APPLICATION NO:

CON/2002/7072

LOCATION:
Transformer Station Cottage Lane, Pingewood Burfield, Reading.

APPLICANT:
Scottish & Southern Energy C/O ATIS Real Weatheralls

PROPOSAL:
Consultation from West Berkshire Council on application to extend existing site to provide a new depot and storage facilities for operational purposes.

EARLIEST DATE FOR DECISION: **29/07/2002**

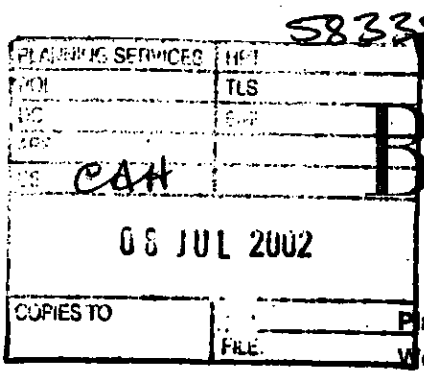
APPLICATION WILL HAVE EXPIRED ON: 05/08/2002

CASE OFFICER: **Tanya Davies**

COMMENTS

CON/2002/707

58335



West Berkshire COUNCIL

3 July 2002

Wokingham District Council
Department PL1
C/o Wokingham District Council
P O Box 151
Shute End
Wokingham
RG40 1WH

Planning and Transport Strategy
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 02/01290/FUL
Your Ref:
Please ask for: Gordon Mooney
Call Centre: 01635 519111
Fax: 01635 519408

Dear Sir/Madam

PROPOSAL: Extension to the existing site to provide a new depot and storage facilities for operational purposes

SITE: Land At Cottage Lane Pingewood Reading Berkshire

This is to advise you that the attached application has been submitted to this Authority for determination.

If you have any comments to make relating to the proposed development, I would appreciate them as soon as possible, but in any event by 24 July 2002.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department of the Environment, Transport and Regions, unless your letter is clearly marked "Confidential".

If you wish to discuss the application, please do not hesitate to contact the above person.

Yours sincerely

Gary Lugg
HEAD OF PLANNING & TRANSPORT STRATEGY

If you need help or advice please telephone - During office hours only 8.30 am - 5 pm Mon-Thurs 8.30 am - 4.30 pm Fri

Planning Application

Part 1

RECEIVED 11 JAN 2002

West Berkshire COUNCIL

Council Offices Market Street Newbury RG14 5LD
Switchboard: (01635) 42400 Fax: (01635) 519408
Document Exchange: DX 30825 Newbury

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 send four copies of this form and support plans, drawings and photographs to Planning and Transport Strategy at West Berkshire District Council.

For Office Use Only

02/01290

1.		**Applicant's Name:**	Scottish & Southern Energy Plc
		Address:	Westacott Way, Littlewick Green, Maidenhead, Berks
		Postcode:	SL6 3QB **Phone:** C/O Agent
2.	If the applicant has an agent, all correspondence will be sent to the agent:	**Agent's Name:** **Address:**	ATIS Real Weatheralls 22 Chancery Lane, London, WC2A 1LT
		Contact Name:	Lynette Kaye **Phone:** 020 7338 4044
3.	Show the site in red on the plans Other land in the applicant's ownership or control must be shown in blue.	**Site Location**	Transformer Station Cottage Lane Burghfield
4.	Give the area in hectares or part of a hectare	**Area of Site:**	1.52 ha
5.	**Description of Proposed Development** Give brief details and state for what purpose the site and any buildings will be used.		Extension to the existing site to provide a new depot and storage facilities for operational purposes

6. **Does the application involve any of the following?** Tick the boxes

New Building: ☒
Change of Use: ☐ **Redevelopment:** ☐
Demolition: ☐ **Alteration or Extension:** ☐

7. **What kind of application is this?** Tick one box only

Outline Permission: ☐ See question 8
Full Permission: ☒
Approval of details (Reserved Matters): ☐ State relevant outline permission no.
Temporary Permission: ☐ State period required
State relevant application no.
Relaxation of Conditions: ☐
(Please amplify your application in a covering letter)

8. **If this is an Outline Application,** which details, if any, do you wish to be considered as part of this application?

External Appearance: ☐ **Siting:** ☐
Means of Access: ☐ **Design:** ☐
Landscaping: ☐

9.	**What is the existing use of the land?** e.g. residential, industrial, etc. If the site is vacant, say so, and also state its previous use.	Vacant
10.	**Is there any public right of way across the site?**	No — If so, show it clearly on the plans.
11.	**Are there any trees on the site?**	Yes — If so, show their positions, spread and species on the plans and which, if any, are to be felled.
12.	(a) **State Material and Colour of Walls**	Composite cladding to external walls. Outer skin in profiled steel sheeting, plastisol coated.
	(b) **State Material and Colour of Roofs** If more than one material or colour is used, show their use on the plans.	Composite cladding
13.	**How will the site be enclosed?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.	2.5m high palisade fencing with razor wire topping
14.	**How will Surface Water be disposed of?**	Via bypass interceptor
15.	**How will Foul Sewage be disposed of?** If you are unsure of the position of the main sewer check with this Council. If a septic tank or cesspool is proposed, refer to notes to help applicants.	Connected to existing mains drains
16.	**Is it proposed to construct a new access or alter an existing access?** Give details of pedestrian and vehicular access. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.	A new access road to be 8 m wide - see plans

17. **If this proposal involves residential development, complete the following table:**

	No. of new dwellings proposed	Existing dwellings to be retained	Dwellings to be lost through demolition or change of use
House			
Bungalow			
Flat/Maisonette			
Other			

18.	**Does the proposal involve anything other than housing, house extensions or work within the curtilage of a house?**	No — If YES, complete Part 2 of the form.
19.	**Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)?**	No — if YES, complete Part 3 of the form
20.	**State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced fee is payable say why.	£2,420

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

Signed: A.J.S. Read ..... On behalf of: SCOTTISH & SOUTHERN ENERGY PLC Date: 5 June 2002

Weatheralls Ltd

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. **An incorrect application will be returned.** Every application must be accompanied by the appropriate certificate and fee. See **Notes to Help Applicants.**

Part 2 - Planning Application

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 wis to amplify your answers in a covering letter.

21. **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	
		1 Retained in existing use	2 Lost by change of use or demolition	3 New building	4 Chang of use
A1	Shops				
A2	Financial and Professional Services				
A3	Food and Drink				
B1(a)	Office (other than A2)			495 sq.m	
B1(b)	Research and Development				
B1(c)	Light Industrial				
B2	General Industrial				
B3-7	Special Industrial				
B8	Storage o Distribution			295 sq.m	
C1	Hotels and Hostels				
C2	Residential Institutions				
D1	Non-residential Institutions				
D2	Assembly and Leisure				
Other	Please specify				
Other	Please specify				
	Total				
22.	**If a C1 or C2 use is proposed, please state number of bed spaces**			790 sq.m	
23.	**What provision is being made for parking?**		Cars	Lorries	
		Existing			
		Proposed	32	Operational Veh - 10	
	What is the estimated number of vehicles going to the site in a normal working day?	20			

24.	**Describe the activity or processes to be carried on.** 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.	Supervisors office; general office area; indoor and outdoor storage areas in conjunction wit transformer station and maintaining energy services.
25.	**Who will occupy the premises?** (a) give the name and current operating address of the proposed occupier (b) Will these premises be vacated?	Current occupiers will remain Scottish & Southern Energy Plc, Westacott Way, Littlewick Green, Maidenhead, Berks, SL 3QB No, those at Amersham Road, Caversham are to be disposed of.
26.	**If known, how many people are likely to be employed on site after completion of the development:**	Existing Staff: Transferred staff: 15 New Staff: Total:
27.	**Does the proposal involve the use or storage of any hazardous substances** If so, state which material, the quantity and method of storage	No

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

02/0[illegible]

11 JUN 2002

CERTIFICATE A

Under Section 65 of the Town and Country Planning Act

I hereby certify that:

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

OR

The requisite Notice has been given to the following agricultural tenant(s):

Signed: Atis Real Weatherall's Ltd Date: 5 June2002

On behalf of: SCOTTISH & SOUTHERN ENERGY PLC

CERTIFICATE B

Under Section 65 of the Town and Country Planning Act

I hereby certify that:

1. The requisite Notice No. 1 has been given to the owner(s) of the land to which the application relates.

Name and Address of Owner:

Date of Service of Notice No. 1:

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

OR

The requisite Notice has been given to the following agricultural tenant(s):

Signed: ..... Date:

On behalf of:

NOTICE NO. 1

Under Section 65 of the Town and Country Planning Act

An application for planning permission is being made to West Berkshire District Council and you are owner/part owner of the application site.

Address of application site:

Description of proposal:

Name and Address of applicant:

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to Planning and Transport Strategy, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire RG14 5LD

Signed: ..... Date:

On behalf of:

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 26 July 2002
My ref: TD/con/2002/7072

Mr G Lugg
Head of Planning & Transport Strategy
West Berkshire Council
Council Offices, Market Street,
Newbury RG14 5LD

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

Dear Sir

Re: Extension To The Existing Site To Provide A New Depot And Storage Facilities For Operational Purposes.

Land At Cottage Lane, Pingewood, Reading.

02/01290/FUL

Thankyou for consulting Wokingham District Council on this planning application.

My Highways Officer has advised that additional lorry movements would result from these proposals as well as an increase in car movements. The lorry movements could be made along Wokingham roads (ie. Kirton's Farm Road/ Kybes Lane/ Hartley Court Road/ Great Lea) in connecting to the primary network at the A33 Basingstoke Road.

Before commenting on this application, please can the applicant clarify the number of additional vehicle movements and which routes are likely to be used. These roads are showing signs of deterioration and the District Council considers that there is scope to seek a financial contribution towards future maintenance.

Please address this additional information for the attention of Adam Coggins. His telephone number is 0118 974 6330.

Yours faithfully

TGW

Trevor Watson

Development Control Manager

File: west berks
electricity con 2002
7072

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 16 July 2002

Application Number: CON/2002/7072

Proposal: Consultation from West Berkshire Council on application to extend existing site to provide a new depot and storage facilities for operational purposes.

Parish:

Site Address:
Transformer Station, Cottage Lane, Pingewood, Burfield, Reading.

Applicant:
Scottish & Southern Energy C/O ATIS Real Weatheralls.

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

✓ below as applicable;

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

COMMENT.

Additional lorry movements would result from those proposals as well as an increase in car movements.

The lorry trips could be made along Wokingham roads (ie. Kirtons Farm Rd/Ryeish Lane/Hartley Court Road/Great Lea) in connecting to the primary network at the A33 Basingstoke Road. These roads are showing signs of deterioration and therefore, there is scope to seek a contribution towards its future maintenance due to the additional lorry traffic using those roads as a haul route.

Signed: _____ **Print name:** AC 23/7/02

Application Number : CON/2002/7072	Map No :
Case Officer : Tanya Davies	Site Area :
Valid Date :	Received Date: 08/07/2002

Level : Delegated Application

Description : Consultation from West Berkshire Council on application to extend existing site to provide a new depot and storage facilities for operational purposes.

Location : Transformer Station, Cottage Lane, Pingewood, Burfield, Reading.

Parish : Ward :

Applicant : Scottish & Southern Energy C/O ATIS Real Weatheralls.

Clirs. Patman
Bryant
Pollock

Fee Required: £0 Fee Received: £0

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			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No I f "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 : _____

Adjacent Parish : Shinfield ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

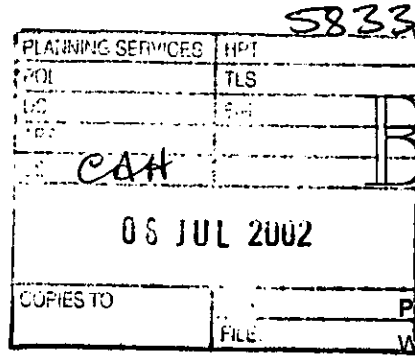
.....

.....

.....

CON/2002/7072

58335



West Berkshire COUNCIL

3 July 2002

Wokingham District Council
Department PL1
C/o Wokingham District Council
P O Box 151
Shute End
Wokingham
RG40 1WH

Planning and Transport Strategy
West Berkshire District Council
Council Offices
Market Street Newbury
Berkshire RG14 5LD

Our Ref: 02/01290/FUL
Your Ref:

Please ask for: Gordon Mooney
Call Centre: 01635 519111
Fax: 01635 519408

Dear Sir/Madam

PROPOSAL: Extension to the existing site to provide a new depot and storage facilities for operational purposes

SITE: Land At Cottage Lane Pingewood Reading Berkshire

This is to advise you that the attached application has been submitted to this Authority for determination.

If you have any comments to make relating to the proposed development, I would appreciate them as soon as possible, but in any event by 24 July 2002.

Your comments will be available for public inspection and in the event of an Appeal being lodged a copy will be sent to the appellant and the Department of the Environment, Transport and Regions, unless your letter is clearly marked "Confidential".

If you wish to discuss the application, please do not hesitate to contact the above person.

Yours sincerely

Gary Lugg
HEAD OF PLANNING & TRANSPORT STRATEGY

If you need help or advice please telephone - During office hours only 8.30 am - 5 pm Mon-Thurs 8.30 am - 4.30 pm Fri

Planning Application

Part 1

11 JAN 2002

West Berkshire COUNCIL

Council Offices Market Street Newbury RG14 5LD
Switchboard: (01635) 42400 Fax: (01635) 519408
Document Exchange: DX 30825 Newbury

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 send **four** copies of this form and support plans, drawings and photographs to Planning and Transport Strategy at West Berkshire District Council.

For Office Use Only

02/01290

1.		**Applicant's Name:**	Scottish & Southern Energy Plc
		Address:	Westacott Way, Littlewick Green, Maidenhead, Berks
		Postcode:	SL6 3QB Phone: C/O Agent
2.	If the applicant has an agent, all correspondence will be sent to the agent:	**Agent's Name:** **Address:**	ATIS Real Weatheralls 22 Chancery Lane, London, WC2A 1LT
		Contact Name:	Lynette Kaye Phone: 020 7338 4044
3.	Show the site in **red** on the plans Other land in the applicant's ownership or control must be shown in **blue.**	**Site Location**	Transformer Station Cottage Lane Burghfield
4.	Give the area in hectares or part of a hectare	**Area of Site:**	1.52 ha
5.	**Description of Proposed Development** Give brief details and state for what purpose the site and any buildings will be used.		Extension to the existing site to provide a new depot and storage facilities for operational purposes
6.	**Does the application involve any of the following?** Tick the boxes		**New Building:** ☒ **Change of Use:** ☐ **Redevelopment:** ☐ **Demolition:** ☐ **Alteration or Extension:** ☐
7.	**What kind of application is this?** Tick one box only		**Outline Permission:** ☐ See question 8 **Full Permission:** ☒ **Approval of details (Reserved Matters):** ☐ State relevant outline permission no. **Temporary Permission:** ☐ State period required State relevant application no. **Relaxation of Conditions:** ☐ (Please amplify your application in a covering letter)
8.	**If this is an Outline Application,** which details, if any, do you wish to be considered as part of this application?		**Siting:** ☐ **External Appearance:** ☐ **Design:** ☐ **Means of Access:** ☐ **Landscaping:** ☐

9.	**What is the existing use of the land?** e.g. residential, industrial, etc. If the site is vacant, say so, and also state its previous use.	Vacant		
10.	**Is there any public right of way across the site?**	No	If so, show it clearly on the plans.	
11.	**Are there any trees on the site?**	Yes	If so, show their positions, spread and species on the plans and which, if any, are to be felled.	
12.	(a) **State Material and Colour of Walls**	Composite cladding to external walls. Outer skin in profiled steel sheeting, plastisol coated.		
	(b) **State Material and Colour of Roofs** If more than one material or colour is used, show their use on the plans.	Composite cladding		
13.	**How will the site be enclosed?** Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed.	2.5m high palisade fencing with razor wire topping		
14.	**How will Surface Water be disposed of?**	Via bypass interceptor		
15.	**How will Foul Sewage be disposed of?** If you are unsure of the position of the main sewer check with this Council. If a septic tank or cesspool is proposed, refer to notes to help applicants.	Connected to existing mains drains		
16.	**Is it proposed to construct a new access or alter an existing access?** Give details of pedestrian and vehicular access. An access could be used for fire fighting purposes and you may need to obtain advice from the local fire station.	A new access road to be 8 m wide - see plans		
17.	**If this proposal involves residential development, complete the following table:**	No. of new dwellings proposed	Existing dwellings to be retained	Dwellings to be lost through demolition or change of use
	House			
	Bungalow			
	Flat/Maisonette			
	Other			
18.	**Does the proposal involve anything other than housing, house extensions or work within the curtilage of a house?**	No	If YES, complete Part 2 of the form.	
19.	**Does the proposal involve the extraction of minerals or disposal of waste materials (Tipping)?**	No	if YES, complete Part 3 of the form	
20.	**State the fee enclosed with this application.** The current scale of fees is enclosed. If you believe a reduced fee is payable say why.	£2,420		

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. I certify that, if planning permission is granted, I will ensure that the development is carried out strictly in accordance with the approved plans.

Signed: A.t.i.S. Read ..... On behalf of: SCOTTISH & SOUTHERN ENERGY PLC Date: 5 June 2002

Weatheralls Ltd

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. **An incorrect application will be returned.** Every application must be accompanied by the appropriate certificate and fee. See **Notes to Help Applicants.**

Part 2 - Planning Application

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.

21. **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	
		1 Retained in existing use	2 Lost by change of use or demolition	3 New building	4 Change of use
A1	Shops				
A2	Financial and Professional Services				
A3	Food and Drink				
B1(a)	Office (other than A2)			495 sq.m	
B1(b)	Research and Development				
B1(c)	Light Industrial				
B2	General Industrial				
B3-7	Special Industrial				
B8	Storage o Distribution			295 sq.m	
C1	Hotels and Hostels				
C2	Residential Institutions				
D1	Non-residential Institutions				
D2	Assembly and Leisure				
Other	Please specify				
Other	Please specify				
	Total				
22.	**If a C1 or C2 use is proposed, please state number of bed spaces**			790 sq.m	
23.	**What provision is being made for parking?**		Cars	Lorries	
		Existing			
		Proposed	32	Operational Veh - 10	
	What is the estimated number of vehicles going to the site in a normal working day?	20			
24.	**Describe the activity or processes to be carried on.** 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.	Supervisors office; general office area; indoor and outdoor storage areas in conjunction with transformer station and maintaining energy services.			
25.	**Who will occupy the premises?**	Current occupiers will remain			
	(a) give the name and current operating address of the proposed occupier	Scottish & Southern Energy Plc, Westacott Way, Littlewick Green, Maidenhead, Berks, SL6 3QB			
	(b) Will these premises be vacated?	No, those at Amersham Road, Caversham are to be disposed of.			
26.	**If known, how many people are likely to be employed on site after completion of the development:**	Existing Staff	Transferred staff: 15	New Staff	Total
27.	**Does the proposal involve the use or storage of any hazardous substances** If so, state which material, the quantity and method of storage	No			

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

02/0[illegible]

11 JUN 2002

CERTIFICATE A

Under Section 65 of the Town and Country Planning Act

I hereby certify that:

1. No person other than the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days before the date of the accompanying application.

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

   OR

   The requisite Notice has been given to the following agricultural tenant(s):

Signed: Atis Real Weatherall LLP Date: .5 June2002

On behalf of: SCOTTISH & SOUTHERN ENERGY PLC

CERTIFICATE B

Under Section 65 of the Town and Country Planning Act

I hereby certify that:

1. The requisite Notice No. 1 has been given to the owner(s) of the land to which the application relates.

   Name and Address of Owner:

   Date of Service of Notice No. 1:

2. None of the land to which the application relates constitutes or forms part of an agricultural holding.

   OR

   The requisite Notice has been given to the following agricultural tenant(s):

Signed: ..... Date:

On behalf of:

NOTICE NO. 1

Under Section 65 of the Town and Country Planning Act

An application for planning permission is being made to West Berkshire District Council and you are owner/part owner of the application site.

Address of application site:

Description of proposal:

Name and Address of applicant:

If you wish to make representations on this proposal, please do so within three weeks of receiving this notice to Planning and Transport Strategy, West Berkshire Council, Council Offices, Market Street, Newbury, Berkshire RG14 5LD

Signed: ..... Date:

On behalf of: