APPLICATION NO:
F/2002/8157

LOCATION:
Land Adjacent To Hartman House, Danehill Cutbush Lane, Earley Reading.

APPLICANT:
Manhattan Securities Ltd C/O Andrews Kalik Associates

PROPOSAL:
Proposed erection of 5 office (B1a) units.

EARLIEST DATE FOR DECISION: **01/02/2003**

APPLICATION WILL HAVE EXPIRED ON: 28/02/2003

CASE OFFICER: **Kerrin Lithgow**

Tel: (0118) 974 6000
Email: paul.scott@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 1 March 2004
My ref: PAS/2002/8157
Your ref: JMB
File ref:

J M Burrell
R. Merrick Burrell & Ptnrs
The Grange
Silchester
Reading
Berks RG7 2NP

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 Mr Burrell,

LAND ADJ. TO HARTMAN HOUSE, CUTBUSH LANE, EARLEY

I write in connection with the approval of details for the planning permission F/2002/8157 at the above site. Thank you for your letter of 16 February 2004 regarding the above, together with the revised landscaping scheme annotated on drawing 1695-3F, both of which were received on 19 February 2004. The Council's Landscape Architect is satisfied with the revised proposal.

I can confirm that the situation with regard to approval of the details is now as follows.

Condition 2 Materials – details already approved 28.7.03.
Condition 3 External lighting – details received 11.8.03 are considered acceptable.
Condition 5 Slab levels – details received 11.8.03 are considered acceptable.
Condition 6 Construction vehicles parking – details received 11.8.03 are acceptable.
Condition7 Mud precautions - details received 11.8.03 are acceptable.
Condition 8 Landscaping – details on Dwng 1695-3D received 19.02.04 are acceptable.
Condition 10 Acoustic specification – details received 11.8.03 are acceptable.
Condition 11 Surface water drainage – details already approved 16.01.04.
Condition 12 Surface water balancing works – details in your letter dated 23.01.04 acceptable.
Condition 15 Facilities for cyclists – details already approved 16. 01.04.

I can confirm therefore that all the outstanding issues regarding this development have been resolved, and all the requirements to seek approval of details have been satisfied, with the above conditions having been discharged.

Thank you for your attention to these.

Yours sincerely,

Paul Scott
Consultant Planner

TO: **DEVELOPMENT CONTROL**
Paul Scott

FROM: Environmental Design

DATE: 25 February 2004

Location:	Hartman House, Dane Hill, Earley
Proposal:	Proposed office block
Application Number:	F/2002/8157

In response to your informal consultation dated 20 February 2004 for the above application, the landscape comments are as follows:

The revised landscape scheme shown on drawing no. 1695-3F is now acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

R. Merrick Burrell & Partners Ltd.

D.M.L. BURRELL. M.R. BURRELL. J.M. BURRELL, BSc, CEng, MICE.

The Grange, Silchester, Reading, RG7 2NP

TEL: 0118 970 0801 or 0118 970 0470
FAX: 0118 970 0801 or 0
MOBILES: 07831 529384 or 0

Paul Scott

PLANNING SERVICES	HPT 77044
POL 975201	TLS
DC BXS	ENF
APP	
CS	

19 FEB 2004

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YOUR REF | OUR REF JMB | DATE 16.02.04

PAUL SCOTT
WOKINGHAM DISTRICT COUNCIL
P O Box 157
SHUTE END
WOKINGHAM
RG40 1WR

Fax No: 0118 974 6484

Dear Mr Scott,

LAND ADJACENT to HARTMAN HOUSE DANEHILL CUTBUSH LANE EARLEY DEVELOPMENT CONTROL ref: F/2002/8157

Thank you for your letter of 10th February and the enclosed Council's Landscape Architects response to our revised proposals.

We enclose herewith four copies a revised scheme which we trust incorporates her comments and look forward to hearing from you in due course.

Yours sincerely

JM BURRELL

R. Merrick Burrell & Partners Ltd.

D.M.L. BURRELL. M.R. BURRELL. J.M. BURRELL, BSc, CEng, MICE.

The Grange, Silchester, Reading, RG7 2NP

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FAX: 0118 970 0801 or 0118 970 1933
MOBILES: 07831 529384 or 07941 975201

Paul Scott

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YOUR REF OUR REF JMB DATE 16.02.04

PAUL SCOTT
WOKINGHAM DISTRICT COUNCIL
P O Box 157
SHUTE END
WOKINGHAM
RG40 1WR

Fax No: 0118 974 6484

Dear Mr Scott,

LAND ADJACENT to HARTMAN HOUSE DANEHILL CUTBUSH LANE EARLEY DEVELOPMENT CONTROL ref: F/2002/8157

Thank you for your letter of 10th February and the enclosed Council's Landscape Architects response to our revised proposals.

We enclose herewith four copies a revised scheme which we trust incorporates her comments and look forward to hearing from you in due course.

Yours sincerely

J M BURRELL

* cc, to CB 20.2 PS

Tel: (0118) 974 6000
Email:
Fax: (0118) 974 6484
Date: 10 February 2004
My ref: PAS/2002/8157
Your ref: JMB
File ref:

J M Burrell
R. Merrick Burrell & Ptnrs
The Grange
Silchester
Reading
Berks RG7 2NP

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DX: 33506 - Wokingham

Dear Mr Burrell,

LAND ADJ. TO HARTMAN HOUSE, CUTBUSH LANE, EARLEY

Thank you for your letter of 2 February 2004 regarding the above, together with the proposed landscaping scheme.

I regret having to come back to you again, but the Council's Landscape Architect has made further comments on the proposals, and I enclose a copy of these for your attention.

If you are agreeable to amending the proposals in the ways she suggests, please submit 4 copies of a revised drawing. I hope that this will then enable me to resolve the outstanding issues regarding this development.

I look forward to hearing back

Thank you.

Yours sincerely,

Paul Scott
Consultant Planner

TO: **DEVELOPMENT CONTROL**
Paul Scott

FROM: Environmental Design

DATE: 9 February 2004

Location:	Hartman House, Dane Hill, Earley
Proposal:	Proposed office block
Application Number:	F/2002/8157

In response to your informal consultation dated 6 February 2004 for the above application, the landscape comments are as follows:

The revised landscape scheme shown on drawing no. 1695-3E now includes additional areas of shrub planting and includes a variety of species however the size and spacing of the shrubs and trees are not acceptable.

1. I am unaware of a shrub called Laurelia – is this supposed to be Laurel?

2. The size of the proposed shrubs in 2L pots are very small (about 20 – 30cm high) and planted at 1m centres the planting will look very sparse and not acceptable in landscape terms. I suggest the size of plant is increased to at least 3L containers (40 – 60cm) with the spacings to be at 500 or 600mm centres.

3. The size of trees will also need to be increased to at least a standard, 2.75m – 3m high, and although this is still a relatively small size it is slightly larger than the size that is suggested. If they are too small they are more likely to be vandalised.

Catherine Brimble

Catherine Brimble
Landscape Architect

R. Merrick Burrell & Partners Ltd.

D.M.L. BURRELL. M.R. BURRELL. J.M. BURRELL, BSc, CEng, MICE

The Grange, Silchester, Reading, RG7 2NP

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PLAN 76629
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YOUR REF OUR REF JMB

PAUL SCOTT
WOKINGHAM DISTRICT COUNCIL
P O Box 157
SHUTE END
WOKINGHAM
RG40 1WR

Fax No: 0118 974 6484

Dear Mr Scott,

LAND ADJACENT to HARTMAN HOUSE DANEHILL CUTBUSH LANE EARLEY
DEVELOPMENT CONTROL ref: F/2002/8157

Thank you for your letter of 27th January and the Council's Landscape Architects response to our proposals submitted on 8th August last.

We enclose herewith a revised scheme which we trust incorporates her comments and look forward to hearing from you in due course.

Yours sincerely

J M BURRELL

* Copied to Catherine 6.2.04

Tel: (0118) 974 6000
Email:
Fax: (0118) 974 6484
Date: 27 January 2004
My ref: PAS/2002/8157
Your ref: JMB
File ref:

J M Burrell
R. Merrick Burrell & Ptnrs
The Grange
Silchester
Reading
Berks RG7 2NP

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DX: 33506 - Wokingham

Dear Mr Burrell,

LAND ADJ. TO HARTMAN HOUSE, CUTBUSH LANE, EARLEY

Thank you for your letter of 23 January 2004 regarding the above.

The Council's Landscape Architect has commented on the landscape proposals for the scheme, and I enclose a copy of her comments for your attention.

Please let me know whether you intend to submit revised proposals in the light of these comments. If you are agreeable to this, I look forward to receiving 4 copies of a revised drawing.

Thank you.

Yours sincerely,

Paul Scott
Consultant Planner

TO: **DEVELOPMENT CONTROL**
Paul Scott

FROM: Environmental Design

DATE: 27 January 2004

Location:	Hartman House, Dane Hill, Earley
Proposal:	Proposed office block
Application Number:	F/2002/8157

In response to your informal consultation dated 21 January 2004 for the above application, the landscape comments are as follows:

The landscape scheme shown on drawing no. 1695-3D is very basic and will need to include additional shrub planting in the south eastern corner of the site and a wider number of shrub species will need to be planted so that there is more of a variety within the site. There is also scope for a number of small trees to be planted in this area and on the edge of the car parking as the trees shown on the drawing are existing.

The landscape plan will need to be amended to include my comments made above as well as full planting name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

R. Merrick Burrell & Partners Ltd.

D.M.L. BURRELL. M.R. BURRELL. J.M. BURRELL, BSc, CEng, MICE.

The Grange, Silchester, Reading, RG7 2NP

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YOUR REF

OUR REF

JMB

PAUL SCOTT
WOKINGHAM DISTRICT COUNCIL
P O Box 157
SHUTE END
WOKINGHAM
RG40 1WR

Fax No: 0118 974 6484

Dear Mr Scott,

LAND ADJACENT to HARTMAN HOUSE DANEHILL CUTBUSH LANE EARLEY DEVELOPMENT CONTROL ref: F/2002/8157

We refer to your letter to Andrew Kalik Associates ref: PAS/2002/8157 dated 6th January last.

As we are building the above scheme and have dealt with planning conditions in the latter stages we hope you will feel able to correspond directly with us regarding the outstanding points.

We note that you consider Condition 12 is outstanding, that is not strictly correct. The Surface Water Drainage Scheme agreed with the Environment Agency is such that all surface water is retained on site and eventually soaks away on the site. The mechanism for this is that the hard standing will be constructed of porous blocks laid on 436mm of open graded crushed rock and the roofs will drain into this via perforated pipes. This design caters for the total rainfall from a 1 in 100 year storm being accommodated within the open graded crushed rock and that is the balancing aspect of the works.

The Environment Agency has approved this design which was prepared by Marshalls.

Yours sincerely

JM BURRELL

Tel: (0118) 974 6000
Email:
Fax: (0118) 974 6484
Date: 16 January 2004
My ref: PAS/2002/8157
Your ref: JCGS/JAG/1695
File ref:

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

J Spires
Andrew Kalik Associates
The Studio
101 London Road
Reading
Berks RG1 5BY

Dear Mr Spires,

LAND ADJ. TO HARTMAN HOUSE, CUTBUSH LANE, EARLEY

I write in connection with the approval of details for the planning permission F/2002/8157 at the above site. I noted from my site visit today that building work is well under way. It would appear that the situation with regard to the details is as follows –

Condition 2 Materials - approved 28.7.03.
Condition 3 External lighting – details submitted with your letter 8.8.03.
Condition 5 Slab levels – details submitted with your letter 8.8.03.
Condition 6 Construction vehicles parking – details submitted with your letter 8.8.03.
Condition7 Mud precautions - details submitted with your letter 8.8.03.
Condition 8 Landscaping – shown on Dwng 1695-3D received 11.8.03
Condition 10 Acoustic specification – details submitted with your letter 8.8.03.
Condition 11 Surface water drainage – Environment Agency is satisfied with proposals on Dwg 1695BR1.

Condition 12 Surface water balancing works – outstanding. See letter 23.1.04 from Merrick Burrell.

Condition 15 Facilities for cyclists – the details submitted 24.6.03 are satisfactory to the Council's Highways Officer.

Please bear with us as this case has been passed on to me following the previous officer's departure from the Council. I am sorry for the time taken to resolve these matters, and hope to be in a position where the details can be determined shortly.

Yours sincerely,

Catherine to check on site (with plans).
21.1.04

Paul Scott
Consultant Planner

Approval of Details - 2002/8157

HARTMAN HOUSE, EARLEY

P.P. 8-9.03 : details submitted 11.8.03 with letter dated 8.8.03

(2) Materials - approved ? letter 28.7.03 from KL ✓
(3) Security lighting details subm.
(5) Slab levels to be app prior to Commenc't
(6) Constn operatives pkng .. .. ..
(7) Mud precautions
(8) Landscaping to be app .. .. ..
(10) Acoustic spec of plant & mach prior to install.
✓ (11) Surface water drainage works - E.A. cleared 14.8.03 ✓
(12) .. " Balancing works .. . Comm't.
? 13 Foul sewerage wks to be app. before occupatn.
25-6-03 ? 15.8.03 ? (15) Bike storage area/showers to be app before Comm't ✓

Work commenced 30.8.03
Letter 1.9.03 Merrick Burrell (Agent) - progress ?

C15 - Highways consulted 3.7.03 — OK'd 4.7.03

? 1. Letter 28.7.03 KM approving materials
- did it approve any other details as well ?

(2.) Landscape Team Consulted ?

✓ 3. SV.

4. Other details OK ?

Hartman Hse, Earley SV.

16.1.04

Constn upto 1st floor extn. walls.

Site fenced off.

R. Merrick Burrell & Partners Ltd.

D.M.L. BURRELL. M.R. BURRELL. J.M. BURRELL, BSc, CEng, MICE.

The Grange, Silchester, Reading, RG7 2NP

TEL/FAX: 0118 970 0801 or 0118 970 0470

MOBILES: 07831 529384 or 07941 975201

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YOUR REF OUR REF JMB DATE 01.09.03

REPLY BY
16 SEP 2003

HEAD of PLANNING and TRANSPORTATION
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
RG40 1WQ

Dear Sir,

LAND ADJACENT to HARTMAN HOUSE DANEHILL CUTBUSH LANE EARLEY DEVELOPMENT CONTROL ref: F/2002/8157

We refer to Darren Parkinson's letter to Kerrin Lithgow ref: DHP/0974/smb dated 26th August last and would point out that the date at the end of paragraph 2 of his letter should be 8th August 2003 (Not 15th August).

We are somewhat concerned that our efforts to comply with Planning Conditions are seemingly ignored and trust that the points raised in our letter of 8th August are agreed as we have now commenced work.

Yours sincerely

J M BURRELL

Kerrin Lithgow

From: John M Burrell [j.burrell@talk21.com]
Sent: 30 August 2003 17:42
To: kerrin.lithgow@wokingham.gov.uk
Subject: F/2002/8157 - PLANNING CONDITIONS

Dear Ms Lithgow,

We refer to Darren Parkinson's letter reference DHP/0974/smb dated 26th August last. The date of the letter referred to in the second paragraph should be 8th August, NOT 15th August.

We confirm we have now commenced works.

John Burrell
The Grange Silchester READING RG7 2NP
Tel: 0118 970 0470
07941 975201

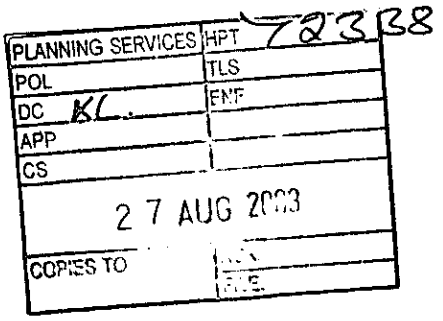
Our ref | Your ref | Date

DHP/0974/smb | 26th August 2003

Fryer Gilbert Jepps
Commercial Property Consultants

61 Castle Street
Reading
Berkshire RG1 7SN

Tel:
0118 939 3333
Fax:
0118 939 3344



Ms Kerrin Lithgow
Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Lithgow

LAND AT DANEHILL, CUTBUSH LANE, LOWER EARLEY, READING
PLANNING APPLICATION F/2002/8157

Following our recent telephone conversation I write regarding recent correspondence on the above from John Burrell of R Merrick Burrell and John Spires of Andrews Kalik.

I appreciate that workloads dictate that paperwork relating to the conditions attached to the planning consent for the above may take a little time to be generated. However, you did kindly confirm verbally that you are satisfied with the alterations made by Andrews Kalik relating to Condition 15 and the Cycle Stores and furthermore you are happy with the points raised in John Burrell's letter of the ~~15th~~ 8th Aug August 2003.

John Burrell is presently away which is why I am writing to you but it may be more appropriate to respond to him once you are in a position to do so.

Yours sincerely,

P.P Derek Gilbert

DARREN H PARKINSON

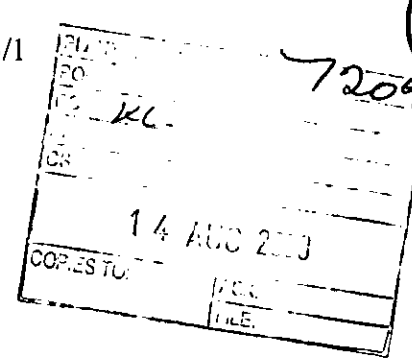
c.c John Burrell

Partners
Simon B Fryer FRICS
Derek L Gilbert
Ian M M Pearson BSc FRICS
Darren H Parkinson

Consultant
Ian F Jepps

ENVIRONMENT AGENCY

Our Ref : SP/2003/006941-3/1
Your Ref : F/2002/8157



Date : 11 August 2003

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

LAND ADJACENT HARTMAN HOUSE, DANEHILL, LOWER EARLEY
SURFACE DRAINAGE DETAILS

The Environment Agency has received surface water drainage details from engineers Merrick Burrell & Partners Ltd in relation to the above planning application.

Following the submission of these details (Dwg 1695BR1 and Marshalls Design Assessment May 2003) and discussion between ourselves and the engineers, I can now confirm that the submitted drainage details are satisfactory and that no further details are required in regard to the requested condition for source control.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

SARAH PAXMAN
Development Planning Officer

CC: JM Burrell Merrick, Burrell and ptnrs

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

R. Merrick Burrell & Partners Ltd.

D.M.L. BURRELL. M.R. BURRELL. J.M. BURRELL, BSc, CEng, MICE.

The Grange, Silchester, Reading, RG7 2NP

TEL/FAX: 0118 970 0801 or 0118 970 0470
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HEAD of PLANNING and TRANSPORTATION
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
RG40 1WQ

Dear Sir,

LAND ADJACENT to HARTMAN HOUSE DANEHILL CUTBUSH LANE EARLEY
DEVELOPMENT CONTROL ref: F/2002/8157

We address the Conditions to which the above Consent is subject as follows:-

1. Noted.
2. Kerrin Lithgow's letter dated 28th July 2003 confirms our proposals are acceptable.
3. Noted, proposals for car park and security lighting prepared by Messrs Resource are included herewith.
4. Noted.
5. We propose a maximum external paving level of 48.80m and internal finished floor level of 48.85m. We enclose herewith a copy of our site survey carried out be Messrs Siteline and you will note that these levels conform to the area of the site which is .....*relatively flat*..... discounting the .....*artificially raised mound at one end*.....referred to in your Summary contained in the Document prepared for the Development Control Committee Meeting of 23rd April last.
   We also point out that our proposed ridge height is approx 11.5m above the proposed site level whereas your Appraisal in the aforementioned document suggests a height *between 12 and 14 m high.*
6. It is our intention to construct at the commencement of our development an area of tarmac hardstanding which will form the sub-base of the finished car parking and pedestrian walkways. We submit that this is ample for the requirements of this condition.
7. A hose for washing plant wheels will be provided, supplementary road sweeping will be carried out when necessary and a skip will be on site at all times.
8. The enclosed Drawing by Messrs Siteline shows all existing trees and hedges on site, none of these will be retained.
   Please see the enclosed marked up copy of Drawing 1695 3D showing our landscaping proposals.
9. Noted
10. Noted, please see the enclosed documentation from our M & E Contractor, Messrs Resource.
11. Noted.

12. We have submitted these to the Environment Agency and subsequently been informed by e mail that the proposals acceptable. We understand the Environment Agency will contact you direct with regard to our proposals (which have been submitted to Howard Abel as part of our application for Building Regulation Consent).
13. Noted.
14. Noted.

We trust the above is sufficient and we await your comments and/or approvals to items 3, 5, 6, 7,10 and 12.

Yours sincerely

J M BURRELL

01189568642

PLANNING SERVICES RPT 71741
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ANDREWS KALIK HARRIS PARTNERSHIP
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 01189507700 F 0118 9568642

FACSIMILE TRANSMITTAL SHEET

TO: Kerrin Lithgow (9746484)

DATE: 04-08-2003

FROM: Jon Spires

PAGES:

CC: Mr Parkinson (939 3344)

RE: Danehill, Cutbush Lane, Earley

JOB NUMBER: 1695

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

Kerrin

Re: Land Adjacent to Hartman House, Dane Hill, Cutbush Lane, Earley (F/2002/8157)

Following our letter of the 24th June, can you please confirm that the revised planning drawings enclosed are acceptable to clear condition 15 attached to the recent planning approval for the above address.

Our clients are keen to proceed on site but require approval for these amendments prior to the development commencing.

If you have any queries regarding this please do not hesitate to contact me.

Regards,

Jon Spires

Date: 03 July 2003

To: Highways

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8157

Location: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Proposal: Proposed erection of 5 office (B1a) units.

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates.

Case Officer: Kerrin Lithgow

The new plans show the following: Plans pursuant to condition 15, showing minor modifications to accommodate shower facilities for cyclists; also details of bicycle locking system within the cycle store. Drawing nos: 1695/3E & 7E.

Comments are required by 13/07/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

Details satisfy the highway authority.

4/7/03.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BA
T 0118 9669669/9507700 F 0118 9568642

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24th June 2003

PLANS TO MEET CONDITIONS

8157

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

F.A.O. Kerrin Lithgow

Dear Madam

LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE, EARLEY, READING – F/2002/8157

Please find enclosed 2 copies of revised planning drawings 1695/3E and 7E in order to clear condition 15 attached to the recent planning approval.

The plans show minor modifications to the internal layout in order to accommodate the required shower facilities for cyclists in the first floor w.c.

I also enclose a copy of the manufacturer's details of a secure bicycle locking system capable of enabling the storage of the required 7 bicycles within the cycle store. This or a similar system will be used in order to comply with your requirements.

I trust this information is adequate to clear the condition, however if you have any queries regarding this please do not hesitate to contact me.

Yours faithfully

J. C. G. Spires.

Enc:

c.c. Manhattan Securities

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

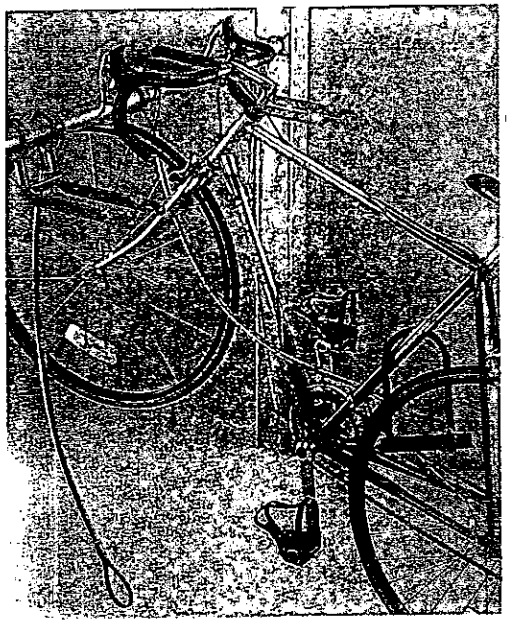
AUTOPA

PLANS TO MEET CONDITIONS

8157

Bike Plus cycle rack

Incorporates the patented PARC-VELO cycle holder (PV)



Bike plus

An original system for parking bicycles safely and securely by use of a high grade steel security cable. Each bicycle rests on a PARC-VELO holder on its handlebars, and the cable can be wound through both wheels and the frame, locking by the users own padlock, D-lock etc.

Allows variable spacing between bikes should the customer desire. Supplied for site fixing and assembly to suit the required number of bicycles – based on up/down 2 level parking with holders at 380mm centres. Ground spikes welded on to legs for casting in to ground. Flanges on legs for bolt down versions.

Model	Part no.	No. of bikes	Length (mm)	Holder centres	No. legs	Weight (kg)
PV4	Ragged 138200204 Flanged 138200217	for 4 bikes	1600 overall length	380mm centres	2 legs	50
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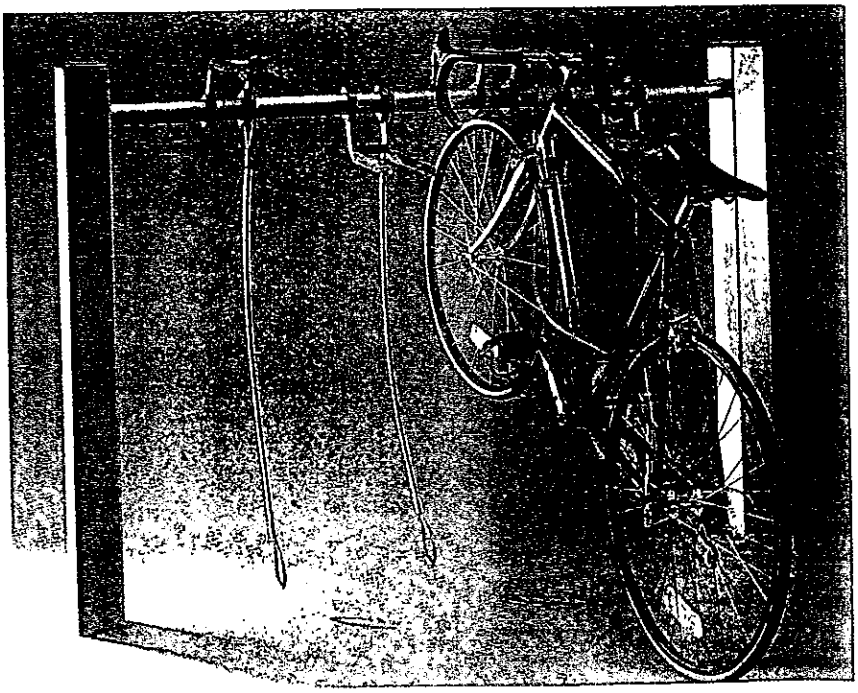
PV10	Ragged138200050 Flanged138200051	for 10 bikes	3880 overall length	380mm centres	3 legs	80

Specification

Horizontal bar 48mm diameter, 1100mm above ground. Legs of 80mm square section mild steel, 3.6mm thick. Flanges 180x150mm, 6mm thick. Wall fixing option is available. PARC-VELO holders of cast aluminium, powder coated blue as standard. Security cable is PVC sheathed, diameter 10mm high grade steel, coloured black. Steel components galvanised. Caps of black PVC. Allen key provided for security screws.

Installation

Legs for casting in require a concrete foundation of approx 400mm deep by 300mm square depending on ground conditions. Flanged legs require an existing suitable surface, preferably concrete. Suitable bolts will be needed – 4 qty 12mm bolts per flange.



Bike plus unit for 4 bikes

Date: 03 July 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2002/8157

Location: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Proposal: Proposed erection of 5 office (B1a) units.

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates.

Case Officer: Kerrin Lithgow

The new plans show the following: Plans pursuant to condition 15, showing minor modifications to accommodate shower facilities for cyclists; also details of bicycle locking system within the cycle store. Drawing nos: 1695/3E & 7E.

Comments are required by 13/07/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8157. Date Rec. 25 JUNE 2003.

Location: Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading. Parish: Lower Earley.

Applicant: Manhattan Securities Ltd

Description of attached plans: ~~Land adjacent to Hartman House, Danehill,~~ Plans pursuant to condition 15; showing minor modifications to accommodate shower facilities for cyclists, also details of bicycle locking system within the cycle store.

Drawing No's: 1695/3E and 7E.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From:

New Site Notice ~~Y~~/ N

Revised Proposal Description:

CASE OFFICER KL.

Consultations Sent by Admin. on 03.07.PS

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

REVISED PLANS	ADDITIONAL PLANS	MINOR AMENDMENTS	DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8157 Date Rec. 25 JUNE 2003

Location: Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading. Parish: Lower Earley.

Applicant: Manhattan Securities Ltd

Description of attached plans: ~~[illegible]~~

plans pursuant to condition 15; showing minor modifications to accommodate shower facilities for cyclists, also details of bicycle locking system within the cycle store.

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(EXCLUDING NEIGHBOURS)

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NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From:

New Site Notice ~~Y~~/ N

Revised Proposal Description:

CASE OFFICER KL.

Consultations Sent by Admin. on 03 [illegible]

Yellow - Case Officer Copy
Green - Part One Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BL
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES RPT 70417
POL ILS
DC KL
APP
CS
25 JUN 2003
COPIES TO
FILE

JCGS/JAG/1695

24th June 2003

PLANS TO MEET CONDITIONS

8157

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

F.A.O. Kerrin Lithgow

Dear Madam

LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE, EARLEY, READING – F/2002/8157

Please find enclosed 2 copies of revised planning drawings 1695/3E and 7E in order to clear condition 15 attached to the recent planning approval.

The plans show minor modifications to the internal layout in order to accommodate the required shower facilities for cyclists in the first floor w.c.

I also enclose a copy of the manufacturer's details of a secure bicycle locking system capable of enabling the storage of the required 7 bicycles within the cycle store. This or a similar system will be used in order to comply with your requirements.

I trust this information is adequate to clear the condition, however if you have any queries regarding this please do not hesitate to contact me.

Yours faithfully

J. C. G. Spires.

Enc:

c.c. Manhattan Securities

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

ELIZABETH ANDREWS
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

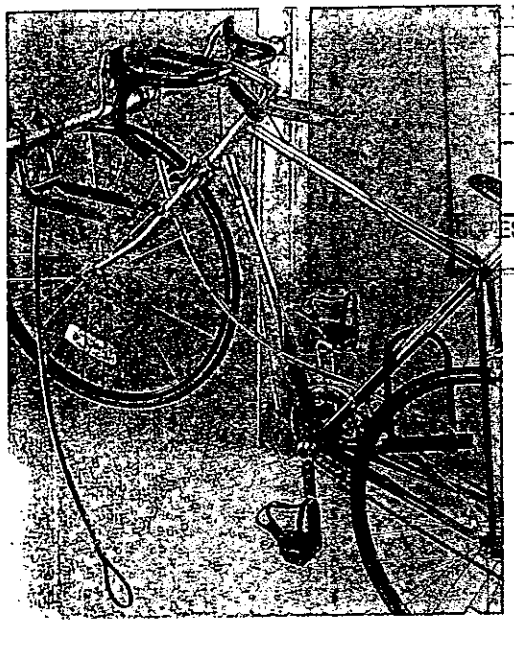
AUTOPA

PLANS TO MEET CONDITIONS

8157

Bike Plus cycle rack

Incorporates the patented PARC-VELO cycle holder (PV)



Bike plus

25 JU

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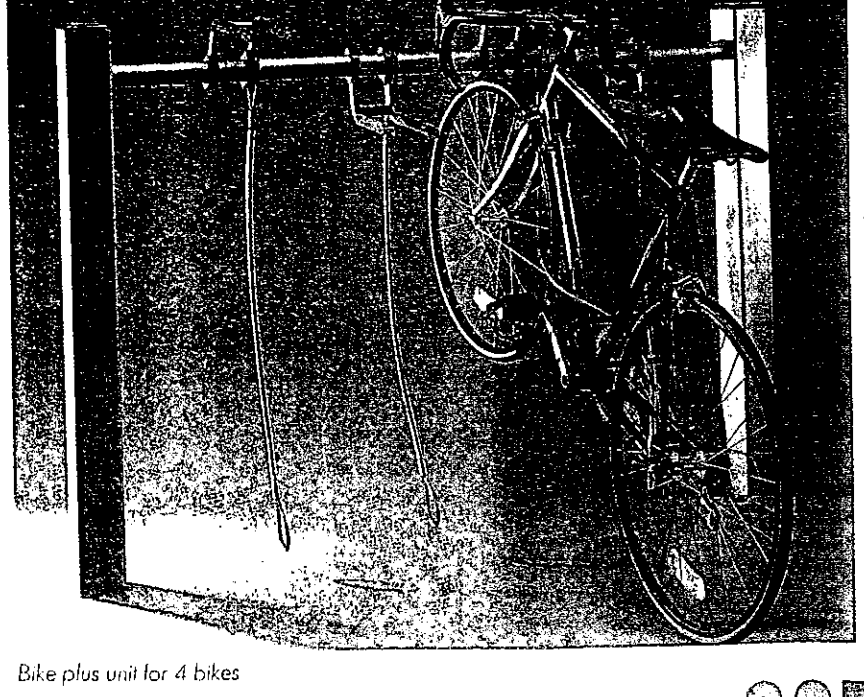

Bike plus unit for 4 bikes

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

9/12/03

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

CASE OFFICER KL ~~HA~~

PLANNING APPLICATION NUMBER	F/2002/8157
BUILDING CONTROL NUMBER.	FP/2003/4409 forwarded
APPLICANT/AGENT	R. Merrick Burrell + Ptns
ADDRESS OF SITE	Adjacent to Harman House, Danehill Cuttysh Lane Earlay
DESCRIPTION OF PROPOSED WORK	Erection of 2 x 2 storey Office Blocks. (B1a) units 5 x office Blocks - Planned

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	1695-3E	1695-3D
ELEVATIONS	5, 6	5, 6
FLOOR PLANS	7A	7

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	08/09/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?		
DATE	9/12/03	

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Manhattan Securities Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/8157

Parish: **EARLEY**

Location: **Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading.**

Proposal: **Proposed erection of 5 office (B1a) units.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved, unless as otherwise agreed in writing by the Local Planning Authority.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

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

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

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

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

10. Details including acoustic specification, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a kind installed within the site, shall be submitted to and approved in writing by the Local Planning Authority before installation.

11. Development shall not begin until surface water drainage works have been carried out in accordance with details submitted to and approved by the Local Planning Authority.

12. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement.

13. None of the offices shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

15. Prior to the development commencing, details of the bicycle storage area and internal shower facilities for cyclists shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. In the interests of visual amenity.

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

5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

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13. In order to ensure satisfactory provision is made.

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Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1, BU1, LD5 and LD6.

Loddon Area Local Plan Policies LE1, LE2, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS1 and LPS2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WOS4, WBE1, WBE11, WT6, WT7, WEM4 and WIC16.

2. This approval is in respect of the following plans, received by the Local Planning Authority:

1695-3D: Proposed Site Plan Scheme 2
1695-4B: Proposed Street Elevation Scheme 2
1695-5: Proposed Elevations Block A
1695-6: Proposed Elevations Block B
1695-7: Proposed First Floor Blocks A and B.

T. G Watson

Trevor Watson
Development Control Manager
Date: 08/09/2003

Notice checked by:

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Manhattan Securities Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
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Berks
RG1 5BY

Application Number: F/2002/8157

Parish: **EARLEY**

Location: **Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading.**

Proposal: **Proposed erection of 5 office (B1a) units.**

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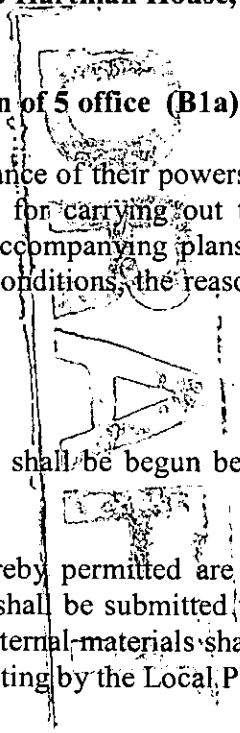

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Reasons

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2. To ensure that the external appearance of the building is satisfactory.

3. In the interests of visual amenity.

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

5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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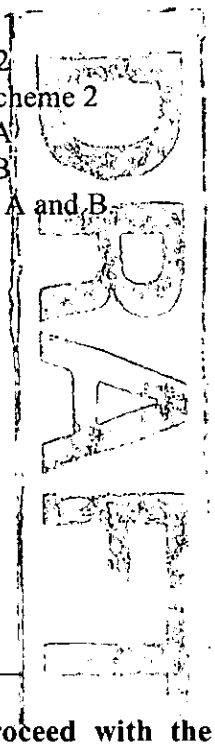

T. G Watson

Trevor Watson
Development Control Manager
Date: 24/04/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/8157

Applicant : Manhattan Securities Ltd C/O Andrews Kalik Associates

Location : Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading

Proposal : Proposed erection of 5 office (B1a) units

Site Notice Displayed ? :	YES	NO	DATE
	✓		24/01/03.

Date of Neighbour Notifications :

Date of Site Visit : 5th January 2003

Date Registered :

Earliest Date for Decision : 1st February 2003

Latest Consultation Date/Site Notice Expiry Date : 1st February 2003

Application Expiry Date: 28th February 2003

Consultation Responses :

As per committee report

Planning Issues :
As per committee report

Application Number: F/2002/8157

Appraisal :

As per committee report.

Recommendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number: F/2002/8157
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.			As per attached conditions (over)

Informatives for Approvals:

1.	N16
2.	

Policies

Loddon Area Local Plan Policies:
South-East Area Local Plan Policies:
Wokingham District Local Plan Policies:
Green Belt Local Plan Policies:
Berkshire Structure Plan Policies:
Minerals Local Plan Policies:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: D.C. Committee
(Development Control Manager)

Date: 24/04/2003.

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

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   Reason: In the interests of visual amenity.

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

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

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

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

Pl. draft and return to
Kerrin (needs s.106
agreement)

Thanks, Kerrin.

Reason: In the interests of highway safety and convenience.

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

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    Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

11. Development shall not begin until surface water drainage works have been carried out in accordance with details submitted to and approved by the Local Planning Authority.

    Reason: In order to ensure satisfactory provision is made.

12. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement.

    Reason: In order to ensure satisfactory provision is made.

13. None of the offices shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

    Reason: In order to ensure satisfactory provision is made.

14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

    Reason: To prevent pollution of groundwater.

15. Prior to the development commencing, details of the bicycle storage area and internal shower facilities for cyclists shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a more satisfactory layout of the bicycle storage area than that currently proposed, and to ensure appropriate provision of shower facilities for cyclists.

Informative.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   - Berkshire Structure Plan: OS1, EN1, BU1, LD5, LD6
   - Loddon Area Local Plan: LE1, LE2, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS1, LPS2
   - Wokingham District Local Plan: WOS3, WOS4, WBE1, WBE11, WT6, WT7, WEM4, WIC16

2. This approval is in respect of plan numbers:

1695-3D	Proposed Site Plan Scheme 2
1695-4B	Proposed Street Elevation Scheme 2
1695-5	Proposed Elevations Block A
1695-6	Proposed Elevations Block B
1695-7	Proposed First Floor Blocks A and B

RECORD OF SITE VISIT

Site Address: Hartman House, Dundrum
Application Number: F/2002/B157.
Officer: Kevin Lithgow.
Date of Site Visit: 7th January.

1 SITE/STATUTORY NOTICE DISPLAYED ? No. (Major dev. application form displayed late)

2. DESCRIPTION OF SURROUNDINGS
Office dev. surrounding site. Residential across road.

3. DESCRIPTION OF SITE/BUILDING
Open grassed area. Landscaped with some small-medium trees.

4. RELATIONSHIP TO ADJOINING PROPERTIES
30 m + buffer across to res. properties.

5. SITE CONSTRAINTS

TREES Small / Medium trees + hedge to be removed.

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Azhar Ghose, Solicitor
Legal Services

MY REF: AZ/mal
Ext: 65 44

TO: Kerrin Lithgow, Development Control
Helen Rowlay, Education & Cultural
Keith Rogers, Highways
Iain Root, Education & Cultural
Roger Jones, Financial Services
Susan Griffin, Planning Dept

DATE: 14th August 2003

SECTION 106 AGREEMENT – Danehill, Cutbush Lane, Earley
APPLICATION NO. F/2002/8157

Attached for your information is a copy of the completed section106 agreement for this site.

Kerrin, I would be grateful if you could arrange to issue the planning permission at your earliest convenience.

It will be necessary to check the progress of the development because of the various trigger points in the agreement.

I should be grateful if you could please note the contributions and matters which relate to your area. I should also be grateful if the Development Control Section could keep other departments informed as to progress.

Please do not hesitate to contact me if you have any questions.

Azhar Ghose

Enc

DATED 13th August 2003

Wokingham District Council

and

Manhattan Securities Limited

and

Pro-Bel Limited

and

HSBC Bank Plc

AGREEMENT

relating to the development of

land adjacent to Hartman House, Danehill, Cutbush Lane, Earley

---

Susanne Nelson-Wehrmeyer
Head of Legal Services
Wokingham District Council
PO Box 151
Shute End
Wokingham
Berkshire RG40 1WH

THIS DEED is made on 13th August 2003

BETWEEN

1. Wokingham District Council of Council Offices Shute End Wokingham Berkshire RG40 1WW ("the Council") and
2. Manhattan Securities Limited of 61 Castle Street, Reading, RG1 2SN ("the Owner") and
3. Pro-Bel Limited of Hartman House, Danehill, Lower Earley,Reading RG6 4PB ("the First Mortgagee")
4. HSBC Bank Plc of Birmingham Securities Processing Centre, P. O. Box 8042, Birmingham B2 4NQ ("the Second Mortgagee")

WHEREAS

A. The Council is the local planning authority for the purpose of the Town and Country Planning Act 1990 ("the Act") for the District of Wokingham in which the Application Site as hereinafter defined is situated

B. The Council is the local highway authority for the purposes of the Highways Act 1980 for the District of Wokingham in which the Application Site is situated.

C. The Owner has applied for detailed planning permission to develop the Application Site in the manner set out in the Planning Application and in the plans specifications and particulars deposited with the Council

D. The Owner is the freehold owner of the Application Site subject to a Legal Charge dated 2nd December 2002 in favour of the First Mortgagee and a Legal Charge dated 2nd December 2002 in favour of the Second Mortgagee

E. On 15th July 2002 planning permission was granted in respect of the Application Site reference O/2001/4949 ("the 2002 Permission") subject to a s106 agreement for outline permission for the erection of a building for B1(a) office use on the Application Site

F. On 8th July 2002 a s106 agreement was entered into in association with the 2002 Permission by the Owner's predecessors in title and their mortgagees ("the 2002 Agreement")

G. The Owners and the Council have agreed that subject to the provisions of this Agreement the 2002 Permission shall be rescinded and the obligations arising in the 2002 Agreement shall be cancelled

H. The Council has resolved that subject to this Agreement being entered into Planning Permission should be granted for the erection of 5 office B1(a) units.

I. The Owner is entering into this Agreement for the purpose of ensuring that the Council can regulate the proper development of the Application Site and to secure financial contributions for off-site leisure provision, library provision and local sustainable transport initiatives.

J. The First Mortgagee and the Second Mortgagee have agreed to join in this Agreement for the purpose of consenting to the Application Site being bound by all the provisions contained in this Agreement

K. This Agreement is entered into pursuant to the provisions of s106 of the Act and Section 111 of the Local Government Act 1972 (as amended) whereby the Council is empowered to enter into agreements for various purposes in connection with the development of land and otherwise as more particularly set out in those provisions.

L. references to the parties named in this Agreement include their successors in title and assigns and in the case of the Council and shall include any successor in function

NOW THIS DEED WITNESSES AND IT IS HEREBY AGREED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. <u>Definitions and Interpretation</u>

In this Agreement the following words and expressions shall where the context so requires or admits have the following meanings:-

1.1 The "Application Site" means all that land known as land adjacent to Hartman House, Danehill, Cutbush Lane, Earley and shown for identification purposes only edged red on the Plan

1.2 "Commencement of Development" means the carrying out on the Application Site of a material operation pursuant to the Planning Permission as defined in Section 56(4) of the Act save

that for the purpose of determining whether or not a material operation has been carried out there should be disregarded such operations as marking out surveying ground investigations archaeological investigations demolition site clearance site preparation and "commence" and "commencement" shall be construed accordingly

1.3 "the Plan" means the plan annexed to this Agreement

1.4 the "Planning Application" means the planning application reference number F/2002/8157 for the erection of 5 office B1(a) units

1.5 "Planning Permission" means the planning permission granted pursuant to the Planning Application in the form of the draft planning permission annexed to this Deed with reference number F/2002/8157

1.6 the "Library Contribution" shall mean the sum of One Thousand Three Hundred and Twenty Pounds (£1,320) index linked

1.7 the "Off-Site Leisure Contribution" shall mean the sum of Four Thousand Eight Hundred and Ten Pounds (£4,810) index-linked

1.8 the "Local Sustainable Transport Contribution" shall mean the sum of Thirteen Thousand Six Hundred and Seventy Pounds (£13,670) index-linked

1.9 references in this agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such change shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained

2. Agreement

2.1 The covenants by the Owner as the freehold owners of the Application Site in this Agreement which constitute planning obligations for the purposes of Section 106 of the Act shall be enforceable by the Council as the local planning authority in accordance with the provisions of Section 106 against the Owner and any person deriving title from the Owner

2.2 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this agreement and no consent of any third party shall be required under that Act to any cancellation or variations of this deed

2.3 The rescission of the 2002 Permission and the cancellation of the 2002 Agreement shall take effect on the date of this Deed (*)

2.4 This Deed shall be registered as a local land charge in the Register of Local Land Charges maintained by the Council

2.5 The Owner so as to bind each and every part of the Application Site into whosoever hands the same may come hereby covenants with the Council:

2.5.1 To pay to the Council on or before Commencement of Development

(i) The Off-site Leisure Contribution

(ii) The Library Contribution

(iii) The Local Sustainable Transport Contribution

2.5.2 Not at any time to claim for any compensation against the Council in connection with the rescission of the 2002 Permission or the 2002 Agreement

2.5.3 That it will serve written notice on the Council to inform them of the date of Commencement of Development within 7 days of that date

2.6 The covenant on the part of the Owner contained in this Agreement shall not be enforceable against individual purchasers or lessees of units on the Application Site

(*) and the Council hereby releases the Applicant (as defined in the 2002 Agreement) and the First Mortgagee from their obligations contained in the 2002 Agreement

3. Council's Legal Expenses

The Owners covenant with the Council to pay the Council's reasonable legal expenses incurred in the preparation hereof on or before the date hereof

IN WITNESS WHEREOF this document which is intended to take effect as a deed has been duly executed by a duly authorised Official of the Bank as Attorney of the Bank the day and year first above written

Attorney of
HSBC Bank plc

SIGNED as a DEED by
MANHATTAN SECURITIES LIMITED
acting by a Director and its Secretary or by
Two Directors

Director

Secretary/Director

SIGNED as a DEED by
PRO-BELL LIMITED
acting by a Director and its Secretary or by
Two Directors

Director

Secretary/Director

2.7 In this Agreement where any matter fails to be agreed between the parties or a test of reasonableness fails to be applied in respect of any matter or a dispute within three months from the date when it fails to be decided (or such longer period as herein provided) the question shall be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to be the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

2.8 The Council will effect a cancellation of any entry made in the Local Land Charges Register in regard to this Agreement forthwith after the obligations of the Owner hereunder have been wholly performed or discharged

2.9 The Council will effect a cancellation of the entry made in the Local Land Charges Registered in regard to ~~this~~ the 2002 Agreement forthwith

2.10 The First Mortgagee hereby consents to the giving of the obligations on the part of the Owner and hereby agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession and that such liability will cease once it has parted with its interest in the Application Site

2.11 The Second Mortgage hereby consents to the giving of the obligations on the part of the Owner and hereby agrees to be bound by the said obligations only in the event that it becomes a mortgagee in possession and that such liability will cease once it has parted with its interest in the Application Site

SIGNED AND DELIVERED

by _____

JEREMY DAVID LAMPIT

In the presence of:

Witness: MICHAEL GREEN

Address: HSBC BANK PLC
BIRMINGHAM SPC
PO BOX 5042
BIRMINGHAM

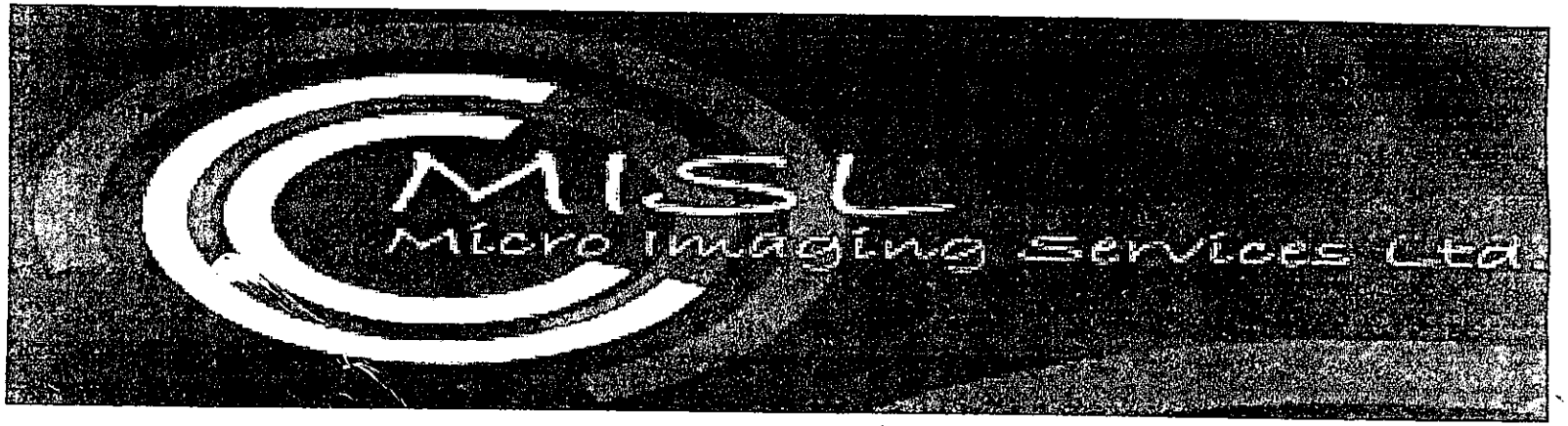
Occupation: BANK OFFICIAL

THE COMMON SEAL OF
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed in the presence of:-

Solicitor

15628

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Application No: F/2002/8157 KL

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Manhattan Securities Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/8157

Parish: **EARLEY**

Location: **Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading.**

Proposal: **Proposed erection of office (B1a) units.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved, unless as otherwise agreed in writing by the Local Planning Authority.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

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

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

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

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

10. Details including acoustic specification of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a kind installed within the site, shall be submitted to and approved in writing by the Local Planning Authority before installation.

11. Development shall not begin until surface water drainage works have been carried out in accordance with details submitted to and approved by the Local Planning Authority.

12. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement.

13. None of the offices shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

15. Prior to the development commencing, details of the bicycle storage area and internal shower facilities for cyclists shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. In the interests of visual amenity.

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

5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. To safeguard the residential amenities of the occupiers of neighbouring properties.

11. In order to ensure satisfactory provision is made.

12. In order to ensure satisfactory provision is made.

13. In order to ensure satisfactory provision is made.

14. To prevent pollution of groundwater.

15. To ensure a more satisfactory layout of the bicycle storage area than that currently proposed, and to ensure appropriate provision of shower facilities for cyclists.

68730

ENVIRONMENT AGENCY

Our Ref : SP/2003/006941-2/1
Your Ref : F/2002/8157

Date : 25 April 2003

02 MAY 2003

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

CORRESPONDENCE REGARDING THE USE OF SUDS FOR CAR PARK OF THE PROPOSED 5 OFFICE UNITS.
LOCATION: LAND ADJ HARTMAN HOUSE, DANEHILL, CUTHILL LANE, EARLEY

Thank you for your letter dated 28th February, received on 4th March. After the recent telephone conversation between the Agencies Rebecca Stone and the developer regarding the surface water drainage from the site. The Agency is now awaiting further details from the developer before any formal response is made.

If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

EMMA LANGFORD
Planning Liaison Officer

Direct Tel: 01276 454 492
Direct Fax: 01276 454 352

CC: JM Burrell Merrick, Burrell and ptnrs

App. already determined - pending s. 106.
KL 02/05/03

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Environmental Services

Memo

To: Mary Severin

From: Kerrin Lithgow

CC:

Date: 28/04/03

Re: Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading

---

Legal Agreement

This application was granted planning permission at the Development Control Committee of the 23rd of April 2003, subject to the signing of a section 106 agreement. The section 106 agreement is to secure the following:

- £4,810 for off-site leisure provision
- £1,320 towards library provision
- £13,670 towards local sustainable transport initiatives

I have enclosed:

- A copy of the draft decision notice
- A copy of the application form
- The section 66 certificate
- Site Plan

Can you please arrange for the section 106 agreement to be drawn up.

Regards,

Kerrin Lithgow

Principal Planner – South Area

The third and fourth reasons for refusal will be withdrawn if a satisfactory planning obligation under Section 106 of the Town and Country Planning Act 1990 or a unilateral undertaking is signed.

Site Address: Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley.

Application No: F/2002/8157, Pages 76-90.

- Financial Contributions
  The applicant has agreed to the financial contributions as set out in section F.

- Re-consultation
  One additional letter has been received from the neighbours Thames Valley Auto Trader, who has concerns about the reduction in parking available to the new offices, which would increase parking in Danehill and surrounding streets.

A letter has also been received from the Earley Town Council, who have stated that they have no objection (attached).

Final comments have been received from council's access and movement offices, who have advised that the details provided are satisfactory, provided that the cycle store is covered.

Site Address: Land at Garden Cottage and 16 Warren Road, Woodley.

Application No: F/2002/8228, Pages 91-123.

Access and Movement:

It is noted that Cala Homes (South) Ltd and Lypar Properties have appealed against the non-determination of this planning application. This appeal is to be co-joined with ongoing appeals (O/2002/7008 & O/2002/7863 refer) for this site and these will all be heard at the Public Inquiry to be held on 1 July 2003.

No technical highway objection was finally raised in connection with the earlier proposals. This on balance assessment was primarily given because of the scale of that proposed development involving up to 24 dwellings and in view of the developer's proposal to introduce traffic calming measures along Warren Road including the provision of a raised table at the Warren Road/Wroxham Road/site access junction (to be secured by a Grampian condition).

Turning now to the current proposal. A number of queries were raised directly with the applicant's consulting engineers in respect of the Transport

Assessment dated January 2003. To this end an 'Addendum to Transport Assessment' document dated March 2003 was subsequently submitted. This considers the following issues:

- Justification regarding the provision of a minor road (site access) visibility distance of 2.4 metres.
- Validation of the traffic survey figures (new survey carried out 5 March 2003 records lower traffic flows).
- Clarification of the consultation process for traffic calming measures (developer accepts that the council, as local highway authority must carry this out).

The officer response from the highway aspect to these issues is as follows:

- For the level of development now proposed (55 dwellings) a minor road distance of 4.5 metres (as opposed to 2.4 metres) is considered to be more appropriate for the proposed site access. This dimension cannot be provided without the developer acquiring additional land either side of the proposed site access.
- The recorded base traffic flow data is not disputed. However, reference is made to the location of lengths of on-street parking associated with the nearby St Dominic Savio RC Primary School during the morning peak, but no 'beat survey' documents nor location plan have been submitted to date.
- No details of the developer's initial consultations with local residents have been submitted. The Council, as local highway authority would need to undertake (at the developers expense) the statutory consultation required under the Road Hump Regulations as well as further consultation (at the developers expense) with regard to the other proposed measures (this in view of the fact that the off-site works have not been included in the application site area). As with the earlier proposals there is no guarantee that the Council as local highway authority would fully endorse the implementation of all of these measures following such public consultation.

Accordingly, had the Council been in a position to determine this planning application then the officer recommendation from the highway aspect would have been one for refusal. Reason 6 on page 106 of the agenda should read as follows:

6. The proposed access to Warren Road is not acceptable for a development of this size by reason of its nature, location, construction and substandard visibility. This particular development therefore is considered to be contrary to Policy LD5 of the Berkshire Structure Plan1991-2006 and to Policy WT7 of the Wokingham District Local Plan (as proposed to be modified).

SAI Contributions:

Further clarification has been provided by the Access and Movement Officer in respect of contributions for highways works. Accordingly Sections F and H of the report should be amended as follows:

- Section F – page 102 second paragraph delete the sum £126,000 and replace with the sum £80,000.

Development Control Ref No:	Received	Parish
F/2002/8157	9th December 2002	Earley

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates
Location: Land Adjacent Hartman House, Danehill, Cutbush Lane, Earley
Proposal: Proposed erection of 5 office (B1a) units

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Kerrin Lithgow

SUMMARY:

Proposal

The proposal involves the development of 990m^2 of B1 office space at the corner of Cutbush Lane and Dane Hill, immediately adjacent to existing office buildings, for which conversion to B1 use took place in 2001.

The site is currently an open grassed area, relatively flat with an artificially raised mound at one end which is the spoil remaining from the development of an adjacent scheme. There are also a few well spaced young trees on the site. At the northern boundary of the site alongside Cutbush Lane there is a piece of land with reasonably dense trees.

Some new plans revising the parking layout, and including more planting, were received shortly before the writing of this report. The consultation for these new plans expires on the 13th of April. Members shall be updated at committee on the outcome of the consultation.

The application is before the Development Control Sub-Committee as it represents a Major Application with office space in excess of 500m^2, and it involves financial contributions.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions and a section106 agreement.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

Application F/2001/4181 (approved) for this site as part of the neighbouring office development. The application involved the change of use from Class B1c to Light Industrial B1 office use.

Application O/2001/4949 (approved) for the erection of a building for B1a office use (600 m^2 floorspace). This application was for the same site area as is being considered within this current application.

2 CONSULTATION

Earley Town Council – Councillors were concerned about several aspects including the loss of a further open space, new office space and the consequent road traffic to an already congested area. Councillors therefore felt that the application should be refused. Councillors felt that should approval be granted, landscaping should be important.

Drainage – No objection subject to conditions

Access and Movement – Access and Movement officers were originally concerned in that the amount of car parking proposed is the maximum allowable under recent guidance. Secure cycle facilities should be provided. The contribution as previously agreed in the outline application should be increased by 50% to reflect the increase in floor area *(New plans (circulated on the 3rd of April) have revised the site plan to include less car parking spaces, and have included cycle parking). Comments will be available on this aspect at committee.*

Policy and Plans – Not contrary to policy and should be approved.

Access Officer – Following amendments to the scheme to incorporate wheelchair access, the access officer has no comments.

Environment Agency – No objection, subject to conditions

Environmental Health – No objections

Countryside Officer – No objections

Thames Water – No objection

Neighbours – A total of seven neighbours objected to the original application, on the grounds of – the extra vehicular movements associated with the development, and the consequent increased pressure on Cutbush Lane (which has poor sight lines) with the Outer Peripheral Road; the possible increase in parking on Cutbush Lane; loss of trees and open space (used by employees of the area at present); the visual intrusion of the building – being elevated in sections above the surrounding business sites; potential loss of privacy to 2, 4, and 6 Bradmore Way.

3 APPRAISAL

Main issues:

A. Principle of Development. (Policy OS1, EN1 and BU1 of the Berkshire Structure Plan; Policy LE2 of the Loddon Area Local Plan; Policy WOS3 and WEM4 of the Wokingham District Local Plan (Deposit Draft) as modified).

B. Impact upon the Character and Appearance of the Surrounding Area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).

C. Impact upon the Existing Landscaping. (Policies LBE1, LBE2 and LBE9 of the Loddon Area Local Plan; Policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft) as modified).

D. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).

E. Access and Movement. (Berkshire Structure Plan policy LD5; Loddon Area Local Plan LT5, LT6; Policies WT6, WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).

F. Services & Infrastructure. (Berkshire Structure Plan policy LD6; Loddon Area Local Plan policy LPS1; Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified).

G. Flooding Issues: (Berkshire Structure Plan Policy EN3; Loddon Area Local Plan Policies LPS2; Policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified; Planning Policy Guidance Note 25).

H. Concerns of the Parish Council and local residents.

A. <u>Principle of Development</u>

The site is located within the identified settlement where development is acceptable in principle, subject to meeting the requirements of other policies within the District's development plans. The site also has an existing outline planning approval for 600m2 of office space. The principle of office development on this site has therefore been established.

Whilst the development is to be located on greenfield land it is in a relatively sustainable location. The site is close to public transport routes and is within walking distance of the local shopping centre. As such the principle of the development is considered to be acceptable.

B. <u>Impact upon the Character and Appearance of the Surrounding Area</u>

The site is located at the entrance to the commercial area. The surrounding existing commercial units are mainly two storeys in height. The proposed structure is to be positioned in a 'dog-leg' formation with Block A having a width of 10m and a length of 26.5 metres, and Block B having a width of 10m and a combined length of 28.4m. The proposal is of two stories in height, measuring between 12 and 14 metres high. This would provide the proposed 900m² of floorspace.

Having regard to the two storey nature of the adjacent buildings and the distance from the neighbouring residential dwellings (which are some 36 metres distant across Cutbush Lane), the siting of the proposed development would have no detrimental impact upon the character or appearance of the surrounding area.

C. Impact upon the Existing Landscaping

The proposed development will, as with the existing outline planning approval, retain the existing landscape buffer to the north of the site. Some medium sized trees on the site, planted as part of the landscaping following development of adjacent sites, will be lost through the development, as will the hedge on the east of the site. No concerns have been raised through the council's countryside officer at Dinton Pastures on these matters. It is considered that with the imposition of suitable conditions to require the submission and implementation of a landscaping scheme for the site, the proposed development would have no significant detrimental impact upon the existing character of the area.

D. Impact upon the Residential Amenity of the Neighbouring Dwellings

The proposed development would be located to the south east of the existing established landscape buffer area which runs along the southern side of Cutbush Lane. The nearest residential dwellings are located on the opposite side of Danehill and along the northern side of Cutbush Lane.

Some concern has been expressed by neighbours at 2, 4, and 6 Bradmore Way that the proposed building, in particular Block A, will cause overlooking into their rear gardens. The distances are considered to be great enough to prevent the overlooking, overshadowing or any overbearing impact upon the neighbouring residential dwellings.

E. Access and Movement

The Highway Officer considers that the site is located near good public transport facilities. The amount of parking proposed has, through the application, been reduced from the maximum allowable 34 to 32 spaces so as to allow for more landscaping.

In order to ensure that the number of parking spaces are adequate, a condition should be imposed to secure cycling storage and suitable shower facilities. Cutbush Lane forms part of a proposed cycle route and a contribution towards improvements to that cycle route, together with improvements to pedestrian routes and public transport facilities shall be required.

F. Services, Amenity and Infrastructure.

The proposed development would create 990m² of office space. Policy WOS4 of the Wokingham District Local Plan (with proposed modifications) requires that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

The previous outline approval required:

- £2,915 for off-site leisure provision
- £800 towards library provision; and
- £8,285 towards local sustainable transport initiatives

It is proposed that this be amended so as to reflect the increase in floorspace from 600m^2 to 990m^2. The following contributions are therefore required:

- £4,810 for off-site leisure provision
- £1,320 towards library provision; and
- £13,670 towards local sustainable transport initiatives

G. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

H. Concerns of the Parish Council and Local Residents
The concerns of the Town Council and the local residents have been noted and addressed in the above appraisal.

4 CONCLUSION
The proposed development would have no detrimental impact upon the character and appearance of the surrounding area or the residential amenity of the adjacent dwellings.

5 RECOMMENDATION
Grant planning permission subject to completion of a new Section 106 agreement as set out in section F above and to the following conditions:

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

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved, unless as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Reason: In the interests of visual amenity.

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

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

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

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

Reason: In the interests of highway safety and convenience.

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

Reason: In the interests of visual amenity.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

10. Details including acoustic specification, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a kind installed within the site, shall be submitted to and approved in writing by the Local Planning Authority before installation.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

11. Development shall not begin until surface water drainage works have been carried out in accordance with details submitted to and approved by the Local Planning Authority.

Reason: In order to ensure satisfactory provision is made.

12. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement.

Reason: In order to ensure satisfactory provision is made.

13. None of the offices shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure satisfactory provision is made.

14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

Informative.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   - Berkshire Structure Plan: OS1, EN1, BU1, LD5, LD6
   - Loddon Area Local Plan: LE1, LE2, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS1, LPS2
   - Wokingham District Local Plan: WOS3, WOS4, WBE1, WBE11, WT6, WT7, WEM4, WIC16

2. This approval is in respect of plan numbers:

1695-3D	Proposed Site Plan Scheme 2
1695-4B	Proposed Street Elevation Scheme 2
1695-5	Proposed Elevations Block A
1695-6	Proposed Elevations Block B
1695-7	Proposed First Floor Blocks A and B

FROM: Kerrin Lithgow

DATE: 10 January 2003

PLANNING SERVICES	HPT
PCL	TLS
DC	ENF
APC	
CS	

20 JAN 2003

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	FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8157

Proposal: Proposed erection of 5 office (B1a) units..

Site Address: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 01/02/2003** .

Councillors were extremely disturbed to note that despite the Town Council's considerable opposition to the outline application on this site, which was granted for 600 metres square, considerable concern was expressed that this full application now under consideration had increased the size of the buildings concerned by more than 60%.

In considering this application, therefore, the Planning Officer is asked to take into consideration the concerns expressed by the Town Council in respect of the outline application, and these are detailed below:

Councillors were concerned about this proposal since it would mean the erosion of further open space and it was felt that the loss of this area of 'green lung' was regrettable, as was the loss of many of the trees on the site which currently offered an effective screen by concealing other industrial units on the Danehill Estate from nearby residential properties, as well as offering a limited but nevertheless valuable area for wildlife.

It is understood that in a recent 'quality of life' survey the Thames Valley area was rated very poorly because of the excessive house prices, the congested roads and the over-stretched infrastructure in general. Councillors, therefore, questioned the need for more industrial space, which would bring more people into this area, putting yet further strain on the already limited housing stocks, overcrowded roads and the infrastructure. Whilst it is accepted that this is not a strict planning ground on which an application such as this can be refused, it is felt to be extremely regrettable that this considerations cannot not be taken into account when considering whether planning permission should be granted.

If the Planning Officer is mindful to approve this application, it is requested that, in considering the reserved matters associated with this proposal, very careful thought is given to the landscaping of this area as a whole, and in particular the replanting of as many trees as possible.

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

DELEGATED

FROM: Angela Odell

DATE: 13 March 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8157

Proposal: New plans showing revised site plan ~~and street elevation to include~~ disabled persons ramp.

Site Address: Land adjacent to Hartman House, ~~Danehill Industrial Estate~~.

Applicant:

PLANNING SERVICES	
POL	HPT TLS
DC	ENF
APP	
CS	
14 MAR 2003	
COPIES TO	

Your observations are required in respect of this application ~~by~~

These new plans did nothing to alleviate the concerns previously expressed about this proposal, and Councillors remained of the view that this application should be refused.

SIGNED: _____ DATE: 13 MAR 2003

Clerk to Earley Parish/~~Town~~ Council.

R











01189568642

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9607700 F 0118 9568642

AMA/SS/1695

23rd April 2003 6484

FAXED TO: 974 ~~6785~~

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

FAO ~~Karen Lisco~~
Kerrin Lithgow,

Dear Madam,

LAND ADJACENT HARTMAN HOUSE, DANEHILL, CUTBUSH LANE, EARLEY – APPLICATION NO: F/2002/8157

Service and infrastructure contributions

I write to confirm that my clients Manhattan Securities Ltd are prepared to pay the following contributions:-

- £4,810 for off-site leisure provision
- £1,320 towards library provision
- £13,670 towards local sustainable transport initiatives

as a reflection of the increased floor area of these buildings.

I would be grateful if you would report this to your committee this evening.

Yours faithfully,

A.M.Andrews

A.M.Andrews

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWECD B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 1645300
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

TOWN COUNCIL OBSERVATION SHEET

APPLICATION NO: F/2003/8157 PLANNING OFFICER: Kerrin Lithgow

PARISH: Earley

PROPOSAL: New Plans showing less car parking spaces, additional landscaping and details of cycle racks to be installed

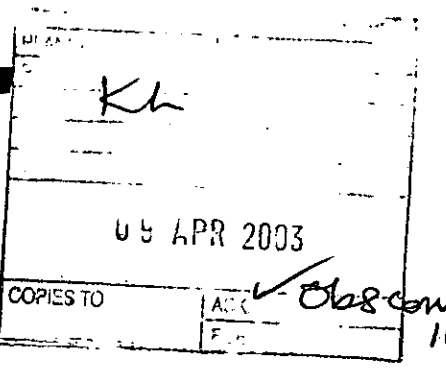
ADDRESS: land adjacent to Hartman House, Danehill, Cutbush Lane.

No Objection

SIGNED: _____ DATE: 17 APR 2003

CLERK TO EARLEY TOWN COUNCIL

Thames Valley Auto Trader



Case Officer Kerrin Lithgow
P.O. Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

8th April 2003

Dear Kerrin

Planning Notice Ref. F/2002/8157 – Hartman House, Danehill, Lower Earley.

I have obtained copies of the revised plans as per your letter dated 3rd April 2003 and this does not diminish my earlier objections – see attached copy of my letter.

Reducing the car parking available to the new offices will only increase the demand for parking in Danehill and surrounding streets.

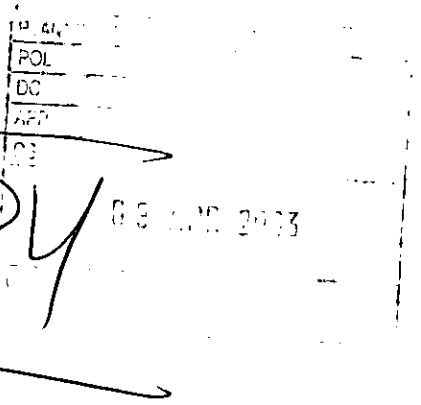
Yours faithfully

Geoff Wilson
Facilitics Manager

Thames Valley Auto Trader, Auto Trader House, Danehill, Cutbush Park, Lower Earley, Reading, Berks RG6 4UT
Telephone No.: 0845 050 1770 Fax No.: 0118 931 4140
A Division of Trader Publishing Ltd. Registered Office: Unit 6, Thatcham Business Village, Colthrop Lane, Thatcham, Berkshire RG19 4LW Registered in England No. 3909628

Trader Media Group Ltd

Thames Valley Auto Trader



Case Officer Kerrin Lithgow
P.O. Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

30th January 2003

Dear Kerrin

Planning Notice Ref. F/2002/8157 – Hartman House, Danehill, Lower Earley.

We wish to object to the planning application above, with the following points to be taken into consideration:

- Parking – although there are 34 parking spaces outlined in the plans, there will inevitably be an overspill at certain times which will put a greater demand on the limited road parking currently available. This would be compounded by the loss of road parking opposite and around the proposed car park entrance on Danehill, which is always full of parked cars. This would inevitably lead to parking on Cutbush Lane, which would impinge upon the residential properties across the road.
- Loss of trees and green space – there are currently quite a few young trees on the land that do not seem to appear on the plans as this will form the proposed car park for the offices.
- This is the only satisfactory green space that our staff and Chyron staff can use to sit outside in the summer in an area already lacking amenities.
- Increased traffic to the area which is already over-burdened as it abuts the busy Lower Earley Way which in turn feeds on to the M4 junction 11 and A329M.
- With the close proximity of the M4 and Lower Earley Way to the main residential properties, this is another diminution of the natural environment in an already densely populated area.

Yours faithfully

Geoff Wilson
Facilities Manager.

Thames Valley Auto Trader, Auto Trader House, Danehill, Cutbush Park, Lower Earley, Reading, Berks RG6 4UT
Telephone No.: 0845 050 1770 Fax No.: 0118 931 4140
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Trader Media Group Ltd

Date: 14 April 2003

Your Ref:

My Ref: **Kerrin Lithgow - F/2002/8157**

Manhattan Securities Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2002/8157

Site Address: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Proposal: Proposed erection of 5 office (B1a) units..

Your application is to be determined at the Development Control Sub-Committee meeting on the 23/04/03 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council

Tel: 0118 974 6441
Wk Mobile: 07714 226 771
kerrin.lithgow@wokingham.gov.uk

facsimile transmittal

To: Mr Jon Spires - Andrews Kalik Fax: 0118 9568642.

From: Kerrin Lithgow Date: 14-04-2003. and 23-04-2003

Re: Hartman House. Pages: 8 (incl.)

CC:

☐ Urgent ☑ For Review ☑ Please Comment ☐ Please Reply ☐ Please Recycle

Mr Spires,

Please see attached committee report for Hartman House - 23rd April 2003.

Please advise if you are in agreement with the contributions as outlined in section F.

Regards,
Kerrin Lithgow

Development Control Ref No:	Received	Parish
F/2002/8157	9th December 2002	Earley

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates
Location: Land Adjacent Hartman House, Danehill, Cutbush Lane, Earley
Proposal: Proposed erection of 5 office (B1a) units

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Kerrin Lithgow

SUMMARY:

Proposal

The proposal involves the development of 990m^2 of B1 office space at the corner of Cutbush Lane and Dane Hill, immediately adjacent to existing office buildings, for which conversion to B1 use took place in 2001.

The site is currently an open grassed area, relatively flat with an artificially raised mound at one end which is the spoil remaining from the development of an adjacent scheme. There are also a few well spaced young trees on the site. At the northern boundary of the site alongside Cutbush Lane there is a piece of land with reasonably dense trees.

Some new plans revising the parking layout, and including more planting, were received shortly before the writing of this report. The consultation for these new plans expires on the 13th of April. Members shall be updated at committee on the outcome of the consultation.

The application is before the Development Control Sub-Committee as it represents a Major Application with office space in excess of 500m^2, and it involves financial contributions.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to conditions and a section106 agreement.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

1 HISTORY

Application F/2001/4181 (approved) for this site as part of the neighbouring office development. The application involved the change of use from Class B1c to Light Industrial B1 office use.

Application O/2001/4949 (approved) for the erection of a building for B1a office use (600 m^2 floorspace). This application was for the same site area as is being considered within this current application.

2 CONSULTATION

Earley Town Council – Councillors were concerned about several aspects including the loss of a further open space, new office space and the consequent road traffic to an already congested area. Councillors therefore felt that the application should be refused. Councillors felt that should approval be granted, landscaping should be important.

Drainage – No objection subject to conditions

Access and Movement – Access and Movement officers were originally concerned in that the amount of car parking proposed is the maximum allowable under recent guidance. Secure cycle facilities should be provided. The contribution as previously agreed in the outline application should be increased by 50% to reflect the increase in floor area *(New plans (circulated on the 3rd of April) have revised the site plan to include less car parking spaces, and have included cycle parking). Comments will be available on this aspect at committee.*

Policy and Plans – Not contrary to policy and should be approved.

Access Officer – Following amendments to the scheme to incorporate wheelchair access, the access officer has no comments.

Environment Agency – No objection, subject to conditions

Environmental Health – No objections

Countryside Officer – No objections

Thames Water – No objection

Neighbours – A total of seven neighbours objected to the original application, on the grounds of – the extra vehicular movements associated with the development, and the consequent increased pressure on Cutbush Lane (which has poor sight lines) with the Outer Peripheral Road; the possible increase in parking on Cutbush Lane; loss of trees and open space (used by employees of the area at present); the visual intrusion of the building – being elevated in sections above the surrounding business sites; potential loss of privacy to 2, 4, and 6 Bradmore Way.

3 APPRAISAL

Main issues:

A. Principle of Development. (Policy OS1, EN1 and BU1 of the Berkshire Structure Plan; Policy LE2 of the Loddon Area Local Plan; Policy WOS3 and WEM4 of the Wokingham District Local Plan (Deposit Draft) as modified).

B. Impact upon the Character and Appearance of the Surrounding Area. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).

C. Impact upon the Existing Landscaping. (Policies LBE1, LBE2 and LBE9 of the Loddon Area Local Plan; Policies WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft) as modified).

D. Impact upon the residential amenity of the neighbouring dwellings. (Policies LBE1, LBE2 and LBE5 of the Loddon Area Local Plan; Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified).

E. Access and Movement. (Berkshire Structure Plan policy LD5; Loddon Area Local Plan LT5, LT6; Policies WT6, WT7 of the Wokingham District Local Plan (Deposit Draft) as modified).

F. Services & Infrastructure. (Berkshire Structure Plan policy LD6; Loddon Area Local Plan policy LPS1; Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified).

G. Flooding Issues: (Berkshire Structure Plan Policy EN3; Loddon Area Local Plan Policies LPS2; Policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified; Planning Policy Guidance Note 25).

H. Concerns of the Parish Council and local residents.

A. <u>Principle of Development</u>

The site is located within the identified settlement where development is acceptable in principle, subject to meeting the requirements of other policies within the District's development plans. The site also has an existing outline planning approval for 600m2 of office space. The principle of office development on this site has therefore been established.

Whilst the development is to be located on greenfield land it is in a relatively sustainable location. The site is close to public transport routes and is within walking distance of the local shopping centre. As such the principle of the development is considered to be acceptable.

B. <u>Impact upon the Character and Appearance of the Surrounding Area</u>

The site is located at the entrance to the commercial area. The surrounding existing commercial units are mainly two storeys in height. The proposed structure is to be positioned in a 'dog-leg' formation with Block A having a width of 10m and a length of 26.5 metres, and Block B having a width of 10m and a combined length of 28.4m. The proposal is of two stories in height, measuring between 12 and 14 metres high. This would provide the proposed 900m² of floorspace.

Having regard to the two storey nature of the adjacent buildings and the distance from the neighbouring residential dwellings (which are some 36 metres distant across Cutbush Lane), the siting of the proposed development would have no detrimental impact upon the character or appearance of the surrounding area.

C. Impact upon the Existing Landscaping

The proposed development will, as with the existing outline planning approval, retain the existing landscape buffer to the north of the site. Some medium sized trees on the site, planted as part of the landscaping following development of adjacent sites, will be lost through the development, as will the hedge on the east of the site. No concerns have been raised through the council's countryside officer at Dinton Pastures on these matters. It is considered that with the imposition of suitable conditions to require the submission and implementation of a landscaping scheme for the site, the proposed development would have no significant detrimental impact upon the existing character of the area.

D. Impact upon the Residential Amenity of the Neighbouring Dwellings

The proposed development would be located to the south east of the existing established landscape buffer area which runs along the southern side of Cutbush Lane. The nearest residential dwellings are located on the opposite side of Danehill and along the northern side of Cutbush Lane.

Some concern has been expressed by neighbours at 2, 4, and 6 Bradmore Way that the proposed building, in particular Block A, will cause overlooking into their rear gardens. The distances are considered to be great enough to prevent the overlooking, overshadowing or any overbearing impact upon the neighbouring residential dwellings.

E. Access and Movement

The Highway Officer considers that the site is located near good public transport facilities. The amount of parking proposed has, through the application, been reduced from the maximum allowable 34 to 32 spaces so as to allow for more landscaping.

In order to ensure that the number of parking spaces are adequate, a condition should be imposed to secure cycling storage and suitable shower facilities. Cutbush Lane forms part of a proposed cycle route and a contribution towards improvements to that cycle route, together with improvements to pedestrian routes and public transport facilities shall be required.

F. Services, Amenity and Infrastructure.

The proposed development would create 990m² of office space. Policy WOS4 of the Wokingham District Local Plan (with proposed modifications) requires that development proposals will be expected to have regard to existing levels of infrastructure, services and amenities. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions need to meet the relevant test as laid down in Circular 1/97 'Planning Obligations'.

The previous outline approval required:

- £2,915 for off-site leisure provision
- £800 towards library provision; and
- £8,285 towards local sustainable transport initiatives

It is proposed that this be amended so as to reflect the increase in floorspace from 600m^2 to 990m^2. The following contributions are therefore required:

- £4,810 for off-site leisure provision
- £1,320 towards library provision; and
- £13,670 towards local sustainable transport initiatives

G. Flooding Issues.
The application site does not contain land shown on plans supplied by the Environment Agency as being liable to flooding.

H. Concerns of the Parish Council and Local Residents
The concerns of the Town Council and the local residents have been noted and addressed in the above appraisal.

4 CONCLUSION
The proposed development would have no detrimental impact upon the character and appearance of the surrounding area or the residential amenity of the adjacent dwellings.

5 RECOMMENDATION
Grant planning permission subject to completion of a new Section 106 agreement as set out in section F above and to the following conditions:

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

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved, unless as otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Reason: In the interests of visual amenity.

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

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

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

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

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

Reason: In the interests of highway safety and convenience.

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

Reason: In the interests of visual amenity.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

10. Details including acoustic specification, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a kind installed within the site, shall be submitted to and approved in writing by the Local Planning Authority before installation.

Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

11. Development shall not begin until surface water drainage works have been carried out in accordance with details submitted to and approved by the Local Planning Authority.

Reason: In order to ensure satisfactory provision is made.

12. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement.

Reason: In order to ensure satisfactory provision is made.

13. None of the offices shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to ensure satisfactory provision is made.

14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

Reason: To prevent pollution of groundwater.

Informative.

1. You are advised, in compliance with the Town and Country Planning (General Development procedure)(England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   - Berkshire Structure Plan: OS1, EN1, BU1, LD5, LD6
   - Loddon Area Local Plan: LE1, LE2, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS1, LPS2
   - Wokingham District Local Plan: WOS3, WOS4, WBE1, WBE11, WT6, WT7, WEM4, WIC16

2. This approval is in respect of plan numbers:

1695-3D	Proposed Site Plan Scheme 2
1695-4B	Proposed Street Elevation Scheme 2
1695-5	Proposed Elevations Block A
1695-6	Proposed Elevations Block B
1695-7	Proposed First Floor Blocks A and B

* * * COMMUNICATION RESULT REPORT (14.APR.2003 17:57) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
875	MEMORY TX		901189568642	OK	P. 8/8

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

☎ 0118 974 6379 (Direct Line)

2 April, 2003

WOKINGHAM UNITARY
Aiming for Excellence

Andrews Kalik Associates
101 London Road
Reading
RG1 7SN

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/8157 (amendments)

Address: Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley

The above planning application has been reviewed for the provision of access and facilities for disabled people. The following comments are brought to your attention in order to incorporate potential improvements in access for disabled people into the proposed designs at the most cost-effective point in the design process.

Comments made below may be material to a planning application, a requirement under the building regulations, examples of best practice with reference to BS8300, or general improvements likely to reduce an organisations liabilities under the Disability Discrimination Act (1995).

Comments:

1. To ensure that the proposed accessible parking meets current design guidance i.e. should have a width of 2.4m with an additional 1.2m transfer zone on drivers side (total width (3.6m). An area at the tail end of the car should also be marked to a depth of 1.2m to allow access to boot space (See BS8300:2001 for further guidance).
2. A suitable dropped kerb should be provided from the carpark at a point which is unlikely to be obstructed by parked cars.

The above comments are for information only and are provided in an attempt to encourage a more accessible design approach within the Wokingham District Area.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to Planning requirements you can contact the planning officer on (0118) 974 6429.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor on (0118) 974 6376.

Yours faithfully,

Henry Knight
Access Officer

CC: Kerrin Lithgow - WDC Planning Dept.

Date: 03 April 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8157

Location: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Proposal: Proposed erection of 5 office (B1a) units.

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates.

Case Officer: Kerrin Lithgow

The new plans show the following: Revised site plan to include less car parking spaces and additional landscaping on eastern boundary; details of bicycle rack to be installed. Drawing no: 1695-3D, 'Autopa' Bike Plus Cycle Rack.

Comments are required by 13/04/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

- Details satisfy highways :- subject to cycle store being covered.

- Contribution towards local sustainable transport initiatives is required. 50% increase on that previously agreed.

AR 11/4/03.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

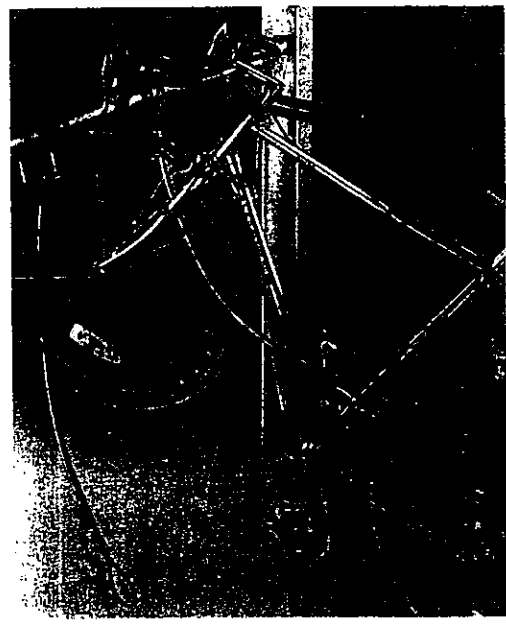
AUTOPA

REVISED PLAN

8157

Bike Plus cycle rack

Incorporates the patented PARC-VELO cycle holder (PV)



Bike plus

An original system for parking bicycles safely and securely by use of a high grade steel security cable. Each bicycle rests on a PARC-VELO holder on its handlebars, and the cable can be wound through both wheels and the frame, locking by the users own padlock, D-lock etc.

Allows variable spacing between bikes should the customer desire. Supplied for site fixing and assembly to suit the required number of bicycles – based on up/down 2 level parking with holders at 380mm centres. Ground spikes welded on to legs for casting in to ground. Flanges on legs for bolt down versions.

2 MAR 2003

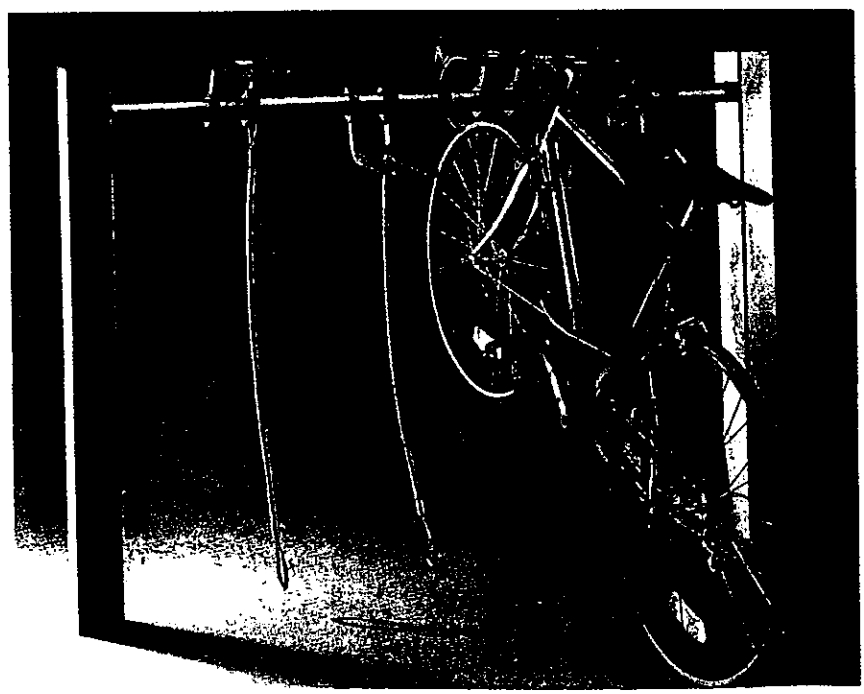
Model	Part no.	No. of bikes	Length (mm)	Holder centres	No. legs	Weight (kg)
PV4	Ragged 138200204 Flanged 138200217	for 4 bikes	1600 overall length	380mm centres	2 legs	50
PV6	Ragged 138200206 Flanged138200219	for 6 bikes	2360 overall length	380mm centres	2 legs	55
PV8	Ragged138200208 Flanged138200222	for 8 bikes	3120 overall length	380mm centres	2 legs	60
PV10	Ragged138200050 Flanged138200051	for 10 bikes	3880 overall length	380mm centres	3 legs	80

Specification

Horizontal bar 48mm diameter, 1100mm above ground. Legs of 80mm square section mild steel, 3.6mm thick. Flanges 180x150mm, 6mm thick. Wall fixing option is available. PARC-VELO holders of cast aluminium, powder coated blue as standard. Security cable is PVC sheathed, diameter 10mm high grade steel, coloured black. Steel components galvanised. Caps of black PVC. Allen key provided for security screws.

Installation

Legs for casting in require a concrete foundation of approx 400mm deep by 300mm square depending on ground conditions. Flanged legs require an existing suitable surface, preferably concrete. Suitable bolts will be needed – 4 qty 12mm bolts per flange.



Bike plus unit for 4 bikes

Date: 03 April 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8157

Location: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Proposal: Proposed erection of 5 office (B1a) units.

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates.

Case Officer: Kerrin Lithgow

The new plans show the following: Revised site plan to include less car parking spaces and additional landscaping on eastern boundary; details of bicycle rack to be installed. Drawing no: 1695-3D, 'Autopa' Bike Plus Cycle Rack.

Comments are required by 13/04/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8157. Date Rec. 28-03-2003.

Location: Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading. Parish: Lower Earley

Applicant: Manhattan Securities Ltd C/O Andrews Malik Associates.

Description of attached plans: Revised site plan to include less car parking spaces and additional landscaping on eastern boundary; details of bicycle rack to be installed.

Drawing No's: 1695-3D., 'Antopa' Bike Plus Cycle Rack.

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings No's are specified in the spaces above.

NEIGHBOURS: No previous.

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ~~Y~~/N (Delete as required)

Redate Application ~~Y~~/N From: _____

New Site Notice ~~Y~~/N

Revised Proposal Description: _____

CASE OFFICER K L. Consultations Sent by Admin. on 03.04.03

Yellow - Case Officer Copy
Green - Part One Copy

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

AUTOPA

REVISED PLAN
8157

Bike Plus cycle rack

Incorporates the patented PARC-VELO cycle holder (PV)



Bike plus

An original system for parking bicycles safely and securely by use of a high grade steel security cable. Each bicycle rests on a PARC-VELO holder on its handlebars, and the cable can be wound through both wheels and the frame, locking by the users own padlock, D-lock etc.

Allows variable spacing between bikes should the customer desire. Supplied for site fixing and assembly to suit the required number of bicycles – based on up/down 2 level parking with holders at 380mm centres. Ground spikes welded on to legs for casting in to ground. Flanges on legs for bolt down versions.

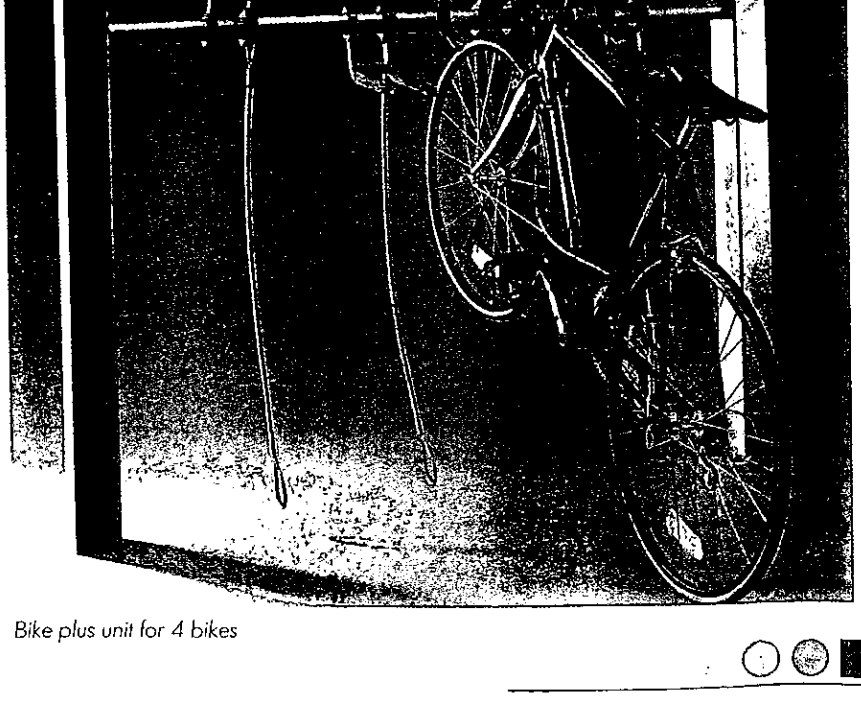
Model	Part no.	No. of bikes	Length (mm)	Holder centres	No. legs	Weight (kg)
PV4	Ragged 138200204 Flanged 138200217	for 4 bikes	1600 overall length	380mm centres	2 legs	50
PV6	Ragged 138200206 Flanged138200219	for 6 bikes	2360 overall length	380mm centres	2 legs	55
PV8	Ragged138200208 Flanged138200222	for 8 bikes	3120 overall length	380mm centres	2 legs	60
PV10	Ragged138200050 Flanged138200051	for 10 bikes	3880 overall length	380mm centres	3 legs	80

Specification

Horizontal bar 48mm diameter, 1100mm above ground. Legs of 80mm square section mild steel, 3.6mm thick. Flanges 180x150mm, 6mm thick. Wall fixing option is available. PARC-VELO holders of cast aluminium, powder coated blue as standard. Security cable is PVC sheathed, diameter 10mm high grade steel, coloured black. Steel components galvanised. Caps of black PVC. Allen key provided for security screws.

Installation

Legs for casting in require a concrete foundation of approx 400mm deep by 300mm square depending on ground conditions. Flanged legs require an existing suitable surface, preferably concrete. Suitable bolts will be needed – 4 qty 12mm bolts per flange.



Bike plus unit for 4 bikes

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES HFT 6760
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DC KL
APP
CS
28 MAR 2003
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FILE

JCGS/JAG/1695

27th March 2003

Kerrin Lithgow
Planning Department
Wokingham District Council
PO Box 153
Shute End
WOKINGHAM
RG40 1WL

Dear Ms Lithgow

LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE, LOWER EARLEY – F/2002/8157

Please find enclosed 1695/3D showing modifications to the layout of the proposed development.

Following your suggestions we have reduced the amount of parking on the site to 32 spaces, we have moved the car parking away from the Danehill boundary and inserted an intensively landscaped strip between the public footpath and the car parking.

With regard to the secure cycle facilities, we believe we can achieve secure cycle facilities for 7 cycles using a bicycle secure locking system, a copy of the manufacturer's details are included for your information.

Regarding the contributions, which are to be made under Section 106 towards the provision of public transport facilities, as I understand it the previous Agreement was for £12,000. You highlighted that the previous contribution should be increased by 50% to reflect the increase in floor area of the new development, to our calculations this represents a £6,000 increase and not the £12,000 increase you indicated in your e-mail. Our clients are willing to pay £18,000 for the public transportation contribution, if this is the case.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

If you have any queries regarding the above would you please contact us as soon as possible.

Yours sincerely



J. C. G. Spires.

Enc:

c.c. Mr D Parkinson Manhattan Securities Ltd

Kerrin Lithgow

From: Kerrin Lithgow
Sent: 20 March 2003 15:45
To: 'Jon Spires'
Subject: RE: Danehill, Cutbush Lane, Earley, Reading (Application No. F/2002/8157)

You're quite correct Mr Spires - I've received some consultation dated the 17th of March (Monday) from our Highways Officers. Apologies for not sending it on the minute I received it - I have been involved in a public inquiry all week.

The following is stated within the comments received:

'The amount of car parking proposed is the maximum allowable under recent guidance (1/30m2). The proposed development is in an area with good public transport links and is close to a range of facilities.

The amount of parking proposed will not encourage more sustainable forms of transport and small units do not allow particularly successful travel plan strategies (or shower and changing facilities). For these reasons it is considered that a financial contribution towards local sustainable transport initiatives is needed to encourage modal shift.

Secure cycle facilities for minimum of seven cycles should be provided (1/150m2). Sufficient space seems to have been indicated but some more detail is required of the developer (condition?).

The contribution previously agreed should be increased by 50% to reflect the increase in floor area'.

With regards to the comment of maximum provision of parking, I have very real concerns about the density of this proposed development, and lack of landscaping features to soften the appearance of the building (particularly if looking at the northern boundary where the parking spaces are located flush against the boundary). Could you please address the possibility of reducing the carparking numbers to allow for more landscaping.

Could you please advise if the cycle storage area will be able to accommodate seven bicycles as required above.

Please also advise if you will be prepared to pay the additional 50% in floorspace as outlined above (should equate to £12,427.50)

Kind regards,
Kerrin Lithgow

-----Original Message-----
From: Jon Spires [SMTP:jon@andrewskalik.co.uk]
Sent: 20 March 2003 14:41
To: kerrin.lithgow@wokingham.gov.uk
Subject: Re: Danehill, Cutbush Lane, Earley, Reading (Application No. F/2002/8157)

Dear Kerrin,

Re: Danehill, Cutbush Lane, Earley, Reading (Application No. F/2002/8157)

Our clients have notified us that there are planning and highways concerns regarding the validity of our proposed office development at Daneshill. I understand that these concerns may be holding up the decision as to whether to grant permission.

Could you please notify us in writing what your concerns regarding this application are, so we can take steps to rectify these issues and reach an acceptable solution.

Our clients are keen to reach a swift decision regarding this application. We would therefore be grateful to receive any information you have regarding this as soon as possible so we may make any modifications promptly.

Regards,

Jon Spires

Andrews Kalik Associates

0118 950 7700

Hartman House; Cutbush Lane
File Note 1: Comments

Rev.	Author	Date	Amendments
A	SMcM	17.03.03	Draft

Application Number: F/2002/8157
Kerrin Lithgow

1.0 Introduction

An application for a total of 990m² of small B1 units with 33 parking spaces is supported by a Design Statement from Andrews Kalic Associates (AKA).

Outline permission was granted for a 600m² development. A financial contribution towards sustainable transport initiatives was agreed for that development.

2.0 Comments

2.1 Car Parking

The amount of car parking proposed is the maximum allowable under recent guidance (1/30m²). The proposed development is in an area with good public transport links and is close to a range of facilities.

The amount of parking proposed will not encourage more sustainable forms of transport and small units do not allow particularly successful travel plan strategies (or shower and changing facilities). For these reasons it is considered that a financial contribution towards local sustainable transport initiatives is needed to encourage modal shift.

2.2 Cycle Parking

Secure cycle facilities for a minimum of seven cycles should be provided (1/150m²). Sufficient space seems to have been indicated but some more detail is required of the developer (condition?).

2.3 Financial Contribution

The contribution previously agreed should be increased by 50% to reflect the increase in floor area.

DELEGATED

FROM: Angela Odell

DATE: 13 March 2003

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8157

Proposal: New plans showing revised site plan and street elevation to include disabled persons ramp.

Site Address: Land adjacent to Hartman House, Danehill Industrial Estate.

Applicant:

Your observations are required in respect of this application by

PLANNING SERVICES | HST
PO | TLS
DC | ENF
APP KC
CS
14 MAR 2003
COPIES TO | FILE

These new plans did nothing to alleviate the concerns previously expressed about this proposal, and Councillors remained of the view that this application should be refused.

SIGNED: _____ DATE: 13 MAR 2003

Clerk to Earley Parish/Town Council.

R

Date: 07 March 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8157

Location: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Proposal: Proposed erection of 5 office (B1a) units.

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates.

Case Officer: Kerrin Lithgow

The new plans show the following: Revised site plan and street elevation to include disabled persons ramp. Drawing nos: 1695-3C & 1695-4B.

Comments are required by 17/03/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2002/8157 (Planaps) / (Ludhouse) Date Rec. 14-02-2003

Location: Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley Reading Parish Earley

Applicant: Manhattan securities Ltd c/o Andrews Kalik Associates

Description of attached plans ~~Incorporati~~ Revised site plan and street elevation to include disabled persons ramp.

Drawing No's: 1695-3c and 1695-4B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: Henry Knight - Access Officer

		Drawing No's	
1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER KL.

Consultations Sent by Admin. on 07.03.05

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SEC	66093
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JCGS/JAG/1695

12th February 2003

Planning Department
Wokingham District Council
PO Box 153
Shute End
WOKINGHAM
RG40 1WL

F.A.O. Kerrin Lithgow

Dear Madam

DANEHILL, CUTBUSH LANE, EARLEY – F/2002/8157

In response to the comments of your Disabilities Access Officer, regarding the above application, please find enclosed 6 copies of revised drawings 1695/3C and 4B showing minor modifications to the site plan and street elevation.

We have added an approach suitable for use by wheelchair disabled users from the highway, as an alternative that does not require them to pass through the carport when not approaching by vehicle.

All of the other comments contained in this assessment have been considered in the design or will be addressed during the construction stage if a favourable decision is reached.

If you have any queries regarding these revisions, please do not hesitate to contact us.

Yours faithfully

J. C. G. Spires.

Enc:

c.c. Manhattan Securities

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

Policy and Plans Consultation

Date: 14/02/03

Case Officer: Kerrin Lithgow (8157)

Location: Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading

Proposal: Proposed erection of 5 office (B1a) units

Applicant: Manhattan Securities c/o Andrews Kalik Associates

The site lies within an area designated as identified settlement. Policy WEM4 supports the principle of employment generating development within identified settlements provided they would not result in the loss of a site with permission for retail development or identified for such use in the plan. This is not the case with this site.

Policy WOS1 should be considered in terms of category C, in implementing measures that minimise the need for travel by private car. Parking standards under Policy WT6 state for employment development under 2500m2 1 space should be provided per 25m2. The proposed scheme proposes 1 space per 30m2 which is considered acceptable.

Other policies which should be considered in terms of design are policy WOS3 and WBE1 and WOS5 in terms of providing adequate landscaping on site.

It is therefore considered that the proposed development is not contrary to policy and therefore should be approved.

Farah Humayun
Policy and Plans
14th February 2003

☎ 0118 974 6379 (Direct Line)

10 February 2003

WOKINGHAM UNITARY
Aiming for Excellence

Andrew Kalik Associates
The Studio
101 London Road
Reading
RG1 5BY

Access Officer
Environmental Services Department
Building Control
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6379
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
Email: henry.knight@wokingham.gov.uk

Dear Sir/Madam,

Planning Application No: F/2002/8157

Address: Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley

The above planning application has been reviewed for the provision of access and facilities for disabled people. The following comments are brought to your attention in order to incorporate potential improvements in access for disabled people into the proposed designs at the most cost effective point in the design process.

Comments made below may be material to a planning application, a requirement under the building regulations, examples of best practice with reference to BS8300, or general improvements likely to reduce an organisations liabilities under the Disability Discrimination Act (1995).

Comments:

1. To ensure that an approach suitable for use by disabled visitors is provided from the highway to each individual unit. An alternative accessible approach should be provided that does not require visitors to travel via carpark entrance when not approaching by vehicle.
2. To ensure that suitable dropped kerbs are provided on both the route from the highway and from the designated carpark.
3. That any steps on an approach route are suitable designed for ambulant disabled visitors and those with visual impairments.
4. That any potential hazards on an approach route are suitably identified with colour contrasted banding.
5. That access into the building is level. Where an approach with a gradient steeper than 1:20 is required that a ramped approach is provided.
6. That any large areas of glazing are suitably identified with appropriate manifestations.

7. To consider the design and position of door furniture in terms of reach and grip.
8. To ensure that the force required to open doors is not excessive (25-30 Newtons recommended).
9. That the proposed accessible WC meets the minimum requirements of Part M of the building regulations. Due to proposed changes in Part M it is recommended that the standards of BS8300 are applied.
10. That the stepped approach to the first floor office space have a stepped approach suitably designed for ambulant disabled visitors.

The above comments are for information only and are provided in an attempt to encourage a more accessible design approach within the Wokingham District Area.

Should you wish to discuss any of the above issues please do not hesitate to contact me on (0118) 974 6379.

If you have any queries with regard to Planning requirements you can contact the planning officer on (0118) 974 6429.

If you have any queries with regard to the Building Regulations please contact the area building control surveyor on (0118) 974 6376.

Yours faithfully,

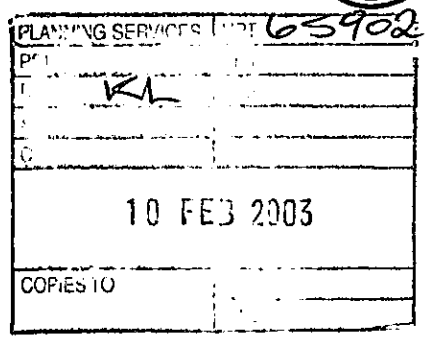
Henry Knight
Access Officer

CC: Kerrin Lithgow - WDC Planning Dept.

ENVIRONMENT AGENCY

Our Ref : SP/2003/006941-1/1
Your Ref : F/2002/8157

Date : 05 February 2003



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

5 OFFICE UNITS.
LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE, EARLEY

Thank you for your letter dated 10th January 2003, received on 14th January 2003. Please quote the following reference in any correspondence: SU76NW/25/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;

- Storage should be provided to protect from a 1 in 100 year storm.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Surface Water Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Environment Agency
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Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Saving In Commercial Properties

Reducing the amount of water used in industrial processes can often be simple and cheap and have a short payback period. As a rule of thumb, reductions of 20% in water and effluent bills are usually achievable at little or no extra cost. Information can be obtained from the Agency and from the Environmental Technology Best Practice Programme (free helpline tel: 0800 585794.)

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the Agent.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

If you have any further queries please do not hesitate to contact me on 01276 454330, quoting the reference cited at the beginning of this letter.

Yours faithfully



KATE RALLS
Planning Liaison Officer

CC: Andrews Kalik Associates

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

To all Local Authority Planning/Development Control Departments.

Please note that 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
Hertfordshire
WD3 9SQ

Kerrin Lithgow

From: Andy Glencross
Sent: 24 January 2003 14:07
To: Kerrin Lithgow
Subject: PA F/2002/8157 Land adjacent to Hartman Hse Danehill Cutbush Lane Earley

Hi Kerrin

Unless there are any mature trees to be removed, there appear to be no ecological grounds on which to object to this planning application.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Ian Jordan

From: John Mullaney
Sent: 22 January 2003 12:05
To: Development Control
Subject: FW: F/2002/8157 Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley

-----Original Message-----
From: John Mullaney
Sent: 22 January 2003 12:04
To: Kerrin Lithgow
Subject: F/2002/8157 Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley

I have no objections to the proposal.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

FROM: Kerrin Lithgow

DATE: 10 January 2003

PLANNING SERVICES	HPT
PCI	TLS
DC	
AP	
CS	
20 JAN 2003	
COPIES TO	
	FILE

EARLEY TOWN CONSULTATION SHEET

Application Number: F/2002/8157

Proposal: Proposed erection of 5 office (B1a) units..

Site Address: Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Applicant: Manhattan Securities Ltd C/O Andrews Kalik Associates.

Your observations are required in respect of this application **by 01/02/2003** .

Councillors were extremely disturbed to note that despite the Town Council's considerable opposition to the outline application on this site, which was granted for 600 metres square, considerable concern was expressed that this full application now under consideration had increased the size of the buildings concerned by more than 60%.

In considering this application, therefore, the Planning Officer is asked to take into consideration the concerns expressed by the Town Council in respect of the outline application, and these are detailed below:

Councillors were concerned about this proposal since it would mean the erosion of further open space and it was felt that the loss of this area of 'green lung' was regrettable, as was the loss of many of the trees on the site which currently offered an effective screen by concealing other industrial units on the Danehill Estate from nearby residential properties, as well as offering a limited but nevertheless valuable area for wildlife.

It is understood that in a recent 'quality of life' survey the Thames Valley area was rated very poorly because of the excessive house prices, the congested roads and the over-stretched infrastructure in general. Councillors, therefore, questioned the need for more industrial space, which would bring more people into this area, putting yet further strain on the already limited housing stocks, overcrowded roads and the infrastructure. Whilst it is accepted that this is not a strict planning ground on which an application such as this can be refused, it is felt to be extremely regrettable that this considerations cannot not be taken into account when considering whether planning permission should be granted.

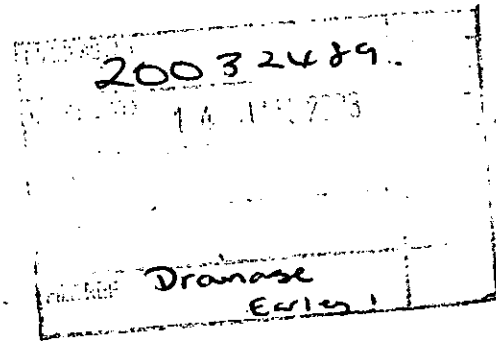
If the Planning Officer is mindful to approve this application, it is requested that, in considering the reserved matters associated with this proposal, very careful thought is given to the landscaping of this area as a whole, and in particular the replanting of as many trees as possible.

SIGNED: _____ DATE: 16 JAN 2003

Clerk To Earley Town Council Parish/Town Council.

R.

To:
Drainage
Fao Roger Johnson



RJ.

From: Kerrin Lithgow

Date: 10 January 2003

Application Number: F/2002/8157

Proposal: Proposed erection of 5 office (B1a) units..

Site Address:
Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Applicant:
Manhattan Securities Ltd C/O Andrews Kalik Associates.

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

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 11

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

03 JAN 2002 82157
09 DEC 2002

1. APPLICANT'S NAME: MANHATTAN SECURITIES LTD
ADDRESS: 61 CASTLE STREET, READING,
POST CODE: RG1 7SN PHONE: –

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ANDREWS KALIK ASSOCIATES
ADDRESS: THE STUDIO, 101 LONDON ROAD, READING,
POST CODE: RG1 5BY PHONE: 0118 9507700

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: LAND ADJACENT TO HARTMAN HOUSE, DANE HILL, CUTBUSH LANE, LOWER EARLEY

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
CONSTRUCTION OF 5 NEW OFFICE UNITS

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.18 HECTARES.

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

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1695 / 3B, 4A, 5, 6

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

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION	

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

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

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

SITING
DESIGN
EXTERNAL APPEARANCE
LANDSCAPING
MEANS OF ACCESS

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

VACANT

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.

BRICK + STONE DETAILS
INTERLOCKING CONCRETE TILES

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.

TIMBER CLOSE BOARDED FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SUFACE WATER DRAIN

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

NO EXISTING
PROPOSED BELL MOUTH ACCESS OFF DANE HILL

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

YES, GROUND FLOOR ONLY

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.

£ 3080

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 MANHATTAN SECURITIES DATE 06/12/2002

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)			990 m²	
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			990m²	

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	34	—

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.

B1 OFFICE USE

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

SPECULATIVE OFFICES

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.

N/A

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JDF/1695

6 December 2002

DESIGN STATEMENT

DANEHILL CUTBUSH LANE LOWER EARLEY
SMALL OFFICE USE

SITE APPRAISAL

The site is an open piece of ground edged by dense undergrowth and bushes to the north, the access road to the offices on the east called Cutbush Court, opposite a wooded piece of land adjacent to Cutbush Close, and to the south the existing office buildings.

The site is relatively flat, it has some mounds which are the spoil remaining from the development of the adjacent office schemes. There is no predominant character that prevails in the district. To the north is a series of residential cul-de-sacs that form the southern edge of Lower Earley, to the south are a group of office buildings which sit adjacent to Lower Earley Way and the M4.

DESIGN PHILOSOPHY

The aim of the design is to produce small individual office units for owner occupation. They will vary in size from approximately 190m² to 125m² each (gross internal). The buildings have been laid out in a "lazy L" plan giving a sense of enclosure with a strong vegetation boundary to the north. The buildings overlook their car park to improve the feeling of security.

We have aimed to produce traditional elevations with dual pitch roofs finished in plain tiles, the external walls will be clad in a red facing brick with red/blue multi brick plinths and features. The principal windows will be dressed in stone framework and cills. The windows will be a colour-coated, double glazed, aluminium with feature entrance areas facing the car parking area. A secure cycle store is incorporated as a single storey link between the two buildings, with adjacent communal bin store.

- Outline permission was Granted for an office building on the site of 600m². (0/2001/4949). The current proposal is a Detailed Application for 990m² of B1a, with 33 car spaces, this gives a ratio of 1 space for every 30m² gross floor area.

- As originally agreed with the Outline Permission, my Client is prepared to offer a financial contribution towards the sustainable transport initiatives in this area of Lower Earley. This combined with the facilities for secure cycle storage on the site should encourage the occupants to diversify their use of transport to and from the site.

- I am aware that the recent Application had objections from residences on the other side of Cutbush Lane, this is one of the reasons we have turned the buildings away from the northern boundary where they overlook their own space and the adjacent landscaped land on the other side of the access road and Hartman Close.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8157

Proposal:
Proposed erection of 5 office (B1a) units.

Location:
Land Adjacent To Hartman House, Danehill Cutbush Lane Earley Reading

This application is being advertised in the Reading Chronicle newspaper on the 24/01/2003 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **14/02/2003**. 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 observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 24/01/2003

Displayed on lamp-post in grassed area to side
A Rivic
24.1.03

Application Number: F/2002/8157

Case Officer : KL.

Valid Date : 03-01-03

Map No : 66

Site Area : 0·18

Received Date: 09/12/2002

Level : Committee Item - No Date Set

Description : Proposed erection of 5 office (B1a) units.

Location : Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

Parish : EA **Ward :** Redhatch · 10·1·03

Applicant : Manhattan Securities Ltd C/O Andrews Kalik Associates.

Fee Required: £3080 **Fee Received: £3080** (6)

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	First floor plans not supplied	! phoned 23/12	3/1
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 Major dev.

INTERNAL CONSULTATIONS 10-1-03 JJ

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 ✓

Dinton Pastures ✓

Drainage ✓

Access Officer ✓

NEIGHBOURS

.....

S/N + See map

.....

No new pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Car Park

Railtrack

Police Arch Officer ✓

Royal Berks Fire & Rescue ✓

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

OTHERS

.....

.....

.....

.....

.....

.....

Applicationo	Name & Address
O/2001/4949	Lyn Haines – General Manager Workstation Source Ltd Units 1 & 2 Danehill Cutbush Park Industrial Estate LOWER EARLEY RG6 8QB
O/2001/4949	N.S. Garrard 1 Pavenham Close LOWER EARLEY RG6 4DX
O/2001/4949	D. Cleeton 6 Pavenham Close LOWER EARLEY RG6 4DX
O/2001/4949	Beryl Shaw 8 Pavenham Close LOWER EARLEY RG6 4DX
O/2001/4949	Andrew Collins 20 Pavenham Close LOWER EARLEY RG6 4DX
O/2001/4949	Stephen Crotty Lorraine Jinks 20 Cutbush Lane LOWER EARLEY RG6 4XA
O/2001/4949	J. Waters X-Tech (Open Systems) Ltd X-Tech House Cutbush Court Danehill LOWER EARLEY RG6 4UW
Committee letters sent 24/01/02	
Committee letters sent 14/02/02	
Application Approved	Letters sent 16.07.02

Organisation_Name	Building_Name	address1	Postcode
WORKSTATION SOURCE LTD		2DANEHILLREADING	RG6 4UT
X-TECH (OPEN CENTRE) LTD	X-TECH HOUSE	X-TECH HOUSECUTBUSH COURTREADING	RG6 4UW
		1DANEHILLREADING	RG6 4UT
SYNAXIA NETWORKS LTD	UNIT 3	UNIT 3CUTBUSH COURTREADING	RG6 4UW
SOLSIS LTD		3DANEHILLREADING	RG6 4UT
		2CUTBUSH COURTREADING	RG6 4UW
	UNIT 4	UNIT 4CUTBUSH COURTREADING	RG6 4UW
		7DANEHILLREADING	RG6 4UT
PRO BEL LTD			RG6 4PB
		1FARNSFIELD CLOSEREADING	RG6 4DR
		2FARNSFIELD CLOSEREADING	RG6 4DR
		3FARNSFIELD CLOSEREADING	RG6 4DR
		4FARNSFIELD CLOSEREADING	RG6 4DR
		5FARNSFIELD CLOSEREADING	RG6 4DR
		6FARNSFIELD CLOSEREADING	RG6 4DR
		7FARNSFIELD CLOSEREADING	RG6 4DR
		8FARNSFIELD CLOSEREADING	RG6 4DR
		9FARNSFIELD CLOSEREADING	RG6 4DR
		1BRADMORE WAYREADING	RG6 4DS
		10BRADMORE WAYREADING	RG6 4DS
		12BRADMORE WAYREADING	RG6 4DS
		14BRADMORE WAYREADING	RG6 4DS
		2BRADMORE WAYREADING	RG6 4DS
		3BRADMORE WAYREADING	RG6 4DS
		4BRADMORE WAYREADING	RG6 4DS
		6BRADMORE WAYREADING	RG6 4DS
		8BRADMORE WAYREADING	RG6 4DS
		10ODELL CLOSEREADING	RG6 4DU
		11ODELL CLOSEREADING	RG6 4DU
		12ODELL CLOSEREADING	RG6 4DU
		14ODELL CLOSEREADING	RG6 4DU
		15ODELL CLOSEREADING	RG6 4DU
		16ODELL CLOSEREADING	RG6 4DU
		17ODELL CLOSEREADING	RG6 4DU
		18ODELL CLOSEREADING	RG6 4DU
		19ODELL CLOSEREADING	RG6 4DU
		20ODELL CLOSEREADING	RG6 4DU
		21ODELL CLOSEREADING	RG6 4DU
		7ODELL CLOSEREADING	RG6 4DU
		8ODELL CLOSEREADING	RG6 4DU
		9ODELL CLOSEREADING	RG6 4DU
		1PAVENHAM CLOSEREADING	RG6 4DX
		10PAVENHAM CLOSEREADING	RG6 4DX
		11PAVENHAM CLOSEREADING	RG6 4DX
		12PAVENHAM CLOSEREADING	RG6 4DX
		14PAVENHAM CLOSEREADING	RG6 4DX
		15PAVENHAM CLOSEREADING	RG6 4DX
		16PAVENHAM CLOSEREADING	RG6 4DX
		17PAVENHAM CLOSEREADING	RG6 4DX
		18PAVENHAM CLOSEREADING	RG6 4DX
		19PAVENHAM CLOSEREADING	RG6 4DX
		2PAVENHAM CLOSEREADING	RG6 4DX
		20PAVENHAM CLOSEREADING	RG6 4DX
		21PAVENHAM CLOSEREADING	RG6 4DX
		22PAVENHAM CLOSEREADING	RG6 4DX
		24PAVENHAM CLOSEREADING	RG6 4DX
		26PAVENHAM CLOSEREADING	RG6 4DX
		28PAVENHAM CLOSEREADING	RG6 4DX
		3PAVENHAM CLOSEREADING	RG6 4DX
		30PAVENHAM CLOSEREADING	RG6 4DX
		32PAVENHAM CLOSEREADING	RG6 4DX

Organisation_Name	Building_Name	address1	Postcode
		34PAVENHAM CLOSEREADING	RG6 4DX
		36PAVENHAM CLOSEREADING	RG6 4DX
		4PAVENHAM CLOSEREADING	RG6 4DX
		5PAVENHAM CLOSEREADING	RG6 4DX
		6PAVENHAM CLOSEREADING	RG6 4DX
		7PAVENHAM CLOSEREADING	RG6 4DX
		8PAVENHAM CLOSEREADING	RG6 4DX
		9PAVENHAM CLOSEREADING	RG6 4DX
		40CHATTON CLOSEREADING	RG6 4DY
		1COLMWORTH CLOSEREADING	RG6 4DZ
		11COLMWORTH CLOSEREADING	RG6 4DZ
		15COLMWORTH CLOSEREADING	RG6 4DZ
		17COLMWORTH CLOSEREADING	RG6 4DZ
		19COLMWORTH CLOSEREADING	RG6 4DZ
		21COLMWORTH CLOSEREADING	RG6 4DZ
		23COLMWORTH CLOSEREADING	RG6 4DZ
		25COLMWORTH CLOSEREADING	RG6 4DZ
		27COLMWORTH CLOSEREADING	RG6 4DZ
		29COLMWORTH CLOSEREADING	RG6 4DZ
		3COLMWORTH CLOSEREADING	RG6 4DZ
		31COLMWORTH CLOSEREADING	RG6 4DZ
		33COLMWORTH CLOSEREADING	RG6 4DZ
		35COLMWORTH CLOSEREADING	RG6 4DZ
		37COLMWORTH CLOSEREADING	RG6 4DZ
		39COLMWORTH CLOSEREADING	RG6 4DZ
		41COLMWORTH CLOSEREADING	RG6 4DZ
		43COLMWORTH CLOSEREADING	RG6 4DZ
		45COLMWORTH CLOSEREADING	RG6 4DZ
		47COLMWORTH CLOSEREADING	RG6 4DZ
		49COLMWORTH CLOSEREADING	RG6 4DZ
		5COLMWORTH CLOSEREADING	RG6 4DZ
		7COLMWORTH CLOSEREADING	RG6 4DZ
		9COLMWORTH CLOSEREADING	RG6 4DZ
		10CUTBUSH CLOSEREADING	RG6 4XA
		12CUTBUSH CLOSEREADING	RG6 4XA
		14CUTBUSH CLOSEREADING	RG6 4XA
		16CUTBUSH CLOSEREADING	RG6 4XA
		18CUTBUSH CLOSEREADING	RG6 4XA
		2CUTBUSH CLOSEREADING	RG6 4XA
		20CUTBUSH CLOSEREADING	RG6 4XA
		22CUTBUSH CLOSEREADING	RG6 4XA
		24CUTBUSH CLOSEREADING	RG6 4XA
		26CUTBUSH CLOSEREADING	RG6 4XA
		28CUTBUSH CLOSEREADING	RG6 4XA
		30CUTBUSH CLOSEREADING	RG6 4XA
		4CUTBUSH CLOSEREADING	RG6 4XA
		6CUTBUSH CLOSEREADING	RG6 4XA
		8CUTBUSH CLOSEREADING	RG6 4XA
		51COLMWORTH CLOSEREADING	RG6 4DZ
		53COLMWORTH CLOSEREADING	RG6 4DZ
		55COLMWORTH CLOSEREADING	RG6 4DZ
		57COLMWORTH CLOSEREADING	RG6 4DZ
		59COLMWORTH CLOSEREADING	RG6 4DZ
		61COLMWORTH CLOSEREADING	RG6 4DZ
		63COLMWORTH CLOSEREADING	RG6 4DZ
		65COLMWORTH CLOSEREADING	RG6 4DZ
BAL TEC UK LTD			RG6 4UT
AUTO TRADERS			RG6 4UT
ABLE INSTRUMENTS & CONTROLS LT			RG6 4UT
BERENDSEN FLUID POWER LTD	UNIT 1	UNIT 1CUTBUSH COURTREADING	RG6 4UW
HURST PUBLISHING LTD	AUTO TRADER HOUSE	AUTO TRADER HOUSEDANEHILLREADING	RG6 4UT

Organisation_Name	Building_Name	address1	Postcode
THAMES VALLEY AUTO TRADER	AUTO TRADER HOUSE	AUTO TRADER HOUSEDANEHILLREADING	RG6 4UT
GIBBONS LTD	UNIT 5	UNIT 5CUTBUSH COURTREADING	RG6 4UW
LIGHTWORKS			RG6 4UT
THE ORION GROUP	ORION HOUSE	ORION HOUSEDANEHILLREADING	RG6 4UT
Land At Unit 8	Unit 8		
RESOURCE & ENVIRONMENTAL CON:	UNIT 7	UNIT 7CUTBUSH COURTREADING	RG6 4UW
	UNIT 5	UNIT 5CUTBUSH COURTREADING	RG6 4UW
KNOWLEDGE POINT		5DANEHILLREADING	RG6 4UT

Received by Wokingham District Council

Application No: F/2002/8157

PROPOSAL:
Proposed erection of 5 office (B1a) units.

LOCATION:
Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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 F/2002/8157 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/02/2003. 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.

Trevor Watson
Development Control Manager
10 January 2003

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

03.JAN.2002 8157

AMA/JDF/1695
6 December 2002

The Planning Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM
RG40 1WR
fao Ms N Lake

09 DEC 2002
8157

Dear Madam

DANEHILL CUTBUSH LANE LOWER EARLEY

My Clients, Manhattan Securities, have recently purchased this site and have instructed us to prepare a Detailed Planning Application for 5 individual, self contained, office suites for owner occupation.

We are aware the site has an Outline Permission for 600m² office building, but we consider that a more robust scheme can be achieved on the site and make better use of the land available.

I therefore enclose the following to make a detailed Planning Application

6 copies of Application forms duly completed
6 copies of drawing nos 1695/3B, 4A, 5 and 6
Certificate A
A cheque for £3,080
and a Design Statement.

Once you have had time to study this Application, I would welcome the opportunity to discuss any points you would like clarifying. As I have stated in my Design Statement, our Client is prepared to contribute towards local sustainable highway initiatives, and would welcome the opportunity to discuss these matters further with you.

Yours faithfully

A M Andrews

cc Manhattan Securities

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

03. JAN. 2003 8157

AMA/JDF/1695

6 December 2002

DESIGN STATEMENT

DANEHILL CUTBUSH LANE LOWER EARLEY
SMALL OFFICE USE

SITE APPRAISAL

The site is an open piece of ground edged by dense undergrowth and bushes to the north, the access road to the offices on the east called Cutbush Court, opposite a wooded piece of land adjacent to Cutbush Close, and to the south the existing office buildings.

The site is relatively flat, it has some mounds which are the spoil remaining from the development of the adjacent office schemes. There is no predominant character that prevails in the district. To the north is a series of residential cul-de-sacs that form the southern edge of Lower Earley, to the south are a group of office buildings which sit adjacent to Lower Earley Way and the M4.

DESIGN PHILOSOPHY

The aim of the design is to produce small individual office units for owner occupation. They will vary in size from approximately 190m² to 125m² each (gross internal). The buildings have been laid out in a "lazy L" plan giving a sense of enclosure with a strong vegetation boundary to the north. The buildings overlook their car park to improve the feeling of security.

We have aimed to produce traditional elevations with dual pitch roofs finished in plain tiles, the external walls will be clad in a red facing brick with red/blue multi brick plinths and features. The principal windows will be dressed in stone framework and cills. The windows will be a colour-coated, double glazed, aluminium with feature entrance areas facing the car parking area. A secure cycle store is incorporated as a single storey link between the two buildings, with adjacent communal bin store.

- Outline permission was Granted for an office building on the site of 600m². (0/2001/4949). The current proposal is a Detailed Application for 990m² of B1a, with 33 car spaces, this gives a ratio of 1 space for every 30m² gross floor area.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

- As originally agreed with the Outline Permission, my Client is prepared to offer a financial contribution towards the sustainable transport initiatives in this area of Lower Earley. This combined with the facilities for secure cycle storage on the site should encourage the occupants to diversify their use of transport to and from the site.

- I am aware that the recent Application had objections from residences on the other side of Cutbush Lane, this is one of the reasons we have turned the buildings away from the northern boundary where they overlook their own space and the adjacent landscaped land on the other side of the access road and Hartman Close.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

03.JAN.2003 8157

JGCS/JAG/1695

2nd January 2003

03 JAN 2003

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

F.A.O. Mrs C Hurst

Dear Madam

DANEHILL, CUTBUSH LANE, LOWER EARLEY – Ref: 8157

Please find enclosed 6 copies of drawing no. 1695/7 showing the proposed first floor layouts for the above application, as requested.

If you have any queries regarding these drawings please do not hesitate to contact us.

Yours faithfully

J. C. G. Spires.

Enc:

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

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

03. JAN. 2003 81157

09 DEC 2002

1. APPLICANT'S NAME: MANHATTAN SECURITIES LTD
ADDRESS: 61 CASTLE STREET, READING,
POST CODE: RG1 7SN PHONE: –

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: ANDREWS KALIK ASSOCIATES
ADDRESS: THE STUDIO, 101 LONDON ROAD, READING,
POST CODE: RG1 5BY PHONE: 0118 950 7700

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: LAND ADJACENT TO HARTMAN HOUSE, DANE HILL, CUTBUSH LANE, LOWER EARLEY

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
CONSTRUCTION OF 5 NEW OFFICE UNITS

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.18 HECTARES.

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

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: 1695 / 3B, 4A, 5, 6

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

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

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

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

VACANT

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.

BRICK + STONE DETAILS
INTERLOCKING CONCRETE TILES

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.

TIMBER CLOSE BOARDED FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO SUFACE WATER DRAIN

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

NO EXISTING
PROPOSED BELL MOUTH ACCESS OFF DANE HILL

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

YES, GROUND FLOOR ONLY

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.

£ 3080

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 MANHATTAN SECURITIES DATE 06/12/2002

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)			990 m²	
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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			990m²	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES —

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	—	—
Proposed	34	—

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.

B1 OFFICE USE

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

SPECULATIVE OFFICES

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.

N/A

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

03 JAN 2002 81.57 09 DEC 2002

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

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

Signed . . . . . .

On behalf of . . . . MANHATTAN SECURITIES Ltd . . . .

Date . . . . . 6th Dec 2004 . . . . . .

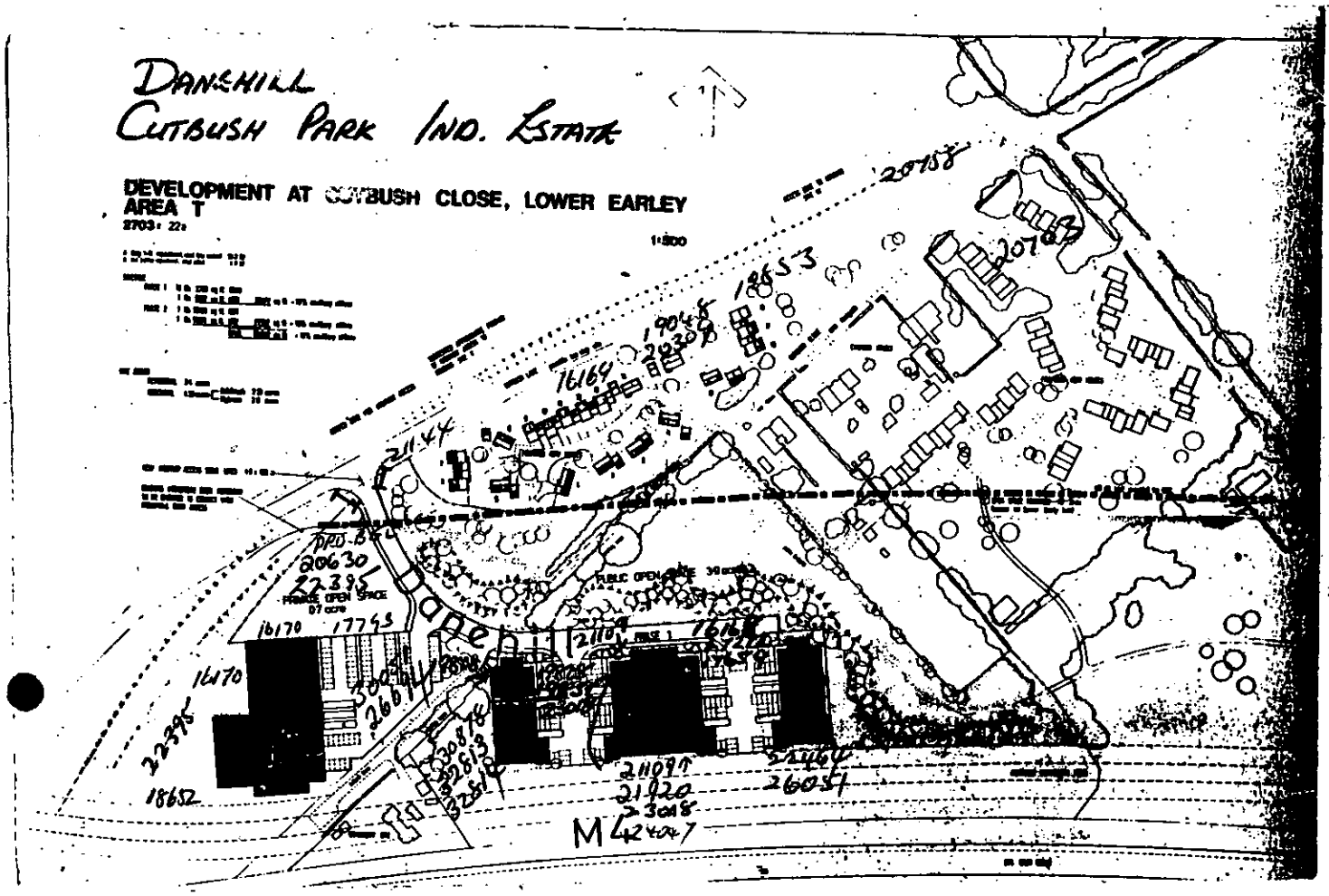
TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

DANEHILL
CUTBUSH PARK IND. ESTATE



ADDRESS LAND BETWEEN UPPERWOOD FARM COTTAGES & CHILBROME PARISH EARLEY THE CHAS
CUTBUSH PARK IND. ESTATE
PLOT No. CUTBUSH CLOSE AREA 'T' ORD. SHEET No. SU.7469 (6
BUILDER 01945 07235 95 LOWER EARLEY

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/188/59 •	REPS. OF F. H. WILSON ~~C. VALLER LTD~~	RES. DEV. OUTLINE	15.10.59	N/A REF
16169	MR P. COLEBROOK	O/APP 19 HOUSES & GARAGES (BETWEEN C. CLOSE & C. LANE	22.3.82	C/A
16168 *	HIGHNAM PARK PROPERTIES	O/APP. 2 IND. UNITS S. OF ABOVE (UNITS 2&3)		
16170	MR P COLEBROOK	O/APP. 1 IND. UNIT W. OF 16168 (UNIT 1)		
17271 *	LESSER LAND DEV. LTD.	11 CLASS III IND. UNITS WITH PARKING AREAS.	8.4.82	N/A C/A
16496	HICKS	3 DWELLINGS	14.1.82	REF
17271 *	LESSER LAND DEV LTD.	MATERIALS & LANDSCAPING DETAILS.	3.6.82	N/A C/A
17659 *	"	IND. UNITS W/HOUSING, PARKING, PUBLIC OPEN SPACE	1.7.82	N/A C/A
EP 18875	CARRILON CONSTR. LTD.	11 IND. UNITS	6.7.82	APP. N/A
17995	CAVERSHAM BRIDGE CONSTR.	2 SIGN BOARDS	23.9.82	N/A REF
17993 *	LESSER LAND DEVS. LTD.	TEMP. CONTRACTORS SITE COMPOUND	26.8.82	N/A C/A

DATE OF COMPLETION
MINISTRY DECISION
SPECIAL ORDERS
DRAINAGE
091074

(2) AREA 1

ADDRESS CUTBUSH CLOSE PARISH EARLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
18652 - * DC	LESSER LAND LTD.	O/L. RETAIL UNIT, OFFICES, PARKING, OPEN SPACE	13.1.83	N/A R
18712	CAVERSHAM TIMBER CO.	SITE SIGNBOARD	13.1.83	N/A
19048 *	LESSER LAND LTD. O/L	28 HOUSES, GARAGES & ROAD IMPROVEMENTS TO CUTBUSH CLOSE	6.5.83	N/A C/A
* BR20864	VARIETY FLOORS (SCUTTHORN) LTD.	OFFICES - UNIT 2	29.6.83	APP N/A
19808 *	UNI-RENT LTD. UNIT 1	IND/WAREHOUSE TO HIRE CENTRE STORAGE & TOOL EQUIP. MAINTENANCE & SMALL PLANT	25.8.83	C/A
* 19853 *	LESSER LAND CO. O/L	20 HOUSES & GARAGES & IMPR. TO CUTBUSH CLOSE.	28.7.83	N/A C/A
~~19854~~	~~UNITS~~ UNIT	~~EXTNS. and fabric~~	~~25.8.83~~	~~N/A C/A~~
BR21569	CAVERSHAM TIMBER CONSTRUCTION	UNITS 3, 6, 8 NEW TOILETS & ADD WINDOWS	17.10.83	APP N/A
20307 * BR21812	PELHAM HOMES LTD.	5 DET. HOUSES & GARAGES	20.10.83 12.12.83	N/A C/A APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) AREA 1

ADDRESS CUTBUSH CLOSE PARISH EARLEY

PLOT No. ORD. SHEET No. SU 7469 (66)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
20630	LESSER LAND DEV. LTD	O/L. DIY RETAIL UNIT, OFFICES, PARKING, OPEN SPACE	5.1.84	N/A R
20755	PELHAM HOMES	2 DWELL. HOUSES	9.2.84	N/A R
BR22373	LESSER LAND DEV UNIT 4	FITTING OUT	27.3.84	APP N/A
21109 *	"	O/L PART SIGNBOARD	5.6.84	N/A C/A
21144	PELHAM HOMES		5.6.84	N/A C/A
21846	LESSER ENG. LTD "	3 NON-ILL. SIGNS	26.7.84	N/A C/A
21920	Lesser Land Devt. Ltd. Unit 5	Indus. to offices	26.7.84	N/A C/A
21974	"	1 non-ill. sign	26.7.84	N/A REF
22395 PROBUL HOUSE	PROBUL LTD. UNIT 1 & 2	IND. BLDG. FOR TESTING, ASSEMBLY ELECTRONIC EQUIPMENT, 56 CAR PARKING SPACES	18.12.84	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(4) CUTBUSH PARK IND. ESTATE

ADDRESS CUTBUSH CLOSE PARISH HARLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
* 22444	COMP. DELIVERY SYSTEMS LTD.	NEW DISTR. WAREHOUSE, OFFICE, CAR PARKING	15.11.84	N/A CIA
BRA23806	PAV-REL LTD. UNIT 1A,B	IND. DEV.	12.12.84	APP N/A
23018	LESSER LAND DEV. UNIT 5	PART IND TO OFFICE; MEZZ. FLOOR AS OFFICES	7.3.85	N/A CIA
24047	INTERMIC LTD. 8	2 FASCIA SIGNS	25.9.85	CIA
BR25355	LESSER LAND UNIT 5	PARTS. o MEZZ. FLOOR	18.9.85	APP N/A
*26051	LOCKTON DEVS. ALPHA I & II	2 ILLUMINATED UNITS & OTHERS	16.8.86	APP CIA
BRA 1174	"	"		APP
26694 *2nd.	PROBELL DEVS.	2/ST. RES. & DEV. CENTRE & OFFICES	17.12.86	CIA
27048	LOCKTON DEVS. UNIT 2			PD
27284	LOCKTON DEVS.	3 LETTING BOARDS	15.4.87	RE
BRA 2054	DATE OF COMPLETION 4	HI-TECH BLDG.	16.5.87	APP

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 28854	CAMPBELL GOLDEN	SIGN BOARDS	2.10.87	CIA

(5) CUTBUSH PARK IND. ESTATE

ADDRESS CUTBUSH CLOSE PARISH HARLEY

PLOT No. ORD. SHEET No.

BUILDER ** CUTBUSH COURT

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28998	LOCKTON DEVS. UNIT 2	NON-ILL. SIGNS	18.12.87	CIA
29639	W/DR.			
30051 *	CANCELLED HURST PUBLISHING	MIXED USE TO B1	13.4.88	CIA
30196	AARTEC LTD UNIT 16 ALPHA I	RELAX. CONDS. 4/5 ON 26051	10.6.88	CIA
30878 **	OXFORD	6 x B1 UNITS/FACILITIES/PARKING	3.8.88	CIA
31255 *	HURST PUBLISHING	2 ILL. SIGNS / 1 FLAG	9.9.88	CIA
31418				
BRA5409	ARLE INSTR. & CONTROLS LTD ALPHA II	MEZZ. STORE	18.8.88	REF
BRA5552	HURST PUBLISHING	INT. PARTITIONS	19.8.88	APP
BRA5955	TRUE-CUT 8	MEZZ. FLOOR	4.10.88	APP
BRA6441	" 8	"	14.12.88	APP
32814 **	32814 R. COX	4 x 3/5s. BUSINESS UNITS / CAR PARK	12.4.89	CIA

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

BRA6617	AARMCO DISTR. LTD.	5	REAR STORAGE PLATFORM/STAIRS	7.2.89 APP

1764

1764

(6) CUTBUSH PARK IND. ESTATE

ADDRESS CUTBUSH CLOSE PARISH LOWER EARLEY

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 6099	ABLE INSTRUMENTS & CONTROL	PARTITION (OFFICES & STORAGE)	16.2.89	APP
BRA 7486	" ALPHA II	MEZZ. FLOOR	2.6.89	APP
BRA 7480**	HIGHCROSS COMM. DEV LTD.	4x3/ST. BUSINESS UNITS	~~31.7.89~~ 4.9.89	~~Ref.~~ APP
34329 P	PRO-BEL	2/ST. OFFICES / PARKING	22.11.89	Ref
34476 *	HURST PUB. CO. (AUTO TRADER)	W/DR.		
BRA7959	ABLE INSTRUMENTS LTD	OFFICES ON G. MEZZ. FLOOR	9.11.89	Ref.
34823 *	AUTO TRADER	BICYCLE SHELTER & CARPARKING	8.1.90	C/A
BRA8202	" " ALPHA II	MEZZ. FLOOR	14.11.89	APP
BRA 7959	" "	OFFICES ON "	13.11.89	APP
BRA8372	TRUE CUT LTD UNIT 8	MEZZ. FLOOR	3.1.90	APP
BRA 7931	ADEMCO AUSTR.	OFFICE PARTITIONS	9.1.90	Ref.
BRA 8465	AUTO TRADER HOUSE/HURST PUBL.	DET. STORAGE BLDG	12.2.90	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS BRA8777 D.L. ALLEN UNIT 6 MEZZ. FLOOR/OFFICE 4.5.90 Ref.

DRAINAGE 33470 P PROBEL 3 ILL. SIGNS 20.4.90 C/A

(7) ADDRESS CUTBUSH IND. PARK PARISH EARLEY

PLOT No. CUTBUSH CLOSE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 9099	PRO-BEL LTD. UNIT 6	MEZZ. FLOOR	26.6.90	APP
BRA9427	BALTEC LTD. ALPHA I	7 WINDOWS	23.8.90	APP
376214**	PROBEL CUTBUSH IND. PARK UNITS 3 & 4	HI WATER CHILLER UNIT	10.6.91	C/A
FP/92/0230	TRUE-CUT LTD. " 8	MEZZ. FLOOR	11.5.92	Ref.
39593	PRO-BEL UNIT 6	WINDOWS	31.7.92	C/A
FP/92/0336	ABLE INSTRUMENTS & CONTROLS ALPHA II	PARTY WALL, MEZZ. FLOOR, STORAGE		APP
FP/92/0534	PRO BEL LTD 6	WINDOWS	29.6.92	APP
39787	TRUE-CUT 8	" 1ST FLOOR	26.11.92	C/A
FP/92/1074A	PRO-BEL LTD	DOUBLE HIT DOORS	~~6.1.93~~ 22.1.93	~~Ref~~ APP
FP/92/1084A	ABLE INSTRUMENTS	INT. ALTS.	~~5.2.93~~ 9.3.93	~~Ref.~~ APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS SEC. 53 DET. PROBEL EXT. TO EX. B1 USE - 30.1.90

DRAINAGE

091074

1933 (8)

ADDRESS Cutbush Park Ind. Estate Cutbush Close PARISH Lower Earley

PLOT No. ORD. SHEET No. SU 7469 66

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP94/2815	DHL INT. UK. 1	PARTITIONING / MEZZ. FLOOR	28.9.94	Ref
FP97/6420	FRANCHISE 226 1	CUTBUSH COURT UNDERPINNING	20.5.97	APP
FP97/6942	Able Instruments & Controls	Inst. mezz. floor	3.11.97	APP
FP99/8719	Solsis Ltd.	Int Alts. & fit out	11.5.99	APP
99/70548/F	Workstation Source 2	AIR COND. UNITS TO REAR.	3.11.99	AP
F/1999/0194	Knowledge Point Ltd 5	4x CONDENSER UNITS	2.2.00	AP
A/2000/2285	Able instruments 2A	Erect illum logo Sign	20.10.00	REF
A/2000/2297	Able instruments 8	Erect illum Logo Sign	20.10.00	REF
F/2000/2539	Workstation Source Ltd 1	5 wall mounted air con. condensers	21.11.00	AP
A/2001/3377	Able Instruments	Erect non ill letters & logo	10.4.01	AP
A/2001/3376	Able Instruments & Controls Ltd	Erect non-ill letters & logo on bldg.	9.5.01	C/A

MINISTRY DECISION CLU(E) 134 16/6/99 PD Enq - Hampshire Mezz Floors Unit 5 - 10/11/99

SPECIAL ORDERS PD Enq - Exterior Signs at unit 3 - Mr. Stead - 9/10/99
" Unit 5 - Air con. unit - 3/12/99

1933 9 Danenill

ADDRESS Cutbush Park Ind Estate PARISH Earley

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
0/2001/4949	Adj to (Hartman) House	Chyron U.K Ltd	o/c - Bldg for B1A office use (600 sq. m. floorspace)	15.7.02		C/A
F/2001/4181	(Hartman) House	"	C. of U. from Class B1(c) Light Ind.	15.7.02		C/A
F/2002/8157	(Adj to Hartman House)	Manhattan Securities	Erect 5 office (B1a) units			

MINISTRY DECISION:

SPECIAL ORDERS:

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/8157**
CASE OFFICER: **Kerrin Lithgow**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

1103

CONFIDENTIAL

APPLICATION NUMBER F/2002/815 T.

	PRE-APP
	POST-APP
✓	SAIF
	OTHER

CONFIDENTIAL.

SAI PANEL BRIEFING NOTE.

Application No: F/2002/8157

Address: Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading

Proposal: Proposed erection of 5 office (B1a) units.

Planning Officer: Kerrin Lithgow

The site is located within the identified settlement of Earley.

The proposed development seeks permission for the erection of 990m^2 of B1 office space, within 5 units of 125-190m^2 each. The application also includes parking for 33 vehicles.

The site has existing outline planing permission for the development of 600m^2 of office floorspace, with 24 parking spaces (O/2001/4949 – approved by committee 15/07/2002). The application secured the following, based on 40 staff:

- £2,915 towards off-site leisure provision
- £800 towards libraries
- £8,285 towards local sustainable transport initiatives

Main Issues

- Requirement for off-site leisure contributions
- Requirement for libraries
- Contributions towards local sustainable transport initiatives

28th February 2003

CONFIDENTIAL.

SAI PANEL BRIEFING NOTE.

Application No: F/2002/8157

Address: Land Adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading

Proposal: Proposed erection of 5 office (B1a) units.

Planning Officer: Kerrin Lithgow

The site is located within the identified settlement of Earley.

The proposed development seeks permission for the erection of 990m^2 of B1 office space, within 5 units of 125-190m^2 each. The application also includes parking for 33 vehicles.

The site has existing outline planing permission for the development of 600m^2 of office floorspace, with 24 parking spaces (O/2001/4949 – approved by committee 15/07/2002). The application secured the following, based on 40 staff:

- £2,915 towards off-site leisure provision
- £800 towards libraries
- £8,285 towards local sustainable transport initiatives

Main Issues

- Requirement for off-site leisure contributions
- Requirement for libraries
- Contributions towards local sustainable transport initiatives

28th February 2003

- pro-rata on floorspace.

WORK SHEET FOR : Kerrin Lithgow

Application Number : F/2002/8157

Applicant : Manhattan Securities Ltd C/O Andrews Kalik Associates.

Location : Land Adjacent To Hartman House, Danehill, Cutbush Lane, Earley, Reading.
Proposal : Proposed erection of 5 office (B1a) units.

Site Notice Displayed ? :

YES	NO	DATE
✓		24.1.03

on tree facing access road ✓

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/01/2003

Earliest Date for Decision : 01/02/2003

Latest Consultation Date/Site Notice Expiry Date : 01/02/2003

This application will have expired on: 28/02/2003. 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 :

Planning Issues :

Application Number: F/2002/8157

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/8157
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To Hartman House, Danehill Cutbush Lane Earley Reading.

APPLICATION NUMBER: F/2002/8157

OFFICER: Kerrin Lithgow

DATE OF SITE VISIT: 05/03/2003

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS

Land currently acts as a 'buffer' between residential area to the north and surrounding office buildings.

3. DESCRIPTION OF SITE/BUILDING

Mounded, planted area.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Dwellings facing onto Cutbush Lane - need for sensitive treatment. Dwellings across Danehill - not such an issue (flank elevations) trees along boundary also.

5. SITE CONSTRAINTS

TREES Need for landscaping along Cutbush Lane boundary.

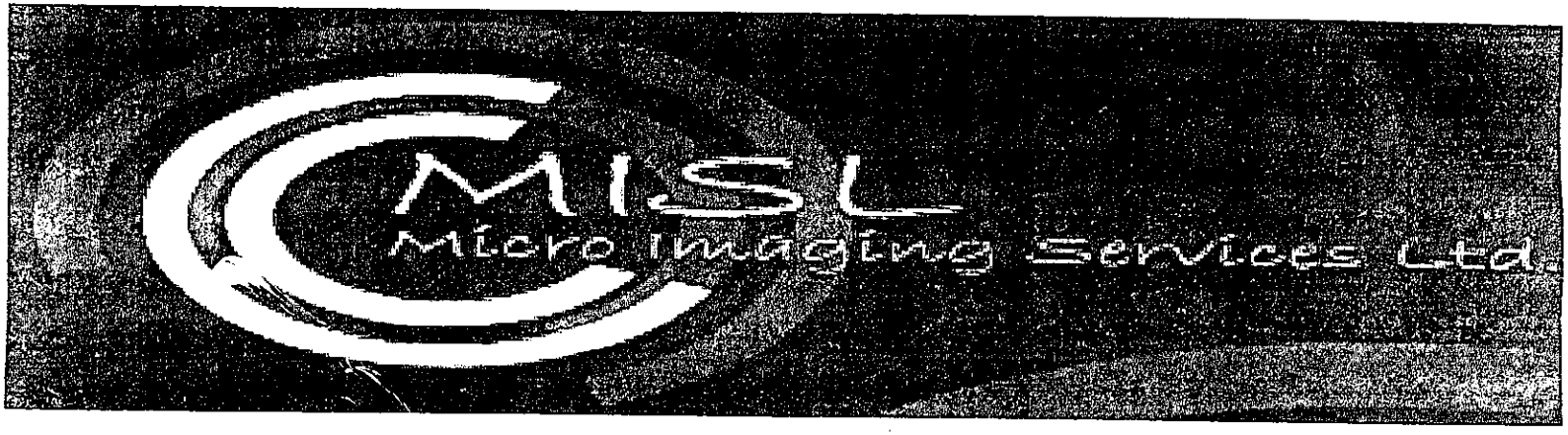
ACCESS/PARKING

LEVELS Mounding & planting (for previous B1 development)

BOUNDARY TREATMENT

OTHERS

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



- Cuthbush Lane F/2002/8157.

- 990m²
- B1 office use.
0·18 hectares.

5 units, varying in size from approx 190m² to 125m² each (gross internal)

Has outline p.p. for 600m² (O/2001/4949). Current proposal for 990m²

33 car spaces = 1 per 30m² g.f.a.

ISSUES - trees on site
- landscaping — density — WOSS WBEI WOSS.

doesn't allow for any landscaping in front of parking 10-15, 1-9 and to rear of office blocks, nor within the parking areas.
consider probably too dense for the site?

To advise on landscaping once have heard from highways re: adequacy of parking.

Tel: (0118) 974 6441 (Direct Line)

Fax: (0118) 974 6484

Date: 28th July 2003

My ref: F/2002/8157

Your ref:

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

Mr J.M. Burrell
R Merrick Burrell and Partners Ltd
The Grange
Silchester
Reading
RG7 2NP

Dear Sir

RE: LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE, EARLEY
REF: F/2002/8157

I refer to your letter of the 8th of July with regards to condition 2 of planning application F/2002/8157, requiring details of bricks to be used. I confirm that the following is acceptable:

▪ Cattybrook Chedar Red	Red brick to plinth courses
▪ Cattybrook Brunswick Buff	Yellow Brick to details
▪ Cattybrook Bruswick Farmhouse Mixture	Red brick to Main Walls
▪ Redland Richmond	Slate Grey Concrete Tile Roof

Should you have any questions regarding the above, please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Principal Planner – South Area

R. Merrick Burrell & Partners Ltd.

D.M.L. BURRELL. M.R. BURRELL. J.M. BURRELL, BSc, CEng, MICE.

The Grange, Silchester, Reading, RG7 2NP

TEL/FAX: 0118 970 0801 or 0118 970 0470
MOBILES: 07831 529384 or 07941 975201

YOUR REF | OUR REF JMB | DATE 08.07.03

KERRIN LITHGOW
Dept of PLANNING and TRANSPORTATION
WOKINGHAM DISTRICT COUNCIL
SHUTE END
WOKINGHAM
RG40 1WQ

FILE:
ACK:
COPIES TO:
08 JUL 2003
PLANNING SERVICES UNIT

Dear Mr Lithgow,

LAND ADJACENT to HARTMAN HOUSE DANEHILL CUTBUSH LANE EARLEY
DEVELOPMENT CONTROL ref: F/2002/8157

With regard to Planning Condition 2 of the above Consent we submit the following material samples for approval.

a) Cattybrook Cheddar Red	Red Brick to Plinth Courses
b) Cattybrook Brunswick Buff	Yellow Brick to Details
c) Cattybrook Brunswick Farmhouse Mixture	Red Brick to Main Walls
d) Redland Richmond	Slate Grey Concrete Tile to Roof

We would be pleased to receive your comments regarding the above

Yours sincerely

J.M. BURRELL

resource
ENVIRONMENTAL SERVICES
MECHANICAL & ELECTRICAL ENGINEERS



Proposal for the External Lighting Scheme
To be installed at
Danehill
Cutbush Lane
Lower Earley

Resource Environmental Services Limited
Sabre House, Bath Road, Midgham,
Berkshire, RG7 5UU

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Section 1
Design Requirements and Lighting Levels

Section 1 Design Requirements and Lighting Levels

- Design Requirements

  The car park external lighting design is proposed to comprise of a combination of single and twin 150w son flood lights mounted upon 6m columns all as detailed upon the drawing detailed within section 2 of this document.

  At the main entrance to the site it is also proposed to install 2 no low level bollard luminaries.

  The car park external lighting is to be supplied from a dedicated landlord's external services distribution board.

  The external lighting shall be timeclock and photo cell controlled, with the circuit wiring being carried out by using XLPE/SWA/LSF cables installed within ducts and trenches.

  Additionally on each unit 1 no wall mounted floodlight is proposed to be installed, these floodlights shall be controlled via integral PIRs.

- Lighting Levels

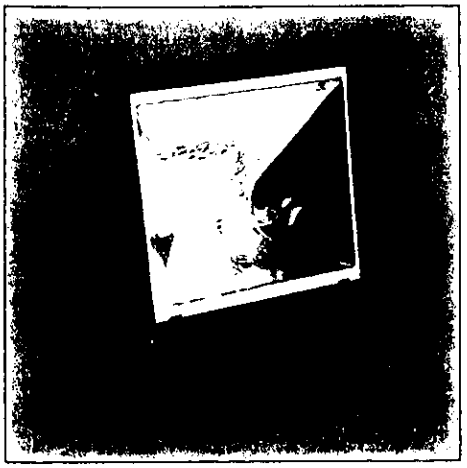
  The external car park lighting illumination levels be approx. 10-15 lux average, and the design shall be carried out to minimise light spillage on to adjacent properties or roads

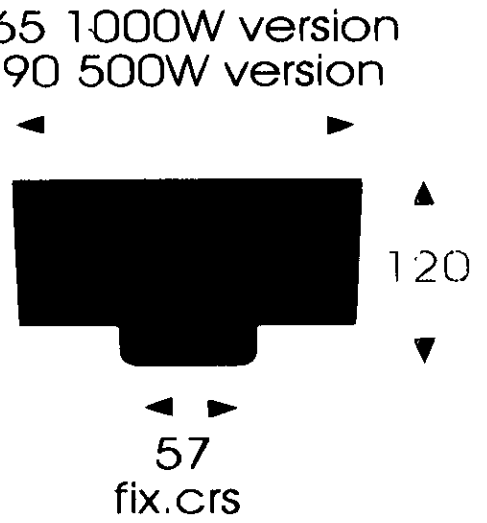
Section 2
Proposed External Lighting Layout

Section 3
Proposed Luminaire Details

Type V Luminaire

THORN





Sunflood

A low cost tungsten-halogen area floodlight for outdoor use only Suitable for car parks. forecourts. security lighting. gardens patios.
work areas and signs.

Key Features

- Two body sizes for 500W and 1000W lamps
- Compact size
- Mounting options include wall bracket pole clamp and post-top
- Optional wire guard
- Adjustable in elevation
- Excellent optical performance giving uniform illumination

Lamp Types
Double ended linear halogen
500W K1 240V cap: R7s
1000W K4 240V cap R7s
SUN1000 will accept 750W lamp
SUN 500 will accept 200 & 300W lamps

Materials/Finish
Body: Pressure die cast LM6 aluminium. black powder coat paint finish
External screws/bolts: Stainless steel
Reflector: Anodised aluminium, dimpled, corrosion resistant chemically brightened
Wiring box: Black glass-filled polycarbonate
Hinged front access plate

Installation/Mounting
Mounting by conduit into wiring box or screws/pole clamp through two holes provided
Cable entry via 20mm hole in base of box. Two-way terminal block for 2.5mm² cable
Wiring box has hinged front access plate

Standards
Designed and manufactured to comply with EN 60598, BSI Kitemark, Class 1 Electrical
IP23, CE Mark

Ordering Guide Supplied complete with lamp.

Lamp type & rating	Colour	Projection area	Weight (kg)	Cat. No.	
K1 tungsten-halogen 500W 240V	Black	0 015m²	0.68	SUN500	
K4 tungsten-halogen 1000W 240V	Black	0 020m²	0 85	SUN1000	

Attachments

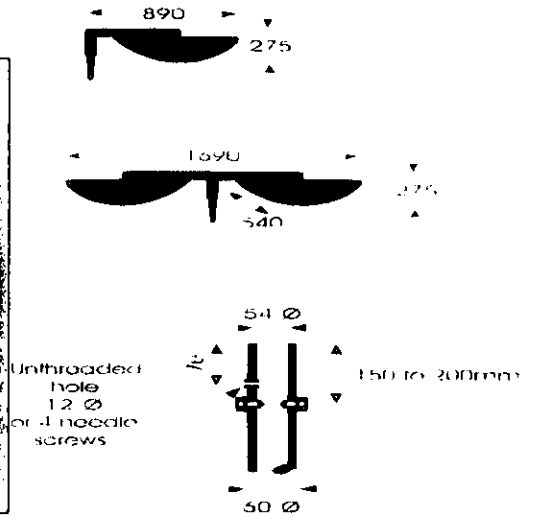
Description	Cat. No.
Wireguard for 500W only	SUG500
Wall bracket allowing horizontal adjustment 110 arc of adjustment with SUN500 80 with SUN1000)	SUB
Pole clamp for attaching Sunflood to 51mm pole	SUP
Mounting cap for 76mm x 76mm spigot or pole for 1 x Sunflood	OHA4612

Export voltages available

Type X Luminaire

THORN





Lemnis 65

A high performance lantern with a unique curved profile

Key Features

- Applications from car parks to main roads
- Adjustable lampholder allows various distributions
- Gear tray removable for easy maintance
- Low glare optics minimise the spread of light above the horizontal
- Sealed to IP65

Lamp Types
100W, 150W, 250W Standard/increased output HPS-T cap: E40
125W 250W MBF cap: E27

Materials/Finish
Upper canopy: Steel reinforced black GRP
Lower canopy: Grey GRP
Optical systems: Pressed, toughened soda lime glass lens
Mounting bracket: Galvanised steel

Installation/Mounting
Cable entry via neoprene gasket in bracket
Recommended height 5-10m
For non-Thorn columns use IS1BIS (single lantern) or IS2BIS (twin lantern) brackets. These require a special spigot
The unthreaded 12mm hole must be positioned on the opposite side to the lantern.

Standards
Designed and manufactured to comply with EN 60598, Class 1 Electrical
IP65, CE Mark

Ordering Guide
Lamps to be ordered separately.

Lamp type & rating		Description	Weight (kg)	Cat. No.
		Body with glass optical system	19.0	IS700S
Standard/increased output HPS-T	100W	Gear tray	3.5	ISGTNB1100.4

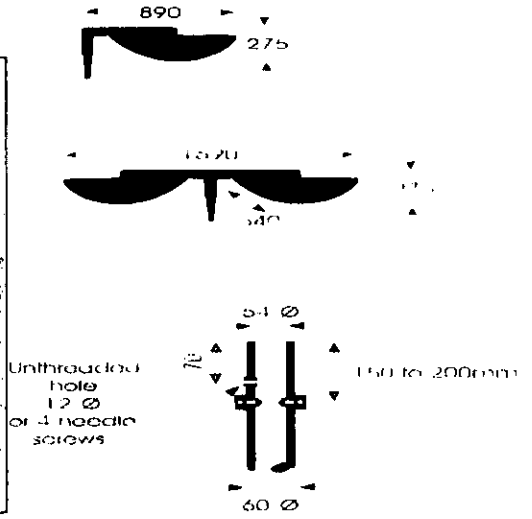
Standard/increased output HPS-T		150W	Gear tray	4.5	ISGTNB1150.4
Standard/increased output HPS-T		250W	Gear tray	5.5	ISGTNB1250.4
MBF	125W		Gear tray	4.4	ISGTK125
MBF	250W		Gear tray	5.4	ISGTK250
			Pole mounting bracket for single lantern*	4.5	IS1BIS
			Pole mounting bracket for twin lanterns*	6.0	IS2BIS

To specify complete fitting select body, gear tray and bracket
*IS1BIS and IS2BIS are only required if Thorn columns are not used
Export voltages available

Type Y Luminaire

THORN





Lemnis 65

A high performance lantern with a unique curved profile

Key Features

- Applications from car parks to main roads
- Adjustable lampholder allows various distributions
- Gear tray removable for easy maintance
- Low glare optics minimise the spread of light above the horizontal
- Sealed to IP65

Lamp Types
100W, 150W, 250W Standard/increased output HPS-T cap. E40
125W 250W MBF cap: E27

Materials/Finish
Upper canopy: Steel reinforced black GRP
Lower canopy: Grey GRP
Optical systems: Pressed, toughened soda lime glass lens
Mounting bracket: Galvanised steel

Installation/Mounting
Cable entry via neoprene gasket in bracket
Recommended height 5-10m
For non-Thorn columns use IS1BIS (single lantern) or IS2BIS (twin lantern) brackets. These require a special spigot
The unthreaded 12mm hole must be positioned on the opposite side to the lantern.

Standards
Designed and manufactured to comply with EN 60598, Class 1 Electrical
IP65, CE Mark

Ordering Guide
Lamps to be ordered separately.

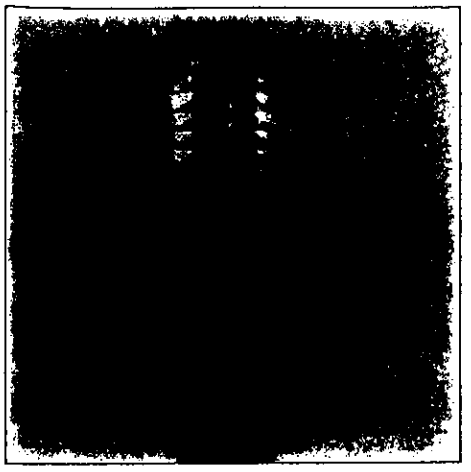
Lamp type & rating		Description	Weight (kg)	Cat. No.
		Body with glass optical system	19.0	IS700S
Standard/increased output HPS-T	100W	Gear tray	3.5	ISGTNB1100.4

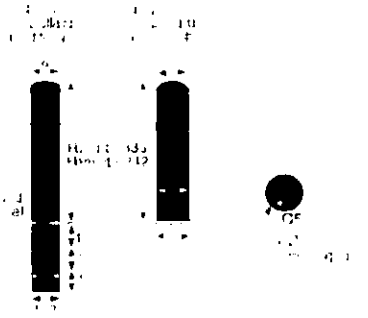
Standard/increased output HPS-T	150W	Gear tray	4.5	ISGTNB1150.4
Standard/increased output HPS-T	250W	Gear tray	5.5	ISGTNB1250.4
MBF 125W		Gear tray	4.4	ISGTK125
MBF 250W		Gear tray	5.4	ISGTK250
		Pole mounting bracket for single lantern*	4.5	IS1BIS
		Pole mounting bracket for twin lanterns*	6.0	IS2BIS

To specify complete fitting select body gear tray and bracket
IS1BIS and IS2BIS are only required if Thorn columns are not used
Export voltages available

Type Z Luminaire

THORN





Rondite and Hemilite

Complementary, unobtrusive bollards with high vandal resistance

Key Features

- Rondite gently curving top with steps running around the head
- Hemilite distinct hemispherical head shape
- Vandal resistant aluminium castings and polycarbonate visor
- Head retained by recessed tamper-resistant bolt
- Low glare at normal viewing angles
- Primed version for customer painting

Lamp Types
50W 70W HPS-E, cap E27
80W MBF cap· E27

Materials/Finish
Body: Heavy duty extruded LM6 aluminium
Head: Heavy duty, thick LM6 aluminium castings
Optics: Anodised high purity aluminium concentric louvres protected by UV stabilised polycarbonate sleeve
Paint finish: Polyester powder coating in micro texture black
Retaining bolt: Small triangular headed bolt in recess, supplied with special key
Gear tray: Zinc plated steel

Installation/Mounting
Standard version is root mounted and has an underground cable entry slot. Termination bar has provision for looping of SWA cable and includes an earthing point. Gear tray has plug and socket connection. Lamp and head unit secured by triangular headed tamper-resistant bolt

Standards
Designed and manufactured to comply with EN 60598, ENEC, BSI Kitemark, Class 1 Electrical
IP54, CE Mark

Ordering Guide Lamps to be ordered separately

Lamp type & rating	Description	Weight (kg)	Cat. No.
HPS-E 50W	Bollard gear tray	1.81	BOLGTNB1050.4

HPS-E	70W	Bollard gear tray	1.95	BOLGTNB1070.4
MBF	80W	Bollard gear tray	1.83	BOLGTB1080.4
		Rondite bollard, root mounted	7.25	BOLR
		Rondite bollard, flange mounted	6.40	BOLRFP
		Hemilite bollard, root mounted	7.75	BOLH
		Hemilite bollard, flange mounted	6.90	BOLHFP
		Rondite primed bollard, root mounted	7.25	BOLRP
		Rondite primed bollard, flange mounted	6.40	BOLRFPP
		Hemilite primed bollard, root mounted	7.75	BOLHP
		Hemilite primed bollard, flange mounted	6.90	BOLHFPP

Note: To specify complete fitting select bollard & gear tray. All bollards supplied with key.
Export voltages available

Section 4
Proposed Column Details for Type X & Y Luminaries

Column Details For Type
X and Y Luminaires

4, 5 & 6m Steel Column and Bracket System

new

1:1

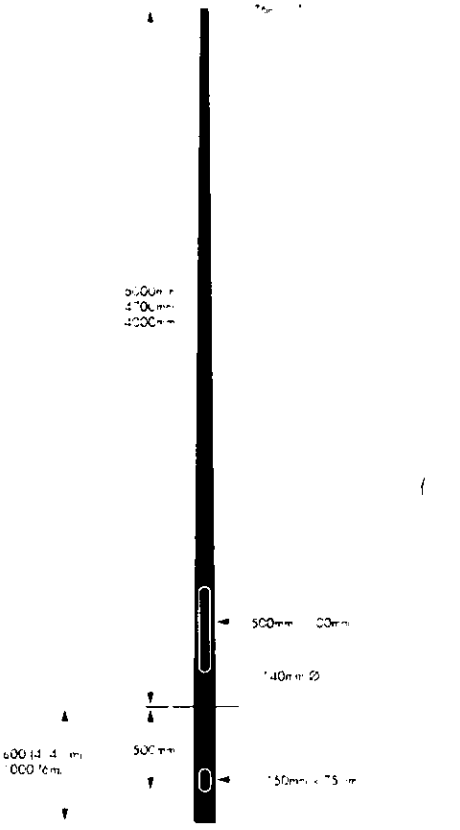
QC-TC Column

A heavy-duty multi-purpose tapered round section steel column and bracket system with a variety of applications.



Key Features

- Supports up to four standard Sonpak floodlights
- Supports up to four Areaflood 40 stirrup mounted (AFB series) floodlights
- Supports up to two Lemnis or Decostreet lanterns, or CA5000 lanterns
- Available in 4, 4.7 and 6m versions



Materials/Finish

Hot dip galvanised, round section tapered steel column with a 76mm spigot. Available in rooted form only. Base compartment with wooden backboard and door secured by tamper-resistant bolt.
All brackets are galvanised steel, except QCBS 534/SC which is a natural aluminium alloy casting.
QCS and QCD types are finished gloss black, RAL 9005.

Mounting Capacities

	QC4TC	QC5TC	QC6TC
K Factor	1.8	1.8	1.8
Weight (kg) max	54	54	54
Windage (m²) max	1.3	1.1	1.0

Specification

To specify state:
4/4.7/6m hot dip galvanised, tapered round section steel lighting column and bracket for one/two/three/four floodlights/lanterns
As Thorn QC 4/5/6 TC.

Ordering Guide

Description	Type	Cat. No.
4 metre galvanised tapered steel column		QC4TC
4.7 metre galvanised tapered steel column		QC5TC
6 metre galvanised tapered steel column		QC6TC
Brackets and accessories for use with above columns:		
Single overarm bracket, black, for use with Decostyle or EP145 lantern	A	QCSARM
Twin overarm bracket, black, for use with Decostyle or EP145 lanterns	A	QCDARM
Bracket for use with one Sonpak 70/150/250W or Areaflood 7.15 floodlights	B	QCB TC FB1
Bracket for use with one Areaflood 40 stirrup mounted (AFB series) floodlights	B	QCB TC FB1AF
Bracket for use with two floodlights: Sonpak or Areaflood types	B	QCB TC FB2AF
Bracket for use with three floodlights. Sonpak or Areaflood types	B	QCB TC FB3AF
Bracket for use with four floodlights: Sonpak or Areaflood types	B	QCB TC FB4AF
Bracket for use with one Lemnis lantern	B	QCB TC LEM12A
Bracket for use with two Lemnis lanterns	B	QCB TC LEM22A
Adaptor for use with one CA5000 lantern mounted post-top (gives 60mm Ø x 100mm long spigot)	A	QCB TC CA5000 1
Adaptor for use with one Decostreet lantern mounted post-top (gives 60mm Ø x 70mm long spigot)	A	QCB TC VIS1
Bracket for use with two Decostreet or CA5000 lanterns	A	QCB TC VIS2
34mm Ø side entry arm	B	QCBS 534/SC
Columns with welded-in 60mm Ø x 100mm long spigot		
4 metre galvanised tapered steel column		QC4TC/60
4.7 metre galvanised tapered steel column		QC5TC/60
6 metre galvanised tapered steel column		QC6TC/60

Notes: Type A brackets use spigot tube of 60.33mm outside diameter and fit inside the column. Cat. Nos. QCB ... are held by 4 No. M10 grub screws supplied with the bracket.
Type B brackets use spigot tube of 88.9mm outside diameter and fit outside the column and are held by 3 No. M8 grub screws (dependant on bracket) supplied with the bracket.

Columns

Thorn Lighting offers a wide range of columns for road lighting, floodlighting, and amenity lighting applications. The ranges include both steel and aluminium types.

Aluminium offers a number of advantages:
- Proof against corrosion even in harsh marine environments
- Do not need painting, so maintenance free
- Paint applied for aesthetic purposes adheres securely
- Lightweight for easy handling and erection
- Reduced risk of injury in collision
- Recyclability at end of life

Steel columns offer mechanical advantages:
- Larger range of heights available
- Greater weight carrying capacity
- Greater capacity in windage loading
- Possibility of additional kit to give 'heritage' styling
- Straight or tapered styles

Group A aluminium columns
A range of 8 and 10m aluminium columns and brackets for use with:
- Lanterns for A roads and principal routes
- Floodlights for large area lighting
- High-level amenity lighting lanterns for precincts, car parks, etc

Group B aluminium columns
A range of 4-5m aluminium columns and brackets for use with
- Side entry Group B lanterns for residential roads
- Post top lanterns for residential roads, footpaths, car parks and amenity areas
- Low-level floodlighting

QCZR steel columns
A range of 4-10m steel columns and brackets for use with:
- Lanterns for A roads and Group B lanterns for residential roads
- Floodlights
- Post top lanterns for amenity areas
- Additional kit to give 'heritage' styling

Cityscape decorative columns
A unique collection of 3, 4 and 5m columns with complementary brackets and accessories, for use with the Cityscape range of amenity lighting lanterns.

Decostreet decorative columns
A dedicated range of tapered columns and complementary brackets for use with the Decostreet range of amenity lighting lanterns. There are 12 styles, with 3 versions within each style - a single and twin outreach bracket and mid-pole single bracket.

QC-TC steel columns
A heavy-duty multi-purpose steel column and bracket system for a variety of applications. Available in 4, 5 and 6m heights.

Hinged raise and lower columns
A range of 10-20m steel columns and accessories for use in high level floodlighting applications.

Steel floodlighting columns
A range of 5-21m rigid columns and brackets for use with Thorn floodlights.

CONDITIONS

Application No: F/2002/8157 KL

WOKINGHAM DISTRICT COUNCIL
TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Manhattan Securities Ltd
C/O Andrews Kalik Associates
The Studio
101 London Road
Reading
Berks
RG1 5BY

Application Number: F/2002/8157

Parish: **EARLEY**

Location: **Land adjacent to Hartman House, Danehill, Cutbush Lane, Earley, Reading.**

Proposal: **Proposed erection of 5 office (B1a) units.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved, unless as otherwise agreed in writing by the Local Planning Authority.

3. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

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

5. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

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

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

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

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

10. Details including acoustic specification, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a kind installed within the site, shall be submitted to and approved in writing by the Local Planning Authority before installation.

11. Development shall not begin until surface water drainage works have been carried out in accordance with details submitted to and approved by the Local Planning Authority.

12. Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to commencement.

13. None of the offices shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

14. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.

15. Prior to the development commencing, details of the bicycle storage area and internal shower facilities for cyclists shall be submitted to and approved in writing by the Local Planning Authority.

Reasons

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

2. To ensure that the external appearance of the building is satisfactory.

3. In the interests of visual amenity.

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

5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

7. In the interests of highway safety and convenience.

8. In the interests of visual amenity.

9. In the interests of visual amenity.

10. To safeguard the residential amenities of the occupiers of neighbouring properties.

11. In order to ensure satisfactory provision is made.

12. In order to ensure satisfactory provision is made.

13. In order to ensure satisfactory provision is made.

14. To prevent pollution of groundwater.

15. To ensure a more satisfactory layout of the bicycle storage area than that currently proposed, and to ensure appropriate provision of shower facilities for cyclists.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies OS1, EN1, BU1, LD5 and LD6.

Loddon Area Local Plan Policies LE1, LE2, LBE1, LBE2, LBE5, LBE9, LT5, LT6, LPS1 and LPS2.

Deposit Draft Wokingham District Local Plan Policies WOS3, WOS4, WBE1, WBE11, WT6, WT7, WEM4 and WIC16.

2. This approval is in respect of the following plans, received by the Local Planning Authority:

1695-3D: Proposed Site Plan Scheme 2
1695-4B: Proposed Street Elevation Scheme 2
1695-5: Proposed Elevations Block A
1695-6: Proposed Elevations Block B
1695-7: Proposed First Floor Blocks A and B.

T. G Watson

Trevor Watson
Development Control Manager
Date: 08/09/2003

Notice checked by:

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

03. JAN. 2003 8157

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

AMA/JDF/1695 6 December 2002

DESIGN STATEMENT

DANEHILL CUTBUSH LANE LOWER EARLEY
SMALL OFFICE USE

SITE APPRAISAL

The site is an open piece of ground edged by dense undergrowth and bushes to the north, the access road to the offices on the east called Cutbush Court, opposite a wooded piece of land adjacent to Cutbush Close, and to the south the existing office buildings.

The site is relatively flat, it has some mounds which are the spoil remaining from the development of the adjacent office schemes. There is no predominant character that prevails in the district. To the north is a series of residential cul-de-sacs that form the southern edge of Lower Earley, to the south are a group of office buildings which sit adjacent to Lower Earley Way and the M4.

DESIGN PHILOSOPHY

The aim of the design is to produce small individual office units for owner occupation. They will vary in size from approximately 190m² to 125m² each (gross internal). The buildings have been laid out in a "lazy L" plan giving a sense of enclosure with a strong vegetation boundary to the north. The buildings overlook their car park to improve the feeling of security.

We have aimed to produce traditional elevations with dual pitch roofs finished in plain tiles, the external walls will be clad in a red facing brick with red/blue multi brick plinths and features. The principal windows will be dressed in stone framework and cills. The windows will be a colour-coated, double glazed, aluminium with feature entrance areas facing the car parking area. A secure cycle store is incorporated as a single storey link between the two buildings, with adjacent communal bin store.

- Outline permission was Granted for an office building on the site of 600m². (0/2001/4949). The current proposal is a Detailed Application for 990m² of B1a, with 33 car spaces, this gives a ratio of 1 space for every 30m² gross floor area.

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

- As originally agreed with the Outline Permission, my Client is prepared to offer a financial contribution towards the sustainable transport initiatives in this area of Lower Earley. This combined with the facilities for secure cycle storage on the site should encourage the occupants to diversify their use of transport to and from the site.

- I am aware that the recent Application had objections from residences on the other side of Cutbush Lane, this is one of the reasons we have turned the buildings away from the northern boundary where they overlook their own space and the adjacent landscaped land on the other side of the access road and Hartman Close.

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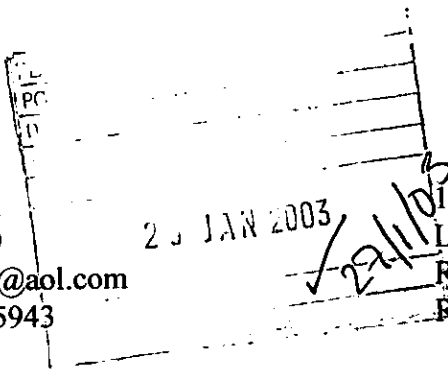
Fax:0118 9869989
e-mail hardyphoto@aol.com
Mobile: 07753 325943



19, Pavenham Close,
Lower Earley,
READING, Berks..
RG6 4DX

Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
WOKINGHAM, Berks.
RG40 1WR

17th January, 0031

For the attention of Kerrin Lithgow, Development Control Officer

Dear Sirs,

Re: Application No. F/2002/8157
Proposed erection of 5 office (B1a)units
Land adjacent to Hartman House, Danehill, Cutbush Lane, L.Earley

My husband and I have today looked at the above plans. Whilst we recognise that the buildings involved are only two story buildings in line with existing developments on the land off of Danehill and whose erection would not personally affect us we are deeply concerned regarding parking for the extra cars which would be arriving at the site.

Currently cars are parked during the day on both sides of Danehill leaving an absolute minimum of room for a car to get down the centre of the road. I have often commented that if emergency services needed to get through they would not be able to. Parked cars spill out onto Cutbush Lane as well.

Whilst we note that 33 parking places are provided for the new offices this will in no way be sufficient when taking into consideration the square footage of the buildings and the assumed number of staff that will be working there. We are concerned that further parking will spill into Cutbush Lane (now a very busy thoroughfare) causing obstruction and when that is not available into local side roads of which Pavenham Close is the nearest!!!

It is bad enough that Cutbush Lane appears to be the training area for almost every local driving school, who use it for their three point turns, reversing round corners and emergency stop procedures - a very dangerous practice. It may have been acceptable eighteen years ago when we moved into Pavenham Close and when the road was a dead end and very quiet but as mentioned Cutbush Lane is now very busy. Add to this cars parked either side of Cutbush Lane and the problems are obvious. I have on one occasion seen SIX driving school cars parked in Cutbush Lane all instigating various learner driver procedures.

The junction of Cutbush Lane with the outer peripheral road is, at normal busy times extremely difficult to negotiate. With the expected increase in through traffic in both directions of the outer peripheral road due to the developments at Green Park and the Met Office site would, I believe, make any further development at Danehill inadvisable until the new road infrastructure is completed.

With the above considerations in mind we wish to protest at the provision of further office accommodation adjoining a residential area without it appears adequate provision for the parking of cars on the site itself.

Looking around the area of Reading/Wokingham and seeing the To Let and For Sale signs on office accommodation it seems to us that there is already sufficient office space in the area without further development on the Danehill site.

Yours faithfully,

Carol and Brian Hardy.

Ian Jordan

From: keith.hawkins@ukaea.org.uk
Sent: 21 January 2003 10:46
To: Development.Control@wokingham.gov.uk
Subject: Application F/2002/8157

Case officer (Kerrin Lithgow)

With reference to the proposed erection of 5 office (B1a) units on land adjacent the Hartman House (TVT building) in Danehill of Cutbush Lane, I would be very concerned as to the amount of additional car parking requirements. At present on any normal working day both sides of Danehill (road) are full, of parked cars, and on the odd day, cars have been known to park along Cutbush lane. My fear would be that if 5 additional units were built, not only would there be less parking available for the existing tenants, but in fact there is a strong case that the tenants/workers on this industrial estate would start parking along Cutbush Lane towards the residential area, (no yellow lines along Cutbush Lane), if more units are built. However should yellow lines be considered as an option, then I feel this will just push any overflow parking into the residential roads such as Cutbush Close etc.....thus causing parking and access problems for the residents, and the refuges collection etc...

Mr K Hawkins
14 Cutbush Close
Lower Earley
Berkshire

****
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****
For more information about UKAEA please visit our website at http://www.ukaea.org.uk

OB8

Sheila Viner

From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 31 January 2003 19:58
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

PLANNING SERVICES | DET
DC | WS
AP | ENF
CS

31 JAN 2003

✓ 4/2/03

The following information was sent from the Standard Enquiry Form on 1/31/03 7:57:36 PM

What do you want to do?: Object

Planning application number: F/2002/8157

Your comments

The proposed 1st floor windows looking out and over my and my neighbour's properties would be intrusive and disturbing. It would make play in the back garden for my two young children uncomfortable. The trees and shrubs in existence would not be adequate to cover any privacy issues and it would be unlikely that this coverage could create seclusion in the future. If the side facing Cutbush Lane had no windows it would be an eyesore but would cause no privacy issues.

Cars are parked down both sides of Danehill, which must be overflow from existing companies lack of parking. Upgrading a more than adequate public transport system will not encourage already car dependant employees from leaving their cars and taking the bus. 7 parking spaces per building and opening an entrance to the site will only exacerbate this problem. I would be very perplexed if I couldn't park near or outside my own property when lack of parking pushes employees into using the surrounding roads and cul-de-sacs.

Name : Mr D & Mrs H Rose

Address
---
6 Bradmore Way
Lower Earley
Reading
Berkshire

Postcode : RG6 4DS

Telephone :

Email Address :

Carol Hurst

From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 31 January 2003 19:58
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

03 FEB 2003

COPIES TO | ACK | FILE

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Name : Mr D & Mrs H Rose

Address
---
6 Bradmore Way
Lower Earley
Reading
Berkshire

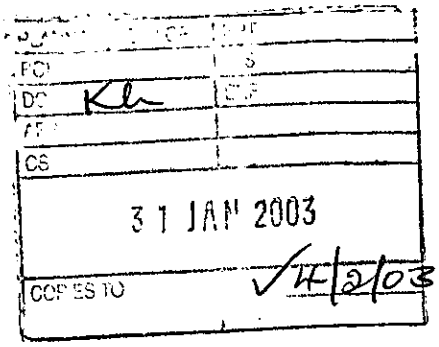
Postcode : RG6 4DS

Telephone :

Email Address :

Thames Valley Auto Trader

088



Case Officer Kerrin Lithgow
P.O. Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

30th January 2003

Dear Kerrin

Planning Notice Ref. F/2002/8157 – Hartman House, Danehill, Lower Earley.

We wish to object to the planning application above, with the following points to be taken into consideration:

- Parking – although there are 34 parking spaces outlined in the plans, there will inevitably be an overspill at certain times which will put a greater demand on the limited road parking currently available. This would be compounded by the loss of road parking opposite and around the proposed car park entrance on Danehill, which is always full of parked cars. This would inevitably lead to parking on Cutbush Lane, which would impinge upon the residential properties across the road.
- Loss of trees and green space – there are currently quite a few young trees on the land that do not seem to appear on the plans as this will form the proposed car park for the offices.
- This is the only satisfactory green space that our staff and Chyron staff can use to sit outside in the summer in an area already lacking amenities.
- Increased traffic to the area which is already over-burdened as it abuts the busy Lower Earley Way which in turn feeds on to the M4 junction 11 and A329M.
- With the close proximity of the M4 and Lower Earley Way to the main residential properties, this is another diminution of the natural environment in an already densely populated area.

Yours faithfully

Geoff Wilson
Facilities Manager.

MR SEAN COLLINS
MRS SUE HOWORTH-COLLINS
4 BRADMORE WAY
LOWER EARLEY
BERKS RG6 4DS
01189 862202

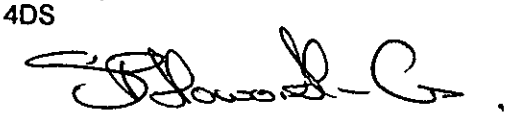
PLANN
POI
DC
APP
CS
04 FEB 2003
4/02/03 1/02/03

Sue Howorth-Collins

From: "Sue Howorth-Collins" <poshsue@btinternet.com>
To: <development.control@wokingham.gov.uk>
Sent: 22 January 2003 18:54
Subject: F/2002/8157 - Land Adjacent To Hartman House,Danehill,Cutbush Lane

I wish to object to the application.
Firstly,traffic,This area has become extremely busy in peak times because of the motorway link,any business new to this area would only add to this problem.
Secondly,parking I believe only 7 parking spaces have been allocated per unit,this is surely not enough.We have cars parking outside our houses now who are not visiting us or our neighbours,they have left cars here allay,causing problems with our parking and our safety because of the speed people drive at coming down Bradmore Way.
Thirdly,because of Asda and Macdonalds now at the top the road many people who work in the units already use our front garden as a walk though and deposit their rubbish in our garden.
Fourthly,The trees that they are planning to take down,why so many??,they not only hide these units they also cut out noise from them and the motorway.
Fifty,When we bought our house one of the things we liked was not being over-looked,The first storey will surely look straight into our bedroom window!!!.

Yours Faithfully
Mr and Mrs S. Collins
4.Bradmore Way
RG6 4DS



Carol Hurst

From: Sue Howorth-Collins [poshsue@btinternet.com]
Sent: 22 January 2003 18:55
To: development.control@wokingham.gov.uk
Subject: F/2002/8157 - Land Adjacent To Hartman House,Danehill,Cutbush Lane

WOKINGHAM UNITARY
Aiming for Excellence

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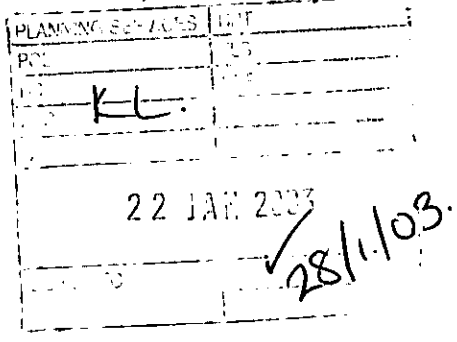
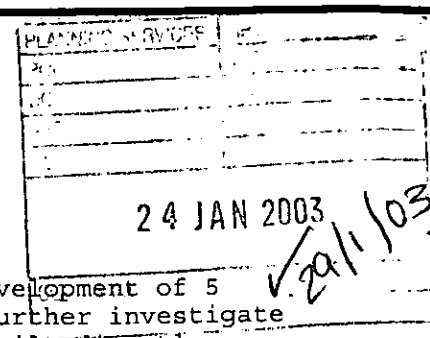


Carol Hurst

SNS

From: Roberts, Anne [Anne.Roberts@eu.sony.com]
Sent: 23 January 2003 16:09
To: 'development.control@wokingham.gov.uk'
Subject: Ref: F/2002/8157

PLANNING SERVICES
24 JAN 2003
29/1/03



Case Officer : Kerrin Lithgow

Recently we received information regarding the proposed development of 5 Business Units in the Cutbush Lane Industrial area. On further investigate I have found that these units will be 2 stories high and built directly parallel to our property next to the main road which means you are also intending removing all the trees from that area. Further to this there will only be 7 parking spaces allocated to each unit.

I would like to have our objections put on record please. They are as follows:

* One of the main reasons for buying our property at 2 Bradmore Way, Lower Earley, Reading was the fact that the property was very private being the corner plot in Bradmore Way. There are no windows looking onto our garden because the area directly behind our house has not been built on and the trees across the road on Cutbush Lane hide the Industrial Estate completely from our view. If these 5 units are built then we will completely lose all privacy as the trees will be removed and replaced by the above 2 story building.

* We already have parking problems in Bradmore Way as visitors either to the industrial estate or other houses in Cutbush Lane or people using mobile phones whilst awaiting meetings seem to find it convenient to park at the beginning of Bradmore Way directly across from our drive way. We are continually asking people to move to a more appropriate area. The fact that you are only allowing for 7 parking spaces for each units leads us to believe that our problems will increase.

* Traffic in Cutbush Lane is already heavy and building more units will definitely increase this and also poses the problem of building work being carried out and heavy vehicles trundling up and down the road.

* The fact that these Business Units will be in clear view of the residential area of Bradmore Way will devalue our area as a residential area as it could be seen as part of the industrial area.

Apart from the above we have been deeply disappointed by the handling of the widening of the pavement running along Cutbush Lane as owning one of the few properties that was affected we knew nothing of the plan to cut across some of our garden to the front of our house thus removing bushes and plants from that area.
We are in fact still waiting on Wokingham District Council to restore the foliage running along our fence to any suitable standard. Although this land does not belong to us we have ensured that the area is kept in a condition befitting a sought after residential area. Please advise on the plans to complete this piece of work.

We strongly contend this proposed development.

Yours sincerely

Anne and David Roberts
2 Bradmore Way
Lower Earley
READING
RG6 4DS

****
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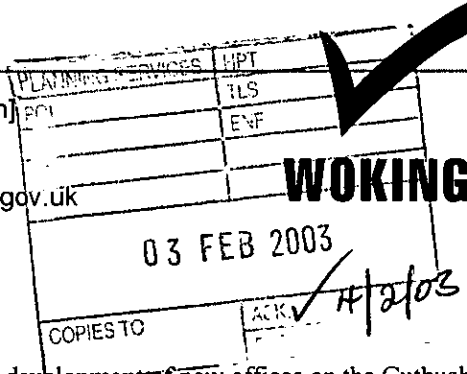
088

Carol Hurst



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Aiming for Excellence

From: Robert May [r.e.may@ntlworld.com]
Sent: 01 February 2003 15:15
To: development.control@wokingham.gov.uk
Subject: Planning Application F/2002/8157

For the attention of Kerrin Lithgow.

Please find attached my comments on the proposed development of new offices on the Cutbush Lane Trading Estate.
My address is 17 Pavenham Close, Lower Earley RG6 4DX.

With Best Regards,
Robert May

Tel: 01189 610939
Email: r.e.may@ntlworld.com

17 Pa[illegible]am Clo[illegible],
Lo[illegible]r Ea[illegible]le[illegible]
[illegible]eading
Berkshire
[illegible]

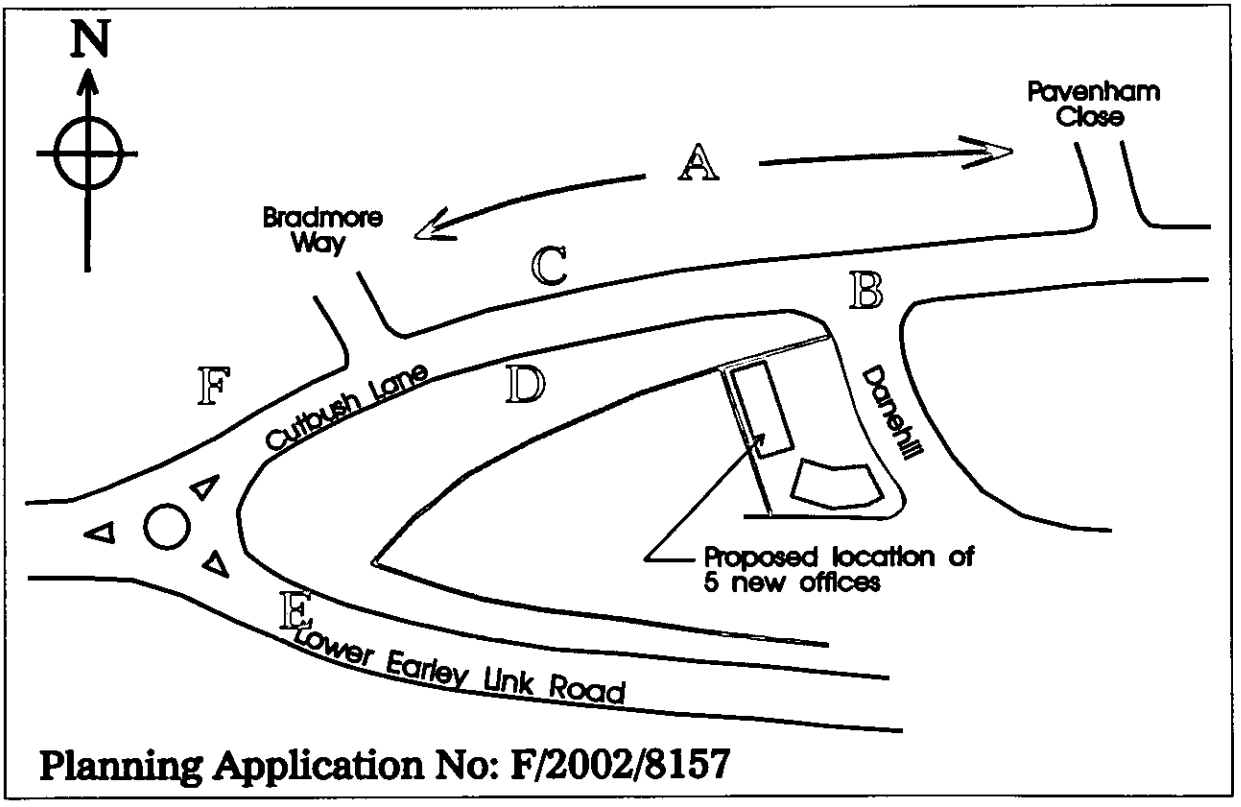
WOKINGHAM UNITARY
Aiming for Excellence

31st January 2003

Dear Sir,

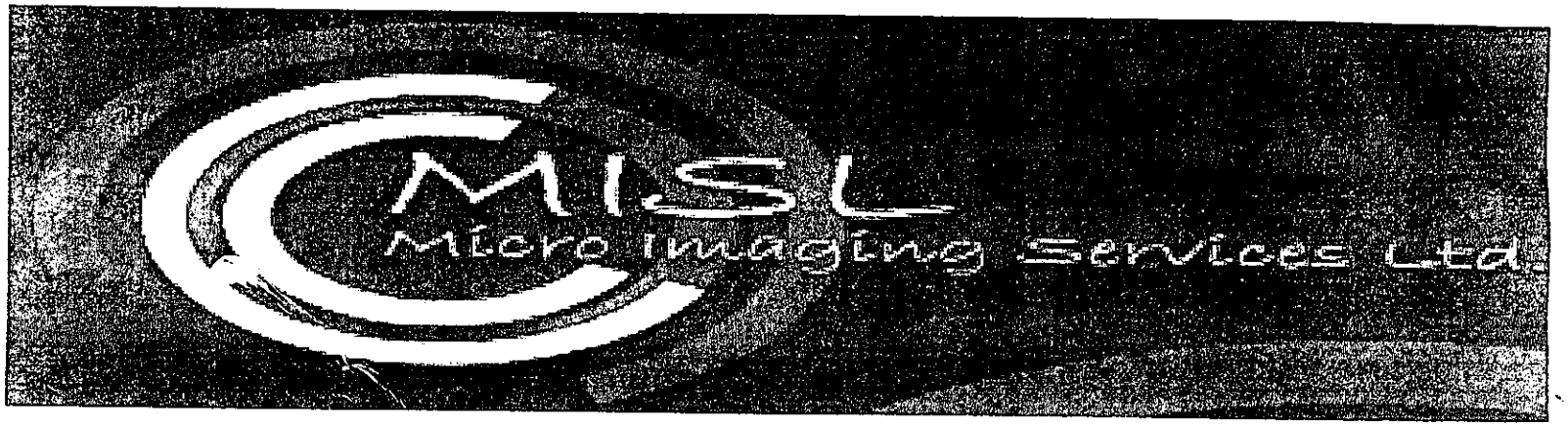
Planning Application No: F/2002/8157
Site Address: **Land adjacent to Hartman Ho., Danehill, Cutbush Lane**
Proposal: **Erection of 5 offices (B1a) units**

I have received notification of the above planning application from Earley Town Council and from Wokingham District Council. I wish to make various comments and observations regarding the proposal. I object to the proposal unless certain concerns regarding visual impact and traffic can be satisfactorily addressed as detailed below. My comments are referenced to the letters A to F on the following sketch plan.



Sketch showing proposed new office development off Danehill

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1. Visual Intrusion

I am concerned at the potential visual intrusion of the new development. The existing offices and industrial units on the trading estate are well screened from the residences on the north side of Cutbush Lane (A on plan) on account of distance, changes in elevation, earth mounds and planting. The new offices would be much more visually intrusive, affecting the residential nature of the area around Cutbush Lane and overlooking the residences at location A. Figure 1 shows the light nature of the current deciduous shrub and small tree planting at the north boundary of the proposed development with a detail in Figure 2.

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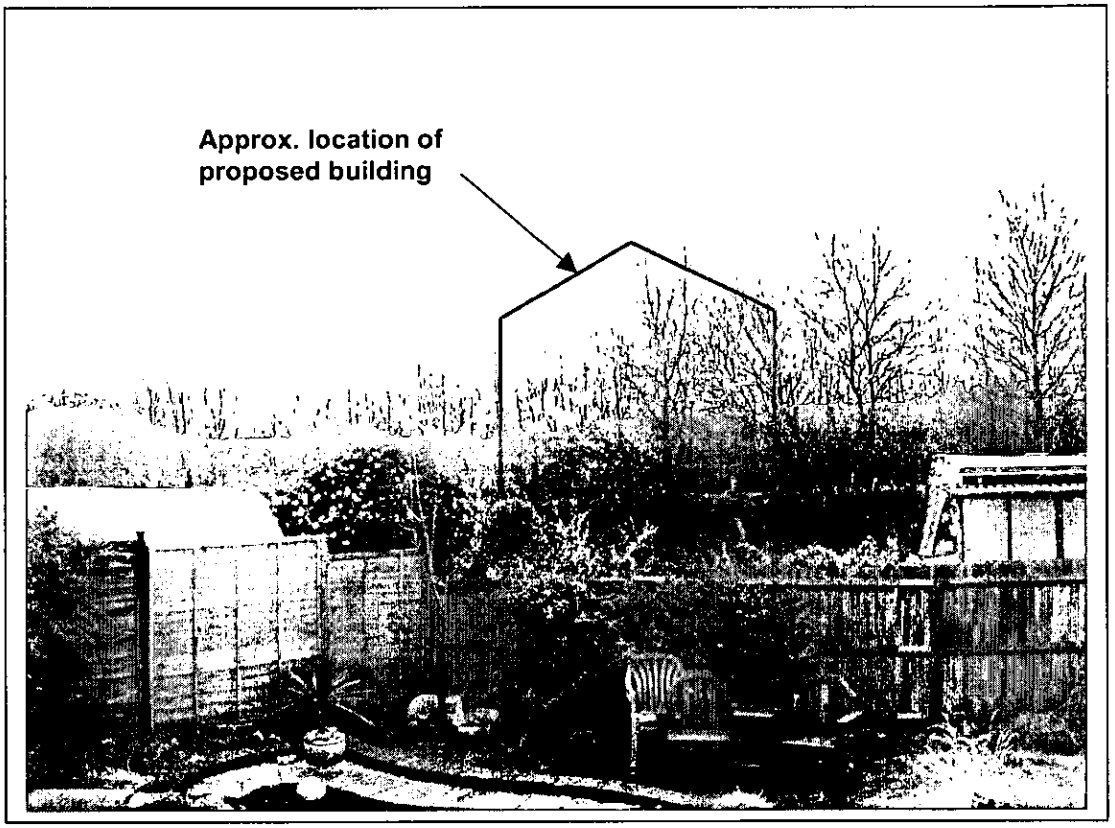

Figure 1. View of site from housing at location A. Note light deciduous planting. Existing offices unobtrusive due to distance and fall in ground levels.



Figure 2. Detail of existing light deciduous planting at north side of proposed development. This consists mainly of small trees.

Views from the site of the development looking north to the properties on the north side of Cutbush Lane indicate that the existing planting would be ineffective in screening the proposed development (Figures 3 to 5).

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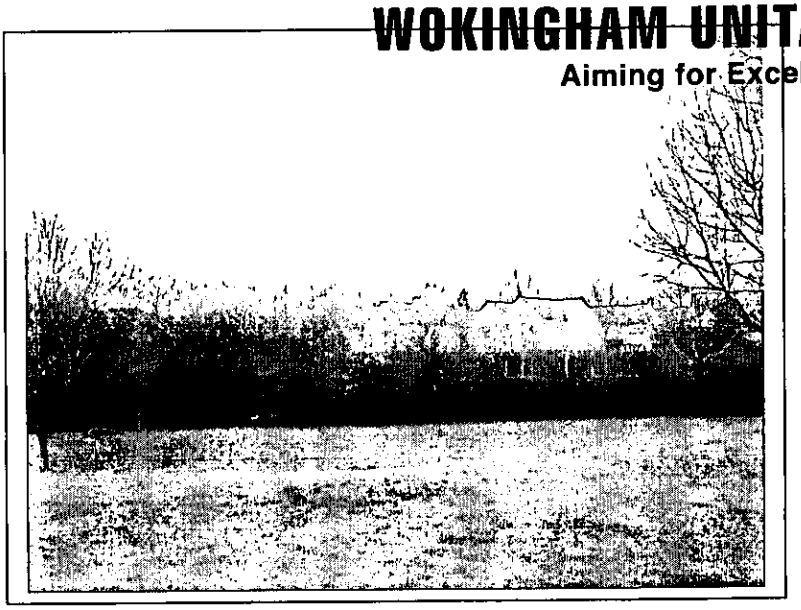

Figure 3. View looking NW from site of proposed development. Note housing to north of Cutbush Lane is clearly visible through the existing planting.



Figure 4. View looking N from site of proposed development.



Figure 5. View looking NE from site of proposed development.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

The existing plot of land on which the development is proposed varies in level by 2 or 3 metres. It is possible that a combination of altering the site level, earth bund and planting would reduce the visually intrusive impact of the proposed development to an acceptable degree. I would like to see these matters explored in more detail with an Environmental impact assessment.

WOKINGHAM UNITARY
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2. Parking Provision

The proposed development has provision for 33 car parking spaces. It is not obvious that this provision will be adequate for the planned occupancy of the units. This is of concern as the existing users of the trading estate already on occasion park their vehicles on Cutbush Lane. When there have been large numbers of visitors to the estate the parking sometimes extends into Pavenham Close. This narrows the roadways affecting road safety and causes loss of amenity. Hence it is important that adequate parking is included with any proposed office development on the site.

3. Road Safety Issues

I have several concerns regarding the potential for increased road traffic accidents arising from the increased volume of traffic entering and leaving the proposed development by way of Danehill and Cutbush Lane.

(i) The junction of Danehill and Cutbush Lane, Location B, already becomes very busy in the morning and evening 'rush hour' and accidents have occurred. The introduction of a suitably designed mini-roundabout might improve traffic safety at this point.

(ii) The bus stops at Locations C and D are poorly sited for the traffic entering and leaving the trading estate. Figure 6 shows both bus stops. Traffic pulling out to pass the buses has inadequate sight lines to oncoming vehicles in both directions. The potential for accidents will rise with the increased traffic from the new proposed development.

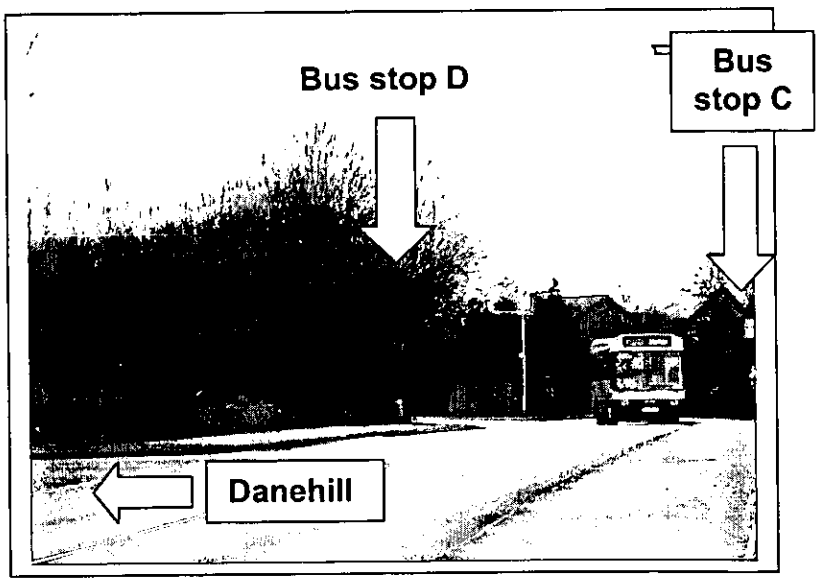

Figure 6. View along Cutbush Lane looking east from Danehill.

The hazard could potentially be mitigated by resiting the bus stops and/or by constructing a bus lay-by on the north side of Cutbush Lane.

iii) The increased traffic generated by the proposed new development would generate more congestion on Lower Earley Way at Location E (see Figure 7). As vehicle queues of vehicles build up at this location on weekday mornings, some motorists heading for the trading estate attempt to jump the queue by driving on the wrong side of the road as they approach the roundabout. Vehicles attempting this manoeuvre are unsighted from vehicles leaving Cutbush Lane and progressing eastwards along Lower Earley Link Road. This has the potential for high speed head on collisions and several accidents have occurred at this location. The increased traffic generated by the proposed development would exacerbate this problem.

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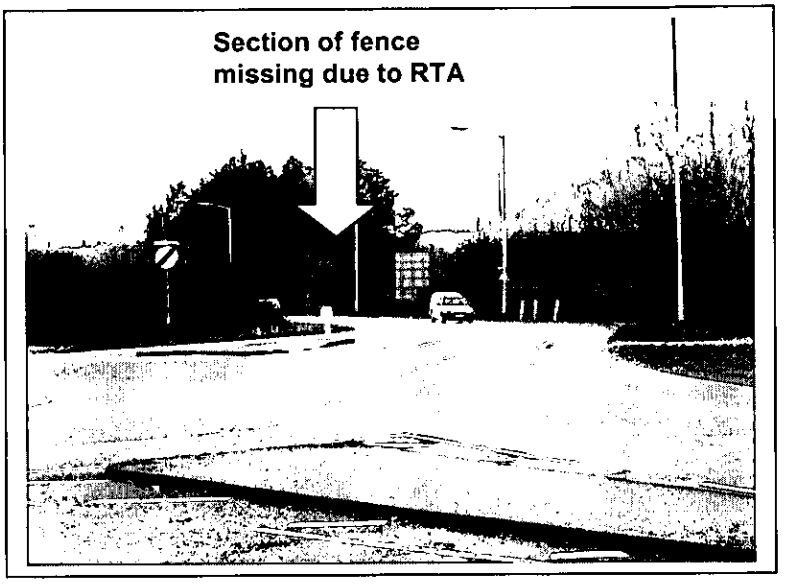


Figure 7. Junction of Cutbush Lane and Lower Earley Link Road. Note poor sight lines on approach to roundabout.

There are various possible solutions to this hazard. Perhaps the most obvious is to extend the section of two lane approach to the roundabout by some 70 m further along Lower Earley Link Road.

iv) Vehicles entering Cutbush Lane travelling east towards Danehill frequently do so at excessive speed (Location F). This is a hazard to people entering and leaving Bradmore Way, school children crossing Cutbush Lane to board school buses at Location D etc. The junction with Cutbush Lane is wide for traffic progressing from the west as shown on Figure 8.



Figure 8. Junction of Cutbush Lane and Lower Earley Link Road. Sweeping bend encourages excessive traffic speed.

Some traffic calming measures (such as a speed c[illegible]era) in [illegible] section of Cutbush Lane would enhance road safety.

WOKINGHAM UNITARY
Aiming for Excellence

Should permission be granted for the proposed scheme, I would wish to see improvements in the screening of the development, adequate provisions for vehicle parking and suitable improvements to the safety of the adjacent roads.

I trust that these comments are of assistance and I look forward to information on the progress of the application,

Yours faithfully,

Robert May

Robert May.

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/8157
CASE OFFICER: Kerrin Lithgow

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

H103

CONFIDENTIAL

APPLICATION NUMBER ..... F/2002/8157 .....

☐ **PRE-APP**

☐ **POST-APP**

☐ **SAIF**

☑ **OTHER**

Re F/2402/8157

Is it possible to get some landscaping on North edge of the car park. At present it is a large expanse of concrete/tarmac and is visually obtrusive. Can we have that?

Fiona Roll (Mr Red Hatch)

resource
ENVIRONMENTAL SERVICES
MECHANICAL & ELECTRICAL ENGINEERS

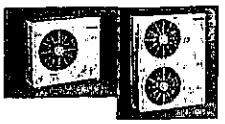


Information relating to the Sound Power Level for the Air Conditioning Units at Danehill Lower Earley Reading

Resource Environmental Services Limited
Sabre House, Bath Road, Midgham,
Berkshire, RG7 5UU

Tel: 0118 971 5900
Fax: Service & Sales - 0118 971 5930
Fax: Design & Contracts - 0118 971 5940
E-mail: sales@resenv.co.uk
Website: www.resenv.co.uk

STANDARD SERIES

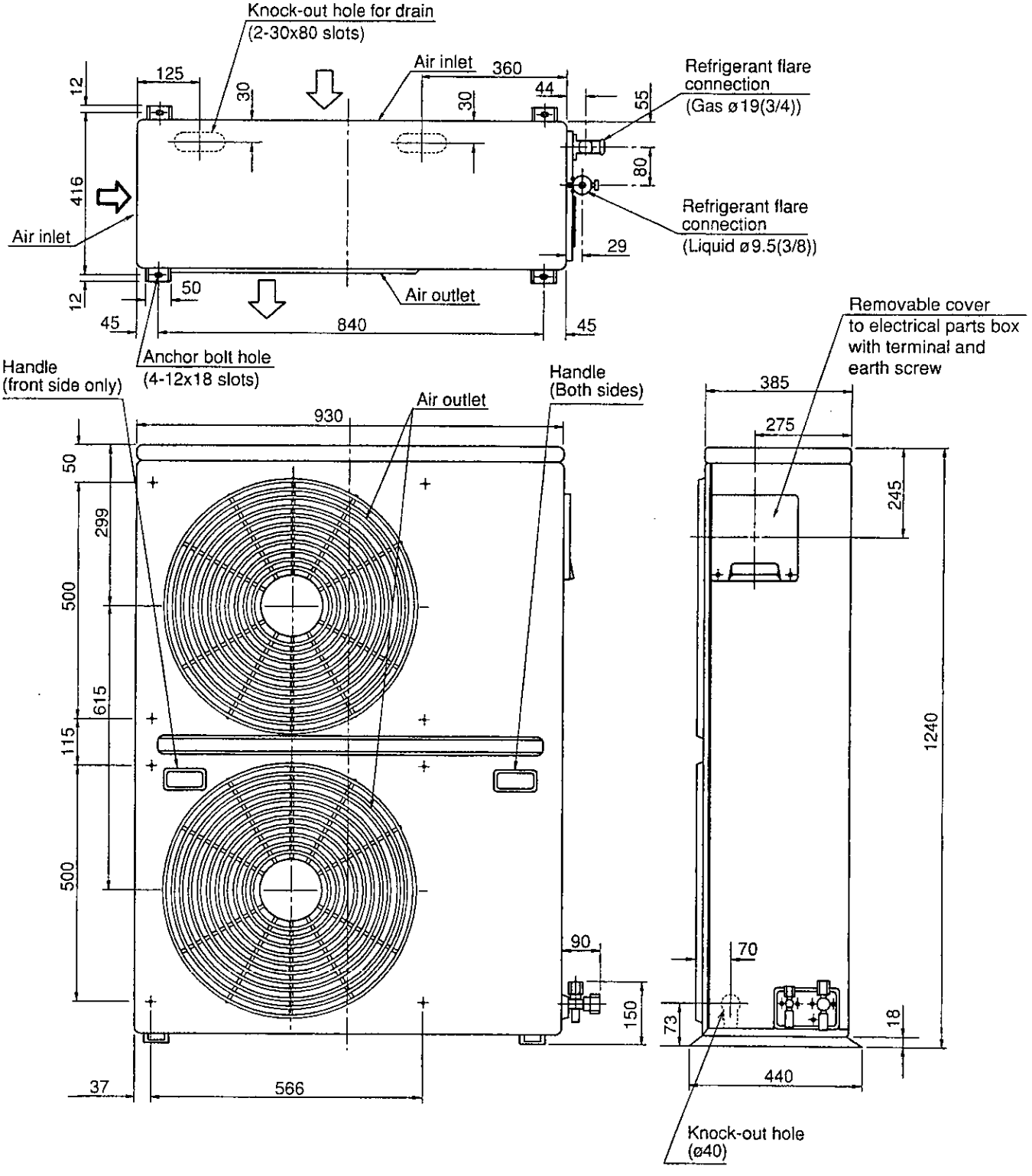


HEAT PUMP OUTDOOR UNITS USING RAV HEAT PUMP INDOOR UNITS WITH REFRIGERANT R407C

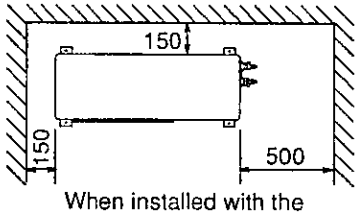
MODEL			RAV-134AH-PE	RAV-164AH-PE	RAV-264AH-PE	RAV-264AH8-PE	RAV-364AH8-PE	RAV-464AH8-PE
COOLING CAPACITY		kW	3.6	4.5	7.1	7.1	10.0	12.5
HEATING CAPACITY		kW	4.2	5.0	7.9	7.9	10.8	13.8
POWER SUPPLY		PHASE	SINGLE	SINGLE	SINGLE	THREE	THREE	THREE
		VOLTS	220-240	220-240	220-240	380-415	380-415	380-415
		Hz	50	50	50	50	50	50
ELECTRICAL POWER REQUIRED AT SITE			S.P.N. & EARTH	S.P.N. & EARTH	S.P.N. & EARTH	T.P.N. & EARTH	T.P.N. & EARTH	T.P.N. & EARTH
POWER CONSUMPTION COOLING		kW	2.0	2.2	3.1	2.9	4.2	5.15
POWER FACTOR COOLING		%	88	90	90	85	87	87
RUNNING CURRENT COOLING		AMPS	9.9	10.6	15	4.9	7.0	8.5
POWER CONSUMPTION HEATING		kW	2.15	2.2	2.95	2.95	3.9	5.4
POWER FACTOR HEATING		%	90	89	90	85	85	85
RUNNING CURRENT HEATING		AMPS	10.4	10.7	14.2	5.0	6.6	9.2
START CURRENT		AMPS	60	60	80	25	42	50
REFRIGERANT		TYPE	R407C	R407C	R407C	R407C	R407C	R407C
QUANTITY		kg	1.05	1.2	1.9	1.9	2.7	3.5
PRE-CHARGED LENGTH		m	20	20	20	20	20	20
ADDITIONAL CHARGE BETWEEN		m	20 - 30	20 - 30	20 - 30	20 - 30	20 - 50	20 - 50
		g/m	35	35	35	35	35	50
REFRIGERANT CONTROL		(Cooling)	CAPILLARY TUBE	CAPILLARY TUBE	CAPILLARY TUBE	CAPILLARY TUBE	CAPILLARY TUBE	CAPILLARY TUBE
REFRIGERANT CONTROL		(Heating)	EXPANSION VALVE	EXPANSION VALVE	EXPANSION VALVE	EXPANSION VALVE	EXPANSION VALVE	EXPANSION VALVE
PIPEWORK	SUCTION SIZE	INCHES	1/2	1/2	5/8	5/8	3/4 (7/8 if over 30m)	3/4 (7/8 if over 30m)
	CONNECTION TYPE		FLARE	FLARE	FLARE	FLARE	FLARE	FLARE
	LIQUID SIZE	INCHES	1/4	1/4	3/8	3/8	3/8	3/8
	CONNECTION TYPE		FLARE	FLARE	FLARE	FLARE	FLARE	FLARE
MAXIMUM LINEAR SEPARATION		m	30	30	30	30	50	50
MAXIMUM LIFT (INDOOR UNIT ABOVE)		m	15	15	15	15	20	20
MAXIMUM LIFT (INDOOR UNIT BELOW)		m	30	30	30	30	50	50
COLOUR			BRONZE WHITE (MUNSELL 6Y7.5/1)	BRONZE WHITE (MUNSELL 6Y7.5/1)	BRONZE WHITE (MUNSELL 6Y7.5/1)	BRONZE WHITE (MUNSELL 6Y7.5/1)	BRONZE WHITE (MUNSELL 6Y7.5/1)	BRONZE WHITE (MUNSELL 6Y7.5/1)
DIMENSIONS	FIXING CENTRES	mm	340 x 790	340 x 790	340 x 790	340 x 790	416 x 840	416 x 840
	HEIGHT	mm	740	740	790	790	1240	1240
	WIDTH	mm	880 add 90mm for service valve clearance	880 add 90mm for service valve clearance	880 add 90mm for service valve clearance	880 add 90mm for service valve clearance	930 add 90mm for service valve clearance	930 add 90mm for service valve clearance
	DEPTH	mm	364	364	364	364	440	440
WEIGHT		kg	61	61	80	80	101	109
HEAT EXCHANGER TYPE			FINNED TUBE	FINNED TUBE	FINNED TUBE	FINNED TUBE	FINNED TUBE	FINNED TUBE
FAN TYPE			PROPELLER	PROPELLER	PROPELLER	PROPELLER	PROPELLER x 2	PROPELLER x 2
FAN MOTOR OUTPUT		W	39	39	63	63	39 + 63	39 + 63
FAN RATED AIR FLOW @	HIGH SPEED	m³/hr	2700	2700	3000	3000	6000	6000
COMPRESSOR	MODEL		PG330X3F-4LS	PG350X3F-4LS	PG460X3F-4MS	YG460X3F-1MS	ZR49KCE-TFD-230	ZR61KCE-TFD-230
	OUTPUT	kW	1.5	2.0	2.2	2.2	3.0	3.75
PROTECTION DEVICES			High pressure switch, fuse, crankcase heater, inner overload relay, discharge temperature thermostat	High pressure switch, fuse, crankcase heater, inner overload relay, discharge temperature thermostat	High pressure switch, fuse, crankcase heater, inner overload relay, discharge temperature thermostat	High pressure switch, fuse, crankcase heater, overload relay, reverse phase protector, discharge temperature thermostat	High pressure switch, fuse, crankcase heater, reverse phase protector, discharge temperature sensor, internal compressor temperature protection	High pressure switch, fuse, crankcase heater, reverse phase protector, discharge temperature sensor, internal compressor temperature protection

RAV-364AH8-PE • RAV464AH8-PE – Heat Pump Outdoor Units

RAV-364A8-PE • RAV464A8-PE – Cooling Only Outdoor Units



Space required for service



When installed with the inlet facing the wall

NOT TO SCALE

6.2 SOUND POWER LEVELS (BASED ON 10^{-12} WATTS)

OUTDOOR UNITS

Item	Eurovent Spec dB(A)	Overall A-Weighted d(B)A Heating Mode – High Fan Speed	Overall Linear Sound Power d(B) Heating Mode – High Fan Speed
RAV-134AH-PE	67	64.6	70.5
RAV-164AH-PE	68	74.9	68.3
RAV-264AH-PE	69	67.3	73.5
RAV-264AH8-PE	69	66.8	71.7
RAV-364AH8-PE	71	76.5	70.9
RAV-464AH8-PE	71	76.3	71.7
MAR-F104HTM8-PE MAR-M104HTM8-PE		72.7	79.6

INDOOR UNITS

Item	Eurovent Spec dB(A)	Overall A-Weighted d(B)A						Overall Linear Sound Power d(B)					
		Cooling Mode Fan Speed			Heating Mode Fan Speed			Cooling Mode Fan Speed			Heating Mode Fan Speed		
		High	Med	Low	High	Med	Low	High	Med	Low	High	Med	Low
RAV-164SH-PE	55	53.8	51.8	48.2	53.5	51.9	48.4	59.4	57.3	54.3	62.2	58.1	55.9
RAV-264SH-PE	58	53.4	50.0	47.1	53.2	49.5	46.6	58.5	55.7	53.2	58.6	57.5	54.0
RAV-104NH-PE	-	54.1	50.5	48.3	54.2	50.4	47.8	57.8	54.2	52.2	58.3	55.0	52.9
RAV-134NH-PE	53	55.0	52.0	50.0	54.8	51.7	49.1	59.3	56.5	54.8	59.2	56.5	54.2
RAV-164NH-PE	55	53.1	49.4	46.9	50.6	45.4	42.2	57.2	54.0	51.9	55.0	51.2	49.5
RAV-264NH-PE	52	54.5	49.8	46.7	54.4	48.4	45.6	59.1	55.0	52.1	59.2	55.4	54.6
RAV-134KH-PE	53	49.3	44.6	42.2	48.4	42.7	40.5	54.2	51.8	49.5	55.1	52.5	52.5
RAV-164KH-PE	55	52.3	47.1	44.8	51.6	46.7	44.4	56.0	51.4	49.2	56.8	56.3	52.8
RAV-264KH-PE	58	52.6	48.8	46.8	52.2	48.6	46.7	56.7	53.6	52.0	56.4	53.7	52.3
RAV-134CH-PE	53	50.9	48.4	46.6	50.0	47.1	45.2	54.4	52.3	50.5	55.1	52.0	50.6
RAV-164CH-PE	55	55.3	51.9	49.4	54.7	52.0	48.9	60.4	56.4	54.3	60.1	57.3	57.0
RAV-264CH-PE	58	54.5	51.2	48.7	54.6	51.0	48.1	58.4	55.4	53.1	59.2	56.6	53.6
RAV-364CH-PE	60	55.9	51.8	50.6	53.7	52.1	51.0	61.0	57.3	55.9	59.4	58.7	58.3
RAV-464CH-PE	60	56.7	54.2	51.9	56.1	53.3	50.6	61.4	59.2	57.3	60.5	58.0	55.8
RAV-104TUH-PE	-	45.0	39.0	37.1	44.7	34.8	31.4	49.8	45.2	44.0	49.5	44.0	43.0
RAV-134TUH-PE	51	47.3	42.6	39.8	46.8	41.3	37.3	51.2	47.3	44.9	51.0	47.5	45.8
RAV-164TUH-PE	53	47.7	43.1	41.6	46.9	42.9	37.7	51.3	47.1	45.7	51.6	50.5	44.9
RAV-164UH-PE	55	42.7	39.7	37.5	42.4	39.4	37.5	50.7	48.8	47.3	53.8	53.5	54.3
RAV-264UH-PE	58	48.9	46.4	42.9	48.8	45.9	42.1	55.7	53.3	49.8	55.9	53.4	52.0
RAV-364UH-PE	60	48.6	47.4	44.4	48.6	47.1	44.3	58.6	57.4	54.2	59.6	58.3	56.8
RAV-464UH-PE	60	50.6	50.0	47.7	51.8	50.2	47.3	58.7	58.2	56.7	60.5	59.3	56.9
RAV-164BH-PE	55	54.4	53.0	51.1	54.5	52.8	51.0	-	-	-	-	-	-
RAV-264BH-PE	58	64.3	61.9	60.0	65.1	63.8	62.3	56.9	54.3	52.3	57.2	55.5	53.3
RAV-364BH-PE	60	60.0	57.3	53.8	59.7	57.4	54.1	-	-	-	-	-	-
RAV-464BH-PE	60	60.6	58.8	54.8	60.2	58.0	54.1	-	-	-	-	-	-

Model No. RAV-464AH8-PE

Sound Power (SWL)

		High Fan
	Hz	Linear
HEATING	50	60.3
MODE	63	68.2
	80	65.0
	100	63.1
	125	67.5
	160	64.9
	200	64.4
	250	63.7
	315	64.2
	400	65.6
	500	66.9
	630	64.6
	800	64.2
	1000	62.1
	1300	60.2
	1600	58.3
	2000	56.8
	2500	55.4
	3200	54.7
	4000	53.5
	5000	50.7
	6300	50.5
	8000	46.2
	10000	45.1
Overall	L	71.7
Values	A	76.3