TO: **DEVELOPMENT CONTROL**
Elaine Connor

FROM: Environmental Design

DATE: 21 February 2001

Location:	Land adjacent 24 Smallmead Cottages, Kybes, Pingewood, Shinfield
Proposal:	Proposed access to primary sub-station
Application Number:	F/2001/3296

In response to your consultation dated 8 February 2001 for the above application, the landscape comments are as follows:

The site is located in an area designated as countryside within the Local Plan. The character of the landscape as described in the Landscape Assessment of the proposal is quite degraded due to lack of management and the continued pressure of urban development. Much of the landscape in this area has changed with extensive gravel extraction within the Kennet Valley, often leaving large lakes and associated works. The adjoining business development at Green Park also has a significant visual impact on the surrounding area, effectively extending Reading out to the west in this location.

The height of the walls surrounding the proposed sub-station are approximately 5m, however the ground will be raised by 1.5m above existing ground level making the substation enclosure visually higher. The access road will also be raised above the existing ground level by 1.5m. The structure will be a significant feature within the landscape as it is located on a greenfield site with open views being gained of the sub station from the M4 motorway in the south and the railway to the west. There are views to the site from Kybes Road but these are partially restricted by existing vegetation along the road. The trees to the north of the site at the foot of the road embankment do provide a reasonable amount of screening, however many of the trees are mature or over mature and could have a limited life span through lack of maintenance and therefore opening up views to the site.

Although the built structure of the sub-station will have quite a high visual impact on the surrounding landscape this will only be at a fairly local level, with short and medium distance views into the site being gained from either highpoints in the relatively flat landscape such as overbridges, or from adjacent transport routes due to the lack of vegetation on those boundaries. Much of the area in this location is going through a significant change, in particular the construction work associated with the Green Park development, and therefore the proposal needs to be seen in the context of this change within the landscape.

An outline landscape scheme has been submitted as part of the proposals and is acceptable in principle. It is a good opportunity as part of the scheme to continue the structure planting proposed for Green Park, into the countryside, especially as many of the landscape features in this area have disappeared or become degraded. It would therefore be preferable for the proposals to include a wider band of woodland planting to the south and east of the electricity sub-station. The 8m width of planting shown on the landscape plan is not a sufficient width to plant a substantial woodland especially as the trees are planted at 6m centres. I would suggest that the planting width is increased to at least 15m. The woodland edge mix should also include some tree species.

Catherine Brimble

Catherine Brimble
Landscape Architect

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

01.FEB.2001* 3296

1.	APPLICANT'S NAME	SCOTTISH AND SOUTHERN ENERGY plc
	ADDRESS	WESTACOTT WAY, LITTLEWICK GREEN
		MAIDENHEAD, BERKSHIRE
	POST CODE	SL6 3QR PHONE 01628- 822166
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	GLANVILLE CONSULTANTS
	ADDRESS	CORINTHIAN COURT, 80 MILTON PARK
		ABINGDON, OXFORDSHIRE
	POST CODE	OX14 4RY PHONE 01235- 833002
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	THE SITE IS LOCATED TO SOUTH EAST OF KYRES LANE BRIDGE IN BORGHFIELD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ACCESS ROAD TO PROPOSED 33/11 KV PRIMARY SUB-STATION
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.86 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE LESSEE
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	10729/080/001 FULL COPY OF PLANNING APPLICATION TO WEST BERKSHIRE COUNCIL

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

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☑		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

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

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

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

VACANT
PREVIOUSLY PASTURE LAND

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.**

THE ACCESS ROAD WILL BE CONSTRUCTED USING TYPE 1 GRANULAR MATERIAL WITH PRECAST CONCRETE KERB EDGINGS

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.

A 1.2m HIGH POST AND WIRE FENCE WILL BE ERECTED ALONG THE SITE BOUNDARY TO THE SOUTH OF THE ACCESS ROAD

16. **HOW WILL SURFACE WATER BE DISPOSED OF?**

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF?**

To existing system YES/NO

If no, please give details: NOT APPLICABLE

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

A NEW VEHICULAR ACCESS WILL BE CONSTRUCTED FROM KYRES LANE TO THE LOCATION OF THE PROPOSED SUB-STATION

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	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

21. **DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?** YES/NO N/A — 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.

FEE SUBMITTED WITH APPLICATION FOR PRIMARY SUB-STATION TO WEST BERKSHIRE COUNCIL

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 Granville Consultants ON BEHALF OF Scottish and Southern Energy plc DATE 31/1/2001

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".

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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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C	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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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.

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

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

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.

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.'

01.FEB.2001 ★ 3296

N

1m wide access strip

Existing vegetation: see report

A

5m clear zone around electricity pylon

Gap in landscape perimeter to accommodate 33 kV incoming feeder cables'

Grass

22.5m wide strip for 11kV cables and future undergrounding of 132kV overhead cables

Electricity sub-station

Existing cottages

'Woodland edge' planting

Grass

Existing mature hedgerow

Existing scrubby vegetation removed

Rabbit-proof fence with gates across road

Existing scrubby vegetation: see report

Kybes Lane

10m wide clear zone under overhead cables

Exclusion zone around sub-station

Beech hedge 1m high

Inside toe of bund protected with filter drain

Extent of earth bund, 2m high

'Woodland core' planting

Site boundary

'woodland edge' planting

Future 'woodland core' planting

5m wide temporary access road: MOT type 1

Ivy planting at road edge only

See Planning application Support Document for location plans

DO NOT SCALE

status Planning

project GreenPark Sub-station

client

architect

engineer

Scottish and Southern Energy plc

Westacott Way
Littlewick Green
Maidenhead
Berkshire SL6 3QB

Sub-station
SITE PLAN

scale 1:1000 drawn by RT date 24-01-01 rev

GREP/21/002 (sheet 2)

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3296

Applicant : Scottish & Southern Energy PLC C/O Glanville Consultants.

Location : Land Adjacent 24 Smallmead Cottages, Kybes Lane, Pingewood, Reading.
Proposal : Proposed access road to primary sub-station.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.2.01

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 01/02/2001

Earliest Date for Decision : 04/03/2001

Latest Consultation Date/Site Notice Expiry Date : 04/03/2001

This application <u>will have expired on</u>: <u>29/03/2001.</u> 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 :

E·AGENCY: recommend conditions - see file.
ENV. HEALTH: recommend cond COTO
ENV. DESIGN: See comments in file
SHINFIELD P·COUNCIL: No comment
MINERALS: No comment.
BABTIE: require arch. evaluation; watching brief has been issued
OBS: 1 letter - 24, Smallmead Cottages, Kybes Lane.

Planning Issues :
COUNTRYSIDE
ARCHEOLOGICAL SITE

Application Number: F/2001/3296

Appraisal:

The application being considered is for the proposed access road to the primary sub-station to be located on land adjacent to no.24 Smallmead Cottages, Kybes Lane, Pingewood. The application for the proposed sub-station is currently being considered by West Berkshire County Council and has been recommended for approval. The proposed sub station will form part of the Green Park Development.

Impact Upon Neighbouring properties

The proposed access road is to be constructed on land to the south of no.24 Smallmead Cottages, adjacent to the M4 and north of the Green Park development. The proposed access road will be approximately 18m away from no.24 Smallmead Cottages. It is considered that additional traffic will be generated by the existence of the sub station that would have an impact upon the living condition of the residents. However, it is considered that the traffic visiting the site will be for repair and maintenance so will therefore not be constant. Coupled with this a planting scheme has been proposed along the northern boundary of the access road adjoining no.24, which will limit the level of disturbance to its residents. It is therefore considered that the proposed access road will not have an adverse impact upon their living conditions.

Impact upon the character of the area

Although the area is located outside the built up settlement boundary, it lies adjacent to the Green Park Development. It is considered that relative to the Green Park Development the proposed substation access road will not have an adverse impact upon the character of the surrounding area.

Application Number F/2001/3296
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2.	C150	R150	
3	C151	R151	
4	C153	R153.	
5			No spoil or materials shall be deposited
			or stored on that part of the site lying
			within the area of land liable to flood.
		R.	To prevent the increased risk of flooding
			due to impedence of flood flows &
			reduction of flood storage capacity.
6	C070	R070.	
7			No development shall take place until
			the access has been constructed in accordance
			with detailed plans to be submitted to & approved
			by the LPA
		R.	In the interests of h/way safety.
8	C127	R127	2.4 by 45 metres to the north and 2.4 by 165 metres to the south at the entrance to the site.
9	C122	R122	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE1, LBE2.

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: OS1, C1

MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

10. C129 R129

Date: _____

11. C130 R130.

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent 24 Smallmead Cottages Kybes Lane Pingewood Reading.

APPLICATION NUMBER: F/2001/3296

OFFICER: Elaine Connor

DATE OF SITE VISIT: 19/2/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes.

2. DESCRIPTION OF SURROUNDINGS

rural area on edge of M4, north of Green Park dev.

3. DESCRIPTION OF SITE/BUILDING

~~[illegible]~~ greenfield site with some tree screening.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no. 24 Smallmead Cottages adj. to site

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Scottish & Southern Energy PLC
C/O Glanville Consultants
Corinthian Court
80 Milton Park
Abingdon
Oxfordshire
OX14 4RN

Application Number: F/2001/3296

Parish: **SHINFIELD**

Location: **Land Adjacent 24 Smallmead Cottages, Kybes Lane, Pingewood, Reading.**

Proposal: **Proposed access road to primary 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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition
3. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously

damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

4. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition

5. No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood.

Condition

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

Condition

7. No development shall take place until the access has been constructed in accordance with detailed plans to be submitted to and approved by the Local Planning Authority.

Condition

8. No other development shall be commenced until visibility splays of 2.4 metres by 45 metres to the north and 2.4 metres by 165 metres to the south have been provided at the entrance to the site. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

Condition

9. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

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

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

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
5. To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

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

Reason
7. In the interests of highway safety.

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

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

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

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

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 and C1.
Loddon Area Local Plan Policies LTV2, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1 and WBE1.

John Mitchell

John Mitchell
Development Control Manager
Date: 25/07/2001

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.