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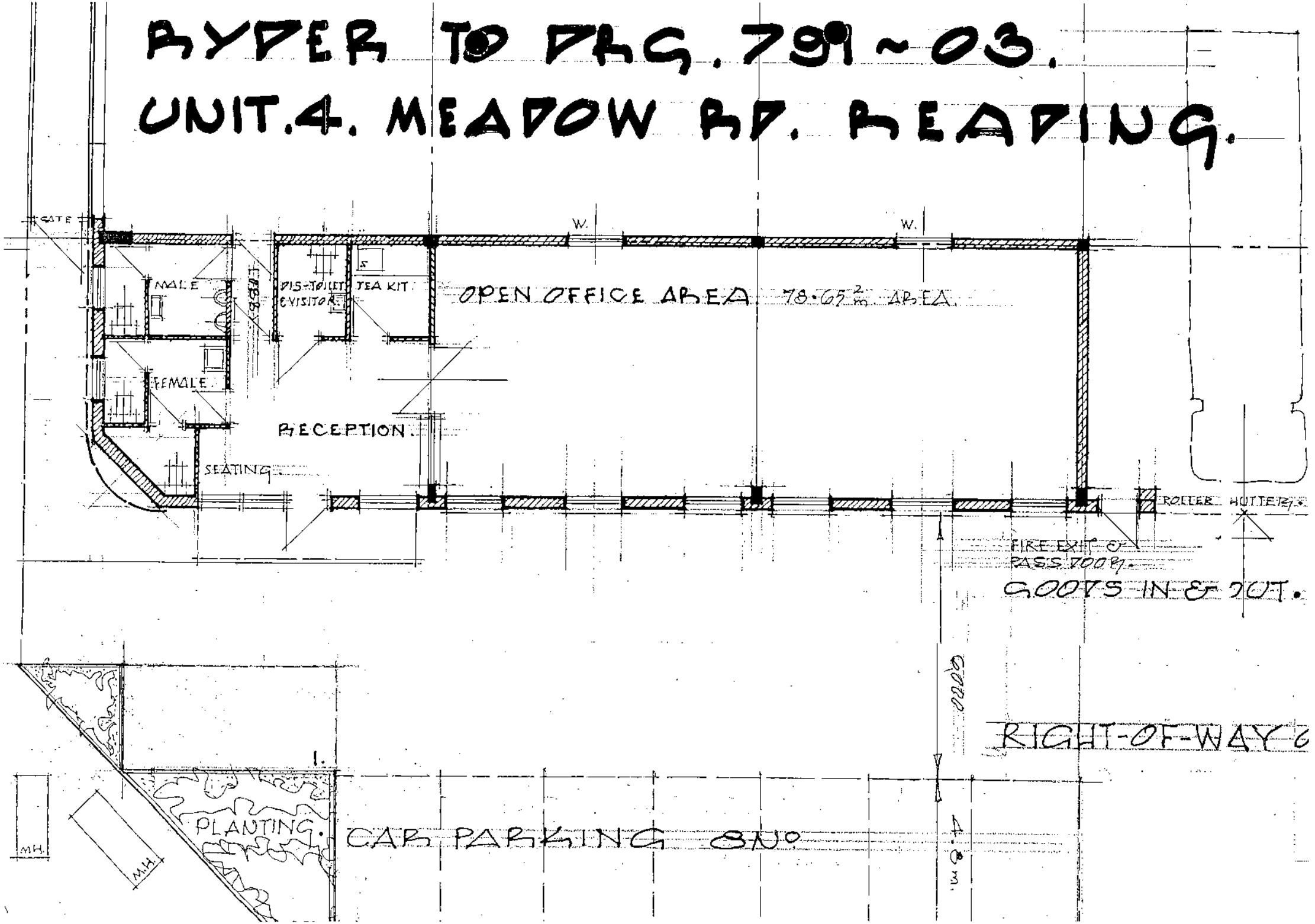

Reading
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE ORDER 1995)

APPLICATION FOR FULL PLANNING PERMISSION

To: c/o Robert Rigby
42 Portman Road
Reading
RG30 1EA

Application No: 03/01227/FUL/JW

Applicant: Manrose Manufacturing

READING BOROUGH COUNCIL as local planning authority GRANT FULL planning permission for the following development.

Proposal: New warehouse storage and distribution centre

At: Land Adjacent To Unit 4 Meadow Road Reading Berkshire

Subject to such conditions and for such reasons as may be attached.

OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE

Date: 14th April 2004

David Worthy

Head of Planning and Transport

DB

NOTES

APPEALS

(1) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment in accordance with section 78 of the Town and Country Planning Act 1990 within three months of receipt of this notice. Appeals must be made on a form which is obtainable from the Planning Inspectorate, 3/26 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted, otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (a), to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.

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(3) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 114 of the Town and Country Planning Act 1990.

(a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990, namely sections 70 and 72(1) of the Act.

BERKSHIRE ACT 1986 – Section 32

(1) Except as provided in subsection (a) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show –

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(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act 1984.

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(a) of a building or premises to which section 4 of the Chronically Sick and Disabled Persons Act 1970 applies (buildings or premises to which the public are to be admitted whether on payment or otherwise);

(b) of any of the following (being in each case, premises in which persons are employed to work) –

(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

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of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

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(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 01491 832801

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Reading
BOROUGH COUNCIL

Application At: Land Adjacent To Unit 4 Meadow Road Reading Berkshire

Application No: 03/01227/FUL

CONDITIONS & REASONS

1. The development to which this permission relates must be begun not later than the expiration of five years beginning with the date on which the permission was granted. Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91(1) of the Town & Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of this development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details. Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area.

3. In connection with the implementation of this permission the demolition and construction works shall not take place outside the hours of 7am to 6pm Mondays to Fridays or 8am to 1pm on Saturdays. Works shall not take place at all on Sundays or Bank Holidays without the prior written approval of the local planning authority. Reason: to protect local residents from unreasonable disturbances from works connected with implementing this permission.

4. The areas identified on the approved drawings for the parking of vehicles shall be constructed and marked out before the approved building is available for use and thereafter shall be kept available or used for vehicle parking at all times. No development, whether or not permitted by the Town & Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification) shall be carried out on such areas or in such a position as to restrict vehicular access to those reserved parking areas. Reason: to comply with Policy TRN11B of the Reading Borough Local Plan 1998 as the development, without the provision of off-street parking facilities, would be likely to lead to vehicles being parked on the public highway to the detriment of road safety.

5. Before any development commences details of cycle parking facilites, to be provided in a secure and weather protected location, shall be submitted to the Local Planning Authourity for approval. Thereafter the approved facilities shall be provided before the building is brought into use. Reason: to comply with Policy TRN5 (Cycle Parking) of the Reading Borough Local Plan 1998 which seeks

Date: 14th April 2004

David Worthy

Head of Planning and Transport DB

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Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

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There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

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Reading BOROUGH COUNCIL

the provision of cycle parking facilities to encourage this mode of transport instead of the use of the private car.

6. Before any development commmences details are to be provided of how refuse is to be stored on the site and measures to encourage the recycling of waste material from the site for the approval of the Local Planning Authority. The approved details are to be in place and implemented when the building is brought into use. Reason: To ensure that adequate bin storage facilities are provided in the interests of the appearance of the site and the character of the area in accordance with Policy EMP3 - Acceptability of Employment Development. Also in accordance with the principles of Policy KEY2A - Conservation of the Environment and Natural Resources.

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the type of boundary treatment, including landscaping details, to be used on the site. The boundary treatment shall be completed, in accordance with the approved plan, before the development is occupied or in accordance with a timetable to be agreed in writing with the local planning authority and shall thereafter be maintained as shown on the approved plan. Reason: To comply with Policy EMP3 (Acceptability of Employment Development) of the Reading Borough Local Plan 1998, which requires environmental improvements as part of employment development schemes and in the interests of enhancing the appearance of the development and the area.

8. No development shall begin until the design and distribution of external lighting fittings has been submitted to and approved in writing by the Local Planning Authority. Reason: As no details have been submitted and in the appearance of the development and the character of the area in accordance with Policy EMP3 (Acceptability of Employment Development) of the Reading Borough Local Plan 1998.

9. Before any development is commenced, details shall be submitted to and approved in writing by the local planning authority making provision for a construction method statement for the development. The Construction Method Statement shall show details of:

(a) Demolition of existing buildings/structures
(b) Parking of vehicles of site personnel, operatives and visitors
(c) Loading and unloading of plant and materials
(d) Storage of plant and materials used in constructing the development
(e) Treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary
(f) Times, routes and means of access into the site for construction traffic and delivery vehicles (including the removal of waste from the site and methods of preventing deposition of materials on the public highway)

Date: 14th April 2004

David Gworthy

Head of Planning and Transport DB

NOTES

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(g) Hours of construction
(h) A scheme for the erection and maintenance of security hoardings including decorative displays and facilities for public viewing
(i) A scheme for recycling waste resulting from the construction programme
(j) Measures to be used for the suppression of dust throughout the course of construction.
(k). The methods of supervision to ensure that workers have knowledge of the method statement and to ensure compliance with the method statement.

The Construction Method Statement shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority. Reason: In the interest of safety, protecting the amenity of local land uses, the character of the area and highway safety.

10. The gross floorspace of the development hereby approved shall not exceed 1,059 square metres at any time, including through the addition or extension of any mezzanine level, without first gaining written approval from the Local Planning Authority. Reason: to maintain control on the size of the development and its impact on the surrounding area in accordance with Policy EMP3 (Acceptability of Employment Development) of the REading Borough Local Plan 1998.

INFORMATIVES

0. In reaching the above decision, the Local Planning Authority has taken account of the following Development Plan policies and proposals Berkshire Structure Plan (1991-2006):- Policy BU1 (Proposals for Further Business, Industrial, Distribution and Storage Development):- Reading Borough Local Plan (1998):- EMP3 (Acceptability of Employment Development), EMP7 (Major Industrial Areas), TRN1 (A Balanced Transport Strategy); TRN11A (Location of development); TRN11B (Development and Traffic) and CUD14 (Standards of Design in Development).

0. A Building Regulations Application will be required for this development.

0. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

0. INFORMATIVE - S106 AGREEMENT
A section 106 Agreement relates to this site which includes a requirement for financial contributions towards: transport improvements brought forward through the Reading Urban Area Package (RUAP) in compliance with Reading Borough Local Plan Policy TRN1 (A Balanced Transport Strategy). A full copy of the S106 Legal Agreement Ref. No. 1032 is available on the Public Register of Planning Applications held at Reading Borough Council.

Date: 14th April 2004

David Worthy

Head of Planning and Transport DB

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(i) office premises, shop premises and railway premises to which the Offices, Shops and Railway Premises Act 1963 applies;

(ii) premises which are deemed to be such premises for the purposes of that Act; or

(iii) factories as defined by section 175 of the Factories Act 1961;

(c) of a building intended for the purposes of a university college or college, or of a school or hall of a university;

(d) of a building intended for the purposes of an institution within the PCFC funding sector; or

of a building intended for the purposes of a school or an institution which provides higher education or further education (or both) and is maintained or assisted by a local education authority.

(2) The local planning authority granting the planning permission shall draw the attention of the person to whom the permission is granted –

(a) in the case of such a building or premises as are mentioned in subsection (1)(a)

(i) to sections 4 and 7 of the Chronically Sick and Disabled Persons Act 1970; and

(ii) to the Code of Practice for Access of the Disabled to Buildings (British Standards Institution code of practice BS 5810: 1979) or any prescribed document replacing that code;

(b) in the case of such premises as are mentioned in subsection (1)(b), to sections 7 and 8A of that Act and to that code or any such prescribed document replacing it;

(c) in the case of such a building as is mentioned in subsection (1)(c), (d) or (e), to sections 7 and 8 of that Act and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State, or any prescribed document replacing that note.

(3) Expressions used in subsection (1)(d) and (e) and in the Education Act 1944 have the same meanings as in that Act.

HAZARDOUS WASTE AND MATERIALS

Your attention is drawn to the possibility that development of land or redevelopment of properties will give rise to hazardous material probably in the form of contaminated soil or building construction waste (e.g. asbestos lagging around pipework) needing disposal.

Under the requirements of the Control of Pollution Act 1974 and regulations made thereunder it is an offence if such material is not deposited in appropriate sites licensed by the County Council acting in their capacity as Waste Disposal Authorities and additional procedures may have to be followed.

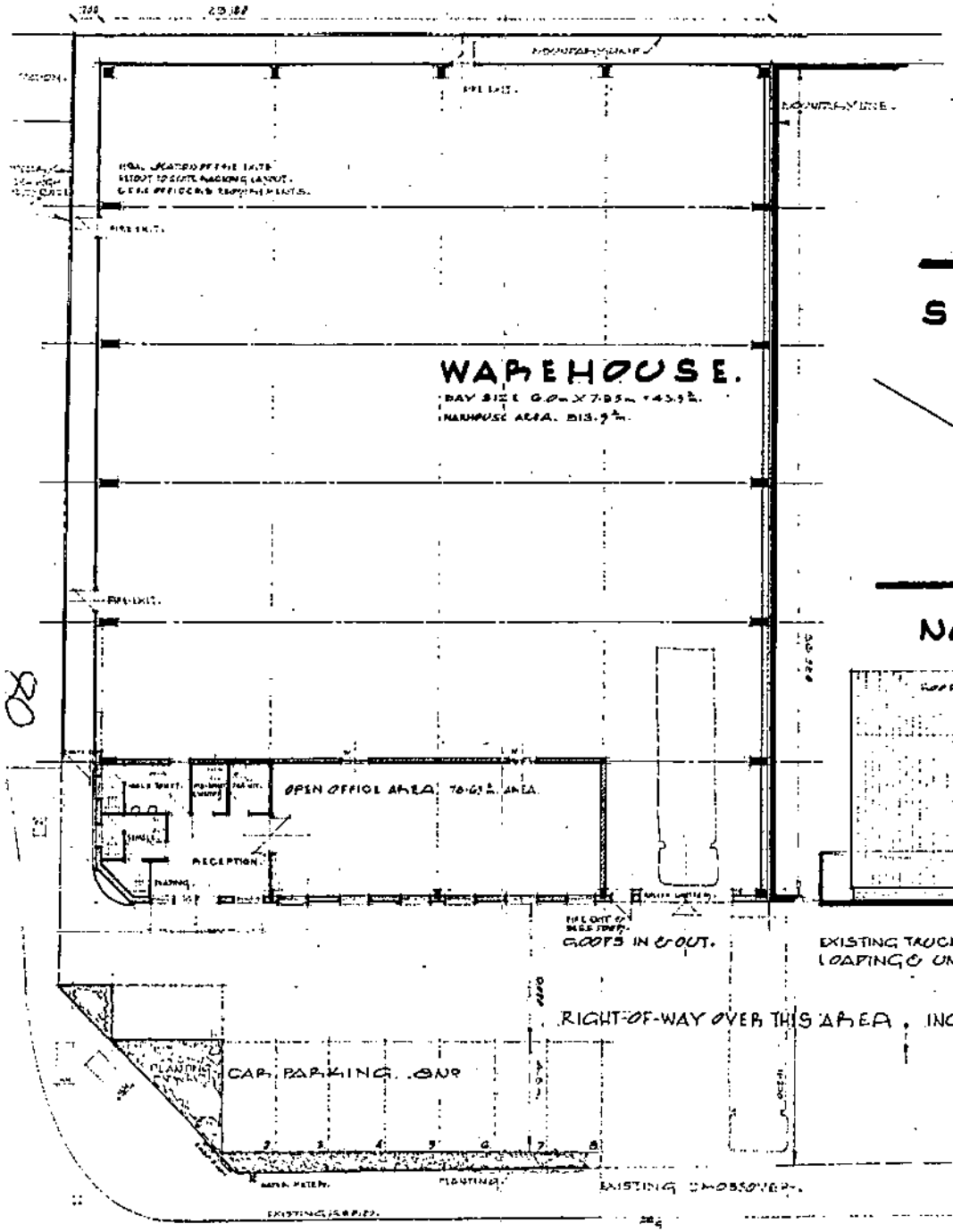
Details of the sites in Berkshire and advice on suitability of wastes involved and procedures necessary can be obtained from:

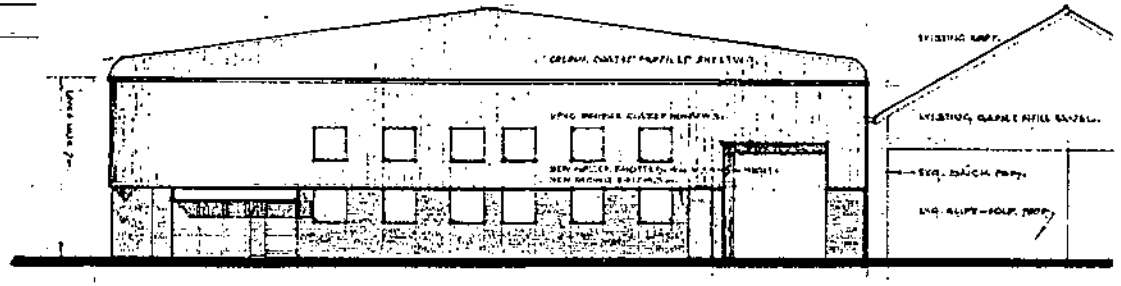
Environment Agency, Isis House, Howbery Park, Wallingford, Oxon, OX10 8BD Tel: 01491 832801

There may also be occasions when hazardous substances such as gas from former landfill sites could be a problem. The County Surveyor's Waste Management Group have agreed to list and map all such sites and copies will be available from the above address.

BUILDING REGULATIONS

This planning permission does not give approval under the Building Regulations. Before any works are commenced you should check with the Building Control Section of the Planning Department whether any approval is required under the Building Regulations.

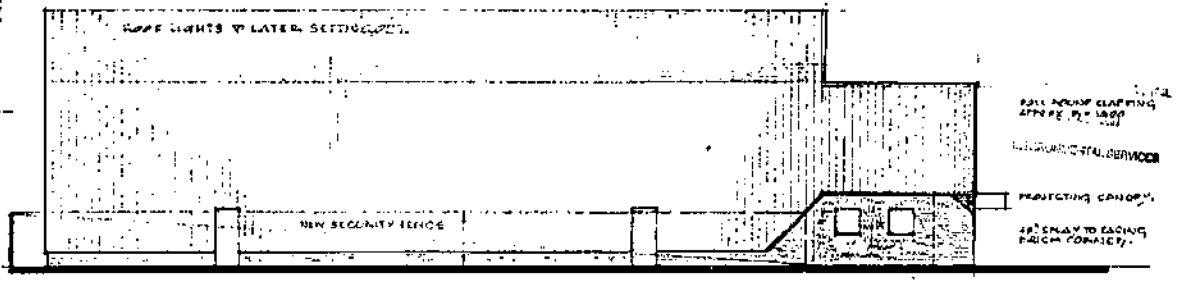




SOUTH. FRONT ELEVATION.



NORTH. REAR ELEVATION.



EXISTING TRUCK PARKING.
LOADING & UNLOADING OVERNIGHT. SIDE ELEVATION.

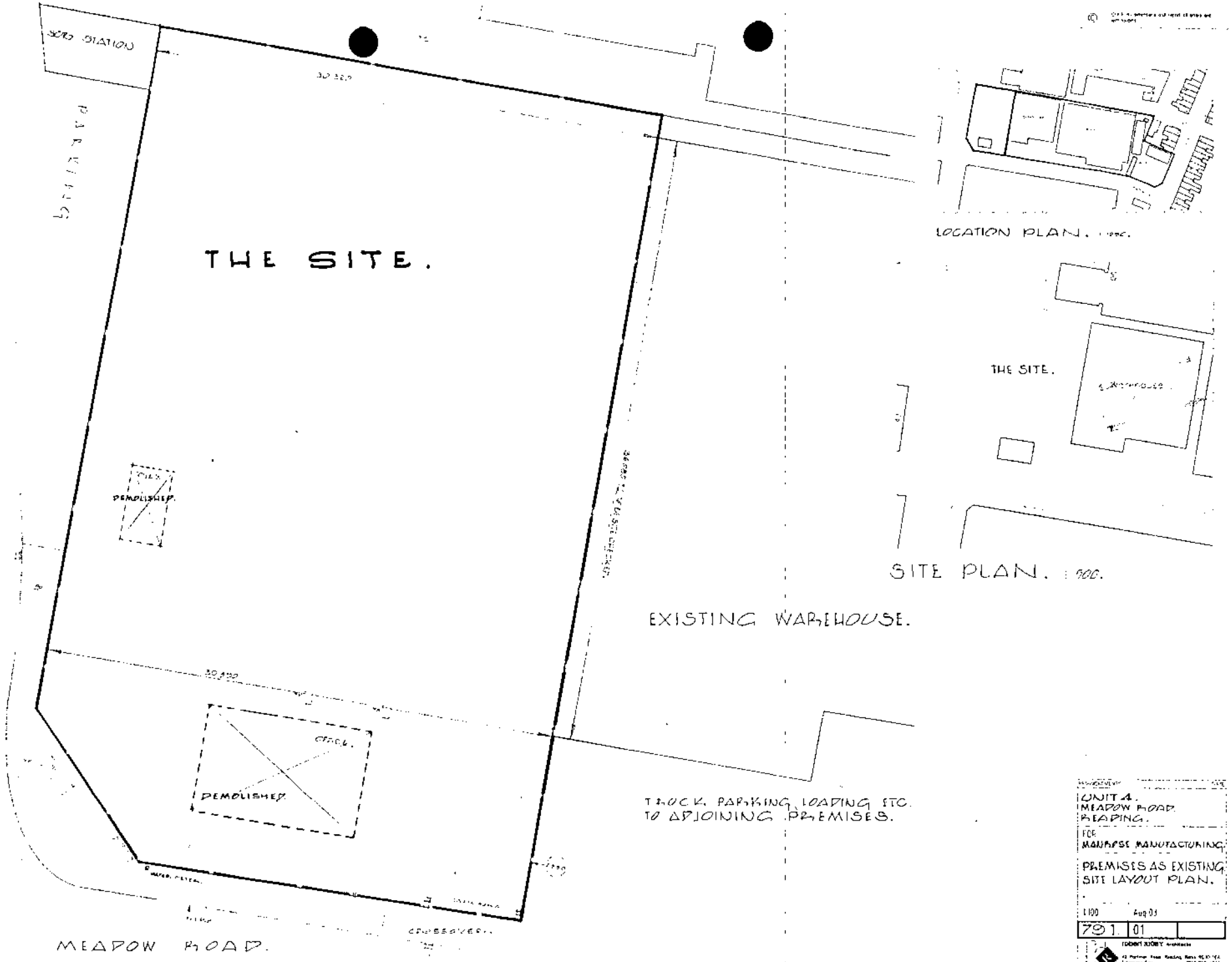
RIGHT-OF-WAY OVER THIS AREA, INCLUDING TRUCK PKG.

UNIT 4
MEADOW ROAD
READING, BERKS

FOR
MANROSE MANUFACTURING

NEW SINGLE STOREY
WAREHOUSE & OFFICE
PLAN & ELEVATIONS

1:100	OCT. 05.	
791	03.	



THE SITE.
MILLFORD ROAD.
MEADOW ROAD.
EXISTING WAREHOUSE.
TRUCK PARKING, LOADING ETC. TO ADJOINING PREMISES.
DEMOLISHED.
DEMOLISHED.
LOCATION PLAN.
THE SITE.
SITE PLAN.
UNIT 4.
MEADOW ROAD
READING.
FOR
MANROSE MANUFACTURING.
PREMISES AS EXISTING
SITE LAYOUT PLAN.
1:100
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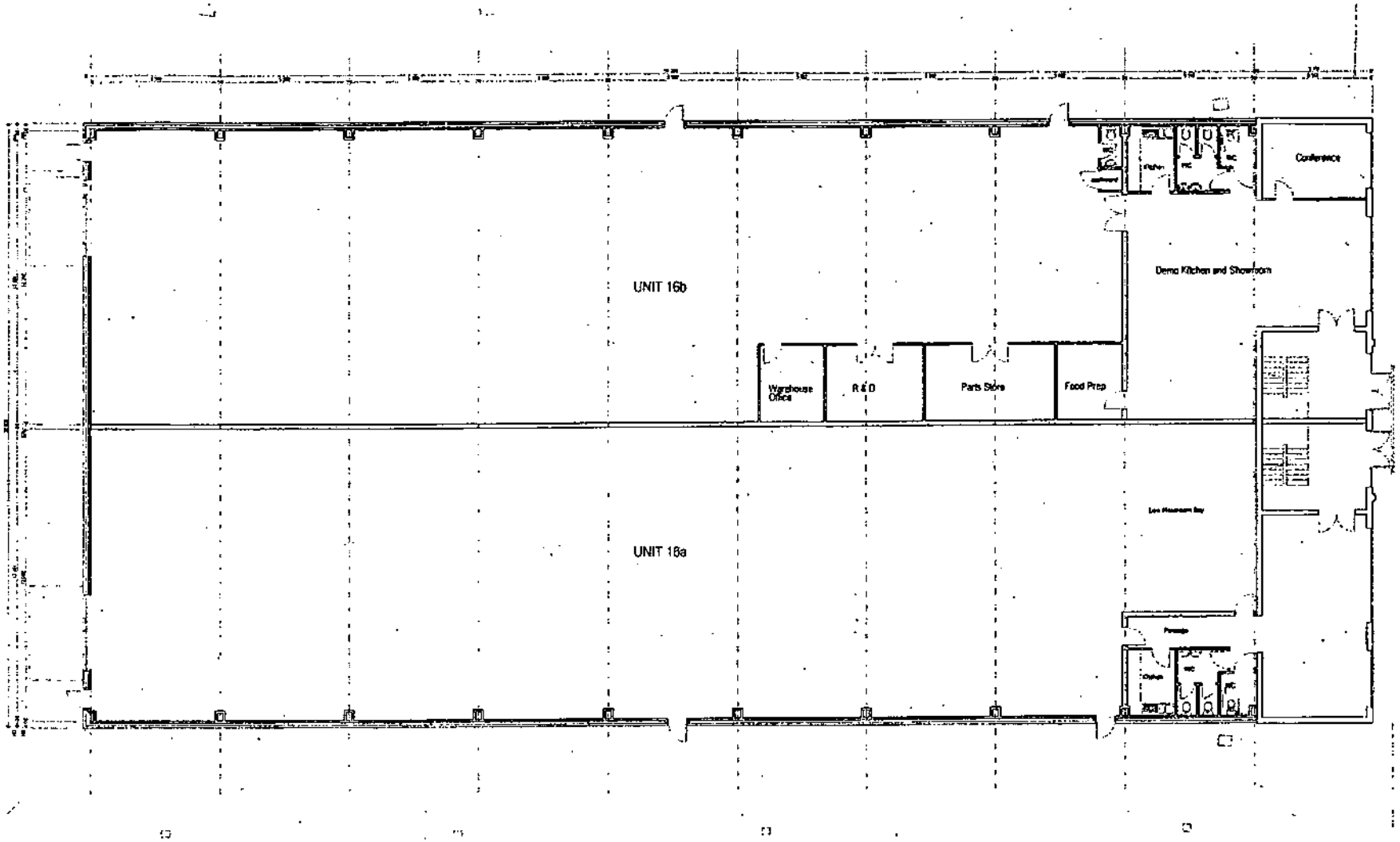


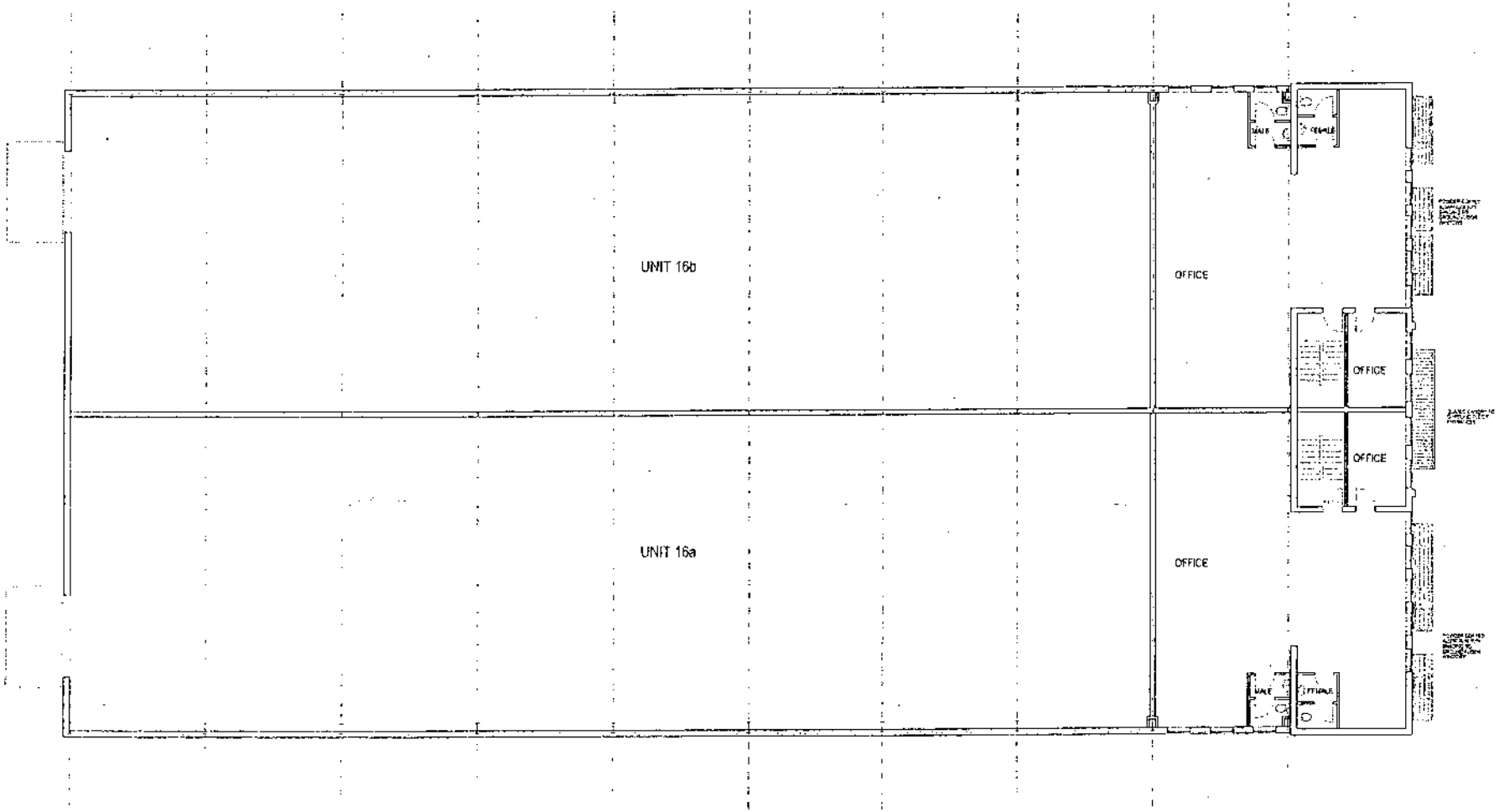
Thames Properties Ltd

18 RICHFIELD AVENUE
READING BERKSHIRE

Conversion to two
B8 Warehouse Units
Ground Floor Plan

scale 1 : 100 Date Sept 2003

drawing No
BSPM 01_01A



READING BOROUGH COUNCIL
24 SEP 2003
ENVIRONMENTAL SERVICES

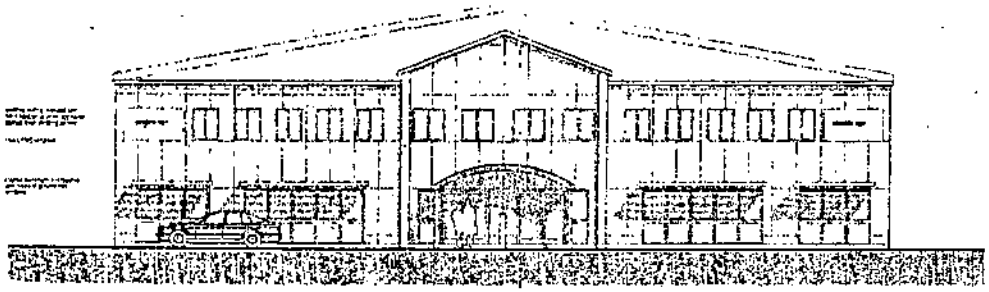
Thames Properties Ltd

16 RICHFIELD AVENUE
READING BERKSHIRE

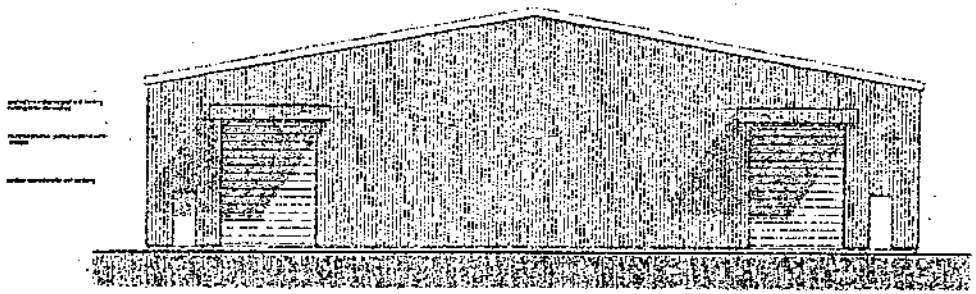
Conversion to two
B8 Warehouse Units
First Floor Plan

Scale 1 : 100 Date Sept 2003

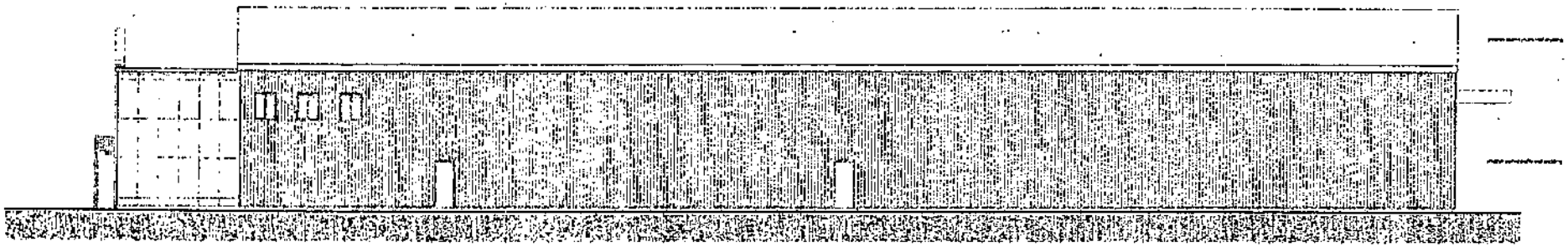
drawing No
BSPM 01_02



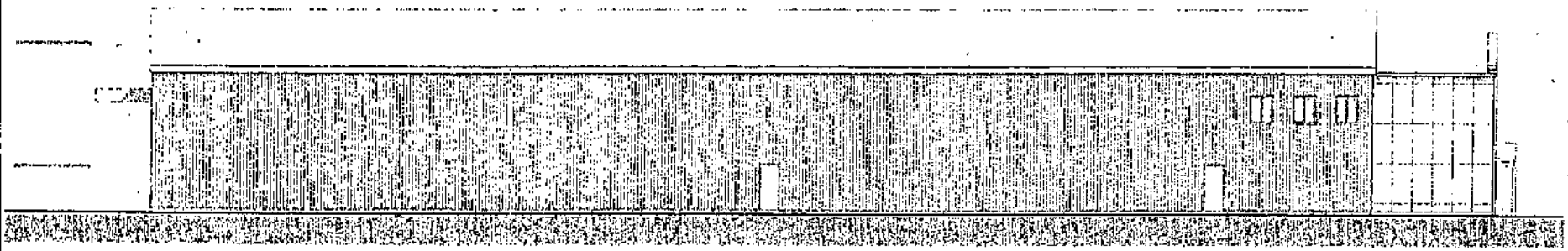
NORTH ELEVATION TO RICHFIELD AVENUE



SOUTH ELEVATION



WEST ELEVATION



READING BOROUGH COUNCIL
26 SEP 2003
ENVIRONMENTAL SERVICES

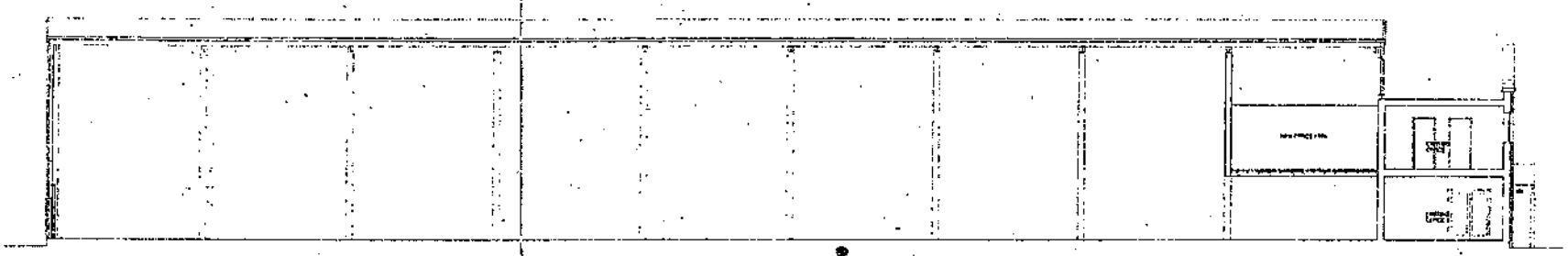
Thames Properties Ltd

16 RICHFIELD AVENUE
READING BERKSHIRE

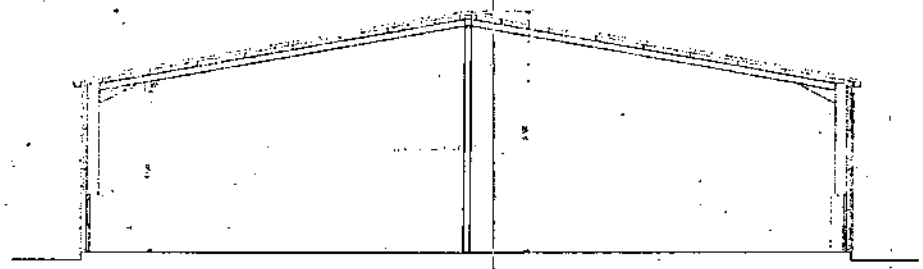
Conversion to two
B8 Warehouse Units
Elevations

scale 1 : 100 Date Sept 2003

drawing no
BSPM 01_03



TYPICAL LONGITUDINAL SECTION



TYPICAL CROSS SECTION

Thames Properties Ltd

16 RICHFIELD AVENUE
READING BERKSHIRE

Conversion to two
B8 Warehouse Units
Sections.

scale 1 : 100 Date Sept 2003

drawing No
BSPM 01_06

DEPARTMENTAL MEMORANDUM

To: **Planning Manager** Your ref: JW

From: **Development Control Transport** My Ref: PS
Ext: 4703

Date: 10 December 2003

Application no.: 03/01227/FUL/JW

Proposed development: New Warehouse with ancillary offices

Development address: Unit 4 Meadow Road Reading RG1 8LG

Transport comments

The development site is located in an established industrial area just to the north-west of the town centre area (as defined in the Local Plan), and is therefore accessible to good public transport links, town centre services and other employment areas.

The proposed level of parking provision (8 spaces) is adequate for the size of warehouse and ancillary office space. Adequate lorry parking space is also proposed.

In the circumstances there are no Transport objections to this proposal subject to any planning permission including the following condition.

Suggested conditions on any consent

No building shall be occupied until vehicle parking space has been provided in accordance with the approved plan. The space shall thereafter be kept available for parking at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be a danger to other road users.

Informative

The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

Suggested reasons for refusal if refused

N/A

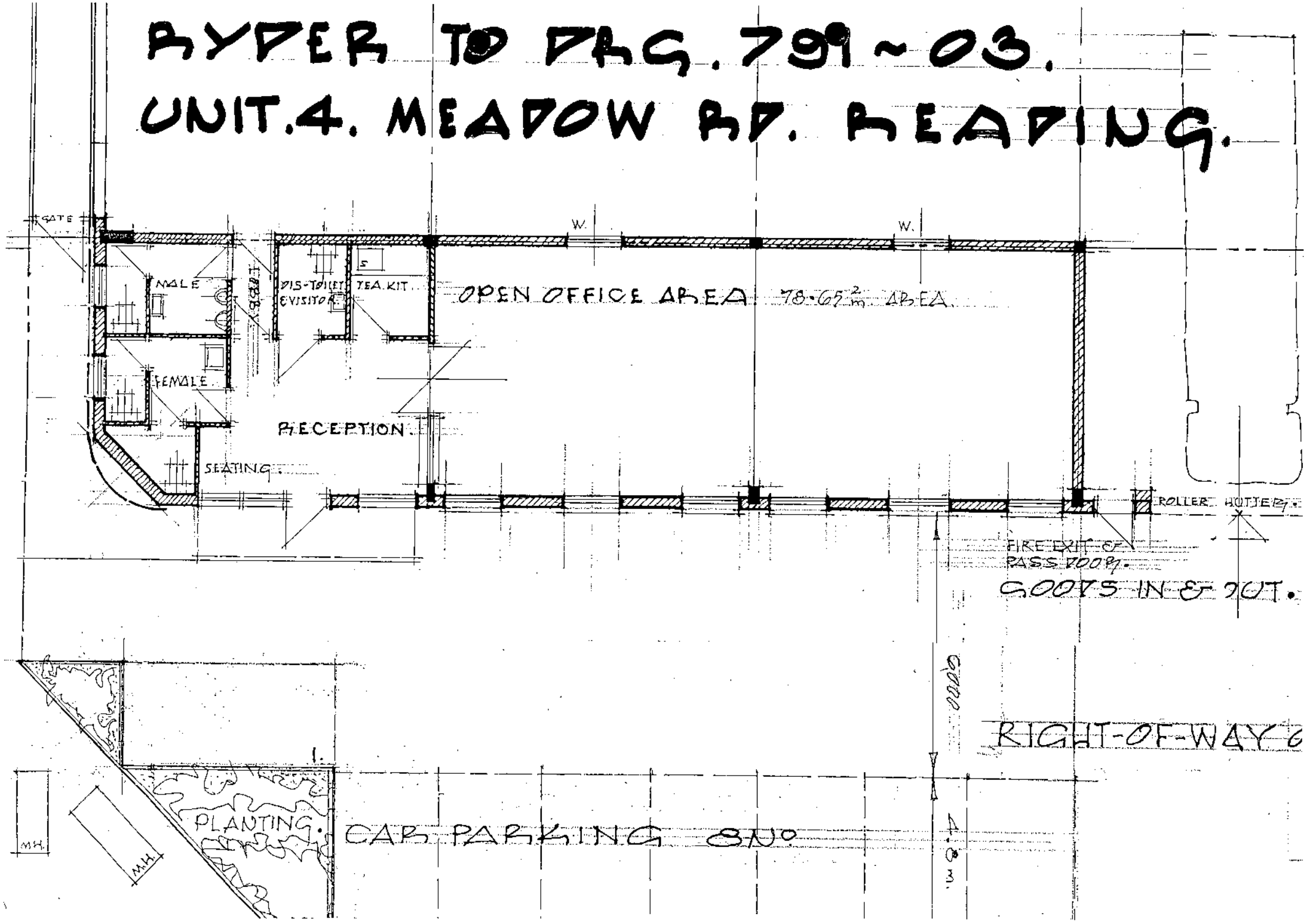
S.106 heads of terms

To deposit a financial contribution towards RUAP with the Council before occupation of the development



Phillip Schnepp
Development Control (Transport)

RYDER TO DRG. 799~03.
UNIT.4. MEADOW RD. READING.



MEMORANDUM

TO:	Head of Legal Services
CC:	Geoff Littler (Legal Services) Andrew Sillett (Legal Services) Finance, Graham Canning
FROM:	Julie Williams Ext: 959 1231 or 2431 Planning Service, Environment Division
DATE:	3/12/03 **APP NO: 03/01227/FUL/JW**
START DATE OF APPLICATION:	**6.11.03**
EXPIRY DATE OF APPLICATION:	**2.02.04** (Best Value 13-week-date)
TARGET DATE FOR COMPLETION OF S.106:	**29.01.04**
SUBJECT:	**PLANNING OBLIGATION UNDER SECTION 106**

Address: Unit 4 Meadow Road, Reading RG1 8LG
Proposal: New warehouse with ancillary offices.
Applicant: Manrose Manufacturing Ltd

I am currently minded to recommend GRANT OF PERMISSION of the above planning application.

HEADS OF TERMS

The recommendation is likely to read:

Delegate to officers to GRANT subject to the prior completion of a planning obligation under section 106 to secure:

A financial contribution of £25,000 towards transport improvements brought forward through the Reading Urban Area Package (RUAP), in compliance with Reading Borough Local Plan policy TRN1 (A Balanced Transport Strategy). Payment to be index linked from the date of the decision and to be made at the commencement of development;

Letter dated 22 October 2003 from agent confirms that the above heads of terms are acceptable and provides the following details for solicitors to contact. Please prepare the necessary documents and send them to their solicitors as soon as possible.

Recommended conditions as follows:

- Standard 5 year time period for commencement
- Submission of samples of external materials for approval
- Restriction on hours of construction work on the site to between 0700-1800 Monday to Friday, 0800-1300 on Saturday and at no time on Sunday or Bank Holidays
- Areas identified for vehicle parking to be kept available for this use at all times.
- Full details of bin and cycle storage provision
- Provision of waste recycling facilities

- Construction method statement to be submitted and approved indicating details of: Parking of vehicles of site personnel, operatives and visitors; loading and unloading of plant and materials; storage of plant and materials; treatment of all relevant pedestrian routes and highways; times, routes and means of access into the site for construction traffic and delivery vehicles and methods of preventing deposition of materials on the public highway and measures for the suppression of dust.
- Submission of external lighting details

INFORMATIVES:

- Building regulations application required
- A S106 agreement relates to this site
- This application is granted planning permission because the proposal complies with relevant policies in the adopted Reading Borough Local Plan 1998.

If the obligation is not completed the application will be recommended for REFUSAL as contrary to Policies KEY 3 (The Role of Development in Improving the Town) of the adopted Reading Borough Local Plan (1998).

APPLICANT
Manrose Manufacturing Limited
1 Albion Close
Slough
Berkshire
SL2 5DT

APPLICANT'S SOLICITOR INCLUDING TEL, FAX AND E-MAIL

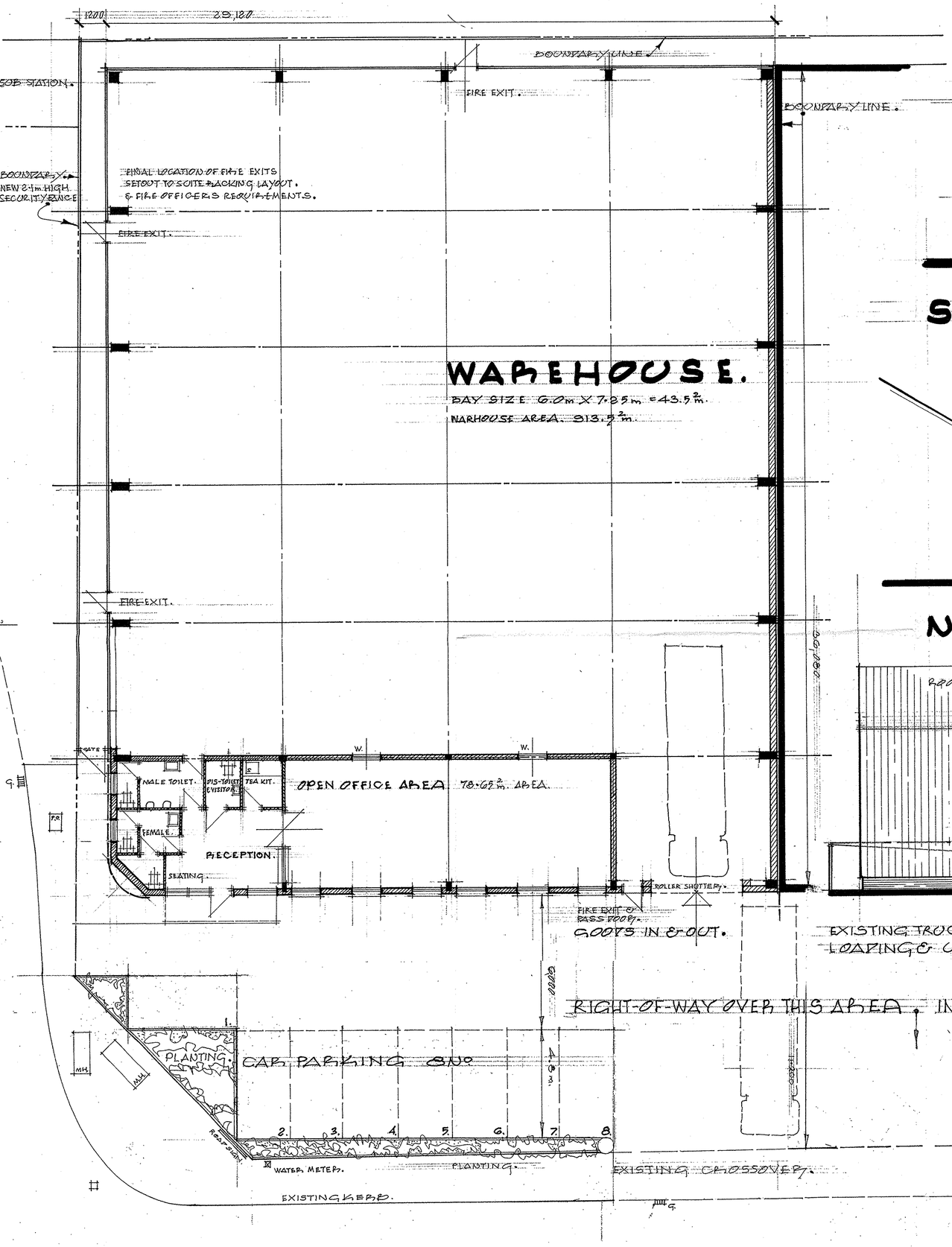
Contact: Stirling Halliday
Rowberry Solicitors
Sherwood House
104 High Street
Crowthorne
RG45 7AX

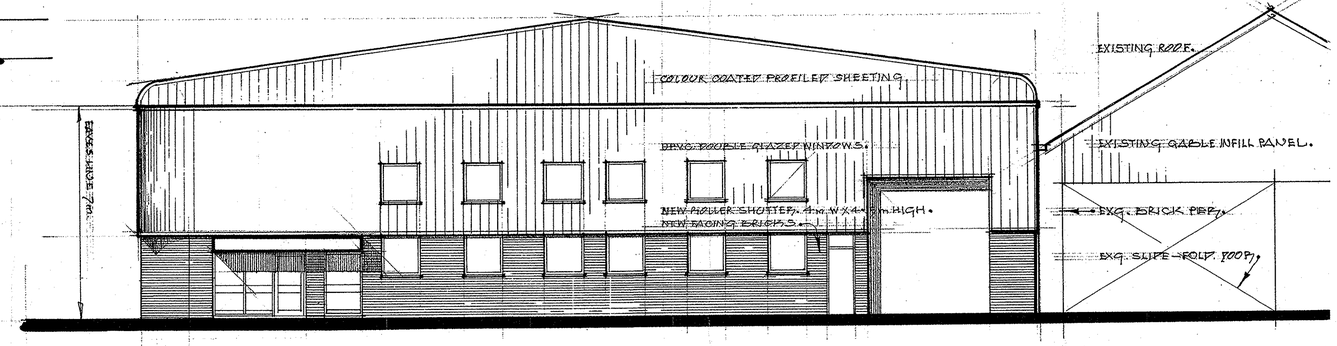
Tel: 01344 775311
Fax: 01344 779353

PLANS TO BE ATTACHED TO THE AGREEMENT
1) Site Plan at 1:1250 with site edged in black (to follow)

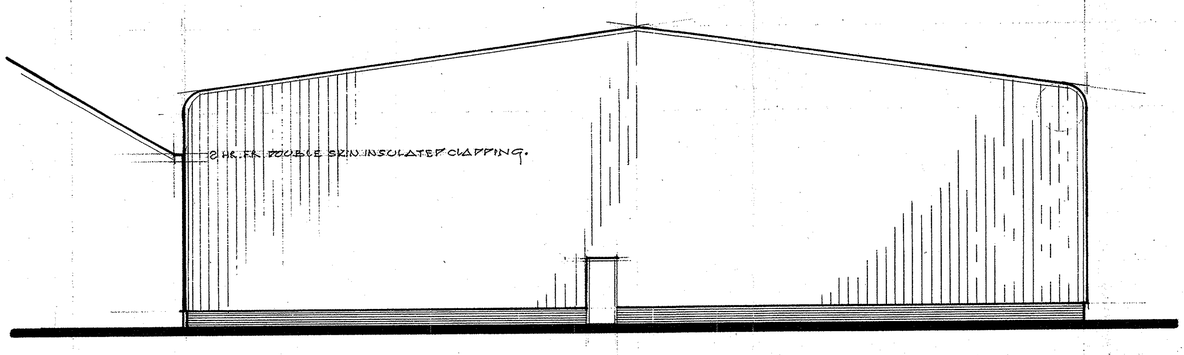
OTHER INFORMATION
Should you require any additional information please contact the case officer dealing with the application, If the draft is not to be prepared 'in-house', please let me know.

The Finance Department will advise you of the income code to be used for this case. complies with other relevant policies in the plan.

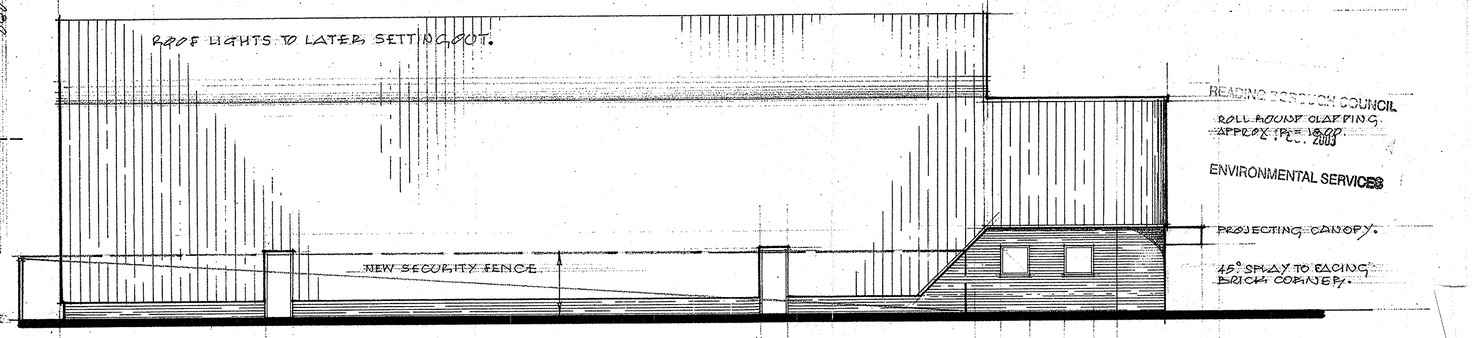




SOUTH. FRONT ELEVATION.



NORTH. REAR ELEVATION.



EXISTING TRUCK PARKING. LOADING & UNLOADING & OVERNIGHT.

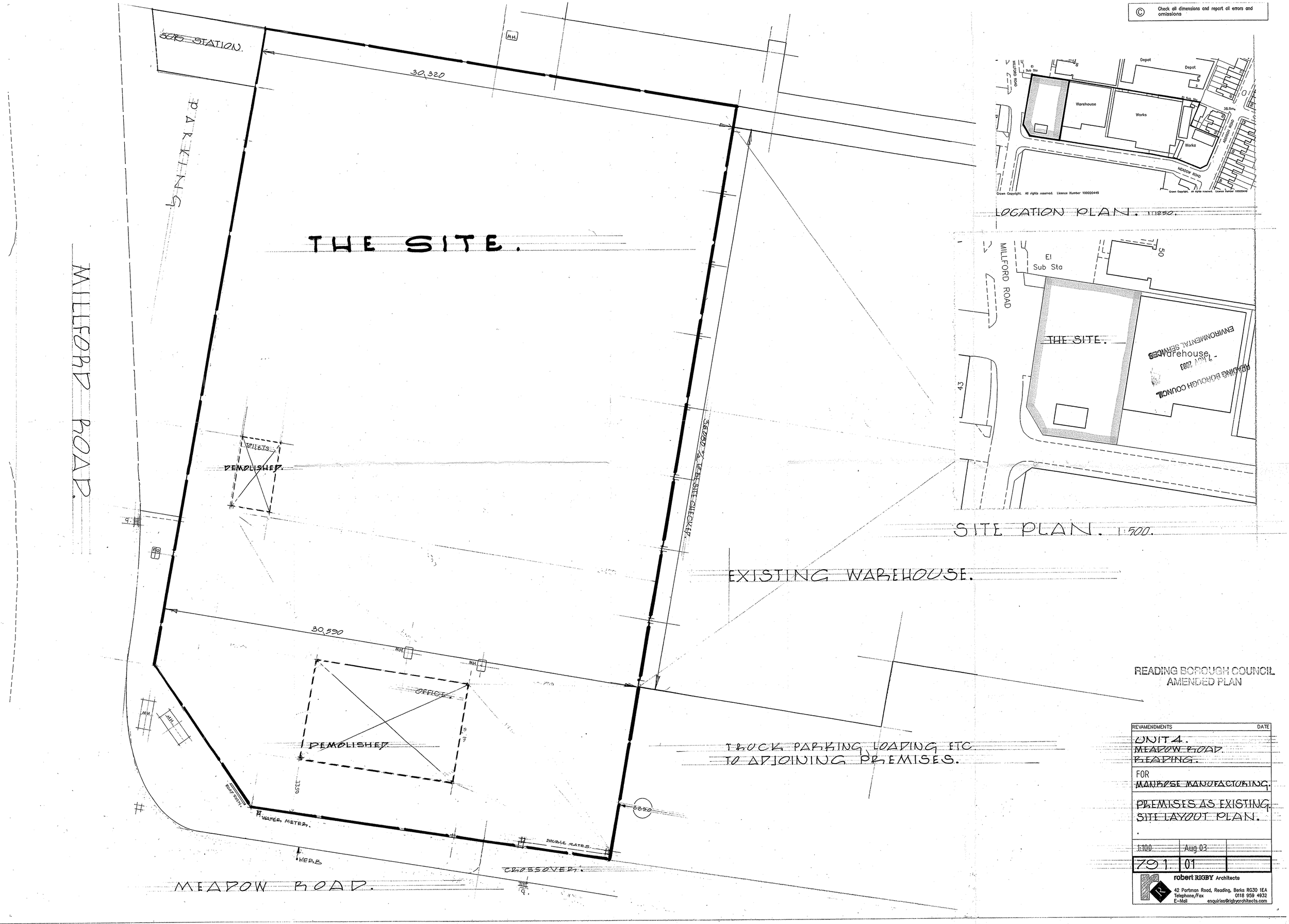
SIDE ELEVATION.

031227

REV AMENDMENTS		
UNIT 4 MEADOW ROAD READING, BERKS		
FOR MANROSE MANUFACTURING		
NEW SINGLE STOREY WAREHOUSE & OFFICE PLAN & ELEVATIONS		
1:100	OCT. 03.	
791	03.	

robert RIGBY Architects
42 Portman Road, Reading, Berks RG30 1EA
Telephone/Fax 0118 959 4932
E-Mail enquiries@rigbyarchitects.com

© Check all dimensions and report all errors and omissions



READING BOROUGH COUNCIL
AMENDED PLAN

REVAMENDMENTS	DATE
UNIT 4. MEADOW ROAD. READING.	
FOR MANROSE MANUFACTURING.	
PREMISES AS EXISTING. SITE LAYOUT PLAN.	
1:100	Aug 03
791	01

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42 Portman Road, Reading, Berks RG30 1EA
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E-Mail enquiries@rigbyarchitects.com