

Telephone (01344) 424642 Fax (01344) 361104 DX 33611

Town & Country Planning Act 1990
OUTLINE PLANNING PERMISSION

Application Number: 623976
Decision Date: 6th August 1999

Bill Reed Architects
44 Kings Terrace
London NW1 OJR

APPLICANT: John B Reed Ltd

DESCRIPTION: Outline application for erection of 8 no B1 office units (total floorspace 3000 sqm) with associated parking and access following demolition of existing premises.

LOCATION: Reedform Ltd Eastern Road Bracknell

The Bracknell Forest Borough Council as the Local Planning Authority hereby give notice that in pursuance of the Town and Country Planning Act 1990 that **PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:

01

Approval of the details of siting, design and external appearance of the buildings, and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990. (A1)

02

Plans and particulars of the reserved matters referred to in condition 01 above, relating to the siting, design and external appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.(A1(A))

03

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.(A1(B))

04

The development hereby permitted shall be begun either before the expiration of f~ve years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON: To comply with Section 92 of the Town and Country Planning Act 1990.(A1(C))

05

The development hereby approved shall be carried out only in accordance with the following plans:9802/OIA (access details only) (or any plan or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.(B3)

06

The development hereby approved shall not be begun unless and until a plan containing:

- (1) details of all existing trees, hedgerows and shrubbery to be retained;
- (2) details of the locations for 1.2 metre high chain link or chestnut pale protective fencing to be supported on a metal scaffold framework, constructed in accordance with figure 4, section 8 of British Standard 5837, 1991;

has been submitted to and approved in writing by the Local Planning Authority.

REASON: To safeguard vegetation which is considered worthy of retention in the interests of visual amenity.(C3)

07

The protective fencing specified by the previous condition shall be erected in the locations to be agreed in writing by the Local Planning Authority prior to the beginning of any material operation on site and shall be retained until the completion of all building operations on the site.

REASON: To safeguard vegetation which is considered worthy of retention in the interests of visual amenity.(C4)

08

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

REASON: To secure an appropriate setting for the development in the interests of the visual amenity and character of the area.(C7)

09

The gross external floorspace of the buildings hereby permitted shall not exceed 3000 sq m and the development shall take the form of not less than 8 separate office units. There shall be no additional floorspace created within any building once the development is completed without the prior written approval of the Local Planning Authority.

REASON: In order to control the amount of floorspace at this site in the interests of planning policy and highway considerations.

10

Before any buildings or engineering operations are commenced space shall be provided within the site, in accordance with a scheme to be approved by the Local Planning Authority to accommodate:

- a) parking of vehicles of site personnel, operatives and visitors
- b) loading and unloading of plant and vehicles
- c) storage of plant and materials used in constructing the development
- d) wheel cleaning facilities

and each facility shall be maintained throughout the course of construction of the development, free from any impediment to its designated use.

REASON: In the interests of amenity and road safety.

11

No building shall be occupied until the access has been constructed in accordance with the approved drawing and in compliance with the requirements of the Highway Authority for work carried out within the public highway.

REASON: In the interests of road safety. (HA5)

12

No building shall be occupied until cycle parking facilities have been provided on the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of local planning policies and the needs of cyclists.

13

Prior to the commencement of development, details in respect of measures to:

- (i) minimise, re-use and recycle waste; including materials and waste arising from demolition;
- (ii) minimise the pollution potential of unavoidable waste;
- (iii) dispose of unavoidable waste in an environmentally acceptable manner;

shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

REASON: In the interests of waste recycling and to comply with Policy WLP9.(E5)

14

Prior to the commencement of development, details of facilities for the separation and collection of different types of waste shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of any building and thereafter be retained.

REASON: In the interests of waste recycling and to comply with Policy WLP9. (E6)

15

The detailed layout of the site shall comply with the Local Planning Authority's standards in respect of road and footpath design, vehicle parking and turning provision. This condition shall apply notwithstanding any indications to these matters which have been given in the current application.

REASON: In the interests of road safety and vehicle movement.(HA1)

INFORMATIVES

01

The Project Manager for Highway Maintenance should be contacted at Shire Hall, Shinfield Park, Reading, RG2 9XG, telephone 0118 988 1555, to agree the access construction details and to grant a licence before any work is carried out within the highway. A formal application should be made allowing at least 4 weeks notice to obtain details of underground services on the applicant's behalf.

02

Surface water and foul public sewers lie close to the proposed development. The applicant is advised to contact: Developer Services, Thames Water, Bridge Road, Brentford, Middlesex TW8 OEE.

03

The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.

04

The attention of the applicant is drawn to the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.

Borough Planning Officer

This planning permission has been granted following the completion of a legal agreement, dated 4th August 1999 under Section 106 of the Town and Country Planning Act 1990.

This is a **PLANNING** permission. Before beginning the development you may also need separate permission(s) under the Building Regulations or other legislation. It is also your responsibility to check that there are no covenants or other restrictions that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.

BRACKNELL FOREST BOROUGH COUNCIL
Time Square, Market Street
Bracknell, Berkshire, RG12 1JD

MIKE HOLMES BSc(Econ)DipTP MRTPI
Borough Planning Officer

Telephone (01344) 424642 Fax (01344) 361104 DX 33611

Town & Country Planning Act 1990
APPROVAL OF RESERVED MATTERS

Application Number: 00/00092/REM
Decision Date: 18th JULY 2000

Bill Reed Architects
44 Kings Terrace
London NW1 OJR

APPLICANT: John B Reed Ltd

DESCRIPTION: Submission of details of siting, external appearance, design and landscaping for the erection of 12 no. B1 office units (total gross floorspace 2900sq m) with associated car parking pursuant to outline permission 623976. (Alternative to application 625070).

LOCATION: Reedform Ltd Eastern Road Bracknell

The Bracknell Forest Borough Council as the Local Planning Authority hereby give notice in pursuance of the Town and Country Planning Act 1990 that the above **RESERVED MATTERS** have been **APPROVED** in accordance with the application and plans submitted subject to compliance with the following conditions:

01. The development hereby permiKed shall be carried out only in accordance with the following plans:
Drawing 9901/01H (site plan)
Drawing 9901/02D (plans)
03D and 04A (elevations)
SK101A Landscape layout (as amended by fax from Bill Reed Architecture dated 28 June 2000)
External materials as listed in letter from Bill Reed Architecture dated 22 June 2000
(or any plans or details subsequently agreed in writing by the Local Planning Authority as an amendment to the approved plans).

REASON: To ensure that the developmen~ is carried out only as approved by the Local Planning Authority.

02. The development hereby permiKed shall not begin until details showing the finished floor levels of the buildings hereby approved have been submiKed to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

REASON: In the interests of the character of the area.

03. No development shall take place until details of a scheme of walls and fences has been submiKed to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the occupation of any of the buildings approved in this permission.

REASON: In the interests of the visual amenities of the area.

04. The areas shown for hard and soft landscaping purposes on the approved plans shall thereafter be retained as such and shall not be used for any other purpose without the prior wriKen permission of the Local Planning Authority.

REASON: In the interests of the visual amenities of the area.

05. No building shall be occupied until vehicle parking spaces have been surfaced and marked out in accordance with the approved drawing. The spaces shall thereafter be kept available for parking at all times.

REASON: To ensure that the development is provided with adequate car parking to prevent the likelihood of on-street car parking which would be a danger to other road users.

06. No development shall take place until a scheme to deal with possible landfill gas contamination of the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk to the public and the

environment when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

REASON: In the interest of the safety and amenity of future occupiers.

07. No development shall take place until a soil survey of the site has been undertaken and the results provided to the Local Planning Authority. The survey shall be taken at such points and to such depth as the Local Planning Authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the Local Planning Authority in writing and the scheme as approved shall be fully implemented and completed before any office unit hereby permitted is first occupied.

REASON: In the interest of the safety and amenity of future occupiers.

08. No building shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for the control of noise emanating from the buildings and associated plant and equipment. The measures included in the approved scheme shall be implemented prior to the first occupation of the buildings that they relate to and thereafter the measures shall be operated in accordance with the approved scheme unless otherwise agreed in writing by the Local Planning Authority.

REASON: In the interests of the amenities of the occupiers of nearby premises.

09. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON: In the interests of the neighbouring property.

INFORMATIVE(S)

01. It is considered that the effect of the scheme should be that noise from plant, machinery and other activities associated with the development should not cause the ambient noise level expressed as LAeq,t to increase by more than 5dB nor contain distinct tones, when measured at the nearest noise sensitive premises.

02. Before demolition/construction, the applicant is requested to contact the housing and pollution team in the Public and Environmental Services Department to agree the precautions to be employed to minimise the environmental impact of these activities.

Borough Planning Officer

This is a PLANNING permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.

Planning & Transportation

Director of Planning & Transportation: George Kingston MA (Oxon) DipTP MRTPI
Borough Planning Officer: Mike Holmes BSc (Econ) DipTP MRTPI

This matter is being dealt with by:

Martin Bourne 01344 3515529

9 May 2001

Our Ref: 00/00092/REM/AMEND6

Your Ref: REED

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NW1 OJR
FAO: Bill Reed



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Dear Sir

DESCRIPTION: Submission of details of siting, external appearance, design and landscaping for the erection of 12 no. B1 office units (total gross floorspace 2900sq m) with associated car parking pursuant to outline permission 623976. (Alternative to application 625070).

LOCATION: Reedform Eastern Road Bracknell

REFERENCE: 00/00092/REM

CASE OFFICER: Martin Bourne 01344 351129

AMENDMENTS: Addition of electricity substation enclosure. Repositioning of rooflights on all units. Detailed changes to elevations, including fenestration. Alterations to proposed landscaping.

I refer to the submission of amended plans received on 05 January 2001, 11 January 2001 and 28 February 2001 in respect of the above mentioned development.

Under powers delegated to me I hereby approve the amended plans as minor variations of the plans and details approved under reference 00/00092/REM.

I would confirm therefore that the development may proceed in accordance with the amended plans received on 05 January 2001, 11 January 2001 and 28 February 2001 and bearing the references drawings 9901/01R, 02F, 03P and 04J, drawing SK101 Rev B (as amended by letter from Bill Reed Architecture dated 04 January 2001) and drawing 2283.P.301, and sub-station plan and elevations date stamped 28 February 2001.

The conditions imposed on the original permission are still applicable to the development.

Yours faithfully

For Borough Planning Officer