APPLICATION NO:

VAR/2001/5477

LOCATION:
Plot 14 Reading Business Park Basingstoke Road, Shinfield Reading.

APPLICANT:
Costco Wholesale Uk Ltd C/O Holly Hanbury

PROPOSAL:
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

EARLIEST DATE FOR DECISION: **11/02/2002**

APPLICATION WILL HAVE EXPIRED ON:
11/03/2002

CASE OFFICER: **Elaine Vashi**

APPROVED

DO 591

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Costco Wholesale Uk Ltd
C/O Holly Hanbury
TPC Ltd
118 Southwark Street
London
SE1 0SW

Application Number: VAR/2001/5477

Parish:	**SHINFIELD**
Location:	**Plot 14, Reading Business Park, Basingstoke Road, Shinfield, Reading.**
Proposal:	**Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.**

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.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 08/03/2002

Notice checked by: C Hunt

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.

Received by Wokingham District Council

Application No: VAR/2001/5477

Proposal:
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

Location:
Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number VAR/2001/5477 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Vashi P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 11/02/2002. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

18 January 2002

WORK SHEET FOR : Elaine Vashi

Application Number : VAR/2001/5477

Applicant : Costco Wholesale Uk Ltd C/O Holly Hanbury.

Location : Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.

Proposal : Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/01/2002

Earliest Date for Decision : 11/02/2002

Latest Consultation Date/Site Notice Expiry Date : 11/02/2002

This application will have expired on: 11/03/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

READING BC. no objection.
THAMES WATER " "
E.A no so.

Planning Issues :

Application no.VAR/2001/5477

Appraisal:

The application being considered is for the variation of the part of condition 02 of planning consent 99/70362/F, which refers to water recycling.

This application for Costco UK Ltd at Plot 14, Green Park was granted consent in July last year by the Secretary of State (due to the application being called in) with a condition requesting amongst other things, details to include means of water recycling. As a result Costco have consulted their engineers (Hulley & Kirkwood) who have concluded that the only method of water recycling open to this type of development is the use of recycled rain water for purposes of WC flushing. Hulley and Kirkwood have discussed this withThames Water who have reported that the inclusion of such an installation is not needed to satisfy their requirements. The agents have thus submitted an application to vary this part of the condition, which they feel is unreasonable in light of the fact that it has not been applied to any other of the plots in the Green Park development.

The LPA has consulted Thames Water and the Environment Agency who have raised no objection to the variation of the condition to omit details of water recycling.

Given this the Local Planning Authority has no objection to the variation of condition 02 of planning consent 99/70362/F to omit this detail.

Application Number VAR/2001/5477
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			VAR. ATTACTED COND. 02 to
			omit 'details of water recycling'

RECORD OF SITE VISIT

SITE ADDRESS: Plot 14 Reading Business Park Basingstoke Road Shinfield Reading.

APPLICATION NUMBER: VAR/2001/5477

OFFICER: Elaine Vashi

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

the area.

PPG13

13. The Secretary of State recognises that, given the nature of the business, most customers will travel by car. He notes, however, the measures proposed to promote the use of non-car modes by employees in the Green Transport Plan and the provision made in the section 106 agreement for a contribution towards promotion of pedestrian, cycle and public transport facilities. He also accepts that there could be benefits in terms of reduced journeys by existing customers of the Watford Costco. He agrees with the Inspector's conclusion (IR 5.44) that overall the proposal performs relatively well in relation to the objectives of PPG13. He notes that the proposed car parking provision is below the maximum level in PPG13 and he agrees with the Inspector (IR 5.48) that it has been set at an appropriate level to reduce car dependency and promote sustainable transport choices, while presenting a realistic proposition to which Costco and its customers can adapt.

14. Accordingly, having considered all the issues in this case, the Secretary of State has concluded that the proposals do not conflict significantly with structure plan policies and that there are material considerations, eg some evidence of need and the lack of suitable alternative sites, that are sufficient to enable him to conclude that planning permission should be granted. He agrees with the Inspector on the conditions which should be imposed, subject to minor drafting changes.

FORMAL DECISION

15. Therefore, for the reasons given above, the Secretary of State accepts the Inspector's recommendation. He hereby grants planning permission for the erection of a warehouse club including tyre installation and sales and associated access, car parking and landscaping, on land at Plot 14, Green Park, Reading, in accordance with the terms of planning application 99/70362/F dated 12 April 1999, and the plans submitted therewith, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. No development shall take place until full details of both hard and soft landscaping 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 artifacts and structure (eg refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg drainage, power communication cables, pipelines etc indicating lines, manholes and supports etc) and means of water recycling.

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The hard and soft landscaping works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority.

INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

0171 9285631

Tel: (0118) 974 6451

Date: 26/2/02

My ref: VAR/2001/5477

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

WOKINGHAM UNITARY
Aiming for Excellence

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

Dear Councillor

Application Number: VAR/2001/5477
Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

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 **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control *Committee for decision please fill in the form below.*
This form must be received no later than 8/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **VAR/2001/5477**
Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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 6451

Date: 26/2/02

My ref: VAR/2001/5477

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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

Dear Councillor

Application Number: VAR/2001/5477
Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

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 **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 8/3/02

Yours faithfully

Principal Development Control Officer

LISTING FORM
Case officer: **Elaine Vashi** Application Number: **VAR/2001/5477**
Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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 6451

Date: 26/2/02

My ref: VAR/2001/5477

WOKINGHAM UNITARY
Aiming for Excellence

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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

Dear Councillor

Application Number: VAR/2001/5477
Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

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 **Elaine Vashi** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 8/3/02

Yours faithfully

Mr Thea

Principal Development Control Officer

LISTING FORM

Case officer: **Elaine Vashi** Application Number: **VAR/2001/5477**
Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.
Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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

Shinfield
Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

PLANNING
POL
DC
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ENF
19 FEB 2002
ACK

18 January 2002

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

RM/2001/5187
Location: Land at Church Farm & Cattle breeding Centre, Church Lane, Shinfield
New Plans show: Alterations to plots 1,2, 79 and 80, private gated rear paths to terraced houses and showing forward visibility corner,
Case Officer: Mrs A Odell
Observations: Whilst we note that the provision of bin stores at the fronts of houses has not proved popular, this is not the same as saying that in all cases the bin stores have not been used. We therefore welcome the provision of privately gated rear paths but recommend the retention of the bin stores at the fronts of terraced houses for those families who will prefer to use them.

LB/2002/5609
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed demolition of existing sun room attached to listed building and erection of replacement sun room
Case Officer: Helen Pollock
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood,
New pans show: Resiting of proposed dwellings plus garages.
Case Officer: Mrs A Odell
Observations: We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

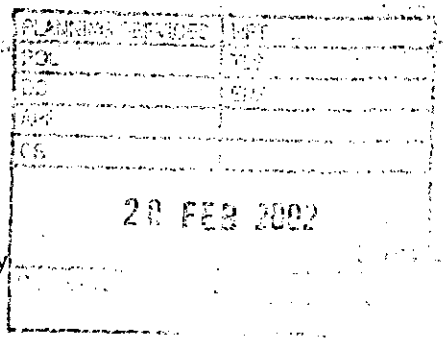
1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11, 15, 17 and 18 Sevenoaks Drive.

Continued...

2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbate the tendency for flooding of properties in Sevenoaks Drive.

3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site.



F/2002/5720
Location: 9 Salmon Close, Spencers Wood
Proposal: proposed front porch canopy to dwelling
Case Officer: Louise Smith
Observations: No comment

LB/2002/5619
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5585
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5547
Location: 17 Grovelands Road, Spencers Wood
Proposal: Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2002/5686
Location: Warings Bakery, The Limes, Basingstoke Road, Spencers Wood
Proposal; Proposed installation of air conditioning unit to front of shop
Case Officer: Helen Pollock
Observations: We must emphasis that this is a retrospective application as the units have already been erected and we call for mitigation measures to elevate the visual impact on the street scene and that any potential noise complies with the existing legislation.

F/2002/5675
Location: Royal Oak 39 School Green, Shinfield
Proposal: Proposed single storey extension to public house to form dining area.
Case Officer: Natalie Brown
Observations: No comment

O/2001/5053
Location: Training College Meteorological Office, Shinfield Park, Shinfield Road
Proposal: Outline application for proposed residential development to a maximum of 325 dwellings with retained and new open space plus community centre and security fence to (European Centre for Medium Range Weather Forecast)
Case Officer: Mrs A Odell
Observations: The proposed Bus Loop appears to be an overly complicated and costly provision, especially as it would appear to exclude other large vehicles from using the turning arrangement. There will be numerous
large removals vehicles entering the estate as well as large emergency and service vehicles, which could benefit from the provision of this loop. Gating it would be costly and limit its value.

Continued....

VAR/2001/5477

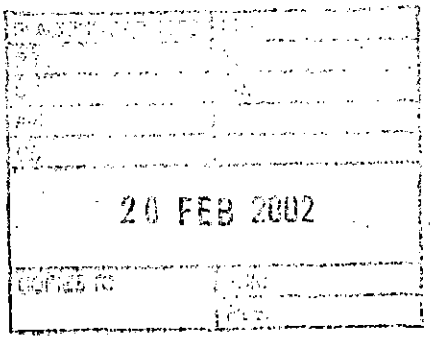
Location:	Plot 13 Reading Business Park, Basingstoke Road, Shinfield
Proposal:	Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling
Case Officer:	Elaine Vashi
Observations:	No comment

F/2002/5737

Location:	The Barn adjacent to Barn Close, Cutbush Lane Shinfield
Proposal:	Proposed conversion of barn to dwelling. Renewal of consent 97/65800/F
Case Officer:	Natalie Brown
Observations:	No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk



Our Ref. **11482**
Your Ref. VAR2001/5477
Date. 08 February 2002

PLANNING SERVICES	HP 53023
PCL	
DC EV	ENF
APP	
CS	
12 FEB 2002	
COPIES TO:	

Thames Water

ELAINE NASH
R. E. Wilson, DipArch, DipTP, RIBA, MRTPI
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
NBOKULT

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Non-Residential Institution Development

Plot 14 Reading Business Park
Reading
Berks

I refer to your consultation received in this office on 04/02/02

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

There are no objectinos on water supply grounds, water for domestic and non domestic purposes is available from existing mains, subject to the Company's normal financial terms, conditions and Bye-Law requirements.

Off-site mains to this development may/will be necessary, subject to the Company's normal financial terms and conditions.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

To all Local Authority Planning/Development Control Departments.

Please note that as of Friday 23rd November 2001, Thames Water Development Control Office has moved to a new address.
Please ensure that you include postcode, easting and northing ref's for future application as it will speed up processing.

Please send all Application Form to:
Mr Ndoli Bokuli

Thames Water
Development Control
Asset Investment Unit
Maple Lodge
Denham Way, Rickmansworth
Herts W33 9SQ

Tel: 01923 898072

Reading
BOROUGH COUNCIL

Mr Tony Lear
Director of Environment

Civic Centre, Reading, RG1 7TD
☎ 0118 939 0900
DX 40124 Reading (Castle Street)
Fax: 0118 958 9770
Minicom 0118 939 0700
Green Park - Out of Borough.
Our Ref: 02/00073/WOKADJ
Your Ref: Elaine Vashi/VAR/2001/5477

Direct: ☎(0118) 939 0450

PLANNING SERVICES	HPT 52659
POL	TLS
DC EV	ENF
APP	
01 FEB 2002	
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	FILE:

Wokingham District Council
Planning Services
PO Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

31 January 2002

Your contact is: Christopher Bintcliffe

Dear Sir or Madam:

APPLICATION VAR/2001/5477 - PROPOSED VARIATION TO CONDITION 2 OF CONSENT 99/70362/F: CONSULTATION OFF READING BOROUGH COUNCIL

Thank you for consulting us regarding the above application. I apologise for our delay in replying.

Reading Borough Council have no observations to make on this application as it is not felt to bear materially on issues within the Borough area.

If I can be of any further assistance please do not hesitate to contact me.

Yours faithfully

CRBintcliffe

Christopher Bintcliffe
Planning Technician

Beacon Council 2001-2002 Town Centre Regeneration

Our ref: SU76NW/21/1
Your ref: 99/70362/F

Date: 28th January 2002

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 52546
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31 JAN 2002	
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	FILE:

District Planning Officer
Wokingham District Council
Council Offices, Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Elaine Vashi

Dear Ms Vashi

ERECTION OF WAREHOUSE CLUB INCLUDING TYRE INSTALLATION & SALES – PLOT 14 READING BUSINESS PARK, BASINGSTOKE RD, SHINFIELD

I refer to your fax dated 13 November 2001 regarding Condition 02 of the planning consent for the above development.

While the Environment Agency encourages the use of sustainable development methods such as water recycling, we do not currently ask that this be implemented by conditions attached to planning permission. The Agency would have no objection therefore to a variation of the condition, removing the requirement for water recycling.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours sincerely

Sarah Paxman
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Application Number : VAR/2001/5477	Map No : 64
Case Officer : EV	Site Area : 5.54
Valid Date : 14 JAN 2002	Received Date: 13/12/2001

Level : Delegated Application

Description : Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling.

Location : Plot 14 Reading Business Park, Basingstoke Road, Shinfield, Reading.

Parish : SH Ward : SHI

Applicant : Costco Wholesale Uk Ltd C/O Holly Hanbury.

Fee Required: £95 Fee Received: £95 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED	Agric holdings Cert.	phoned 4/1	✓ 14/1
S.66 MISSING/INCORRECT/ UNSIGNED	[redacted] Q6 of app form states that Costco is "prospective owner", so should this be Cert B?		
ELEVATION PLANS		phoned again 8/1	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : Reading.

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency — Flood Zone — Groundwater Protection — Landfill Cons.

Railtrack

Police Arch Officer

Thames Water

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

NEIGHBOURS

.....

S/N Sufficient

.....

.....

.....

.....

.....

No pre-apps.

OTHERS

(Rural Area Countryside)

.....

.....

.....

.....

.....

.....

118 Southwark Street
London SE1 0SW
Tel:020-7928-1400
Fax:020-7928-5631
Website:www.tpcltd.co.uk

Direct Email: hhanbury@tpcltd.co.uk

Your Ref:

Our Ref: HH/vk/99403

Date: December 11, 2001

14 JAN 2002 5477

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

12 DEC 2001

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	FILE:

TPC Town Planning Consultancy

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No 157
Council Offices
Shute End
Wokingham, Berkshire, RG40 1WR

For the attention of Ms. E. Vashi

Dear Ms Vashi,

APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT
APPLICATION TO AMEND CONDITION 2 OF PLANNING PERMISSION 99/70362/F

Please find enclosed an application to vary condition 2 of planning permission 99/70362 in relation to water recycling.

This condition was attached by the Secretary of State, and has little relevance to the application proposed. The application site forms part of a much larger site known as Green Park. The condition proposed by the Secretary of State relates to water recycling and states that:-

> "No development shall take place until full details of both hard and soft landscaping 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...means of water recycling".

Costco have consulted their engineers Hulley and Kirkwood with regard to water recycling for Costco. It has been determined that the only method of water recycling open to this type of development is the use of recycled rain water for purposes of WC flushing. Hulley and Kirkwood have discussed this with Thames Water who report that the inclusion of such an installation is not needed to satisfied their requirements.

Despite Thames Water comments, Hulley and Kirkwood investigated the matter further and reviewed the proposed use of recycled rain water. The engineers reported that due to the requirement of pumping and the inclusion of an ultra violet disinfection unit, the installation is subject to continued use of electrical power and is therefore not particularly 'green'.

A mains water supply would also be required as a backup in the event of dry weather conditions. Such systems are considered as hazardous with reference to possible back syphonage leading to mains water contamination.

The issue of the water recycling condition was raised at our initial meeting on the 16th August 2001. Following that meeting Hulley and Kirkwood investigated the matter further and I wrote to you enclosing their opinion on the 10th September 2001. The issue of your requirement for us to formerly discharge this condition was only raised recently. As such a quick decision on this matter is required. I understand that you have already consulted Thames Water and English Nature and hopefully therefore this should be achievable.

I look forward to receiving your response, if in the meantime you require any further information please do not hesitate to contact my colleague John Rhodes.

Yours sincerely,

HOLLY HANBURY
Associate

Enc.

c.c. Mr. N. Deeks - Costco

40173/16 JAN 2002* | 5477

ENVIRONMENT AGENCY

Your Ref: 40173/8
Date: Wednesday, 02 January 2002

Andrew L Wakelam
Hulley & Kirkwood
Castle House
Horizon Centre
28-38 Upper High Street
Epsom
Surrey
KT17 4RS

Dear Mr Wakelam

Costco Wholesale Ltd, Unit 14, Green Park, Reading

Further to your fax dated 21st December 2001.

I can confirm that the Environment Agency (EA) has no requirement regarding the use of recycled rainwater for the flushing of WCs at this site.

However, the EA takes a proactive approach to its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. We encourage the installation and use of such systems to achieve more sustainable forms of development.

Increasing demand for water and limited water resources are a cause for serious concern. These systems are an increasingly important element in reducing water consumption.

If you have any further queries, please contact me on 01276 454365.

Yours Sincerely

Matthew Rose
Development Planning Officer

Email: matthew.rose@environment-agency.gov.uk

ACTION TAKEN:

FILE No.112 07.01.'02 15:57 -- 0171 928 5631DD FAX:01372747047 PAGE 2/ 2
14/01-'02-MON-09:27-FAX-0171-928-5631 RPS_PLC_LONDON 004

14.JAN.2002 5477

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	COSTCO WHOLESALE UK LIMITED
	ADDRESS	UK HOME OFFICE, HARTSPRING LANE, WATFORD
		HERTFORDSHIRE
	POST CODE	WD2 8JS PHONE
	AGENT'S NAME	HOLLY HANBURY
If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	TPC LTD
		118 SOUTHWARK STREET, LONDON
	POST CODE	SE1 OSW PHONE 020 7928 1400
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	
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		APPLICATION FOR AMENDMENT OF CONDITION
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	PROSPECTIVE OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	RED LINE PLAN ONLY

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	99/70362/F COND. 2

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.

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.

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.

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

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

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 — 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.

£95

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 [signature] ON BEHALF OF TPC LTD DATE 11/12/01

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

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

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

1789d

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.'

14.JAN.2002 5477

Town Planning
Consultancy

FACSIMILE TRANSMISSION

Town Planning Consultancy Limited
118 Southwark Street
London SE1 OSW

Telephone 020 7928 1400
Facsimile 020 7928 5631

To (Company): WOKINGHAM DISTRICT COUNCIL

Facsimile No: 0118 9746484

Attention of:

Circulate to:

From: RACHEL JONES

Date: 14-1-02

TPC Ref: 99718

Number of Pages (including this page) 3

Message:

COSTCO WHOLESALE UK LTD - GREEN PARK

- CERTIFICATES B & AGRICULTURAL HOLDINGS CERT.

& CORRESPONDENCE FROM ENVIRONMENT AGENCY.

[If any copies are not legible please contact the sender as soon as possible on 0207 928 1400]

0171 928 5631

14/01 '02 MON 09:26 FAX 0171 928 5631 RPS PLC LONDON 001

14.JAN.2002 5477

Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Agricultural Holdings Certificate *(a)*

Whichever is appropriate of the following alternatives must form part of Certificates A, B, C or D. 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/appeal relates is, or is part of, an agricultural holding.

or

• I have/The applicant has/The appellant has given the requisite notice to every person other than my/him/her* self who, on the day 21 days before the date of the application/appeal*, was a tenant of an agricultural holding on all or part of the land to which the application/appeal* relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed R Jones (for RPS Plc)

*On behalf of Costco Wholesale UK Ltd

Date 14.1.02

* delete where appropriate

(a) This certificate is for use with applications and appeals for planning permissions (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of

0171 928 5631

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Town and Country Planning (General Development Procedure) Order 1995

CERTIFICATE UNDER ARTICLE 7

Certificate B*(a)*

I certify that:

I have/The applicant has/The appellant has* given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application/appeal*, who was the owner*(b)* of any part of the land to which the application/appeal* relates, as listed below.

Owner's *(b)* Name	Address at which notice was served	Date on which notice was served
The Prudential Assurance Company Ltd	142 Holborn Bars London, EC1N 2NH	14.1.02

Signed R Jones (For RPS Plc)

*On behalf of Costco Wholesale UK Ltd)

Date 14.1.02

* delete where appropriate

(a) This certificate is for use with applications and appeals for planning permissions (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain mineral applications) must be completed, together with the Agricultural Holdings Certificate.

(b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

0171 928 5631

14/01 '02 MON 09:27 FAX 0171 928 5631 RPS PLC LONDON 003

ADDRESS Reading Business Park Axion IV Green Park PARISH Shinfield

(1) PLOT No. Basingstoke Road ORD. SHEET No. REF

BUILDER 19686 Rickworth CLASS III IV X - IND. WAREHOUSE DEV. OFFICES, ROAD PARKING, 25.8.83 REF

Plan No. 19705	Applicant A33 Relief Road	Description of Development	Date of Decision	Decision
19826 7 1	Rickworth Securities	Regrade flood plain		
19827 3 1				
22406 2	"	"		
22407 1	"	Class 3,4,10 Ind & Warehouse	W/DRAWN	
22434 2 w/drawn		Dev., Offices, Car-Parking,		
22435 1		& A33 Relief Road		
26325 1/2	"	"	26.7.95 30.3.87	ISS. LA C/A
~~26335~~				
24564 1/2	Bucknell Bros.	Raising of land in	26.7.95 30.3.87	ISS LA C/A
		conn. with flood relief		
26335 1/2	Rickworth Sec.	Slip road / landscaping /	26.7.95 30.3.87	ISS LA C/A
		improvements to M4		

DATE OF COMPLETION

MINISTRY DECISION 19686 - Appeals w/drawn - 8.9.95

SPECIAL ORDERS TPO 239/83

DRAINAGE

091074

1933

(2) Reading Business Park Green Park

ADDRESS Basingstoke Road PARISH Shinfield

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64081/O	Prudential Ass. Co. Ltd.	B1(a) (b) (c) & B8		C/A
		Access roads etc being		LA
		part of a comprehensive		
		dev of a business park	26.3.98	C/A
		(Reading, Newbury, WDC)		
97/66042/F	"	Flood storage	7.11.97	C/A
97/65908/A	Prudential Ass. Co.	3 ill. signs	8.8.97	Ref
98/67186/A	"	ill. sign	14.4.98	Ref
98/67492/RM	"	Access road & assoc.	14.8.98	C/A
		landscaping		
98/68411/A	"	Erect Sign	5.1.98	C/A
99/69839/RM	"	RM on 64081 for Appl of access	2.9.99 *	C/A
99/70362/F	Costco UK Ltd Plot 14	with GOSE - at inquiry		
99/70377/F	" " 13	RM on 64081 for siting Crèche	14.10.99	Grant R/M
99/70518/A	Plot 11/12	Additns. to non-illum. advert.	30.11.99	C/A

*7.10.99 Grant R/M

(3) 1933 GREEN PARK

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

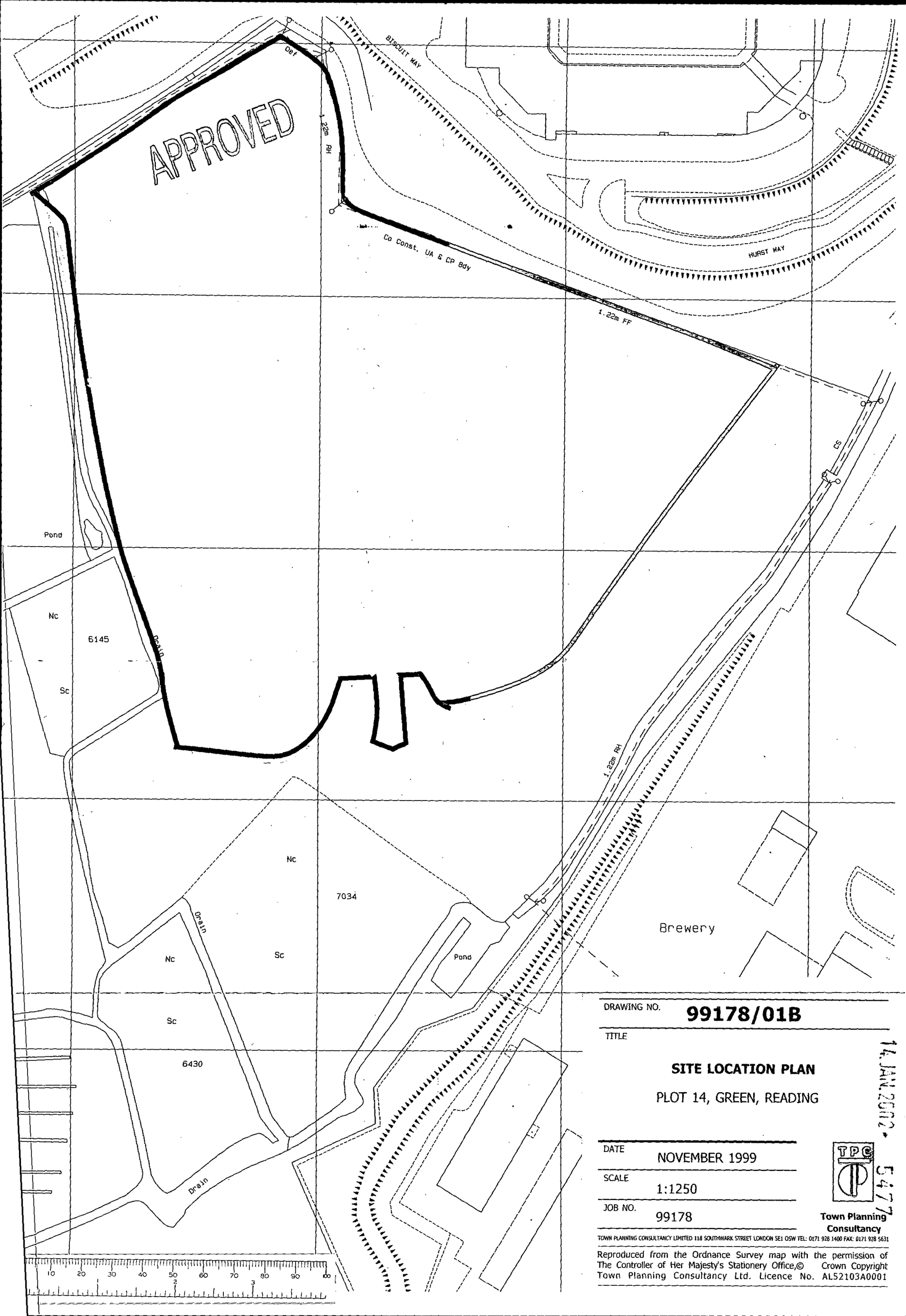
PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
RM/2000/0339	Prudential Portfolio PLOT 12	RM on app. 64081/0 for erection of building for B1A Office	26.7.00	App
RM/2000/0628	Prudential Assurance Plot 13	Prudential Assurance	19.7.00	APP
F/2000/1088	Prudential Ass Plot 13	Erect health & fitness centre & decked car parking (D2)	29.11.00	APP
RM/2000/2293	" Plot 11			
RM/2000/2587	" Plot 13	RM on 64081 for erection of Blg for B1 office use incl A1 & A3 uses	29.11.00	APP
RM/2001/4009	Prudential Ass. Plot 13	RM on 64081 for erection of pavilion bldg for A1, A3 & B1 use	5.7.01	C/A

MINISTRY DECISION

SPECIAL ORDERS



DRAWING NO. **99178/01B**

TITLE

SITE LOCATION PLAN

PLOT 14, GREEN, READING

14 JAN 2002

5471

DATE NOVEMBER 1999

SCALE 1:1250

JOB NO. 99178

TPC Town Planning Consultancy

TOWN PLANNING CONSULTANCY LIMITED 118 SOUTHWARK STREET LONDON SE1 0SW TEL: 0171 928 1400 FAX: 0171 928 5631

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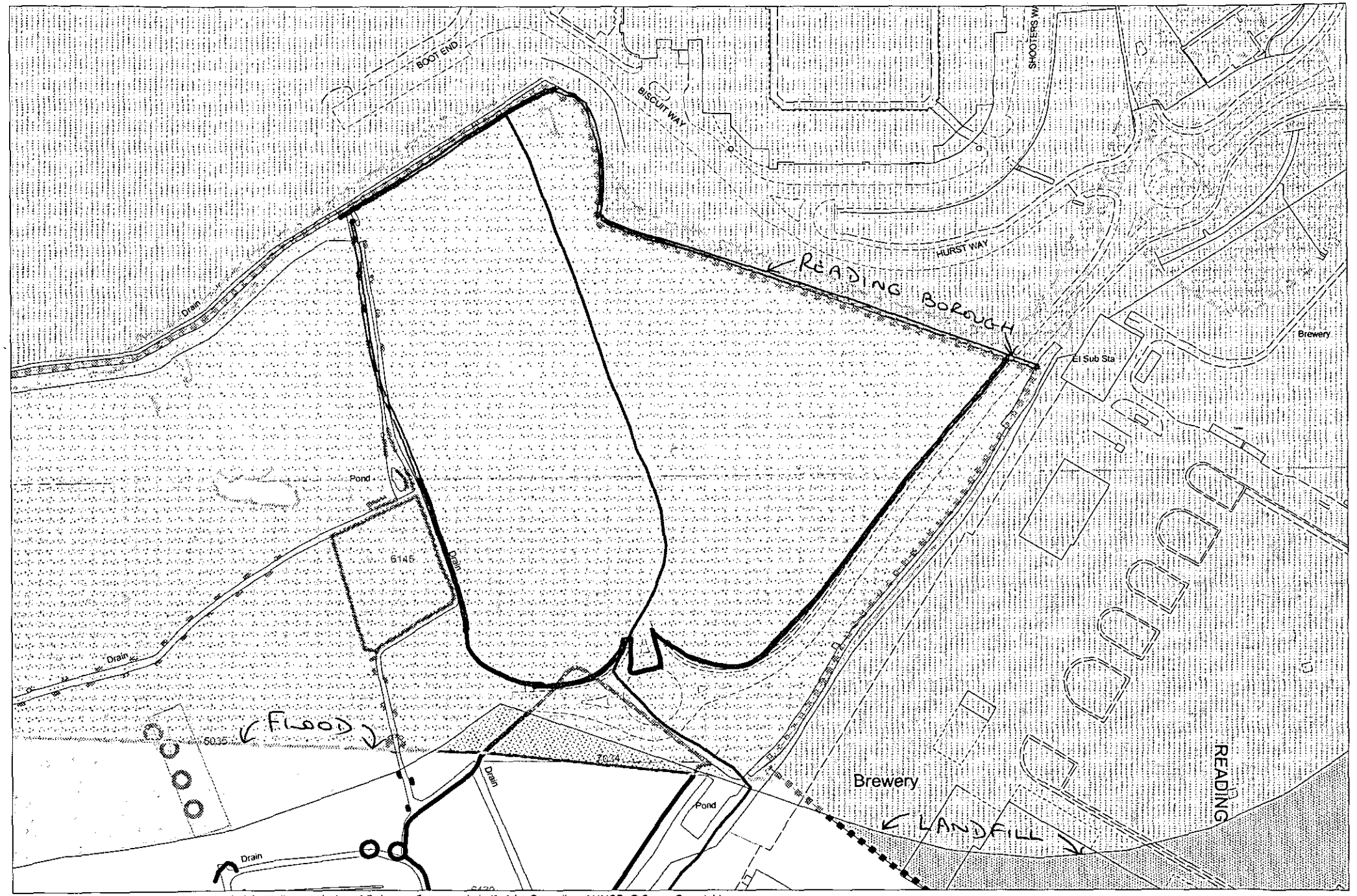
14.JAN.2002* 5477



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Development Control Section, Environmental Services, Wokingham District Council.

18 December 2001

Scale: 1 : 2500

N W E S