APPLICATION NO:
F/2000/0473

LOCATION:
St. Catherines Lodge National Grid Co Plc Bearwood Road, Sindlesham Wokingham.

APPLICANT:
National Grid Co Plc C/O The Bell Cornwell Partnership

PROPOSAL:
Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

EARLIEST DATE FOR DECISION: **02/03/2000**

APPLICATION EXPIRY DATE: **24/03/2000**

CASE OFFICER: **Emy Circuit**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

National Grid Co Plc
C/O The Bell Cornwell Partnership
Oakview House
Station Road
HOOK
Hants
RG27 9TP

Application Number: F/2000/0473

Parish: **WINNERSH**

Location: **National Grid Co Plc, St. Catherines Lodge, Bearwood Road, Sindlesham, Wokingham**

Proposal: **Proposed alterations to entrance vistiors car park and formation of additional disabled parking**

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. All new external works shall be carried out in materials that resemble in size, colour and texture, those of the existing surfacing materials.

Condition
3. No development shall take place until full details of soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

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

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

Reason
2. To ensure a satisfactory external appearance.

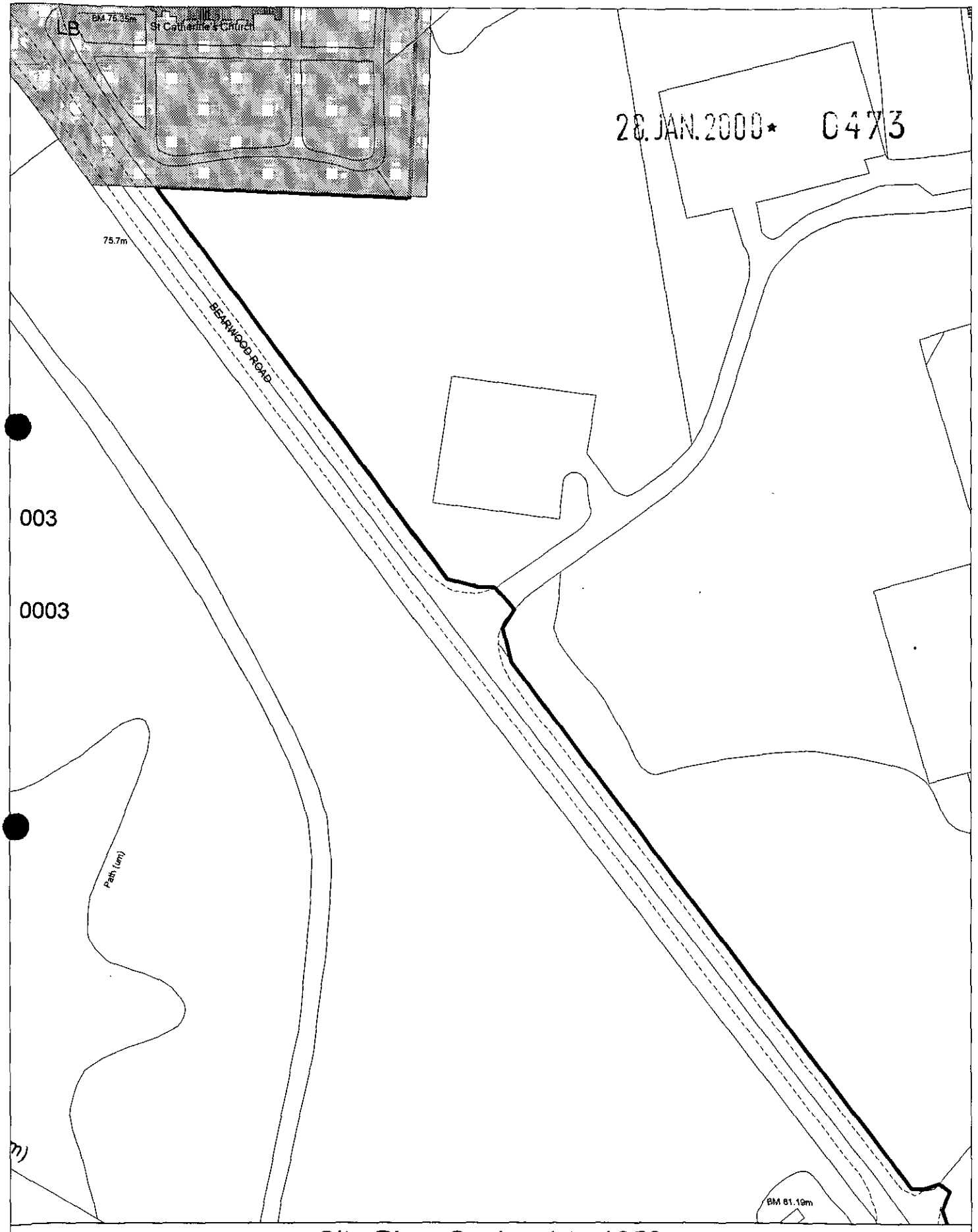
Reason
3. In the interests of the character and amenities of the locality.

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

Informative
1. The applicant is reminded that birds and their nests are protected under the 1981 Wildlife and Countryside Act and all tree felling and vegetation removal should be undertaken outside the bird-breeding season (March to August inclusive). All species of bats are also protected under the 1981 Wildlife and Countryside Act and, if any are found, work should be postponed immediately whilst advice is sought from English Nature.

Head of Planning and Transportation
Date: 21 March 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.



Site Plan, Scale: 1 to 1250

This copy has been produced specifically for the map return scheme purposes only. No further copies may be made.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO Office. © Crown Copyright. Wokingham District Council, Licence No. LA086134
Date: 2 February 2000

N
W E
S

Application Number F/2000/0473
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
01	SC01	SR02	
02	SC53	SR12	works + delete "building" and insert surfacing materials
03	SC40	SR17	delete "both hard and"
04	SC41	SR18	
INFORMATIVE			The applicant is reminded that birds and their nests are protected under the 1981 Wildlife and Countryside Act and all tree felling and vegetation removal should be undertaken outside the bird-breeding season (March to August inclusive). All species of bats are also protected under the 1981 Wildlife and Countryside Act and, if any are found, work should be postponed immediately whilst advice is sought from English Nature

RECORD OF SITE VISIT

SITE ADDRESS: St. Catherines Lodge
National Grid Co Plc Bearwood Road
Sindlesham Wokingham.

APPLICATION NUMBER: F/2000/0473

OFFICER: Emy Circuit

DATE OF SITE VISIT: 15/2/00

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on light at entrance

2. DESCRIPTION OF SURROUNDINGS rural setting

3. DESCRIPTION OF SITE/BUILDING landscaped grounds - lawns + scattered trees. Dense boundaries of trees and rhododendrons

4. RELATIONSHIP TO ADJOINING PROPERTIES
over 50 m from churchyard and well screened from neighbours.

5. SITE CONSTRAINTS

TREES 3 to be lost, 6 replacements proposed.

ACCESS/PARKING 51 → 64 in visitors carpark + 6 disabled at entrance to building

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0473

Applicant : National Grid Co Plc C/O The Bell Cornwell Partnership.

Location : St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.

Proposal : Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

Site Notice Displayed ? :	YES	NO	DATE
	✓		15/2/00

Date of Neighbour Notifications : .....

Date of Site Visit : 15/2/00

Date Registered : 28/01/2000

Earliest Date for Decision : 02/03/2000

Latest Consultation Date/Site Notice Expiry Date : 02/03/2000

Application Expiry Date: 24/03/2000

Consultation Responses :

Trees/landscape Highways - no objections, well screened site and removal of trees will have little impact on wider landscape

Ecology - tree loss most signif. + no lost is quite low. should be replaced - native/locally appropriate species - (eqs given) felling outside bird-breeding season (condition?) (bats informative)

Highways - SC23(SR06) Parking

Winnersh PC - hope no mature trees to be lost.

Arborfield PC - supports Winnersh PC

Planning Issues :

Gap/ASLI/WHS/countryside

Setting of conservation area ?

Application Number: F/2000/0473
National Grid Co. Plc, St Catherine's Lodge, Bearwood Road, Sindlesham

Appraisal: The proposal is for expansion of the visitors car park, required due to an increase in the number of overseas visitors and the number of meetings held on the site, and alterations to the entrance/exit, intended to reduce congestion.

The site forms part of a WHS as well as being in an ASLI and the Gap. The car park is well screened and not apparent form outside the site. The proposals would result in the loss of three trees but it is not considered that this would harm the Wildlife Heritage Site or the landscape of the area.

Therefore, the proposals are considered acceptable, subject to a condition ensuring planting to replace the lost trees. Such a scheme should utilise native species.

Recommendation: conditional approval

Received by Wokingham District Council

Application No: F/2000/0473

Proposal:
Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

Location:
St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 02/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6479

Date: 10/3/00

My ref: F/2000/0473

CONFIDENTIAL

Councillor R Turner
Rosedale
Beech Hill Road
Spencers Wood
Reading
RG7 1HL

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: 33505 - Wokingham

Dear Councillor

Application Number: F/2000/0473
St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.
Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

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 **Emy Circuit** on **(0118) 974 6479**. 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 20/3/00

Yours faithfully

Chris Ward

Head of Planning and Transportation

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2000/0473**
St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.
Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Turner

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 6479

Date: 10/3/00

My ref: F/2000/0473

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6634
Minicom No: (0118) 974 6991
DX: 33605 - Wokingham

Dear Councillor

Application Number: F/2000/0473
St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.
Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

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St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.
Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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 6479

Date: 10/3/00

My ref: F/2000/0473

CONFIDENTIAL

Councillor E Siggery
Willow
375 Reading Road
Winnersh
RG41 5LT

Environmental Services Department
Planning Services
P.O Box 157
Shute End Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6434
Minicom No: (0118) 974 6991
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Chris Ward
Head of Planning and Transportation

LISTING FORM
Case officer: **Emy Circuit** Application Number: **F/2000/0473**
St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.
Proposed alterations to entrance vistiors car park and formation of additional disabled parking.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor E Siggery

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

68/69

Start date:	28 JAN 2000
Officer: EXC	Application No. F|2000|0473

Map No. ..... Site ...S.od...

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

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

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

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

Description:
(F) PROPOSED ALTERATIONS TO ENTRANCE, VISITORS CAR PARK AND FORMATION OF ADDITIONAL DISABLED PARKING

Location: ST CATHERINES LODGE BEARWOOD ROAD

Parish: WINNERSH Ward: Winnersh

7.2.2000

Applicant: NATIONAL GRID CO

Fee Received 95-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

(1)

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 7.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: Arborfield
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	: .....

(Rural Area)

OTHERS:

Babtie (ECOLOGY) — Wildlife Heritage Site.

.....✓.....

.....(No pre-apps.).....

NEIGHBOURS: SN (at entrance to site)

Arborfield & Newland Parish Council

Temporary Office:

Birch House
Eversley Road
Arborfield Cross
Berkshire
RG2 9PG
Tel 01189 760281
Fax 01189 760934

PLANNING SERVICES	HPT 20456
POL	TLS
DC ✓ EXC	THF
APP	
CS	

29 FEB 2000

COPIES TO:	ACK:
	FILE:

25 February 2000

Ms E Circuit
Planning Case Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1RW

Dear Ms Circuit

PA F/2000/0473 St Catherine's Lodge National Grid Co Plc
Adjoining Parish Consultation
Proposed Alterations to Entrance & Car Parking

The Parish Council has consulted with Winnersh Parish Council and fully supports them in their reply.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

FROM: Emy Circuit

DATE: 07 February 2000

DELEGATED

Winnersh Parish Council Consultation Sheet

9 FEB 2000

Application Number: F/2000/0473

Proposal: Proposed alterations to entrance vistiors car park and formation of additional disabled parking..

Site Address: St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.

Applicant: National Grid Co Plc C/O The Bell Cornwell Partnership.

Your observations are required in respect of this application **by 02/03/2000** .

The Committee made the following **COMMENT:**

It was to be hoped that no mature trees were to be lo[illegible]

SIGNED: _____

CLERK TO Winnersh Parish Council

DATE: 16.02.00

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit

Date: 07 February 2000

Application Number: F/2000/0473

Proposal: Proposed alterations to entrance vistiors car park and formation of additional disabled parking..

Site Address:
St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.

Applicant:
National Grid Co Plc C/O The Bell Cornwell Partnership.

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

✓ below as applicable;

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

Sc 23- Parking (SR06)

Signed: N.S. Trotter **Print name:** N TROTTER

21-2-00

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our Ref BPW/014601/TS/NH Your Ref F/2000/0473

26149

17 February 2000

Ms Emy Circuit
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR.

A member of Babtie Group

Dear Emy,

ECOLOGICAL COMMENTS ON PLANNING APPLICATION: NATIONAL GRID CO. PLC AT BEARWOOD ROAD, SINDLESHAM

Thank you for your recent enquiry for ecological information on the above site. The application involves proposed alterations to the main entrance, the visitors' car park and the provision of additional disabled parking. Having reviewed our records, we have the following information available.

The site in question is adjacent to/within the Bear Wood Wildlife Heritage Site (SU76U03). Some of the trees immediately surrounding the existing development are likely to be remnants of this woodland area. Tree loss as a result of these proposals will therefore be the most significant impact and should be kept to a minimum. The number of trees to be lost would appear to be quite low.

Any trees to be felled should be replaced elsewhere on site. The proposals appear to involve the use of hornbeam (*Carpinus betulus*), which is suitable and adequate in this instance. Any other planting should be native and locally appropriate.

We would therefore discourage the proposed use of oregon grape (*Mahonia aquifolium*) as a ground cover species, as this is neither native nor appropriate. The majority of plant species usually proposed for this type of landscaping, including the above, are of little compensatory value to wildlife and therefore should be avoided wherever possible. A suggested list of native alternatives would include species such as field rose (*Rosa arvensis*).

All tree felling and vegetation removal should be undertaken outside of the bird-breeding season (March to August inclusive). Birds and their nests are protected under the *1981 Wildlife and Countryside Act.* Developers should also be made aware of the potential presence of bats in any mature, deciduous trees to be felled. If any are found, then works should be immediately postponed whilst advice is sought from English Nature. All species of bats are also protected under the *1981 Wildlife and Countryside Act.*

I hope this information is of use to you. Please feel free to phone me on 0118 9881610 if you have any further questions.

Yours sincerely,

N. Harwood.

NEIL HARWOOD
Ecologist
INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Edinburgh
Exeter
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Preston
Reading
Shrewsbury
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 14/02/00

Location: St. Catherines Lodge National Grid Co PLC, Bearwood Road, Winnersh
Proposal: ALTERATIONS TO CAR PARKING
Application Number: F/2000/0473

In response to your consultation dated 7th February 2000 for the above application, the arboricultural comments are as follows:

I have no objections to planning permission being granted.

The trees on this site are included in Tree Preservation Order No.33/1971. The site has many mature trees and shrubs and is well screened from public viewpoints. The proposed tree removal will have little impact on the wider landscape and new trees could be planted as shown as part of the ongoing landscape management of the site.

Neil Etherington
Senior Arboriculturist

To:
Neil Etherington
Senior Arboricultural Officer

- 8 FEB 2000

From: Emy Circuit

Date: 07 February 2000

Application Number: F/2000/0473

Proposal: Proposed alterations to entrance vistiors car park and formation of additional disabled parking..

Site Address:
St. Catherines Lodge National Grid Co Plc, Bearwood Road, Sindlesham, Wokingham.

Winnersh

Applicant:
National Grid Co Plc C/O The Bell Cornwell Partnership.

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

Check Part 1 plans

TPO 33 (1977)

R-22/2

THE BELL CORNWELL PARTNERSHIP
CHARTERED TOWN PLANNERS

Oakview House
Station Road
Hook
Hampshire
RG27 9TP
Tel: (01256) 766673
Fax: (01256) 768490
E-mail: bcp@bell-cornwell.co.uk

COPIES TO:

MdeC/3180

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

28.JAN.2000* 0473

27 January 2000

Dear Sir

Alterations to Main Entrance and Visitors Car Park and Provision of Additional Disabled Parking - The National Grid Company plc, St Catherines Lodge, Bearwood Road, Sindlesham

We attach a planning application for the above development. Attached to this letter are the following:

- 6 copies of the completed Part 1 and Part 2 application forms
- Certificate of ownership
- Application fee of £95
- 6 copies of drawings WOK/99/01 - Existing layout of car park and WOK/99/02C - Proposed layout of car park
- 6 copies of location plan at scale of 1:2500

The above, together with the supporting information set out below comprises the planning application.

SUPPORTING INFORMATION

Need for Proposal

Additional visitor and disabled parking on the site is required due to an increase in visitors to the site resulting from the continued expansion of the National Grid Company plc. This has caused a particular increase in overseas visitors as well as an increase in the number of meetings held on the site. The shortage of spaces on the site has been getting progressively worse in recent months and the company is now experiencing a shortage in visitors spaces on 2-3 days per week.

The application also seeks to address the existing problem of staff and visitors tailing back onto the highway at busy times resulting in the obstruction of traffic flows on Bearwood Road. This problem arises due to the need to check visitors cars and identification before they are allowed to enter the visitors car park. This can result in staff being unable to pass visitors cars until the necessary checks have been carried out on them.

Problems are also experienced with cars entering and leaving the visitors car park due to the restricted width of the single point of access to the visitors car park.

The application seeks to address these problems.

The Proposal

The application proposes the enlargement of the existing visitors car park which lies adjacent to the site entrance and security lodge. Additional visitor parking could not be provided within the staff parking areas within the main body of the site as these areas could not be monitored by security staff in the lodge, which looks out over the visitor parking area.

The existing visitors car park accommodates 51 cars and it is proposed that the car park be expanded to provide 64 parking spaces. 6 disabled visitor parking would be provided close to the main entrance to the building complex.

The entrance barrier would be moved from outside the gatehouse and a new in and out access provided at the entrance to the visitors car park. This would allow visitors to be checked at the entrance to the visitors car park, as opposed to outside the gatehouse, thereby reducing the likelihood of congestion at the entrance to the site. The separation of the in and out of the car park would also overcome the problems of congestion at the entrance to the visitors car park.

The layout of the car park has been designed to retain most of the existing planting in the car park. Only three trees are scheduled for removal. These comprise a small ornamental tree which stands where the proposed in access to the visitors car park is proposed and two silver birch trees removed to allow the formation of spaces 53 to 60, to the eastern side of the visitors car park. 6 new trees are proposed to compensate for those removed and additional landscaping would be provided to replace the plants lost. The species of the replacement trees and nature of the replacement landscaping can be secured by way of a landscaping condition.

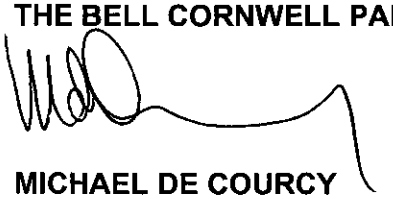
The removal of the barrier outside the gatehouse creates a need for additional barriers at the entrance to the staff car parks. In order to accommodate the in and out barriers to the staff car parks the access road in to the site needs to be widened. This has the dual benefit off allowing staff vehicles to access the site should more than one visitors car be waiting to enter the visitors car park. No trees would be removed as a result of the widening and the trees are set back sufficiently from the access not to be affected by the works.

The alterations to the access and enlargement of the car park would not be immediately apparent from Bearwood Road and therefore the proposal would have a minimal impact on the present wooded character of the area. The Rhododendron boundary line would not be effected. The impact is more than compensated for by the improvements to highway safety that would flow from the works.

Should you have any queries or concerns regarding this application please do not hesitate to contact the writer.

Yours faithfully

THE BELL CORNWELL PARTNERSHIP



MICHAEL DE COURCY

1789/a

SECTION 66 CERTIFICATE

Application No.

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

28. JAN. 2000* 0473

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.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

(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).

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

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

on (d) .....

(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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

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.

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 THE BELL CORNELL PARTNERSHIP

On behalf of THE NATIONAL GRID COMPANY PLC

Date 26/01/00

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

28.JAN.2000* 0473

1. APPLICANT'S NAME: THE NATIONAL GRID COMPANY PLC
ADDRESS: C/O AGENT
POST CODE: PHONE:

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: THE BELL CORNWELL PARTNERSHIP
ADDRESS: OAKVIEW HOUSE, STATION ROAD
HOOK HAMPSHIRE
POST CODE: RG27 9TP PHONE: 01256 766673

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: ST CATHERINE'S LODGE, BEARWOOD ROAD
SINDLESHAM

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
ALTERATIONS TO MAIN ENTRANCE, VISITORS CAR PARK AND FORMATION OF ADDITIONAL DISABLED PARKING

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

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS:

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)
CHANGE OF USE [ ] REDEVELOPMENT [ ]
ERECTION OF NEW BUILDING [x] ALTERATION or EXTENSION [x]

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only
OUTLINE PERMISSION [ ] See question 10
FULL PERMISSION [x]
APPROVAL OF DETAILS/RESERVED MATTERS [ ] State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION [ ] State period required
RELAXATION OF CONDITIONS [ ] State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?
SITING [ ]
EXTERNAL APPEARANCE [ ] DESIGN [ ]
MEANS OF ACCESS [ ] LANDSCAPING [ ]

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.

NATIONAL CONTROL CENTRE, NATIONAL GRID COMPANY

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 spe on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

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.

ENTIRE SITE ENCLOSED BY PERIMETER SECURITY FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF? N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A

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 PROPOSED

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

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	/	*	/	*	/

* 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 f

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.

£ 95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permis 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 THE BELL CORNELL PARTNERSHIP ON BEHALF OF THE NATIONAL GRID COMPANY PLC DATE 26/01/00

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

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 o block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL		N/A		
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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	341	
Proposed	361	

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.
— NATIONAL CONTROL CENTRE

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

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
400	N/A	N/A	400

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

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.'

1933

(1) St Catherines Lodge & Land Adj.

ADDRESS Bearwood Road PARISH Winnersh

PLOT No.

BUILDER

ORD. SHEET No. SU 7869 68

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/236/65		O/L. Nat. - Res. Dev.		Ref
O/145/68	Westminster & Country Estates	" "	8.8.68	Ref
O/193/68	"	"	31.10.68	Ref
O/83/70	Mr. P. Perkins	Motel/Conference Centre/Golf Course	13.6.70	Ref
O/159/70	"	"	21.1.71	CA
161/71	"	"	18.3.71	CA
192/73	S. Stanley	Res. Dev.	22.2.73	Ref
03135	"	Medical Centre	4.9.75	CA
06026	"	Private Hospital	12.5.77	CA
13966 *	New Ideal Homes	O/L. Res. Dev.	28.8.80	Ref
14706	S. Stanley	O/L. Private Medical Centre	15.1.81	CA
19341	Synth Pharmaceuticals	O/L. Pharmaceutical Campus Dev. Etc.	2.6.83	Ref.

MINISTRY DECISION

SPECIAL ORDERS TPO 33

1933

(2) St. Catherines Lodge Bearwood Road PARISH Winnersh

PLOT No.

BUILDER

ORD. SHEET No. SU 7869 68

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20725 -	CEGB	O/L Nat. Electric Grid Control Centre	9.2.84	CA
15547 -	"	"	28.6.84	CA
28271	"	Portakabins	8.8.87	31.8.89
29961	"	Amend. to 20725	13.4.88	CA
BRA 11297	Nat. Grid Control Centre	2 Raised Storage Areas	6.3.92	App
39933	"	Staff Car Park	24.9.92	CA
40489	"	Chiller Compound	12.2.93	CA
FP93/1176	"	Int. Alts.	26.1.93	App
FP93/1190	"	Chiller Compound	15.2.93	App
41638	WIDR.			
42087	"	Security Kiosk	1.2.94	CA
42395	Energis Communications	2 Antennae Etc.	25.3.94	CA

MINISTRY DECISION

SPECIAL ORDERS

1933

(3) St. Catherine's Lodge

ADDRESS Bearwood Road PARISH Winnersh

PLOT No. ORD. SHEET No. SU.7869 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP94/2249	NAT. GRID. CONTROL CENTRE	INT. ALTS.	9.3.94	APP
FP94/2699	"	ALT. TO S. FLAT TO FORM OPEN PLAN OFFICE	19.7.94	APP
43470 -	"	O/L. NEW BUILDING, CARPARKING & SECURITY LODGE	13.6.95	C/A LA ~~NISSUED~~
43845 - ? ~~94/60018/F~~	"	2 DECKED CARPARKS / REPL. SEC. GATEHOUSE	21.7.95	C/A ISSUED LA
43884 ~~94/60057/F~~	"	SEWAGE TREATMENT PLANT	8.3.95	C/A
43993 ~~95/60082/FEN~~	"	PORTACABINS / PARKING	8.3.95	11.3.97
FP95/3300	"	CARPARKS / GATEHOUSE	29.3.95	C/APP
FP95/3301	"	NEW TEMP. PORTAKABIN / DRAINAGE	28.3.95	APP

MINISTRY DECISION

SPECIAL ORDERS

1933

(4) St. Catherine's Lodge & Land Adj.

ADDRESS Bearwood Road PARISH Winnersh

PLOT No. ORD. SHEET No. SU.7869 68

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44639 ~~95/60728/F~~	NAT. GRID CO. RM. RE-43470	DESIGN, APPEARANCE, LANDSCAPING & MATERIALS	30.8.95	C/A ~~NISS~~
44815 ~~95/60906/F~~	"	EXT. OF 2 EX. CARPARKS 28 NEW SPACES, RE-ALIGN SEC. FENCE, LANDSCAPING	6.10.95	C/A
FP95/3837	"	NEW OFFICE BUILDING & ASSOC. WORKS	6.10.95	APP
FP96/5386	"	REFURB KITCHENS	3.7.96	APP
97/65011/F	"	REVISIONS TO CAR PARKING	11.03.97	C/A
97/66903/F	"	Re-align bound. fence & erect additional Security fencing	2.3.98	C/A
98/67384/F	"	S/St/Ext to Storage Room	22.6.98	C/A
FP98/7427	"	"	20.5.98	C/APP
FP98/7536	"	Staff Changing Room	4.6.98	APP

MINISTRY DECISION

SPECIAL ORDERS PD enq. Mr T. Sampson. Prop. re-align. of boundary fence + erect add'n fencing. 29/3/99

1933

5.

ST. CATHERINES LODGE -
LAND ADJACENT.

ADDRESS BEARWOOD ROAD. **PARISH** WINNERSH.

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
C/66903/02	The National Grid Company	Cond'n 02 of 66903 for app. of landscaping.	30/9/99.	App.

MINISTRY DECISION

SPECIAL ORDERS