY TOWN

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

Applicant:
University Of Reading Estates & Buildings Department.

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

✓ below as applicable;

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

ALTHOUGH THE BUILDING WOULD MEAN THE LOSS OF 6 CAR PARKING SPACES, THIS IS NOT CONSIDERED TO BE OF ANY DETRIMENT TO THE OPERATION OF THE CAR PARK, AND THEREFORE THE HIGHWAY AUTHORITY RAISES NO OBJECTION

Signed: _____ **Print name:** _____

finalised.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1355	LEB
BUILDING CONTROL NUMBER	FP2000/0781	Alan
~~APPLICANT~~/AGENT	Estates & Buildings Dept	
ADDRESS OF SITE	Car Park 3 University of Reading Whiteknights EARLEY	
DESCRIPTION OF PROPOSED WORK	new sub-station	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	W099 B 457	W099 B 457
ELEVATIONS	W099 B 455A	W099 B 455
FLOOR PLANS	W099 B 458	W099 B 458
	+455A	+455

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	25/1/00	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	—	
DATE	3/8/00.	

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1555

Applicant : University Of Reading Estates & Buildings Department.

Location : University Of Reading, Whiteknights, , Reading.
Proposal : Proposed erection of single storey building for HV mains sub-station

Site Notice Displayed ? :

YES	NO	DATE
✓		17/7

Date of Neighbour Notifications : .....

Date of Site Visit : 12/7

Date Registered : 18/05/2000

Earliest Date for Decision : 29/06/2000

Latest Consultation Date/Site Notice Expiry Date : 29/06/2000

Application Expiry Date: 13/07/2000

Consultation Responses :
Environmental Health - No objection

Planning Issues :
Effect on Street scene and neighbouring properties LP8E1.
Identified settlement.

Application Number: F/2000/1555

Appraisal :

This application is for a single storey mains substation.
All neighbouring properties are attached to the University Campus and are a sufficient distance for any impact to be minimised.

The parking spaces lost in the course of the development are not considered to result in sufficient impact to warrant a refusal.

It is noted that the site is adjacent to a landscaped area, therefore conditions protecting the trees will need to be attached.

Street scene.
The proposal is not visible from the street scene as it is situated in the centre of the University Campus. Therefore any impact on the street scene is minimised.

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

Application Number F/2000/1555
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC05	SR05	
2	SC49	SR18	
2		CD10	

JN10

The applicant's attention is drawn to BS 5837:1991: *guide for trees in relation to construction*. Care must be taken to avoid damage to the roots, trunk and branches of the trees and any excavations within the spread of the roots must be by hand: this applies particularly in the case of the excavations for underground services. The existing ground level within the root spread should not be altered.

RECORD OF SITE VISIT

SITE ADDRESS: University Of Reading Whiteknights Reading.

APPLICATION NUMBER: F/2000/1555

OFFICER: Lynette Baker

DATE OF SITE VISIT: 12/7/00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on lamp post.

2. DESCRIPTION OF SURROUNDINGS

University campus.

3. DESCRIPTION OF SITE/BUILDING

Car park - 6 spaces to be removed.
Adjacent to landscaped area

4. RELATIONSHIP TO ADJOINING PROPERTIES

University buildings, lecture halls etc.

5. SITE CONSTRAINTS

TREES ✓ yes approx 6m high.

ACCESS/PARKING 6 spaces removed.

LEVELS —

BOUNDARY TREATMENT open.

OTHERS —

LISTING FORM Jane Miller 3

Case officer: ~~Lynette Baker~~ Application Number: **F/2000/1555**

University Of Reading, Whiteknights, , Reading.

Proposed erection of single storey building for HV mains sub-station

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: [signature] Date: 25/F/01

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 6447

Date: 25/7/00

My ref: F/2000/1555

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/2000/1555
University Of Reading, Whiteknights, , Reading.
Proposed erection of single storey building for HV mains sub-station

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 ~~Lynette Baker~~ Jose Miller on **(0118) 974 6447.**
If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 4/8/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1555**
University Of Reading, Whiteknights, , Reading.
Proposed erection of single storey building for HV mains sub-station

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 6447

Date: 25/7/00

My ref: F/2000/1555

CONFIDENTIAL

Councillor D Hare
9 Easby Way
Lower Earley
RG6 3XA

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

Dear Councillor

Application Number: F/2000/1555
University Of Reading, Whiteknights, , Reading.
Proposed erection of single storey building for HV mains sub-station.

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 ~~Lynette Baker~~ Joss Miller on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully,

John Mitchell
Development Control Manager

Tel: (0118) 974 6447

Date: 25/7/00

My ref: F/2000/1555

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/2000/1555
University Of Reading, Whiteknights, , Reading.
Proposed erection of single storey building for HV mains sub-station.

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 ~~Lynette Baker~~ Joss Miller on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

The University of Reading

Bursar
R.H.C. Ascott MA FIMgt
Director of Estates and Buildings
G.E. Davies MA(Hons) MA(Arch)

Estates and Buildings Department

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

9318292
PLANNING SERVICES | HPT 31866
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APP
CS
17 JUL 2000
COPIES TO: | ACK:
FILE:

W001FOLSSUBSTAT_MKW_CLM

14 July 2000

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

For the attention of Ms J Miller

Dear Ms Miller

APPLICATION NO: F/2000/1555
PROPOSED ERECTION OF SINGLE STOREY BUILIDING FOR HV MAINS SUB-STATION

Further to our telephone conversation of this morning I confirm that the planning notice was erected on 12 June 2000, and is affixed to a lamp post adjacent to the entrance to Car Park 3 (see enclosed location plan). Following our telephone conversation I personally verified that the notice, and that of Reading Borough Council, are still on display today, which is past the statutory period.

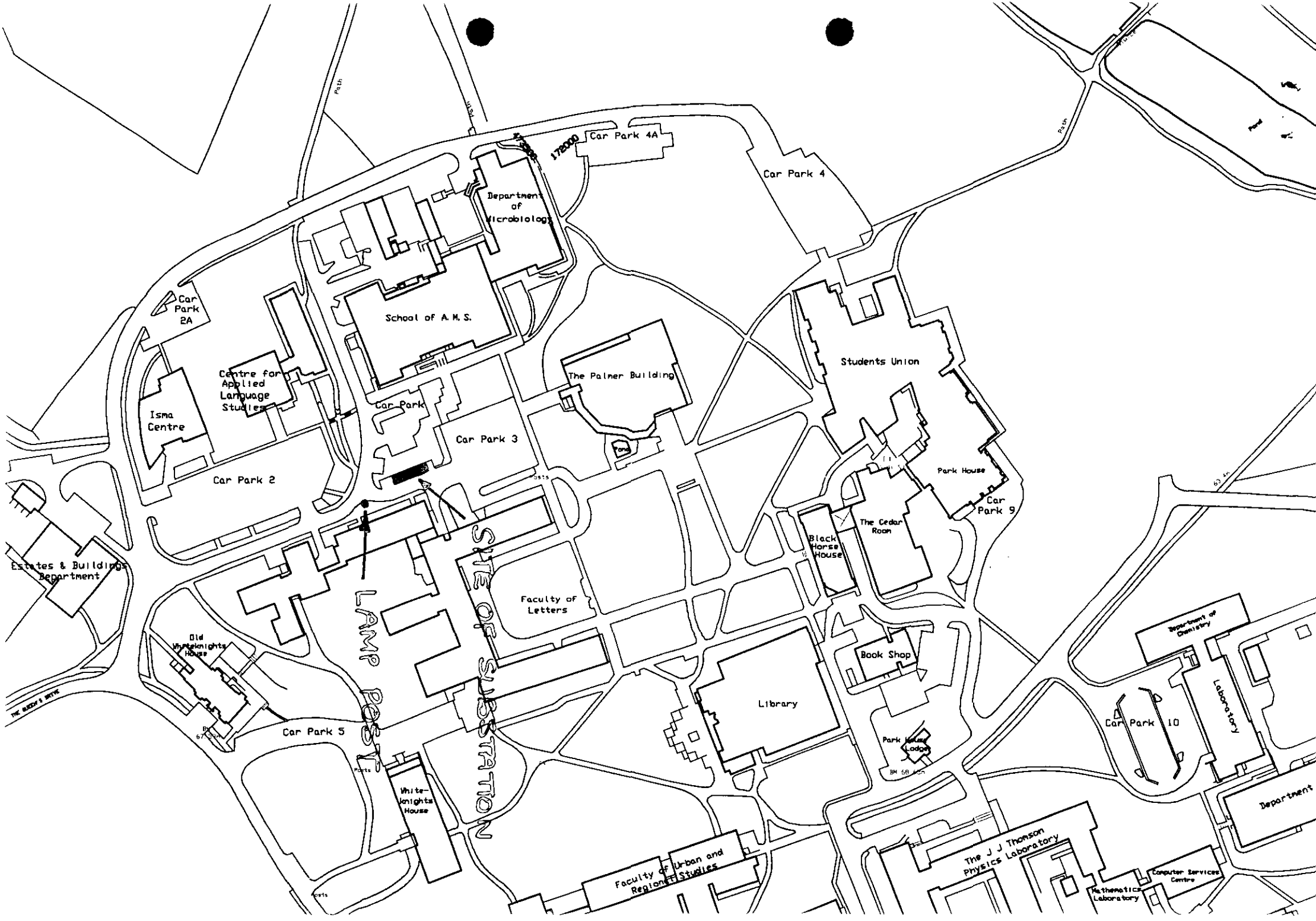
As I explained on the telephone, because this project is for an HV mains sub-station for the electricity authority we have one window of opportunity for them to install their equipment. In order to achieve that date construction needs to commence immediately.

As the planning application has not been determined within the statutory eight weeks and confronted with a time schedule outside our control, the University has no option in this unprecendented situation but to commence works on site , namely the foundations and slab for which planning permission is not required. The work will be entirely at the **sole** risk of the University and without predjudice to the decision of Wokingham District Council as to our application. No work on walls, roof, etc will be commenced until planning permission is obtained, but this preliminary work will enable the sub-station to be assembled and enlivened on programme.

I appreciate that you have personally been involved for only two days and, on behalf of the University, record our gratitude for the speed and attention you are devoting to this small project.

Yours sincerely

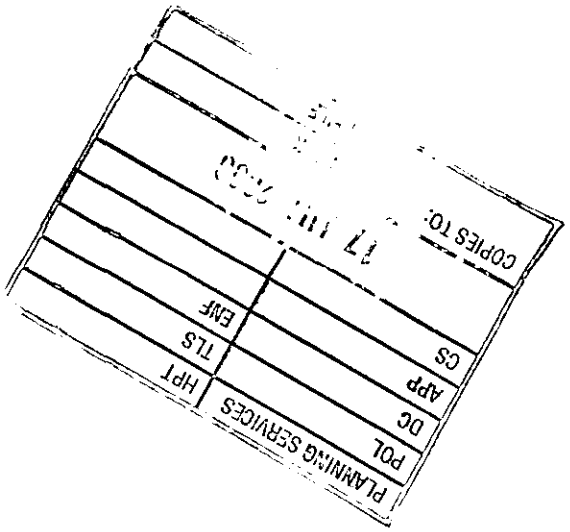
M K Westacott
Head of Building and Project Management


Car Park 4A
Car Park 4
Department of Microbiology
School of A. M. S.
Car Park 2A
Centre for Applied Language Studies
Isma Centre
Car Park 2
Car Park
Car Park 3
The Palmer Building
Students Union
Park House
Car Park 9
The Cedar Room
Black Horse House
Estates & Buildings Department
LAMP POST
Faculty of Letters
Old Whiteknights House
Car Park 5
White-knights House
Library
Book Shop
Park House Lodge
Car Park 10
Laboratory
Faculty of Urban and Regional Studies
The J J Thomson Physics Laboratory
Computer Services Centre
Mathematics Laboratory

Letter WDC

#6k

Bending



f/2000/1555

University of Reading,
Whiteknights, Reading

Single storey sub-station.

Trees.

7 days.

Thanks.

13/7/00
Penny-

FROM: Lynette Baker

DATE: 05 June 2000

DESIGNATED

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2000/1555

Proposal: Proposed erection of single storey building for HV mains sub-station.

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

Applicant: University Of Reading Estates & Buildings Department.

Your observations are required in respect of this application **by 29/06/2000** .

Please see comments made under application F/2000/1433, as they apply to this application also.

SIGNED: _____ DATE: 22 JUN 2000

Clerk To Earley Parish/Town Council.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

LEGAL SERVICES | HPT
POL | TLS
DC | ENF
APP |
GS |
23 JUN 2000

From: Joanne Ellis, Environmental Health

My Ref: JPE/standard

To: Lynette Baker, Development Control

Your Ref: F/2000.1555

Date: 19 June 2000

PROPOSED ERECTION OF SINGLE STOREY BUILDING FOR HV MAINS SUB-STATION
UNIVERSITY OF READING, WHITEKNIGHTS, READING

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

Joanne Ellis

Received by Wokingham District Council

Application No: F/2000/1555

PROPOSAL:
Proposed erection of single storey building for HV mains sub-station

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. (closed all day Wednesday). If you intend to view this application at Woodley Library or Earley Town Council (see details above & below) please allow 4 days from the date of this notice for delivery of plans.
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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/06/2000. Written comments submitted will become available for public inspection.

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

Head of Planning and Transportation

05 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	15 MAY
Officer: LEB	Application No. F/2000/1555

51/52

Map No. ..... Site ..02..

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

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

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

Description: ERECTION OF (F) PROPOSED A SINGLE STOREY BUILDING FOR H.V MAINS SUB-STATION

Location: ADJACENT TO CAR PARK 3 WHITEKNIGHTS PARK

Parish: EARLEY Ward: Redlatch

5-6-2000.

Applicant: UNIVERSITY OF READING

Fee Received 190-00 (4) 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	~~red/blue~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation	5.6.	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.6.2020 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS: (Historic Park | Garden)

.....

.....

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

NEIGHBOURS:

..... S/N sufficient ✓ .....

.....

.....

.....

.....

.....

.....

.....

.....

The University of Reading



18.MAY2000* 1555

With the compliments of

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

THE UNIVERSITY OF READING
Whiteknights, P. O. Box 217, READING, RG6 6AH

Telephone (Direct Line): 0118 931 8104

REMITTANCE ADVICE

WOKINGHAM DISTRICT COUNCIL
C/O ESTATES AND BUILDINGS DEPT

Supplier Number	22903
Cheque Number	168322
Date	17/05/2000
Sheet Number	1/1

DOCUMENT DATE	DOCUMENT NUMBER	OUR REFERENCE	AMOUNT GBP	DISCOUNT GBP	PAYABLE GBP
10/05/2000	10.05.2000	10189344	190.00	0.00	190.00

1789/a

SECTION 66 CERTIFICATE

18 MAY 2000* 1555

Application No.

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

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

OR

●

+ See Note (a) to Certificate A

OR

●

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

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 . . . . . [signature] . . . . . .

On behalf of . . . . . University of Reading . . . .

Date . . . . . 19.5.00 . . . . . .

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

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

18 MAY 2000* 1555

1.	APPLICANT'S NAME	UNIVERSITY OF READING
	ADDRESS	WHITEKNIGHTS READING BERKS
	POST CODE	RG6 6BW PHONE 01189318286
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ESTATES & BUILDINGS DEPARTMENT
	ADDRESS	UNIVERSITY OF READING WHITEKNIGHTS READING.
	POST CODE	RG6 6BW PHONE 01189 318286
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	WHITEKNIGHTS ADJACENT TO CAR PARK 3.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SINGLE STOREY BRICK BUILT H.V. MAINS SUB-STATION.
5. *Give the area in hectares or part of a hectare*	*AREA OF SITE*	124.8 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	W099/B/455 & W099/B/456

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	☐

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

CAR PARKING BAYS.

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.

BRICKWORK WITH FLAT ROOF
GREY SARNA FINISH

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECT INTO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

N/A

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

N/A

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

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

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS. 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

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 M.F. Cummins ON BEHALF OF University of Reading DATE 25/05/00

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)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[illegible]2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify High Voltage Sub-Station			56·44	
OTHER	Please Specify				
	TOTAL			56·44	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	N/A	

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.
— HOUSING FOR H/Voltage SWITCH GEAR.

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

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
	N/A		

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.
— N/A

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.'



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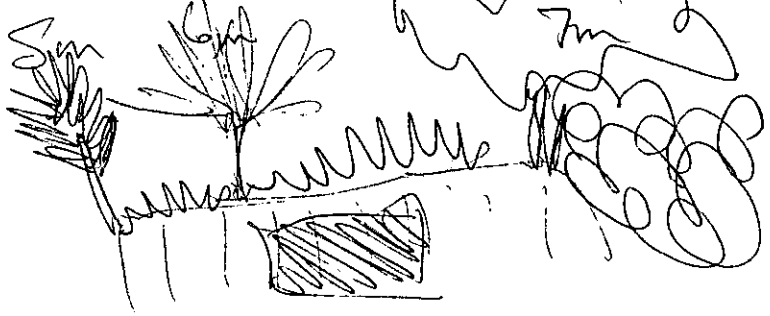
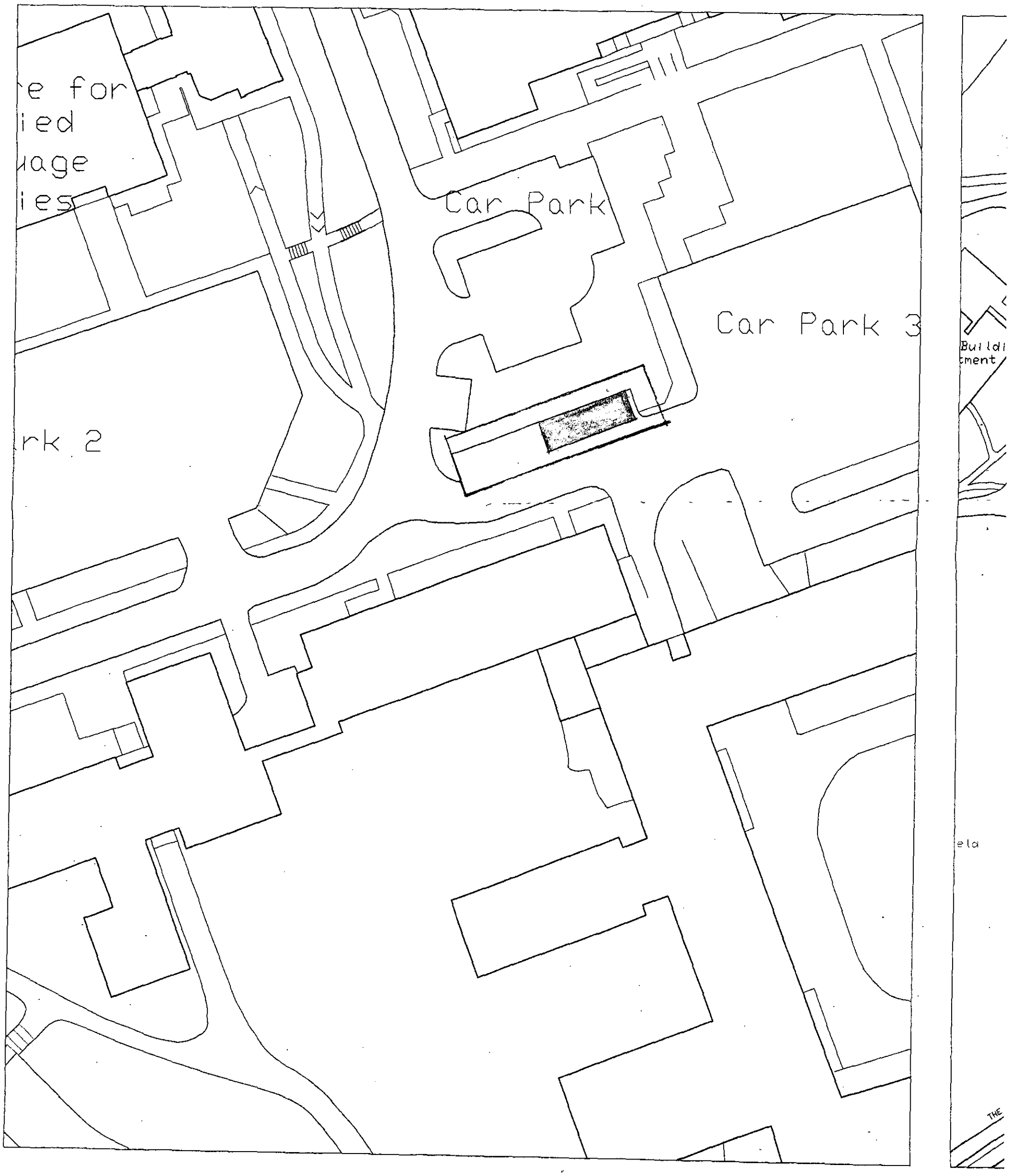
Development Control Section, Environmental Services, Wokingham District Council.
25 May 2000

Scale: 1 : 2500

N
W E
S

surrounded by college buildings and offices. Some trees and shrubbery





BLOCK PLAN
Scale 1:500