APPLICATION NO:
C/2000/0847

LOCATION:
Waitrose Ltd London Road, Twyford Reading.

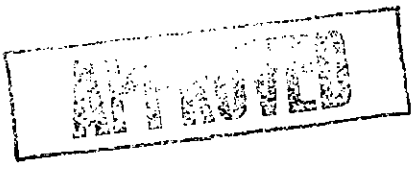
APPLICANT:
Kimberley Securities Ltd & Waitrose John Lewis Partnership

PROPOSAL:
Details to comply with condition 25 of consent 99/68900/F for the approval of car park lighting

EARLIEST DATE FOR DECISION: **08/04/2000**

APPLICATION EXPIRY DATE: **24/04/2000**

CASE OFFICER: **Heather Morgan**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Kimberley Securities Ltd & Waitrose
John Lewis Partnership
171 Victoria Street
London
SW1E 5NN

Application Number: C/2000/0847

Parish: **TWYFORD**

Location: **Waitrose Ltd , London Road, Twyford, Reading.**

Proposal: **Details to comply with condition 25 of consent 99/68900/F for the approval of car park lighting.**

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.

Informative
1. The applicant is advised that the lighting column shields on the boundaries adjoining Hermitage Drive and Pine Grove shall be permanently retained. Should the shields become dislodged they should be re-instated to their original position.

Informative
2. The applicant is advised that the lighting should be no greater than 86 lux with 150 watt bulbs.

Informative
3. The CCTV cameras hereby approved shall be permanently fixed in the positions as indicated by the field of view on the photographs received on 25 October 2000 and shown on Drawing No. 6020/EZ-001Rev L received on 25 October 2000.

Informative
4. The applicant is advised that the columns shall be no greater than 4m high, as on site at the present time.

John Mitchell
Development Control Manager
Date: 10/11/2000

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.

WORK SHEET FOR : Heather Morgan

Application Number : C/2000/0847

Applicant : Kimberley Securities Ltd & Waitrose John Lewis Partnership.

Location : Waitrose Ltd , London Road, Twyford, Reading.
Proposal : Details to comply with condition 25 of consent 99/68900/F for the approval of car park lighting.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 28/02/2000

Earliest Date for Decision : 08/04/2000

Latest Consultation Date/Site Notice Expiry Date : 08/04/2000

Application Expiry Date: 24/04/2000

Consultation Responses :

① Highways – Details Okay

② Conservation – No Objection to this form of car park lighting.

③ Twyford PC – (1) Objects to the wall lights around the store at low level as these will be liable to vandalism and could interfere with drivers visibility. (2) Downlighters under the overhanging ~~building~~ canopy would be better.

Assessment

Condition 25 of 99/68900/F requires details to be submitted of the lighting columns and the CCTV cameras. Details have been provided on portions of drawings and elevations.

1) Impact on the appearance of the Conservation Area

Part of the site lies within Twyford Village Conservation Area. As such, the lighting columns

need to be appropriate to this setting. The columns are dark green with lantern optics on the top. The lights will be 3m high and the lighting element 0.46m high. The design is deemed to be acceptable in the Conservation Area.

2/ Impact on residential amenity

The design of the lighting 'dark' provides luminance up to 15m from the column. The average lux of the lighting is proposed to be 26lux. Endeavours have been made to ensure that the adjacent properties in Hermitage Drive and Pine Grove are not adversely affected by light spillage. The columns would be a minimum of 25m from the rear walls of the properties in Hermitage Drive. The lighting assessment confirms that the light spillage will not affect either the bedrooms or the rear gardens. There will be a distance of 18m between the lighting columns and the properties in Pine Grove. The closest property has rear ground and first floor windows facing the application site. The applicants has confirmed that the wattage of the car park lamps is 150 watts.

The applicants have reduced the height of the lighting columns in order to reduce the visual impact and the degree of light spillage. Shields have been installed on all the lighting columns adjacent to the ~~[illegible]~~ boundaries to deflect the lighting into the site. This has been assessed on site and is deemed to be effective

The condition also seeks consent for CCTV cameras. 3 are proposed on the edges of the site. Confirmation has been received from the applicants that the cameras will be fixed in one position and will not be positioned to look into adjoining gardens. The fixed nature of the cameras can be conditioned to ensure the privacy of neighbours is maintained. The applicants has provided photos which indicate the field of vision. These do not affect adjoining residential properties and

Application Number: C/2000/0847

Appraisal :

would maintain their privacy.

Recomendation : Approval: ☑ [redacted] ☐

(tick appropriate box)

Application Number C/2000/0847
~~Conditions/Reasons for Refusal~~

No	Std Con	Std Reas	~~Non Std Conditions / Reasons for Refusal~~
			APPROVAL.
			(1) The applicants is advised that the lighting column shields on the boundaries adjoining Hermitage Drive and Pine Grove shall be permanently retained. Should the shields become dislodged they should be re-instated to their original position.
			(2) The applicants is advised that the luminaire should be no greater than 35 but not into 150 Watt bulbs.
			(3) The CCTV cameras hereby approved shall be permanently fixed in the positions as indicated on the field of view on the photographs received on 25 October 2000 and shown on Dwg no 6020/E2-001 Rev b received on 25 October 2000
			(4) The applicants is advised that the columns shall be no greater than 4m height, as on site at the present time.

John Mitchell
10/11/00

RECORD OF SITE VISIT

SITE ADDRESS: Waitrose Ltd London Road Twyford Reading.

APPLICATION NUMBER: C/2000/0847

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

JOHN LEWIS PARTNERSHIP

19 October 2000
GPD/SO/6020GPD191000_1
3.1

171 Victoria Street
London SW1E 5NN
Telephone (020) 7828 1000
Telex 8954150 Jonel G

Ms H Morgan
Senior Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Direct Line 020 7592 5175
Facsimile 020 7592 5177
gino_dalrat@johnlewis.co.uk

PLANNING SERVICES | HPT
CCL | TLS
DC | ENF
APP | HM 35739
CS
2000
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Reply reqd

Dear Ms Morgan

Details in Compliance with Conditions 25 and 29 - Lighting, CCTV and Noise Assessment
Waitrose, London Road, Twyford
Job No 6020

Thank you for your letter of 11 October 2000 received on 18 October 2000.

In respect to the points raised in your letter, I would confirm the following:-

A. Car Park Light Shields

I am encouraged to see that you have been able to undertake a site visit on 10 October 2000 - following the work which had been undertaken on the car park lights, of which you were advised on 9 June 2000. We note your comments regarding the light shields and would confirm that all necessary adjustments and additional shields will be provided to Hermitage Drive and Pine Grove.

B. Car Park Lamp Wattage

I would also confirm the wattage of the car park lamps are 150 watts.

C. CCTV Car Park Cameras

I would confirm that 3 No CCTV cameras are installed in the car park (reference drawing number 6020EZ-001).

As discussed and agreed, I have taken a series of photographs from the store VDU screens which show the angle of view of each camera.

(Please Note: Regretfully due to a camera malfunction, I was only able to take the views from 2 No cameras. But as you will see from the digital time display for the 2 No cameras shown - these cameras show a fixed view at all times, and are not mobile in any way.)

Despite the camera malfunction of the third camera, I would confirm that the angle of view is again fixed and directed into our site as evidenced by the other two cameras. Again I would confirm that we have no interest whatsoever in viewing into our neighbours properties. Should it prove necessary I can obtain photographic evidence of the third camera position.

For questions of security may I please request the return of these photographs.

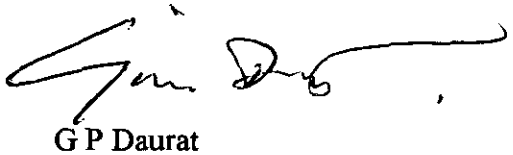
D Noise Survey

I could confirm that we have had a noise survey undertaken by Environmental Equipment Corporation. Based on the reports recommendations, we have undertaken remedial works to the plant room louvre as detailed in the report. I have since discussed the matter with Joanne Ellis (Wokingham District Council Environmental Health Officer) who will endeavour to make a site visit to assess the level of success of the remedial works.

I trust the above details will go some way to show, that we have not been inactive in dealing with these issues and that the delayed responses from yourselves regarding certain issues, may be taken into consideration in respect of any possible enforcement action.

Please contact me should you have any further queries.

Yours sincerely



G P Daurat
Architect

Copy Chief Architect Waitrose
Group Leader Architect (M J Fenn)
Property Manager (K Harrison)
Senior Development Manager (New Branches)
Senior Project Engineer (H&V) (F Enfield)
Engineering Group Leader (N J Middleton)

environmental equipment corporation

Richmond House, Churchfield Road, Walton-on-Thames, Surrey KT12 2TP
Tel: 01932 230940 Fax: 01932 230941 Email: eec-@dial.pipex.com

Our Ref: JM/ta/7835/EC 4625

26th September, 2000

John Lewis Partnership
171 Victoria Street
London
SW1E 5NN

RECEIVED
28 SEP 2000
BUILDING GROUP

For the attention of Mr Frank Enfield

Dear Sirs

RE: Waitrose Store – Twyford

Further to your request we were able to attend site on Monday 18th September to investigate causes for the noise complaint being lodged against the late night operation of plant associated with the Waitrose store.

Our involvement on this project was to design and supply suitable attenuators for the refrigeration plant to comply with the recommendations within the environmental noise survey report by Messrs Wimtec Environmental Ltd.

The only likely cause for compliant from our site survey is noise from the refrigeration compressor plantroom. The plantroom is located by the loading bay of the Waitrose and has two louvres fitted within the plantroom walls. The intake louvre faces towards the rear of the properties spreading along London Road, the discharge louvre is at 90° and faces away from the residences. Each of these weather louvres have attenuators positioned behind them designed to reduce the noise level of the compressor plant to 39 dBA at 10 metres from the building façade.

Subjectively, and as is obviously reflected in the noise readings taken on site, the noise from the discharge louvre is greater. The noise level measured at 10 metres from the discharge louvre was 53 dBA, this is some 11 dBA noisier than the noise levels measured at 10 metres from the intake. The noise level of 42 dBA at 10 metres from the intake cannot be attributed as noise only from the inlet as we feel these readings were influenced by the noise from the discharge as well.

Upon inspection of the installation of the attenuators it was found that the discharge attenuator is not sealed along its top edge and therefore sound is able to short-circuit the attenuator and go straight to atmosphere.

We measured noise levels at the rear of 55 London Road and there was a barely audible tone from the condensers. This was a low frequency tone however it was difficult to indicate this via readings as the ambient readings we took outside of the influence of the compressors were influenced by the traffic passing along London Road and were therefore equivalent to the noise levels from the compressors.

We would therefore recommend that as a first step the gap above the discharge attenuator be sealed up. A suitable way to do this would be to seal the hole up with plasterboard strips and then seal all of this in with non-hardening mastic. If however this cannot be done any other method of inserting a solid mass with an air tight seal will suffice.

It is likely that this weakness is leading to the excessive noise levels and we would hope that making good around the attenuator will reduce the noise sufficiently.We do however also have concerns that there is a lot of vibrational energy going into the supporting structure and this may be causing the walls and floor to radiate noise as well, although we cannot at this time carry out an assessment into how much of an effect this is having on the current readings. We would therefore recommend that after the works of sealing around the louvre are carried out if there are still complaints, provision be made to have the compressors mounted on suitable anti-vibration equipment.

We trust the above is satisfactory to give you an overview of the situation on site but obviously should you have any queries please do not hesitate to contact us.

Yours faithfully,



Jon Mudd
Consultancy Division

Tel. Con 6/11/00

letter and photos to come in (letter never received by AM).
Lightning shields to be done this week.
(Need plan to show shielded lights).
Need to spk to JE re none JEPM

JOHN LEWIS PARTNERSHIP

PLANNING SERVICES | IPT 35615
POL | TS
DC AM | ..
APP |
CS |
23 OCT 2000
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FILE:

171 Victoria Street
London SW1E 5NN
Telephone (020) 7828 1000
Telex 8954150 Jonel G

Direct Line 020 7592 5175
Facsimile 020 7592 5177
gino_daurat@johnlewis.co.uk

19 October 2000
GPD/SO/6020GPD191000_1
3.1

Ms H Morgan
Senior Planning Officer
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Morgan

Details in Compliance with Conditions 25 and 29 - Lighting, CCTV and Noise Assessment
Waitrose, London Road, Twyford
Job No 6020

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John Lewis plc
Registered in England 233462
Registered Office
171 Victoria Street London SW1E 5NN

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Yours sincerely

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Architect

Copy Chief Architect Waitrose
Group Leader Architect (M J Fenn)
Property Manager (K Harrison)
Senior Development Manager (New Branches)
Senior Project Engineer (H&V) (F Enfield)
Engineering Group Leader (N J Middleton)

environmental equipment corporation

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171 Victoria Street
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28 SEP 2000
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Yours faithfully,

Jon Mudd
Consultancy Division

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 11 October, 2000
My ref. HPM/C/68900/29 & C/2000/0847
Your ref.

Mr. G. Daurat,
John Lewis Partnership,
171 Victoria Street,
London.
SW1E 5NN.

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

Dear Mr. Daurat,

DETAILS IN COMPLIANCE WITH CONDITIONS 25 AND 29 RE LIGHTING, CCTV AND NOISE ASSESSMENT
WAITROSE, LONDON ROAD, TWYFORD

I refer to the current details in compliance applications above, and to my letter of 21 August 2000. I am extremely disappointed that to date I do not appear to have received a response on the matter of the CCTV cameras or the noise levels information. As you are no doubt aware these details have been outstanding for some considerable time and the development is currently in breach of these conditions. I would appreciate an immediate reponse on these points otherwise I will need to pass the matter to our *enforcement section.*

I undertook a visit on 10 October to assess the lighting levels at the Waitrose development. The shields to the lights alongside Hermitage Drive appear to be working well. However, the shield on the lighting column closest to the new dwellings is incorrectly positioned, resulting in light spillage directly into the rear windows of these properties. This is clearly unacceptable and will need to be amended before the LPA would be prepared to consider approving the details. Whilst on site it became evident that the lights along the whole of the Hermitage Drive and Pine Grove boundaries do have a considerable impact upon the residential amenity of occupiers, notwithstanding the position of the lighting columns. I would therefore appreciate confirmation that shields will be correctly fitted to all of these lamp standards. Once installed another site visit will need to be undertaken by myself to ensure the solution is acceptable. Please could you also confirm the wattage of the bulbs as the details submitted refer to 80, 120 and 70 watt bulbs.

I look forward to a very speedy response on all these points from yourself or the relevant body. I enclose a copy of my letter dated 21 August for ease of reference. Should no response be received with 7 days the matter will be passed to enforcement.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer
Enclosure: my letter dated 21 August
cc: Group Leader Architect
Senior Development Manager (New Branches)
Property Manager (K Harrison)

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 25 August, 2000
My ref. HPM/C/2000/0847
Your ref.

Mrs. B. Reid,
55 London Road,
Twyford,
Berks. RG10 9EJ.

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

Dear Mrs. Reid,

DETAILS TO COMPLY WITH CONDITION 25 FOR THE APPROVAL OF CAR PARK LIGHTING
WAITROSE, LONDON ROAD, TWYFORD

I refer to your letter received on 15 August regarding the Bulldog garage and various issues regarding the above site. I have noted your comments on the advertisements at the service station and will take them into account when determining the application.

I am also dealing with the conditions application for the lighting at the new Waitrose store. Discussions have been taking place with the applicant which has resulted in a reduction in the height of the lighting columns. I am to undertake a site visit in the next week or so in the evenings to check on the intensity of lighting and establish if alterations are needed. I will endeavour to advise you of any further amendments.

As to your concerns regarding the noise from external plant, I have passed the matter onto our Environmental Health section to investigate. I trust this answers your concerns.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

Reply reqd

PLANNING SERVICES	DPT
POL	TEL 33054
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55 London Rd
Twyford.
RG10 9EJ
13.8.00

Dear Ms Morgan,

Please would it be possible for the Bulldog Garage to turn off its lights at 10:30 pm – as Waitrose (usually!) do. I have been away so have not written sitting the required time ref. your letter ref. A/2000/1879 in connection with Bulldog's lights. We are flooded by their words Hyundai at night – + the overhead security lights. If they installed film in their CCTV cameras (!) (happen

to know they didn't back in March anyway.,
+ infra red film there would be no need to
have lighting re. vandalism. Wayfare
garage in the High St. had to modify
all lights when a filling station + comply
with a conservation area - why doesn't
Bulldog? The Jet colours are so intrusive
but the lights at night totally unacceptable
for us residents with floodlit rooms.

I have a second 'lights' plea.
Waitrose lights are still very bright +
while I appreciate the baffles + lower
lights, as their land is higher than
ours, the car park lights shine so strongly

out my cottage. Please would you see if more baffles could be put in + if the warehouse/dentist light could be lowered even more?

Paul Robinson, Senior Development Manager of New Waitrose Branches has been outstanding in following up complaints. He wrote July 18th to say a check would be made on the noise coming from the warehouse. It is like an engine running all the time. Please would you follow up this as well with him. Why should we have to keep our windows shut in the SUMMER so we can't hear the noise.

Yours sincerely
Barbara Reid
(Mrs)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Heather Morgan
Planning

To: Joanne Ellis
Environmental Health

My Ref: 99/68900/F

Ext: 6446

Your Ref:

Date: 17/08/0017/08/00

LETTER RE NOISE FROM WAITROSE DEVELOPMENT, TWYFORD

The attached letter came to me in connection with a current application I have. However, it does raise an issue regarding the noise from the warehouse at Waitrose. Have there been any complaints to yourselves on this matter? Please could you deal with as necessary. There is a condition re noise levels so if they are being breached there may be some recourse under planning.

Many thanks

Heather

Tel. 0118 974 6446 (Direct Line)

E-mail: Heather.Morgan@wokingham.gov.uk

Date. 21 August, 2000

My ref. HPM/C/68900/29/ & C/2000/0847

Your ref.

Mr. G. Daurat,
John Lewis Partnership,
171 Victoria Street,
London.
SW1E 5NN.

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

Dear Mr. Daurat,

DETAILS IN COMPLIANCE WITH CONDITIONS 25 AND 29 RE LIGHTING, CCTV AND NOISE ASSESSMENT
WAITROSE, LONDON ROAD, TWYFORD

I refer to the above applications for details in compliance, which have been outstanding for some time. With regard to the lighting, I can confirm that a reduction in height of the lights is deemed to be acceptable. I will need to check on the lighting levels prior to agreeing the lighting which is in place, especially as I have received a letter of complaint with regard to levels. Please could you provide details of the angle of vision of the CCTV as per my letter of 14 August 2000.

The other outstanding issue relates to a noise assessment for the fixed plant. I note the contents of your letter dated 312 May 2000 regarding the noise levels. However, our Environmental Health section advises me that mere confirmation is inadequate. Details of noise levels of fixed plant will need to be submitted to demonstrate the fixed plant complies with BS 4142 standard. You are advised to contact Joanne Ellis in our Environmental Health Department direct so ensure all the relevant information is provided. She can be contacted on (0118) 974 6361.

I look forward to receipt of the relevant information within the next 14 days as these matters have been outstanding for a considerable period of time.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 14 August, 2000
My ref. HPM/99/68900/F
Your ref.

Mr. G. Daurat,
John Lewis Partnership,
171 Victoria Street,
London.
SW1E 5NN.

Environmental Services Department
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr. Daurat,

LANDSCAPING ALONG BOUNDARY WITH 53 LONDON ROAD, TWYFORD
WAITROSE STORE, LONDON ROAD, TWYFORD

I refer to our telephone conversation of 14 August 2000, and previously, regarding the position on the boundary landscaping which has been planted alongside the boundary of the above property. Apologies for not having responded earlier.

I have been on site and noted three trees spaced along the length of the affected garden. This landscaping forms an integral part of the overall scheme for the development and was deemed critical by the Local Planning Authority. The LPA would not look favourably upon the removal of these trees, which would prejudice the overall planting plan. This is notwithstanding the concerns which I understand have been raised by the occupants of No.53 in respect of loss of light to their garden. Planting in this location would result in a minimal loss of light due to their orientation, and is not considered to detrimental in terms of residential amenity.

I trust this answers your query. Whilst writing, I would also confirm the contents of our discussion on 10 August. There is no objection to the reduction in the height of the lighting columns, and just the effectiveness of the lighting at night needs to be checked. I also look forward to receipt of details on the angle of vision of the fixed CCTV.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

JOHN LEWIS PARTNERSHIP

PLANNING SERVICES		29928
FOL		TLS
DC	HM	ENF
APP		
CS		
23 MAY 2000		
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		FILE:

171 Victoria Street
London SW1E 5NN
Telephone (020) 7828 1000
Telex 8954150 Jonel G

Direct Line 020 7592 5175
Facsimile 020 7592 5177
gino_daurat@johnlewis.co.uk

25 May 2000
GPD/SO/6020GPD250500_1
3.2

Ms H Morgan
Senior Planning Officer
Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms Morgan

Details of Compliance with Condition 25
Car Park Lighting - Waitrose, London Road, Twyford
Job No 6020

Further to your letter of 26 April 2000, and consequent fax transmission of 11 May 2000, I would like to propose the following in respect of the lighting issues raised by yourself:-

1. Lighting Levels

   The lighting in the car park is designed to meet a minimum lighting level of 30 lux. This is considered by Waitrose as a safe minimum level of lighting for both pedestrian and car users.

2. Height Reduction

   We would like to propose a height reduction of one metre to all lamp standards (ie total height 4M). This will maintain the minimum safe standards of lighting, but will reduce the overall visual impact of the lamps.

3. Hermitage Drive

   We shall be fitting screens to those lamps adjacent to the properties along the north western boundary. This will screen adjacent properties of any direct lighting.

4. Pine Grove

   As you are aware we have removed 2 No lamp standards to the north east corner boundary. (Note: The omission of these lamps is compensated by the presence of lights inboard of the boundary.)

John Lewis plc
Registered in England 233462
Registered Office
171 Victoria Street London SW1E 5NN

5. 55, London Road and The Hermitage

I have been approached by both owners of these properties regarding certain aspects of lighting design. Both owners have expressed their concern at the intrusiveness of the single light fitting in the south east corner of the site - which are 48M and 55M from each property respectively.

We would like to propose the removal of this lighting fitting.

Similar concerns were expressed by both owners again, with regard to the 2 No double headed light fittings along the dentist surgery boundary.

This is a moderately critical area of safety, and as such we must retain the light fitting. We would propose however, the use of screens to these lamps which would maintain the safe light level to the service yard - whilst screening the adjacent properties.

6. CTV Cameras

I would confirm again, that our CCTV cameras are all fixed, and do not have a roving facility. Also, all cameras face onto the car park. I shall attempt to obtain from the suppliers technical data and an angle of view diagram, to verify the above details.

As stated previously, I would assure you that we have absolutely no interest whatsoever, to view into the property of our neighbours.

7. 53 London Road

On a different matter, you may recall our recent conversation regarding the owner of No 53 London Road, and his request that the trees be removed adjacent to his south eastern boundary. It was his view that these trees would create problems of overshadowing.

You expressed the view that these trees should be retained and were integral to the landscape scheme. (Interestingly, the owner of The Hermitage Hotel also feels that the trees should be retained - to screen the car park lights from his rear first floor bedroom window.)

Your formal response in this matter would be much appreciated, so that we might advise our neighbour accordingly.

As you are aware we are particularly anxious to resolve this long standing issue over the light fittings. The works undertaken to date, followed what we considered were complimentary comments during our very early discussions - which were subsequently confirmed in writing stating that the lamps were acceptable to yourself and the Conservation Officer.

I would stress again that the lighting scheme used at Twyford is no different to that which we have used in other equally sensitive locations. Whilst recognising the concerns of our neighbours, whether real or imagined, the main priority must be to provide a car park which is safe to use by both pedestrians and car users alike.

To this end we feel that the above proposals are the best that can be made, taking into account the requirements of all parties concerned.

To avoid undertaking unnecessary and costly work, I have instructed the contractor to reduce the height of 3 No lamp standards, and fit screens also - to the light fittings along the north western boundary.

These are intended to act as prototypes - which might hopefully be approved, once and for all, before the all the other lamps are adjusted.

I trust this proposal meets with your approval, and look forward to your earliest response.

Yours sincerely

G P Daurat
Architect

Copy Chief Architect Waitrose,
Group Leader Architect (M J Fenn)
Senior Development Manager (New Branches)
Property Manager (K Harrison)
CGMS (K Goodwin)
Electrical Engineer (N J Middleton)

CONDITION 25 RE EXTERNAL LIGHTING AND CCTV CAMERAS

I understand that you are currently investigating with your Electrical Engineers the possibility of reducing the wattage of the lights adjacent to [redacted] properties in Pine Grove. I would re-iterate my concerns in respect of the lighting adjacent to Hermitage Drive in my letter of 26 April 2000. A copy is attached for your information.

Whilst writing, I have been advised by the Ward Councillor that a number of residents are concerned that the CCTV cameras will be 'roving' and may look into their living / bedrooms. I recall in a previous telephone conversation that you said the cameras would be in fixed positions and only had a certain range of vision (ie it would not exceed the boundaries of the site). Please could you confirm this in writing and the position the cameras will be facing. I look forward to confirmation of the deletion of the columns adjacent to Hermitage Drive and revision to the lighting levels of a number of other lights in the near future.

Regards

Yours Mayer

P.S As I'm sure you are aware, the lights are currently erected in breach of condition 25. I will need to be satisfied that residents will not be affected before proceeding further. If not, the matter will need to be passed to enforcement

© FARRELL & CLARK

NOTES : 1. Only Status C drawings to be used for construction.
2. Do not scale this drawing.

Rev/ Status	Description	Date	By

Status

Apsley House Refurbishment for Kimberley Developments

Proposed Section

Scale 1·50

Date 11/99

Drawn gsl Checked by

FARRELL & CLARK

ARCHITECTS TOWN PLANNERS
PROJECT MANAGEMENT

21 Little Portland Street
London W1N 5AF
Telephone: 0171 291 9170
Fax: 0171 291 9175

2 Drury Lane Horsforth
Leeds LS18 4BQ
Telephone: 0113 258 0922
Fax: 0113 258 9804

Drawing No. 113/280/407 Rev.

CDS LM L6531

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 26 April 2000
My ref. HPM/C/2000/0847
Your ref.

Mr. G. Daurat,
John Lewis Partnership,
171 Victoria Street,
London.
SW1E 5NN.

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

Dear Mr. Daurat,

DETAILS IN COMPLIANCE WITH CONDITION 25 RE CAR PARK LIGHTING WAITROSE, LONDON ROAD, TWYFORD

I refer to the current application in respect of the above, and earlier discussions on the proposal. I have now received confirmation that the design of the light fittings is deemed acceptable to the Conservation Officer.

I recall that prior to Easter I sent a fax regarding one outstanding area of concern. There are two lighting columns on the northeastern corner of the site, which are in close proximity to the new properties in Hermitage Drive. There is concern that the light spillage from these columns will be detrimental to the amenity of these properties, particularly the rear bedroom windows. Please could you therefore confirm that the two lighting columns shown on the attached plan are to be removed, and provide amended plans to highlight this.

I understand that you are keen to resolve all outstanding issues and look forward to receipt of amended plans in the near future. Whilst writing, I can also advise that I hope to write up my report in respect of the signage this week which will then go out for a 10 day listing period to local ward members.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer
Enclosure: plan extract

FAX COVER SHEET

TO: Guru Dwat (John Lewis)

FROM: Heather Morgan

DESTINATION FAX No: 0207 592 5177

DATE: 4/4/00

TIME: 12.20

SUBJECT: VARIOUS – WAITROSE

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 3

Tel 0118 974 6446.

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Guro Daniat re Waitrose Development, Twyford

I understand that you are currently on leave. There are a couple of outstanding matters which I consider need to be resolved

1/ Lighting

I have revisited the site and note that there is a lamp post at the corner of the car park, closest to the new development of housing which has recently been completed off Hermitage Drive.

I am concerned that the proximity to the fence and the rear bedrooms will undoubtedly result in light spillage to these properties. This is unacceptable from a planning point of view, and this light should be deleted. I consider this can be done without detriment to the level of lighting across the car park.

Please provide amended plans deleting this light and written confirmation that the light and column will be removed in its entirety. I will then be able to move towards a recommendation.

2/ ~~[illegible]~~ Signage outwith Waitrose site

There are no red site notices for the adverts at Nos 39 and 41 London Road. This is the only form of notification being used for consultation purposes.

I will need to generate new site notices and erect them (or send them on). This will mean the 21 day consultation period cannot start until the new site notices are generated.

3/ Signage on the store

I understand that the plans recently submitted are revisions to the original advert application, Ref A/2000/0350. This includes all 6 signs but incorporates the halo lighting and colour of signs. I will need to consult briefly with Harold Sanders on this. Having spoken to Mike Thorp, my Principal, I will be issuing a split decision on the application on the basis of these revisions.
I trust this is the approach you were wishing to take.

I look forward to your response on the above

J Leather Mayer

(Senior Planning Officer)

~~0171 592 6495.~~ 0207 592 5177

FROM: Heather Morgan

DATE: 15 March 2000

TWYFORD PARISH CONSULTATION SHEET

27658

Application Number: C/2000/0847

Proposal: Details to comply with condition 25 of consent 99/68900/F for the approval of car park lighting..

Site Address: Waitrose Ltd , London Road, Twyford, Reading.

Applicant: Kimberley Securities Ltd & Waitrose John Lewis Partnership.

Your observations are required in respect of this application **by 08/04/2000** .

The Council would like to make the following comments:-

i) The Council objects to the wall lights around the store at low level as these will be liable to vandalism and could interfere with drivers' visibility in the car park. They are not necessary if the shop keeps the internal lighting on.

ii) The Council suggests that downlighters under the overhanging canopy would be better.

SIGNED: _____ DATE: 25-3-00.

Clerk To Twyford Parish/Town Council.

For plan see Part One or Officer file.

To:
Harold Sanders, Conservation

20 MAR 2000

From: Heather Morgan

Date: 15 March 2000

Application Number: C/2000/0847

Proposal: Details to comply with condition 25 of consent 99/68900/F for the approval of car park lighting..

Site Address:
Waitrose Ltd , London Road, Twyford, Reading.

Applicant:
Kimberley Securities Ltd & Waitrose John Lewis Partnership.

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

I HAVE NO OBJECTION TO THIS FORM OF CAR PARK LIGHTING

Harold Sanders
CONSERVATION ARCHITECT
28. Mar. 00.

VEGA
LIGHTING LIMITED

PLANNING SERVICES
POL
DC
APP
CS
28
COPIES TO:

John Lewis Partnership
171 Victoria Street
London
SW1E 5NN

22nd Feb 2000

Foa Mr Geno Daurat

Dear Sir

Re Waitrose Twyford, Car park

Please find enclosed two computer plots for the above car park. One is for the area indicated with the two columns on the right hand side as on drawing number 6020/EZ-001 rev G. The other is for the same area but with these columns omitted.

Note that in each case I have continued the calculation grid 10m over the right hand boundary so you can see the light spill into neighbouring properties.

I hope this information is of help, if you require any further information please do hesitate to contact me.

Yours sincerely

RECEIVED
24 FEB 2000
BUILDING GROUP

Steve Willis

A REMINDER

HEAD OFFICE AND WORKS
VEGA LIGHTING LIMITED, Unit Unit 1, 24 Willow Lane Ind. Estate, Mitcham, Surrey CR4 4NA. Facsimile: 0181-410 2620. Telephone: 0181-410 2600
Registered in England No. 2766105

To:
Highways

From: Heather Morgan

Date: 15 March 2000

Application Number: C/2000/0847

Proposal: Details to comply with condition 25 of consent 99/68900/F for the approval of car park lighting..

Site Address:
Waitrose Ltd , London Road, Twyford, Reading.

Applicant:
Kimberley Securities Ltd & Waitrose John Lewis Partnership.

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

DETAILS Ok

N.S. Foster

28-3-00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 FEB 2001	
Officer: HM	Application No. C/68900/25A

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

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

Description:
(P) Details to comply with condition 25 of consent 99/68900/F for the approval of car park lighting

Location: Waitrose London Rd

Parish: Twyford Ward: .....

Applicant: Waitrose

Fee Received ..... Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	(NK): HS
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): .....

Lighting.

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
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:

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NEIGHBOURS:

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PLANNING SERVICE 26397
POL
DC
APP
CS
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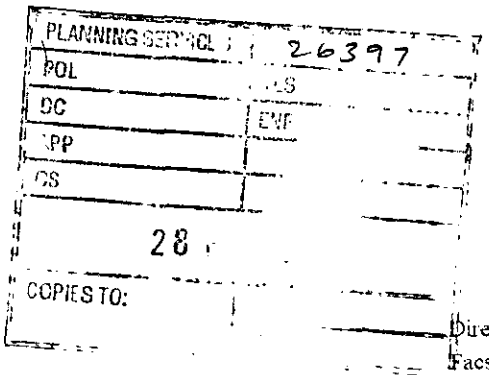

24 February 2000
GPD/SO/A4171
6020/2.1

Ms H Morgan
Wokingham District Council
Environmental Services Department
Berkshire RG40 1WR

Direct Line 020 7592 4175
Facsimile 020 7592 5177
gino_daurat@johnlewis.co.uk

Dear Ms Morgan

New Waitrose Store - Twyford - Planning ConsentJob No 6020

Further to our meeting of 22 February 2000 I am pleased to forward the following further information in respect planning condition 25:-

1. Car Park Lighting

   Please find attached drawing No 6020/EZ-001K. Note:- This drawing supersedes approved drawing Farrell and Clark.

   Also attached are computer plots as prepared by Vega Lighting dated 22.2.00, together with details of the light fittings proposed.

   As discussed. I would confirm that we have used the same light fittings recently on a Waitrose development in Great Malvern. This was a hillside location, in a conservation area, with adjoining properties all sides.

   Though we have successfully located these lamp standards immediately adjacent to neighbouring properties elsewhere - I have in fact omitted those 2 No lamp standards adjacent to the Pine Grove poperties, following your expressions of concern.

2. CCTV

   Please refer to drawing No 6020/EZ-001K which shows the location of 3 No camera positions.

Yours sincerely

G P Daurat
Architect

Copy Chief Architect Waitrose
Group Leader Architect (M J Enn)

Details in compliance with condition 25 of planning permission 99/68900/B
consult parish council and Harold Sanders & H'ways
Heather Morgan