To: David Oram, Director of Community Services
    David Perkins, Head of Streetcare
    Rob Packham, Building Services Manager

From: David Lunn, Chief Executive

Date: 8th November 2007

Subject: Royal Berkshire Fire and Rescue –
        LLPG Custodians

I attach for your information a letter I have received from the Chief Fire Officer. Please let me know if you are the correct recipient for this information.

Thank you.

Chief Executive

Attachment.
Dear David,

I am writing to thank you for sending your LLPG custodians to visit us in October. The meetings were very constructive and we believe that this will be the start of a process to exchange data between organisations to the benefit of all.

It was agreed at the meeting that a follow up should be held in the New Year. Please invite your custodians to attend Brigade Headquarters on 6 February 2008. The meeting with the Fire Service will take place from 11:00 but you are welcome to use the room to discuss other LLPG issues in the afternoon. It is proposed that these meeting are held every six months.

The following table shows the locations identified as priority to enable the Fire Service to use the NLPG. This means that level 3 premise categories will be required by the Fire Service although they are not mandated. These locations will be used as part of our mapping systems and more importantly to determine our attendance at these types of locations. This is indicated by the Pre Determined Attendance PDA column.

<table>
<thead>
<tr>
<th>NLPG Premise Category</th>
<th>Location</th>
<th>PDA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Farms</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Hospitals</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Schools</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Nursery Schools</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Day Care Centres</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Residential Care</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Electricity Sub Stations</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Electricity Sub Stations Pole</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Water Pumping Stations</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Streets</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Gas Control Sites</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Police Stations</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>Rail Stations</td>
<td>Yes</td>
<td>Yes</td>
</tr>
<tr>
<td>New Developments</td>
<td>Yes</td>
<td>Yes</td>
</tr>
</tbody>
</table>
The Fire Service is committed to adjusting its Building and Incident Recording Systems to allow candidate records to be generated to provide information about addressing errors and updated Business Names, Premise Categories and Building height information.

We look forward to building on this relationship over the years.

Yours sincerely

Iain Cox
Chief Fire Officer
Red Cross -
Clarence Road. (12)…

David - I suppose that we'd presumed that you were aware of the position as the Windsor Fire Station issue had no doubt been discussed within your Group. The meeting we held at Cllr Bateson's request (primarily to discuss Hawtrey Road) was also attended by Cllrs Bicknell, Lenton, & Sue Evans. Apologies for not mentioning it to you direct.
The land is as outlined on the attached plan.
The Red X & Windsor Mencap both hold 99 year leases from 1978 at a fixed rent of £500/p.a. Both parties would like improved premises. Red X may have funds to build something themselves. Mencap probably have not.
During the previous Administration discussions were entered into with both lessees and the Fire Authority with a view to a new small fire station for Windsor being erected thereon together with new premises for the two lessees. The construction would have been funded by the sale of the existing Fire Station site.
After preparing some initial sketches the Fire Authority then withdrew from negotiations. Cllr Bateson and our other representatives on the Fire Authority did however feel that no action should be taken with regard to the development of the site for other purposes until the whole issue of fire cover for Windsor had been resolved.
Sunrise Senior Living have been interested in the site for some time and are believed to be seeking to acquire some of the adjoining properties as well as promising the two lessees replacement premises out of any deal.
The land has undoubtedly development potential (it is the last corner of the roundabout which remains undeveloped) but there will be the usual problems to be overcome i.e. flooding, access, air quality etc. Also we cannot do anything without the agreement of the two lessees.
Trust this adequately enables you to consider the matter further.
Regards
Peter

-----Original Message-----
From: Cllr Hilton
Sent: 24 November 2007 16:37
To: Peter Green
Subject: Re: Land at Clarence Road Windsor

Peter,
Many thanks but why was I not advised of the the discussions with Councillors earlier.
I need some greater understanding of the issues before I talk to Mr Reed.
David

Sent from my Blackberry Wireless Device

-----Original Message-----
From: Peter Green
To: Cllr Hilton
CC: David Oram
Sent: Fri Nov 23 15:00:55 2007
Subject: Land at Clarence Road Windsor

David - I think we have previously mentioned to you the Council owned land at Clarence Road Windsor which is leased on long term agreements to the Red X and Windsor Mencap.

This was the site which the Council has in the past promoted as possibly suitable for development of a new Fire Station for Windsor. Previous discussions in that regard (which also involved the two lessees) were aborted by the Fire Authority a few months
ago.

On 1/10/07 David O and myself met with Cllr Mrs Bateson and other Members who represent the Borough on the Fire Authority. The meeting was to discuss any property issues between the Council and the FA such as the Hau trey Road properties. The future of Windsor Fire Station was also discussed as was the Clarence Road land. It was agreed that until the future of Windsor Fire Station and the dispute with the FA had been settled it would be preferable for no action to be taken in respect of any alternative development proposal for Clarence Road. Cllr Mrs Bateson was keen to be able to have the Clarence Road land up our sleeves just in case the relocation of the Fire Station became an issue again.

This decision hasn’t pleased the Red X, who are seeking improved premises. The decision has also upset a company called Sunrise Senior Living who are understood to be acquiring other properties in this area but need the Council’s land to produce a site capable of development as a Residential/Care Home. Sunrise has also been offering Red X and Mencap new premises out of any deal.

...of Sunrise won’t however give up - he has requested details and e mail addresses of the members who made the decision so presumably he can carry out some lobbying. Rather than getting too many Members involved in this I wonder if I might just refer him to yourself as Lead Member (Property) so that you might fend him off for the time being?

In the future and once the Fire dispute is over who knows it might be in our interests to talk to Sunrise, or at least consider with the lessees all the development options.

Look forward to hearing from you.

Thanks

Peter
Jane Poirrier

From: David Oram
Sent: 31 October 2007 09:24
To: Jane Poirrier
Subject: FW: Land at Clarence Road Windsor - Mencap/Red X

Please file.

Thanks.

David Oram  
Corporate Director of Community Services  
Royal Borough of Windsor & Maidenhead  
01628 796016

-----Original Message-----
From: Peter Green
Sent: 30 October 2007 16:25
To: 
Cc: David Oram
Subject: Land at Clarence Road Windsor - Mencap/Red X

Dear [Name],

Thank you for your letter dated 12th October 2007. I apologise for the slight delay in replying thereto.

Following recent consultation with Members I regret to advise that I am not authorised to open discussions with you in respect of a development proposal along the lines you are suggesting. At present the Council has other aspirations for this site which are subject to on going review and consideration.

I have however made a note of your interest and will of course notify you should the situation change.

Yours sincerely,

Peter Green  
Development & Property Manager  
Property Services  
Royal Borough of Windsor & Maidenhead  
Town Hall, St Ives Road, Maidenhead, SL6 1RF  
tel: 01628 796084  
ax: 01628 796698  
email: peter.green@rbwm.gov.uk <mailto:peter.green@rbwm.gov.uk>
Mr P Green  
Head of Property Services Dept  
Town Hall  
St.Lives Road  
Maidenhead  
SL6 1RF  

Dear Mr Green,

Further to my letter of the 6th of September and Mr Oram's letter of the 8th of September, I write to enquire whether we may be able to help facilitate your development aspirations on the above site currently occupied under long leasehold agreements between yourselves and the British Red Cross and Mencap.

We have maintained close contact with the above two charities and are aware of their desire to enter into agreements with us and yourselves which will enable them to improve their facilities on this site. They are concerned at the continuing deterioration to the fabric of their buildings.

You will be aware from my previous letter and the plans which we attached showing our proposed comprehensive development that we would be delighted to open up a meaningful dialog with you to see how our proposals could be modified to accommodate something which will benefit all parties (Sunrise, yourselves, British Red Cross and Mencap). I must emphasize that the representatives of both the two charities have honoured their confidentiality agreement with you and at this juncture, we do not know exactly what your aspirations are for a local authority use on this site. We believe that our use as a care community for the physically frail and elderly; including those who suffer Alzheimer's would be a sympathetic use alongside the two charities and hopefully your own proposals.

May I suggest that we could have an initial meeting to explore matters? Sunrise has a reputation for dealing in a honest and professional manner and we will be pleased to honor a confidentiality agreement should you wish. Whilst writing I can confirm that the owners of the freehold properties numbers 151 to 151 Clarence Road have reached agreement with us indicating that they would wish to be included in our comprehensive proposals; therefore, we are in a position to deliver a development on this site.
I will ring you in the next few days; hopefully, to arrange a meeting at your convenience.

Yours sincerely,
Jane Poirrier

From: David Oram
Sent: 09 October 2007 17:51
To: Jane Poirrier
Subject: FW: Windsor fire station

Importance: High

Jane,

Please file.

Thanks.

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
01628 796016

-----Original Message-----
From: Graham Matthews
Sent: 09 October 2007 16:12
To: David Oram; Debra Reading; Stephen Brown; Paul Roach
Subject: FW: Windsor fire station
Importance: High

-----Original Message-----
From: Graham Matthews
Sent: 09 October 2007 12:57
To: Lloyd White
Cc: Edwina Kaczor; Eric Livingstone
Subject: FW: Windsor fire station
Importance: High

Lloyd

I spoke to today and requested he fax me his application form.

"t is understood that no fee is to be charged and RBWM's insurance will cover the public Liability Insurance issue.

He has been informed that the two banner sites in Windsor are booked until the installation of the Christmas Lights. We are unsure of when the Christmas Lights are coming down but have advised that this could not be until the 10th January 2008.

Regards

Graham Matthews
Streetcare Officer

-----Original Message-----
From: Paul Roach
Sent: 09 October 2007 09:48
To: Lloyd White; Edwina Kaczor; Stephen Brown; Graham Matthews
Cc: David Lunn; David Oram
Subject: Re: Windsor fire station

This is looked after by edwina. She is on annual leave so it would have to be Graham.
Graham could you arrange. Please bear in mind that Christmas lights are due to go up this month as well so they will need to be down by then.

Regards

Paul Roach
Windsor and Eton Town Manager
York House
Sheet Street
Windsor
Berkshire
SL4 1DD

T: 01753 743921
Sent from my Blackberry wireless device

-----Original Message-----
From: Lloyd White
To: Paul Roach; Edwina Kaczor; Stephen Brown
CC: David Lunn; David Oram
Sent: Tue Oct 09 09:33:15 2007
Subject: FW: Windsor fire station

Guys - I am not sure who looks after banners now?

DCL and DCO agreed with the Leader that we would offer this for free and cover the insurance. Can whoever it is now please approach the man from the brigade below and liaise e with him as to what he needs to do?

please cc: me in?

Thanks

Lloyd White

Head of Democratic Services
Town Hall,
Maidenhead
Tel: (01628) 796186 (office)
07771 531669 (mobile)

-----Original Message-----
From: David Lunn
Sent: 08 October 2007 11:51
To: David Oram; Diana Hills; Cllr Bateson; Cllr Burbage
CC: Lloyd White
Subject: RE: Windsor fire station

We should give this to them for free.

David Lunn
Chief Executive

-----Original Message-----
From: David Oram
Sent: 05 October 2007 17:57
To: Debra Reading; Diana Hills; Cllr Bateson; Cllr Burbage
Subject: RE: Windsor fire station

Can you let me know if anyone has any problems with this as I presume that we would wish to support this. As such I will review with David Perkins on Monday.
Regards,

David Oram

Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
01628 796016

-----Original Message-----
From: Debra Reading
Sent: 05 October 2007 16:45
To: Diana Hills; Cllr Bateson; Cllr Burbage; David Oram
Subject: FW: Windsor fire station

-----Original Message-----
From: Station 13 Red Watch [mailto:STN13R@RBFRS.co.uk]
Sent: 05 October 2007 15:57
To: David Lunn
Subject: Windsor fire station

Dear Mr Lunn,

My name is _______ and I am a fire fighter at Windsor fire station.

As you will know we are currently campaigning to ensure the continued presence
of a 24/7 fire crew within Windsor. As part of this we would like to place a banner
within Peascod Street in early January 2008. The banner itself is 10m by 1m,
containing the slogan SAVE WINSOR FIRE STATION, plus the website address and Fire
Brigades Union motif.

I have previously contacted Edwina Kwazcor of Street Care Services regarding
the details. I understand that liability insurance can be provided by the council for
such? Furthermore a charge is levied by the council too? I seem to be having
difficulties in ascertaining exactly what charges are necessary and would welcome your
intervention, since we wish to try and stick to our January 2008 deadline (Prior to a
key Fire Authority meeting)

Your support has already benefited us immensely and your help in this matter
would be greatly appreciated.

Yours sincerely,

Windsor Fire Station
Royal Borough of Windsor and Maidenhead
News Release
For immediate use

25.10.07 ref/07

Royal Borough seeks leave for judicial review on Windsor fire station
The Royal Borough has stepped up its campaign to retain 24/7 fire cover in Windsor by lodging an application to the High Court for permission to seek a judicial review of Berkshire Fire Authority’s decision to close the town’s fire station at night.

Cllr David Burbage, council leader, said: “Earlier this year the Council agreed a strong action plan to save 24-hour fire cover for Windsor. Having taken counsel’s advice, we are now prepared to take legal action to help ensure that Windsor has the level of fire cover it needs, both for our residents and for the many thousands of visitors to the town every year.

“It is very unfortunate that we have had to resort to the courts to help us overturn the fire authority’s decision but we made a firm promise to our Windsor residents to do everything within the council’s power to save night-time cover at their local fire station. Legal advice tells us that we stand a good chance of securing a judicial review and we expect our application to be heard in about two months.”

The council is seeking leave for judicial review on the grounds that the fire authority based its decision on historical figures and without proper assessment of future risks and demands as a result of continuing population increases in both Windsor and Slough. The council also contends that the consultation process was defective and unlawful because it did not contain enough information to allow people to give ‘intelligent consideration’ or ‘intelligent response’ to the proposal to withdraw night-time cover.

Cllr Christine Bateson, one of the borough’s fire authority representatives, said: “Residents have spoken loud and clear against the decision to axe the night-time cover and it’s up to us to continue the fight on their behalf.”

Following the fire authority’s decision to provide Windsor cover from Slough between 8pm and 8am, the Royal Borough unanimously passed a motion deploring the move. The council also agreed an action plan that includes Freedom of Information requests for details of fire calls to both Windsor and Slough stations and letters to local MPs and to the Secretary of State for Communities and Local Government, to enlist their support. A letter was also sent to the Queen, whose own home in Windsor was badly damaged by fire 1992.

ends

Contacts:
Cllr David Burbage, council leader – tel: 01628 786565
Cllr Christine Bateson, Royal Borough representative on the Berkshire Fire Authority – tel: 01344 627759
David Lunn, chief executive – tel: 01628 796222
Jane Poirrier

From: David Oram
Sent: 27 October 2007 09:41
To: Jane Poirrier
Subject: FW: WINDSOR FIRE STATION

Jane,

Please file.

Thanks.

DCO.

From: David Lunn
Sent: 24 October 2007 15:50
To: Cllr Adams; Cllr Barton; Cllr Baskerville; Cllr Bateson; Cllr Beer; Cllr Bicknell; Cllr Burbage; Cllr Bursnell; Cllr C Bursnell; Cllr Cheilani; Cllr D Wilson; Cllr Dudley; Cllr Endacott; Cllr Etherington; Cllr Fido; Cllr Gard; Cllr Fido; Cllr Grey; Cllr H Wilson; Cllr Harris; Cllr Hendry; Cllr Herdson; Cllr Hilton; Cllr Holness; Cllr Hunt; Cllr J Evans; Cllr Javed; Cllr Kellaway; Cllr Kemp; Cllr Knight; Cllr Lenlon; Cllr Luxton; Cllr Mackay; Cllr Majeed; Cllr Maxwell; Cllr McBride; Cllr Meadowcroft; Cllr Muir; Cllr Napier; Cllr Newbound; Cllr Penfold; Cllr Pitteway; Cllr Proctor; Cllr Quick; Cllr Rayner; Cllr Richards; Cllr S Evans; Cllr Saunders; Cllr Smith; Cllr Stock; Cllr Story; Cllr Stretton; Cllr Thompson; Cllr V Howes; Cllr Walters; Cllr Werner; Cllr Wiles; Cllr Yong; Diana Hills; David Oram; Andrew Brooker; Jim Gould; Allan Brown; Andrew Brooker; Angela Wellings; Anna Crispin; Carol Naismith; Chris Thomas; Cliff Turner; Dave Horler; David Perkins; David Scott; Diana Hills; Gary Richardson; Gill Keene; Heather Andrews; Ian Wilson; Jack Johnson; Janet Halliday; Jonathan James; Keith Clark; Kevin Mist; Linda Chandler; Lloyd White; Mark Taylor; Peter Brown; Sean Kearns; Stephen Brown; Terry Gould
Subject: WINDSOR FIRE STATION

I write to let you know that we have today lodged an application for permission to seek a judicial review to squash the fire authority’s decision to close Windsor Fire Station at night.

We expect the application for permission to be held in about two months time and, if we are successful in getting permission, we anticipate the hearing might be in twelve months time.

David Lunn
Chief Executive
FILE NOTE:

FIRE AUTHORITY PROPERTIES

Note of a meeting with Members to Review Current Status of 4 & 12 Hawtrey Road & Site at Clarence Road Roundabout – 1st October 2007

Present: Councillor Mrs Christine Bateson, Councillor Mrs Susan Evans, Councillors John Lenton & Phillip Bicknell

1. 4 & 12 Hawtrey Road

Peter Green explained the history to these properties whereby they had been declared as Category 3 properties, i.e., surplus to requirements at Local Government Review and held by RBWM on behalf of the six unitaries. A similar situation had existed with two ex-Fire Authority houses in West Berkshire.

At the beginning, the properties which were occupied by X / retired fireman, paid their rent and RBWM carried out a modest level of repairs and maintenance. However, it transpired that the deeds were, in our view, erroneously passed to the Fire Authority rather than the unitary authorities. The Fire Authority has subsequently registered title and had advised the occupants in 2003 to cease paying rent to RBWM. They have since paid the rent to the Fire Authority.

We then took Counsel’s opinion which was not at all clear.

In any event, if the properties had been sold, then each of the Authorities would have obtained approximately one sixth of the capital receipt. Initially, RBWM had tried to transfer the properties to a Housing Association which would only have received a reduced / tenanted value but this had been rejected by the tenants.

West Berkshire has since reached a compromise agreement with the Fire Authority whereby the Fire Authority have taken one property and West Berks hold the other. If that property is subsequently sold, then the unitaries will share in the receipt.

The suggested compromise for the two Hawtrey Road properties are that they should pass to the Fire Authority but should they be sold in the future, then the unitaries will receive half of the capital receipt for each of those properties. This is therefore a similar arrangement to the compromise agreed in West Berkshire.
Peter Green had previously prepared a briefing note for Councillor Hilton who had endorsed this arrangement and this was circulated to the Members who also felt that this was a reasonable approach.

Councillor Mrs Bateson noted for interest declaration purposes that each of the Unitary Authorities have an interest.

2. **Clarence Road Roundabout**

   Again, the history of this site was reviewed in relation to the original proposal to relocate the Fire Station from its present location, thus releasing capital for the Fire Authority and undertake a redevelopment on a leased basis which would also involve the Red Cross and Mencap who were the current lessees of the site. Those two organisations held the site on a 50 year lease at a peppercorn rental.

   Planning and Highways issues discussed in relation to flooding and access, etc.

   Current position of Red Cross reviewed.

   Peter Green also highlighted the approach from a care home / residential developer, who had purchased some of the neighbouring properties and their gardens.

   Lack of action / pro-active activity on the part of the Fire Authority discussed and reviewed. It was agreed that no further action should be taken on this site and the Council’s consent should not be given immediately to the Red Cross should they wish to expand / redevelop and the Members would report back should they wish to pursue the Fire Station redevelopment via the Fire Authority.

---

David Oram / 1 Oct 2007
Jane Poirrier

From:  David Oram
Sent: 21 August 2007 13:46
To: Jane Poirrier
Subject: FW: Royal Borough press release re: Windsor fire station and this Thursday's cabinet discussion re: action plan

Jane,

Please add to my papers for Cabinet on Thursday.

Thanks.

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
01628 796016

-----Original Message-----
From: Frances Hewitt
Sent: 21 August 2007 12:12
Subject: Royal Borough press release re: Windsor fire station and this Thursday's cabinet discussion re: action plan

Please find attached Royal Borough press release re: forthcoming Cabinet agenda item re: Windsor fire station and council's proposed action plan, sent to the press this morning.

Many thanks
Frances Hewitt
Corporate Communications
01628 796507

Windsor fire station - action ...

Royal Borough of Windsor and Maidenhead
News Release
For immediate use

21.8.07 143/07

Windsor Fire Station - Royal Borough seeks to challenge fire authority decision

The Royal Borough looks set to take legal advice in its ongoing bid to challenge plans to axe night-time staffing at Windsor Fire Station.

The move to seek legal advice is just one part of an action plan drawn up in the council's continuing campaign to maintain 24-hour staffing at the fire station.

Members of the borough's cabinet will on Thursday (August 23) be asked to approve the action plan, which comes in the wake of the decision by the Berkshire Fire Authority to close the fire
station between 8pm and 8am from next year.

In addition to seeking legal advice, councillors will also be asked to approve plans to:

- write to the Her Majesty the Queen - whose own Windsor home was damaged by fire in 1992 - informing her of the council’s concerns
- submit a Freedom of Information request about the consultation process involved in the decision and asking for details of calls received and actions taken at both Windsor and Slough fire stations
- write to Windsor MP Adam Afriyie and his Slough counterpart Fiona Mactaggart, and Hazel Blears, Secretary of State for Communities and Local Government, to enlist their support.

Cllr David Burbage, council leader, said: “We are committed to continuing the fight on behalf of our residents to maintain full 24-hour cover at Windsor fire station.

"Last weekend’s fire tragedy at the hotel in Newquay has highlighted the need for full-time fire cover in an area which attracts thousands of visitors every year - and we have a very similar situation here in Windsor with tourists visiting the area all year round.

“Our action plan is a robust approach to exploring every possible avenue to ensuring that Windsor has the level of fire cover it needs for both our residents and visitors alike."

Cllr Christine Bateson, one of the Royal Borough’s fire authority representatives, said: “Our residents have made it very clear that they do not want to see fire cover cut at their fire station - and now it is up to us to take that fight forward on their behalf.

“By informing the Queen of our concerns, and rallying support from our MPs, and by investigating fully the way the fire authority’s decision was taken, we will be raising the profile of our campaign - while doing our utmost to keep up the pressure on the fire authority to find an alternative solution and maintain round-the-clock full-time cover for our Windsor residents.”

ends

Contacts:
Cllr David Burbage, leader of the council - tel: 01628 796565
Cllr Christine Bateson, Royal Borough representative on the Berkshire Fire Authority - tel: 01753 627759
Shelagh Gibson

From: David Oram
Sent: 15 August 2007 15:27
To: Shelagh Gibson
Subject: FW: Clarence Road, Windsor

Please file.

Thanks.

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
01628 796016

-----Original Message-----
From: Peter Green
Sent: 08 August 2007 13:50
To: 
Subject: RE: Clarence Road, Windsor

I understand the Fire Authority resolved to withdraw fire cover at Windsor Fire Station evenings and weekends. This was in the face of considerable local opposition and I strongly suspect my Members will be endeavouring to take the matter further. I'm afraid I am not yet aware of the implications of these events as regards Members views regarding Clarence Road but with the existing long lease in place your clients do have a measure of control in any event.

Regards
Peter

-----Original Message-----
From:
Sent: 07 August 2007 15:20
To: Peter Green
Subject: FW: Clarence Road, Windsor

Peter, could I please have a response, I am being chased by various parties. Thanks

From: Mark Wordsworth

15/08/2007
Sent: 25 July 2007 17:41  
To: 'Peter Green'  
Cc:  
Subject: RE: Clarence Road, Windsor

Peter, I note the meeting is today. Can I please have an update as soon as possible. Thank you.
Regards

---

From: Peter Green [mailto:Peter.Green@RBWM.gov.uk]  
Sent: 19 June 2007 13:01  
To:  
Cc: David Oram  
Subject: RE: Clarence Road, Windsor

I do of course share your client's complete frustration in this matter. However the question of the fire service provision in Windsor is, as you know, a very important political issue for the town. I'm afraid I can't comment at this stage as to the Council's view as to the way forward until the matter has been discussed with Members. Any planning application your clients submit would of course have to be dealt with strictly in accordance with normal procedures and treated on its planning merits. I will of course let you know when there is any more news at this end.
Regards
Peter

-----Original Message-----
From:  
Sent: 19 June 2007 11:12  
To: Peter Green;  
Cc: David Oram;  
Subject: RE: Clarence Road, Windsor

Dear Peter,

This is all most tedious and I am speechless. It seems to have been a great waste of everybody's time, energy and money. I will need to take instructions from BRCS who have been covering my time costs to date, as to how they wish to be compensated. It now seems we are back to square one but worse off financially. We are reluctant to wait any longer and further delay BRCS plans to expand and improve this important community service. Why should we all be at the beck and call of the Fire Service when they have brought nothing to the table but delay and abortive cost in this instance - not to mention those plans!! I propose to liaise with Mencap directly regarding the BRCS design and improving the layout

15/08/2007
where possible, then re-submit our planning application and flood risk assessment. Could you please confirm that you would be supportive of this. We do not see why we should wait until 25 July + inevitable run on time, when the writing seems to be on the wall already. Can you please confirm that the Council will be supportive of this approach, if a planning consent can be obtained.

Sorry but I really feel enough is enough with this.

Regards and Thanks!

From: Peter Green [mailto:Peter.Green@RBWM.gov.uk]
Sent: 19 June 2007 10:16
To: David Oram
Cc: Clarence Road, Windsor

David - I'd be grateful if you would put the feasibility study in respect of this site on hold. The reason is that I have received an e-mail from the Fire Authority indicating that there is now some doubt whether they will agree to move the Fire Station in Windsor. The consultation on their 5 year plan has now ended and decisions are due to be made at a meeting of the Authority on 25th July.

Until the position clarifies and Council Members have had an opportunity to consider the position it obviously makes sense to defer any feasibility work.

Sorry to mess you about.
Regards
Peter

Peter Green
Development & Property Manager
RBWM
tel: 01628 796084
fax: 01628 796698

*****************************************************************************

Please consider the environment before printing this e-mail

15/08/2007
You should be aware that all emails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party.

This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful.

If it has reached you by mistake then please call 01628 653800 to let us know or notify us by e-mail and then delete the message.

Thank you for your help

http://www.rbwm.gov.uk

*******************************************************************************
Sylvia Marsh

From: David J Burbage
Sent: 19 June 2007 10:51
To: David Oram
Cc: David Lunn
Subject: RE: Windsor Fire Station

David

Mr Tidbury is not particularly clear as to why anything substantive has changed.

I suggest we find out the information, because it is not helpful to make decisions with an information vacuum.

David

-----Original Message-----
From: David Oram [mailto:David.Oram@rbwm.gov.uk]
Sent: 19 June 2007 10:46
To: Cllr Burbage
Cc: David Lunn
Subject: Windsor Fire Station

Dear David

We discussed the above matter at one of our first briefings and I thought that you would want to see a copy of the latest e-mail exchange between and Peter Green.

I have asked Peter to put a temporary hold on the further feasibility work pending an opportunity to review with you.

Regards.

David Oram

Corporate Director of Community Services

RBWM

Tel: 01628 796016

Original Message-----
From: 
Sent: 18 June 2007 11:31
To: Peter Green
Subject: RE: Clarence Road, Windsor
Importance: High

Peter is on annual leave and has dictated this response to you over the telephone on Monday 18 June 2007.

19/06/2007
Just had time to skim read your e-mail. I would suggest that you do not invest any money in drawing up detailed plans as I am in some doubt as to whether the Fire Authority will agree to move the Fire Station in Windsor. As you will be aware the consultation has now finished on the 5-Year Plan and Fire Authority members are now engaged in detailed work prior to the final decision due on 25 July 2007. In addition over 25% of the Fire Authority members have changed due to the local elections, this no doubt will have an impact on the direction the Fire Authority takes.

It is also true to say that further information relating to other fire station sites has come to light in the last couple of weeks which may force changes elsewhere.

I will contact you early next week on my return from holiday to discuss in more detail.

Regards

- further to our previous discussions regarding this site I expect you will have noted that the political administration of the Council changed at the May election. However I am able to confirm that the new administration do wish to continue to explore the possible development of this site with RBFRS, Red X, and Mencap.

Accordingly we have appointed Architects, to undertake a further feasibility study. (act for the Red X in other matters so are familiar with their requirements). of that firm will be in touch with you shortly to discuss your detailed requirements. I have forwarded the previous sketches prepared by Hants CC on your behalf.

Once work is concluded we'll arrange a further meeting to discuss the way forward.

Regards

Peter

Peter Green
Development & Property Manager
RBVVM
tel: 01628 796084
fax: 01628 796698

19/06/2007
Please consider the environment before printing this e-mail

You should be aware that all emails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party.

This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful.

If it has reached you by mistake then please call 01628 683800 to let us know or notify us by e-mail and then delete the message.

Thank you for your help

http://www.rbwm.gov.uk

-------------------------------------------------------------------------------------

19/06/2007
Sylvia Marsh

From: David Oram
Sent: 19 June 2007 14:04
To: David Lunn
Subject: FW: Windsor Fire Station

For your information .......

David Oram
Corporate Director of Community Services
RBWM

Tel: 01628 796016

-----Original Message-----
From: David Oram
Sent: 19 June 2007 13:55
To: 'David J Burbage'
Subject: RE: Windsor Fire Station

Dear David

We will check with , but I am rather sceptical that we will receive a full response at this stage. I will let you know when we hear back.

I have also asked David Lunn to see whether he or any Members have received any feedback on this consultation, as I have not been directly involved in that aspect to date.

Regards.

David Oram
Corporate Director of Community Services
RBWM

Tel: 01628 796016

-----Original Message-----
From: David J Burbage
Sent: 19 June 2007 10:51
To: David Oram
Cc: David Lunn
Subject: RE: Windsor Fire Station

David

is not particularly clear as to why anything substantive has changed.

I suggest we find out the information, because it is not helpful to make decisions with an information vacuum.

David

-----Original Message-----
From: David Oram [mailto:David.Oram@rbwm.gov.uk]
Sent: 19 June 2007 10:46
To: Cllr Burbage
Cc: David Lunn

19/06/2007
Subject: Windsor Fire Station

Dear David

We discussed the above matter at one of our first briefings and I thought that you would want to see a copy of the latest e-mail exchange between and Peter Green.

I have asked Peter to put a temporary hold on the further feasibility work pending an opportunity to review with you.

Regards.

David Oram

Corporate Director of Community Services

RBWM

Tel: 01628 796016

Original Message-----
From:
Sent: 18 June 2007 11:31
To: Peter Green
Subject: RE: Clarence Road, Windsor
Importance: High

is on annual leave and has dictated this response to you over the telephone on Monday 18 June 2007.

Peter

Just had time to skim read your e-mail. I would suggest that you do not invest any money in drawing up detailed plans as I am in some doubt as to whether the Fire Authority will agree to move the Fire Station in Windsor. As you will be aware the consultation has now finished on the 5-Year Plan and Fire Authority members are now engaged in detailed work prior to the final decision due on 25 July 2007. In addition over 25% of the Fire Authority members have changed due to the local elections, this no doubt will have an impact on the direction the Fire Authority takes.

It is also true to say that further information relating to other fire station sites has come to light in the last couple of weeks which may force changes elsewhere.

I will contact you early next week on my return from holiday to discuss in more detail.

Regards

19/06/2007
From: Peter Green [mailto:Peter.Green@RBWM.gov.uk]
Sent: 15 June 2007 11:10
To: David Oram
Cc: 
Subject: Clarence Road, Windsor

- further to our previous discussions regarding this site I expect you will have noted that the political administration of the Council changed at the May election. However I am able to confirm that the new administration do wish to continue to explore the possible development of this site with RBFRS, Red X, and Mencap.

Accordingly we have appointed Architects, to undertake a further feasibility study. (act for the Red X in other matters so are familiar with their requirements).

of that firm will be in touch with you shortly to discuss your detailed requirements. I have forwarded him the previous sketches prepared by Hants CC on your behalf.

Once work is concluded we'll arrange a further meeting to discuss the way forward.

Regards

Peter

Peter Green
Development & Property Manager
RBWM
tel: 01628 796084
fax: 01628 796698

---------------------------------------------------------------

Please consider the environment before printing this e-mail

You should be aware that all emails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party.

This e-mail is confidential and is intended only for the person(s)
named above. If you are not the intended addressee it is requested
that you do not copy, distribute or rely on the information contained
within the e-mail, as such action may be unlawful.

If it has reached you by mistake then please call 01628 683800 to
let us know or notify us by e-mail and then delete the message.

19/06/2007
Thank you for your help

http://www.tbwm.gov.uk

-------------------------------------------------------------------

19/06/2007
David Oram

From: Debra Reading
Sent: 19 June 2007 14:12
To: David Oram
Subject: RE: Windsor Fire Station

David,

I've put this out for DCL to see on his return to the office. In the meantime, I've attached an e-mail received from Lloyd today listing RBWM's reps on the Fire Authority.

Debs
PA to the Chief Executive
Royal Borough of Windsor and Maidenhead
E-mail: debra.reading@rbwm.gov.uk
Direct Line: 01628-796222

-----Original Message-----
From: David Oram
Sent: 19 June 2007 14:07
To: David Lunn
Subject: Windsor Fire Station

David

You will have received copies of the exchange with Cllr David Burbage on this matter.

We will send an e-mail to but I am doubtful of getting a full response at this time - you will see that he is also on holiday.

Have you heard anything further on this?

Who are our new reps on the Fire Authority? - presumably they will be receiving papers on this.

Thanks.

David Oram
Corporate Director of Community Services
RBWM

Tel: 01628 796016
Dear Lynda,

following on from our telephone conversation, I write to confirm that the Royal Borough's nominated representatives will be as follows:

FROM THE CONSERVATIVE GROUP:
Councillors Mrs Bateson (continuing)

FROM THE LIBERAL DEMOCRAT GROUP:
To be confirmed but please send the agenda to Councillor Mrs Howes unless you hear differently from me.

I understand that the agenda has already been printed with the previous representative's names on it but would be grateful if you could send to the new rep's as shown above.

Many thanks

Lloyd White
Head of Democratic Services
Town Hall,
Maidenhead
Tel: (01628) 796186 (office)
07771 531669 (mobile)
Sylvia Marsh  
From: on behalf of David Oram  
To: Cllr Burbage  
Cc: David Lunn  
Subject: Windsor Fire Station

Dear David

We discussed the above matter at one of our first briefings and I thought that you would want to see a copy of the latest e-mail exchange between and Peter Green.

I have asked Peter to put a temporary hold on the further feasibility work pending an opportunity to review with you.

Regards.

David Oram  
Corporate Director of Community Services  
RBWM

Tel: 01628 796016

Original Message------

From:  
Sent: 18 June 2007 11:31  
To: Peter Green  
Subject: RE: Clarence Road, Windsor  
Importance: High

is on annual leave and has dictated this response to you over the telephone on Monday 18 June 2007.

Peter

Just had time to skim read your e-mail. I would suggest that you do not invest any money in drawing up detailed plans as I am in some doubt as to whether the Fire Authority will agree to move the Fire Station in Windsor. As you will be aware the consultation has now finished on the 5-Year Plan and Fire Authority members are now engaged in detailed work prior to the final decision due on 25 July 2007. In addition over 25% of the Fire Authority members have changed due to the local elections, this no doubt will have an impact on the direction the Fire Authority takes.

It is also true to say that further information relating to other fire station sites has come to light in the last couple of weeks which may force changes elsewhere.

I will contact you early next week on my return from holiday to discuss in more detail.

Regards
Jane Poirrier

From: David Oram
Sent: 10 July 2007 11:36
To: Peter Green
Subject: Windsor Fire Station

Dear Peter

I enclose a copy of my note of the meeting held yesterday between Members and

It seems clear that the Fire Authority have no intention to consider the Clarence Road site at least until after they have decisions on their main issues, hopefully, following their Executive meeting on 25th July.

I appreciate that this then may become more difficult, or even academic depending on the views of the current tenants, particularly the Red Cross.

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
Tel: 01628 796016
Meeting re: Windsor Fire Station – 9/7/07

Present:

Cllr Christine Bateson
Cllr John Lenton
   – Chief Fire Officer
David Lunn
David Oram

Outcomes:

- Commitment to keep Windsor Fire Station open on its present site.
- 8.00 am – 8.00 pm – Full time service cover
- 8.00 pm – 8.00 am – Returned cover or Slough
  NB. Above is the minimum proposed.

- Decision by the Fire Service Executive Committee on 25/7/07

- No point in reviewing or pursuing any discussion on the Clarence Road site pending that meeting and decision.

- to provide Cllr Christine Bateson with the cost per household across Berkshire if the £400-450K for returning the full service in Windsor and providing Wokingham with its additional cover. (87% of those who have responded support Windsor returning its service). Info to be passed to CB prior to above meeting.
Shelagh Gibson

From: David Oram
Sent: 19 June 2007 13:19
To: Shelagh Gibson
Subject: FW: Clarence Road, Windsor

For file.

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
01628 796016

-----Original Message-----
From: Peter Green
Sent: 19 June 2007 12:45
To: 
Cc: David Oram
Subject: RE: Clarence Road, Windsor

Mark - I do of course share your client's complete frustration in this matter. However the question of the fire service provision in Windsor is, as you know, a very important political issue for the town.
I'm afraid I can't comment at this stage as to the Council's view as to the way forward until the matter has been discussed with Members.
Any planning application your clients submit would of course have to be dealt with strictly in accordance with normal procedures and treated on its planning merits.
I will of course let you know when there is any more news at this end.
Regards
Peter

-----Original Message-----
From: 
Sent: 19 June 2007 11:12
To: Peter Green
Cc: David Oram;
Subject: RE: Clarence Road, Windsor

Dear Peter,
This is all most tedious and I am speechless. It seems to have been a great waste of everybody's time, energy and money. I will need to take instructions from BRCS who have been covering my time costs to date, as to how they wish to be compensated. It now seems we are back to square one but worse off financially.
We are reluctant to wait any longer and further delay BRCS plans to expand and improve this important community service. Why should we all be at the beck and call of the Fire Service when they have brought nothing to the table but delay and abortive cost in this instance - not to mention those plans!!
I propose to liaise with Mencap directly regarding the BRCS design and improving the layout where possible, then re submit our planning application and flood risk assessment. Could you please confirm that you would be supportive of this. We do not see why we should wait until 25 July + inevitable run on time, when the writing seems to be on the wall already.
Can you please confirm that the Council will be supportive of this approach, if a planning consent can be obtained
Sorry but I really feel enough is enough with this.
Regards and Thanks!
From: Peter Green [mailto:Peter.Green@RBWM.gov.uk]
Sent: 19 June 2007 10:16
To:          
Cc:         k; David Oram
Subject: Clarence Road, Windsor

David - I'd be grateful if you would put the feasibility study in respect of this site on hold. The reason is that I have received an e mail from the Fire Authority indicating that there is now some doubt whether they will agree to move the Fire Station in Windsor. The consultation on their 5 year plan has now ended and decisions are due to be made at a meeting of the Authority on 25th July.

Until the position clarifies and Council Members have had an opportunity to consider the position it obviously makes sense to defer any feasibility work.

Sorry to mess you about.
Regards
Peter

Peter Green
Development & Property Manager
RBWM
tel: 01628 796084
fax: 01628 796698

Please consider the environment before printing this e-mail

You should be aware that all emails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party.

This e-mail is confidential and is intended only for the person(s)
named above. If you are not the intended addressee it is requested
that you do not copy, distribute or rely on the information contained
within the e-mail, as such action may be unlawful.

20/06/2007
Jane Poirrier

From: David Oram
Sent: 02 May 2007 09:15
To: Jane Poirrier
Subject: FW: yr e.mail

Please file on our Fire Station file.

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
01628 796016

-----Original Message-----
From: Peter Green
Sent: 02 May 2007 09:11
To:
Cc: David Oram
Subject: RE: yr e.mail

Noted, thanks
Regards
Peter

-----Original Message-----
From: Peter Green
Sent: 17 April 2007 17:39
To: 
Cc: Peter Green
Subject: yr e.mail

Ref. yr e.mail re site - have discussed with Committee and in general they are happy with contents and agree as follows:
Item 1 - Will also consider a 2-storey bldg large enough to accommodate our specific need for a hall, storage and necessary facilities on the ground floor
Item 2 - Re garage - would be prepared to look at shared garage or compound if secure

Suggestion that the proposed possible layout (as per diagram) seems to be wrong way round and would appear to be unsafe for our members if we had to cross from car parking spaces on one side of the site to our proposed building, crossing proposed open area for fire equipment/building etc. !!

Agree necessary to meet with to discuss possibilities and needs, and look forward to hearing from you
Regards

02/05/2007
Sylvia Marsh

From: Peter Green
Sent: 27 April 2007 16:46
To:
Cc: ; David Oram
Subject: RE: British Red Cross- Windsor- subject to contract

Thanks That's helpful. I have spoken with and am awaiting a quote from him to do some more work on this. I'll keep you posted.
Regards
Peter

-----Original Message-----
From:
Sent: 27 April 2007 15:41
To: Peter Green
Cc:
Subject: British Red Cross- Windsor- subject to contract

Dear Peter,
I refer to our meeting yesterday. I have now discussed the 2 agreed areas with my clients and explained that if possible the Council remain keen to accommodate the Fire Service on the site, as well as BRC and Mencap. I have also explained the intended / added benefit of, if BRC and Mencap share the site with the Fire Service and relocate thereon then in return the Fire Service will hopefully fund the new buildings.
Re the 2 points:
1. BRC will consider 2 storey, so long as ground floor is of a sufficient size to accommodate requirement and a lift is installed, but clearly this reduces the footprint. Hopefully Julie will also agree to this.
2. Re the garage if the site is shared with Fire Service as a 24/7 operation then a garage may not be required and a compound maybe ok.

I know has been in touch and I think your idea of him producing a feasibility study and meeting with various parties is a sound one.

Regards
Sylvia Marsh

From: Peter Green
Sent: 27 April 2007 16:46
To: David Oram
Subject: FW: British Red Cross at Windsor

And here's the quote. Is it OK to go ahead?

Peter
-----Original Message-----
From:
Sent: 27 April 2007 16:31
To: Peter Green
Subject: British Red Cross at Windsor

Dear Peter

I would be pleased to interview the three parties on this project, namely British Red Cross, Mencap and the Fire Brigade and then produce two or three options of how the site could be used by all three parties, for discussion. I believe the fee for this would be in the order of £3000 - 4000. When we hear back from the Red Cross that the project is a goer I will formalize the proposal if it is of interest to you when I get back from holiday on 11th May.

Kind regards
Jane Poirrier

From: David Oram
Sent: 26 April 2007 18:09
To: Jane Poirrier
Subject: FW: Clarence road Windsor

Jane,

Please file.

Thanks.

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
01628 796016

-----Original Message-----
From: Peter Green
Sent: 26 April 2007 14:50

To: David Oram
Subject: Clarence road Windsor

- just to confirm that David & I met with the Red X & Mencap representatives today. I'm pleased to report that both parties remain interested in pursuing the development of the site in conjunction with yourselves. They have gone away to review their detailed accommodation requirements and in particular consider how much first floor space they could live with. Increasing first floor/mezzanine accommodation might enable the building footprints to be reduced so as to fit more readily on the site.
I'll let you know as soon as there is some further news.

Regards

Peter

Peter Green
Development & Property Manager
RBWM
tel: 01628 796084
fax: 01628 796698
Sylvia Marsh
From: Peter Green
Sent: 24 April 2007 15:57
To: Jane Poltner, David Oram
Subject: Fire Station meeting

won't be coming on Thursday. He wasn't bothered as the FB are lukewarm about the whole thing anyway so he agrees that we need to persuade the other two parties to share premises otherwise it's all a waste of time.
On Hawtrey Road they agree a deferral with Land Registry and may suggest in due course that the properties are sold to a HA and we share the proceeds.

Peter
Dear David,

Thank you for your letter of 21 March 2007 on this topic and I look forward to your formal response on behalf of the Royal Borough of Windsor and Maidenhead.

I am happy to confirm that your second interpretation is correct. To be explicit, we are happy to receive feedback on our proposal through any and all means. To clarify why two interpretations seem to exist I would distinguish between the questionnaire which is run by ORS on our behalf and general consultation. The former is a carefully crafted process for gaining responses on a comparable basis, whilst the latter is, by nature, free form and is more difficult to assess on a comparative basis. We are happy to take both "tick box" returns and any other comments and suggestions that the public and other interested parties may take.

Finally, I can reassure you that we have gone to great lengths to ensure that this is an open, appropriate and unbiased consultation and that we look forward with genuine interest to the comments we hope to receive.

Yours sincerely,
Memo

To: David Lunn
From: David Oram
      Corporate Director of Community Services
cc: Extn: 6016
Date: 02 April 2007
File Ref:
Re: Berks Fire & Rescue – Stakeholders Meeting in Windsor on 19th April

Dear David

I presume that a copy of the attached invitation will have come to you direct and that you will want to represent the Council yourself on this one?

I also have other meetings that day and so would be a bit pushed to attend.

Regards

David Oram
Corporate Director of Community Services
Friday, 30 March 2007

Dear Sir/Madam

As you may be aware Royal Berkshire Fire and Rescue Service is currently engaged in a County Wide consultation exercise on our “Five Year Plan” which sets our vision for the future fire and emergency cover arrangements across Berkshire.

This consultation focuses heavily on changes to the provision and location of our resources, which includes proposals for the relocation of some of our resources and includes the New Build, Amalgamation and Closure of Fire Stations across the County.

As part of this consultation we would like to invite you to one of our stakeholder forums to be held on Thursday 19 April 2007 at Royal Adelaide Hotel, 44 Kings Road, Windsor, SL4 2AG, time 1330hrs – 1700hrs. Tea/coffee and light refreshments will be available.

The intention of the forum is to get your views as a stakeholder about our proposals. If you have not yet had the opportunity to see these proposals they are available to download from our website www.rbfrs.co.uk then under IRMP or should you wish a hard copy version, please contact myself and I will send you a copy.

To enable us to share this opportunity with as many people as possible, can you please indicate by phone 0118 932 2122 or e-mail IRMP@rbfrs.co.uk if you are able to attend.

Yours sincerely

ACFO – Royal Berkshire Fire and Rescue Service
Sylvia Marsh

From: David Oram
Sent: 02 April 2007 15:53
To: Peter Green
Cc: Sylvia Marsh
Subject: RE: Windsor Fire Station

Dear

Thank you for the e-mails and draft plans. I have asked Peter Green to review these on my behalf and if there are any issues prior to the next meeting, to give you a call.

Regards.

David Oram
Corporate Director of Community Services
RBWM
Tel: 01628 795016

-----Original Message-----
From:
Sent: 20 March 2007 13:45
To: David Oram
Subject: Windsor Fire Station

David
Just to confirm, Andrew has taken into account the original specification from the planning application submitted by the Red Cross.

As you will be aware the original specification was very light on detail but did provide sufficient information regarding floor size requirements.

I will follow this email up with all the sketches that has provided in relation to his message below.
Regards Des

The plans we rec'd via were for Red Cross(the 'brief'). They showed about 12m x 12m foot print for each charity.

My original (joined scheme) date 22.2.07 gave Red Cross and Mencap about half this each as it relied on shared accommodation with the Fire Station such as lecture room, toilets, lockers, circulation, stairs etc.

My scheme dated 7.3.07(following Pat's note requesting all single storey accommodation) showed 11m x11m - thus roughly as the 'brief'.

My scheme rev A dated 7.3.07 showed 11.8m x 11.8m for each charity. My final scheme dated 7.3.07 showed 11.5m x 11.5m for each charity.

02/04/2007
I trust this helps. As we discussed, it's the need to have ground floor accommodation without anyone above that really locks up the site. This added to the site shape and lots of compromises appear.
Sylvia Marsh

From:  
Sent:  20 March 2007 14:09  
To:  David Oram  
Subject: Fire Station footprints

David
Ref our exchange of emails and in particular my last email sent approx 10 minutes ago please find sketches that clearly show the problems we are up against regarding the footprint of the buildings presented within the constraints previously discussed.

E.g. Mencap and the Red Cross requiring:
Separate access and egress.
No shared facilities.
Premises in Terrace.
Specification regard floor space as supplied by the Red Cross.
and no third party above either of them.

<<Clarence Rd PLANS 220207.pdf>> <<Clarence Rd SITE 220207.pdf>> <<New Windsor site 2nd draft plan.pdf>> <<WINDSOR FIRE STN.pdf>> <<WINDSOR FIRE STN 2.pdf>>

The first two attachments you will recall from our last meeting.
The third one being the Red Cross specification taking into account and in terrace.
The fourth attachment being a variation of the third attachment.
The fifth one moving back to separate premises, however you will be aware that gives me a problem as we have no statutory duty to build premises for other organisations that do not contribute directly to the provision of a fire and rescue service.

My over riding opinion is that unless we can convince the other organisations to share facilities this is not looking achievable. Certainly, the last three attachments show very little room for access and egress, car parking and a training area for firefighters.

Regards

27/03/2007
Area Gro. Fur. : 203.5 APX
Area Fst. Fur. : 148.5 APX
Total : 352.0 sq. m APX

CLARENCE ROAD FIRE STATION . DRAFT PLANS . Approx 1:100 22.2.07
NOTES
1. Site boundary
2. Easement for non-emergency vehicular and pedestrian access
3. Clarence Road
4. 31x2m visibility spray
5. Control fences, walls and landscaping height in visibility spray zone
6. Review visibility spray across round about
7. Painted hatched zone on road
8. Vehicular warning lights
9. Remove solid wall and replace with 'open' handrail
10. Pedestrian warning lights/sounders
11. Underpass
12. Proposed fire station footprint (incl. Mencap and Red Cross)
13. Possible traffic lights to slow traffic on round about
NOTES
1. Site boundary
2. Basement for non emergency vehicular and pedestrian access
3. Clarence Road
4. 3x2m visibility gap
5. Control fences, walls and landscaping height in visibility gap zone
6. Review visibility gap across round about
7. Painted hatched zone on road
8. Vehicular warning lights
9. Remove solid wall and replace with 'open' handrail
10. Pedestrian warning lights/sounders
11. Underpass
12. Proposed fire station footprint (incl. Mencap and Red Cross)
13. Possible traffic lights to slow traffic on round about
NOTES
1. Site boundary
2. Easement for non-emergency vehicular and pedestrian access
3. Clarence Road
4. 31x2m visibility spay
5. Control fences, walls and landscaping height in visibility spay zone
6. Review visibility spay across round about
7. Painted hatched zone on road
8. Vehicular warning lights
9. Remove solid wall and replace with 'open' handrail
10. Pedestrian warning lights/sounders
11. Underpass
12. Proposed fire station footprint (Incl. Mencap and Red Cross)
13. Possible traffic lights to slow traffic on round about

CLARENCE ROAD FIRE STATION, HIGHWAYS/ACCESS. Approx 1:500 22-2-07
Sylvia Marsh

From: Sylvia Marsh
Sent: 16 March 2007 08:39
To: 
Subject: RE: Windsor

Dear!

Thank you for bringing this to my attention.

Firstly, have you sent a copy of the Red Cross brief to Andrew, as my recollection was that they and Mencap wanted to use this for each of them as the basis for the feasibility study.

My view is we need to demonstrate how this fits on the site as discussed at our last meeting. If this can be done and forwarded to me, I am then happy to review the question that you pose.

I would hope that an initial feasibility sketch on this basis could be sent through to me very quickly and will happily then give you a call.

Hope this helps.

Regards.

David Oram
Corporate Director of Community Services
RBWM

Tel: 01628 796016

-----Original Message-----
From: 
Sent: 07 March 2007 12:47
To: David Oram
Cc: 
Subject: FW: Windsor

David
Just to keep you up to date with the latest
Do you think that either Mencap or the Red Cross could be a bit more flexible?
Regards

-----Original Message-----
From: 
Sent: 07 March 2007 12:41
To: 
Subject: RE: Windsor

I offer the following suggestions:

The fire and rescue service need not have any space on the ground floor other than for the fire engines.
However, we are limited because neither Mencap or the Red Cross want us above them!
Also, at the last meeting the Red Cross did concede that they could do without a garage.
I don't know whether this helps much.
My concern is that without further concessions from the other two parties the viability of this scheme is looking in doubt.
I intend to share this information with David Oram at RBWM to keep him informed as he is under pressure from the other two parties to move this forward.

16/03/2007
Thanks for your assistance with this.
Look forward to hearing from you.
Regards

-----Original Message-----
From:                      
Sent: 07 March 2007 12:23
To:                         
Subject: RE: Windsor 
Importance: High

I've just started looking at this in detail. I'm concerned that all parties seem to want ground floor accommodation which leads to a very large footprint. The feasibility I drafted last week showed a footprint of around 200sqm. Perhaps this was too small. As far as I can tell the schedule of accommodation is now as follows:

Fire Service:
- Space fire 2 appliances,(11 deep and 10 wide = 110sqm)
- Accommodation 6 x 11 ground floor (66sqm) and 8x11 first floor (88sqm)

Mencap:
- A hall, say 5 x 10, (50sqm)
- Ancillary spaces, say another 50sqm

Redcross (as noted on Aug 05 plans)
- 12 x12 main accommodation, (144sqm )  
- 10x 8 garage, (80sqm)

All this is at ground floor bar 88sqm of Fire Services accommodation thus giving a foot print of 500sqm. Based on 11m deep for the Fire Services appliances, the plan would be 45m long. I'm not sure I can fit all this on the site with suitable vehicular circulation space.

I think what I really need is a schedule of accommodation from each party before I can compose a plan that properly considers the requirements of each and sets these against reasonable boundary relationships and operational space for the Fire Service.

The attached sketch shows you the scale of the parts when set in a line. If we break these elements the financial economies are lost. If it's set too close to boundaries there could also be Town Planning issues, objections and tree/hedgerow considerations to address.

What do you think?
Subject: Windsor

Dear All

Further to the email from , can you please arrange for the following work to be undertaken.

A more detailed schematic showing dimensions is required by 12 April please.

They are happy to have the buildings in a terrace affect.

Mencap and Red Cross each require 1500Sq ft of space.

The buildings can be a terrace affect; however, they do need to have separate access/egress. This should also include disabled access.

The do not want shared facilities i.e. ground floor only with no offices or any one above them.

Mencap require a hall and they would like a small garden in the corner of the site.

In addition we require access for two pumps

Tony had a plan from the Red Cross showing the planning application they submitted.

Please let me know if you require clarification on any points.

Kind Regards

16/03/2007
Jane Poirrier

From: 07 March 2007 14:28
Sent: David Oram
To: FW: Windsor
Subject: Follow up
Flag Status: Flagged

David
Can you help with this ref paragraph six and the schedule of spaces.
I think the Red Cross could assist but am doubtful about Mencap.
Regards Des
-----Original Message-----

I'm sorry it's proving a problematical brief.

Yes, the Fire Service at first floor would help but as you say the another parties
don't want you above them which closes that option.

Loosing the Red Cross garage helps as well but the 'block', in it's simple form, is
still some 38/40m long.

If we break the parts and arrange as attached sk rev A it may work but we are getting
close to boundaries and some of the vehicular circulation is very tight.

There may be scope to ease some of these relationships with detailed planning but I
really need a brief to ensure this works.

Can you get a schedule of spaces and their interrelationships from them both Monday? I
have the old Red Cross plans that show a building 12 x12 with all spaces within.
1500sqft is slightly less than that scheme (i.e.139sqm) but they may have taken out
circulation for the 1500sqft

What's their reason for having no first floor accommodation? To allow us to use that
for part of their accommodation would unlock the site.

Subject: FW: Windsor

I offer the following suggestions:

The fire and rescue service need not have any space on the ground floor other than for
the fire engines.
However, we are limited because neither Mencap or the Red Cross want us above them !
Also, at the last meeting the Red Cross did concede that they could do without a
garage.
I don't know whether this helps much.
My concern is that without further concessions from the other two parties the
viability of this scheme is looking in doubt.
I intend to share this information with David Oram at RBWM to keep him informed as he is under pressure from the other two parties to move this forward. Thanks for your assistance with this. Look forward to hearing from you.

Regards

-----Original Message-----

I've just started looking at this in detail. I'm concerned that all parties seem to want ground floor accommodation which leads to a very large footprint. The feasibility I drafted last week showed a footprint of around 200sqm. Perhaps this was too small. As far as I can tell the schedule of accommodation is now as follows:

Fire Service:
- Space fire 2 appliances, (11 deep and 10 wide = 110sqm)
- Accommodation 6 x 11 ground floor (66sqm) and 8x11 first floor (88sqm)

Mencap:
- A hall, say 5 x 10, (50sqm)
- Ancillary spaces, say another 50sqm

Redcross (as noted on Aug 05 plans)
- 12 x12 main accommodation, (144sqm)
- 10x 8 garage, (80sqm)

All this is at ground floor bar 88sqm of Fire Services accommodation thus giving a footprint of 500sqm. Based on 11m deep for the Fire Services appliances, the plan would be 45m long. I'm not sure I can fit all this on the site with suitable vehicular circulation space.

I think what I really need is a schedule of accommodation from each party before I can compose a plan that properly considers the requirements of each and sets these against reasonable boundary relationships and operational space for the Fire Service.

The attached sketch shows you the scale of the parts when set in a line. If we break these elements the financial economies are lost. If it's set too close to boundaries there could also be Town Planning issues, objections and tree/hedgerow considerations to address.

What do you think?

---

Subject: Windsor

Dear All

Further to the email from can you please arrange for the following work to be undertaken.

A more detailed schematic showing dimensions is required by 12 April please.

They are happy to have the buildings in a terrace affect.
Mencap and Red Cross each require 1500Sq ft of space.

The buildings can be a terrace affect, however, they do need to have separate access/egress. This should also include disabled access.

They do not want shared facilities i.e. ground floor only with no offices or any one above them.

Mencap require a hall and they would like a small garden in the corner of the site.

In addition we require access for two pumps

had a plan from the Red Cross showing the planning application they submitted.

Please let me know if you require clarification on any points.

Kind Regards

Attachments:
YP0789281452211732723671e957.pdf (51316 Bytes)
David,

If this needs looking into before Graham returns please let me have the details and I will get back to Peter with a response.

Regards,

Gail Kenyon
Group Manager
Transport Policy and Implementation
Planning Unit
Community Services Directorate
Royal Borough of Windsor and Maidenhead

Tel: 01628 796157
Mob: 07802 304630
Fax: 01628 796546
Web: www.rbwm.gov.uk

-----Original Message-----
From: Graham Brewster
Sent: 19 January 2007 12:24
To: David Oram
Cc: Gail Kenyon; David Scott; Peter Green
Subject: RE: Windsor Fire Station

Dear David

Many thanks for your comprehensive briefing note on this project. I will of course assist in whatever manner to produce a scheme that meets the aspirations of the Council and will keep you fully informed as requested. I appreciate that the scheme is only at the feasibility stage but must advise you that I am on leave as of today and do not return until the 5th February. I trust that this will not compromise the timetable.

Regards
Graham Brewster
HDC Team Leader
Tel: 01628 796161
Fax: 01628 796054

-----Original Message-----
From: David Oram
Sent: 19 January 2007 11:51
To: Graham Brewster
Cc: Gail Kenyon; David Scott; Peter Green
Subject: Windsor Fire Station

Dear Graham

I am sure that you are alert to the local issues and sensitivities about the Windsor Fire Station and the likely forthcoming consultation on the local Fire Service provision.
Some time ago, I believe that I will have spoken to you concerning the possibility of the Fire Station relocating from its present site in the St Mark’s Road to the site on the Clarence Road Roundabout which is occupied by the Red Cross and MENCAP. This proposal is very much at the feasibility stage with the possibility of the Fire Service coming together with those two organisations to bring about a new combined facility on the site. When this was reviewed by the advice we received was that any planning issues (flooding, air quality, etc., etc.) and highways issues, including direct access on to the roundabout, were capable of being overcome.

Peter Green and I have had further meetings with the Assistant Chief Fire Officer, , who is being advised by the Architects and Building Services Department at Hampshire County Council. We therefore intend to have a further meeting in late February to review their latest feasibility proposals and felt that it would be a good idea if of HCC were to contact you to discuss this in more detail.

Peter Green has a copy of the plans and so, please do liaise with him but also please ensure that I am alerted to any issues prior to any detailed advice to HCC.

I trust that you are happy with this but if there are any issues, then please feel free to give me a call.

Regards.

David Oram
Corporate Director of Community Services
RBWM

Tel: 01628 796016
05 March 2007

Dear

Windsor Fire Station – Review of Clarence Road Site

I refer to our meeting last Wednesday with on behalf of Mencap and the Red Cross. Clearly, there is some frustration amongst the partners, particularly the Red Cross, that the draft feasibility plans prepared by Hampshire County Council on your behalf have taken so long to be produced and still do not reflect the previous briefs of those parties. Nevertheless, yesterday’s meeting was very helpful in debating the style and configuration of the buildings and also the principle of the separation of each parties’ interests.

You therefore kindly agreed to go away and review these matters with HCC with a view to them preparing urgently revised feasibility plans for the site, based on the brief and specification previously supplied by Mike, i.e., two units of 1,500 square metres each. This would be based upon a terrace with a vertical split between the units with their main activities on the ground floor but with potential for offices, etc., in the first floor space. The plans would all show the revised location and layout on the site to enable garden space for Mencap, car parking etc., as discussed at yesterday’s meeting.

We also discussed an option that may need to have a separate building for the Red Cross, although this may be the subject of further discussion.

We agreed that we would meet during the week of Monday, 16th April with the plans having been circulated in advance. We look forward to reviewing matters with you again then.

Yours sincerely,

David Oram: Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead, Town Hall, St Ives Road, Maidenhead, Berkshire SL6 1RF
T: 01628 638000 E: customer.service@rbwm.gov.uk Minicom: 01628 796474 www.rbwm.gov.uk
FILE NOTE:

WINDSOR FIRE STATION – REVIEW OF CLARENCE ROAD SITE

Notes of Meeting Held 28th February 2007

Present:
David Oram

Peter Green,

circulated feasibility plans as attached. These did not match the aspirations and expectations of the parties.

Red Cross and Mencap still would prefer separate buildings, although advised that this was, as he understood it, not legally possible under the legal powers of the Fire Authority. There was a lengthy discussion on the style of future development and it was provisionally agreed that a terrace with a vertical split with the majority of operational accommodation on the ground floor for accessibility purposes and offices etc., above may be acceptable.

Red Cross have funds and are becoming extremely frustrated at the delay and may well just decide to continue and try and erect their own building on site.

Mencap are more concerned with the long term costs and control and still have preference for a single unit with garden space, etc.

Actions:

- to take this away based on the brief and specification previously produced by Mike, ie., two units at 1,500 metres each and to re-circulate it in time for next meeting on 16th April 2007.

Enc

David Oram / 28 Feb 2007
NOTES

1. Site boundary
2. Easement for new emergency vehicular and pedestrian access
3. Clarence Road
4. 31x2m visibility splay
5. Control fences, walls and landscaping height in visibility splay zone
6. Review visibility splay across round about
7. Painted hatched zone on road
8. Vehicular warning lights
9. Remove solid wall and replace with 'open' handrail
10. Pedestrian warning lights/sounders
11. Underpass
12. Proposed fire station locat plan
   (incl. Moncap and Red Cross)
13. Possible traffic lights to slow traffic on round about

CLARENCE ROAD FIRE STATION . HIGHWAYS/ACCESS . Approx 1:500 22.2.07
CLARENCE ROAD FIRE STATION . DRAFT PLANS . Approx 1:100 22.2.07

AREA GRD FLOOR: 203.5 AFX
AREA FST FLOOR: 148.5 AFX
TOTAL: 352.0 SQM AFX
Sylvia Marsh
From: on behalf of David Oram
To: Graham Brewster
Cc: Gail Kenyon; David Scott; Peter Green
Subject: RE: Windsor Fire Station

Dear Graham,

No, its not a problem – our next meeting is not until the latter part of February. Please therefore liaise with Peter Green on the feasibility aspects and it may then be helpful for you to attend the meeting towards the end of February.

Many thanks.

David Oram
Corporate Director of Community Services
RBWM

Tel: 01628 796016

-----Original Message-----
From: Graham Brewster
Sent: 19 January 2007 12:24
To: David Oram
Cc: Gail Kenyon; David Scott; Peter Green
Subject: RE: Windsor Fire Station

Dear David,

Many thanks for your comprehensive briefing note on this project. I will of course assist in whatever manner to produce a scheme that meets the aspirations of the Council and will keep you fully informed as requested. I appreciate that the scheme is only at the feasibility stage but must advise you that I am on leave as of today and do not return until the 5th February. I trust that this will not compromise the timetable.

Regards,
Graham Brewster
HDC Team Leader
Tel: 01628 796161
Fax: 01628 796054

-----Original Message-----
From: David Oram
Sent: 19 January 2007 11:51
To: Graham Brewster
Cc: Gail Kenyon; David Scott; Peter Green
Subject: Windsor Fire Station

Dear Graham,

I am sure that you are alert to the local issues and sensitivities about the Windsor Fire Station and the likely forthcoming consultation on the local Fire Service provision.

Some time ago, I believe that I have spoken to you concerning the possibility of the Fire Station relocating from its present site in the St Mark’s Road to the site on the Clarence Road Roundabout which is occupied by the Red Cross and MENCAP. This proposal is very much at the feasibility stage with the possibility of
the Fire Service coming together with those two organisations to bring about a new combined facility on the site. When this was reviewed the advice we received was that any planning issues (flooding, air quality, etc., etc.) and highways issues, including direct access on to the roundabout, were capable of being overcome.

Peter Green and I have had further meetings with the Assistant Chief Fire Officer, who is being advised by the Architects and Building Services Department at Hampshire County Council. We therefore intend to have a further meeting in late February to review their latest feasibility proposals and felt that it would be a good idea if HCC were to contact you to discuss this in more detail.

Peter Green has a copy of the plans and so, please do liaise with him but also please ensure that I am alerted to any issues prior to any detailed advice to HCC.

I trust that you are happy with this but if there are any issues, then please feel free to give me a call.

Regards.

David Oram
Corporate Director of Community Services
RBWM

Tel. 01623 796016
SUMMARY NOTE OF MEETING:

WINDSOR FIRE STATION

Note of a meeting held with Cllr Green, DCO
12.30 p.m. Wednesday 17th January 2007

Consultation

- The RBFA has decided that there will be no closure of the Windsor Fire Station and that this will therefore not form part of their forthcoming consultation.

- The consultation will therefore comprise:-
  
  - Retaining the service as a full-time service
  - 8.00 a.m. to 8.00 p.m. full-time with 8.00 p.m. to 8.00 a.m. covered by Slough
  - 8.00 a.m. to 8.00 p.m. full-time with 8.00 p.m. to 8.00 a.m. covered by a retained service
  - The consultation is due to commence on the 12th February concluding on the 11th May – a three month period.
  - It is being undertaken by Opinion Research Services
  - Local Focus Groups will be carried out across Berkshire – 18 in number – with 4 taking place in Windsor. Invited individuals only
  - Stakeholders meetings will also be arranged with up to 50 invitees – there will be one in Windsor
  - A leaflet to go out with Council Tax leaflets.

Clarence Road Site

- This will not form part of the above consultation

- Members have given the go ahead to continue to review the location of the Windsor Fire Station within the urban fringe of Windsor to see if this does give rise to an opportunity for continued service and a capital receipt.
**Issues**

- Access – PG confirmed that the Borough have retained rights of access and thus, this should not be a problem.

- Access onto the main roundabout and issues for the subway – it was agreed that Hampshire County Council will contact Graham Brewster to discuss.

**Legal Issues**

- Concerning expenditure on Red Cross / MENCAP – this to be reviewed with Chief Fire Officer and Legal colleagues. DCO / PG expressed a view that this would form part of the disposal package from RBWM and therefore should not pose a problem.

- It was agreed that Hampshire County Council on behalf of the Fire Authority would prepare feasibility plans as previously discussed and that these would now be brought forward for a meeting with representatives of Red Cross and MENCAP.

Suggested dates p.m. 26th February, a.m. 27th February, p.m. 28th February.

David Oram / 17 Jan 2007
Jane Poirrier

From: 08 January 2007 16:09
Sent: David Oram
To: RE: Windsor Fire Station

Jane
I've cut and paste this time, I'll try this approach and merely reply to your last email.

David
Sorry for the delay in getting back to you regarding your letter of 28 November. Unfortunately I have had to focus on other issues relating to the Integrated Risk Management Plan.
I also realise that you have been involved in discussions with my Chief Officer, and your CEO, David Lunn.
with regard to the feedback from Hampshire CC it looks as if three separate buildings could be accommodated on the site although this is very indicative as HCC currently do not have accurate scaleable plans.
The main problems at the moment are the access/egress locations and the problematical relationship with the existing underpass. The site may be untenable without direct access on to the roundabout, of course the highways department would need to give further direction and guidance with this issue.
There also exists differing views on the legality of the set of proposals for funding this scheme. Unfortunately the Fire Authority's powers are quite limited and it is thought that to build premises, utilising Fire Authority money, for other organisations may be ultra vires.
That said, there may be ways round this.
From my perspective, it would be a lot easier for all three organisations to be housed under one roof. Although I am aware of the difficulties I face in trying to convince both the Red Cross and Mencap that this would be the easiest route, from both a funding perspective and with utilising the actual space on the site. Would it be worth meeting again early in the new year with all parties concerned.

From: David Oram [mailto:David.Oram@rbwm.gov.uk]
Sent: 08 January 2007 16:10
To: ?
Subject: RE: Windsor Fire Station

As at 4.06, not received!

Jane Poirrier
PA to David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
Tel: 01628 796016

value:
I'm going to try again now!
Please confirm if you receive it.
Thanks

-----Original Message-----
From: David Oram [mailto:David.Oram@rbwm.gov.uk]
Sent: 08 January 2007 14:16
To:
Subject: RE: Windsor Fire Station

No - we haven't seen either of them. I will check with our IT department that all is well here but it doesn't seem to make sense!

Kind regards

Jane Poirrier

-----Original Message-----
From:
Sent: 08 January 2007 13:17
To: David Oram
Subject: RE: Windsor Fire Station

Jane
I'm a little concerned as I've re-sent the email again on the 4 January. Did you not receive this either?

Thanks

-----Original Message-----
From: David Oram [mailto:David.Oram@rbwm.gov.uk]
Sent: 05 January 2007 16:21
To:
Subject: FW: Windsor Fire Station

Dear

Further to our telephone conversation, I am pleased to confirm the meeting arranged for 12.30 pm on Wednesday 17th January with both David Oram and Peter Green at the Town Hall in Maidenhead.

If at all possible, we would be grateful if you could forward the email of 18th December as per the below emails.

Thank you for your help in this matter.

Kind regards

Jane Poirrier
PA to David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
Tel: 01628 796016

-----Original Message-----
From: David Oram
Sent: 04 January 2007 15:07
To: '
Subject: RE: Windsor Fire Station

Dear

Thank you for your email. David is currently tied up in a meeting. I do not recall seeing your email and having checked his inbox - it does appear that we didn't receive it. Could I trouble you to re-send this for him?
-----Original Message-----

From:
Sent: 04 January 2006 14:46
To: david.oram@rbwm.gov.uk
Subject: Windsor Fire Station

David
On my return to work today I have a letter from you dated 21 December 2006 asking for an update. However, I sent an update to you via email on 18 December, did you receive this?
Regards
PS: Happy New Year

You should be aware that all emails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party.

This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful.

If it has reached you by mistake then please call 01628 798888 to let us know or notify us by e-mail and then delete the message.

Thank you for your help

http://www.rbwm.gov.uk

*******************************************************************************
Sylvia Marsh
From: Peter Green
Sent: 04 January 2007 10:08
To: David Oram
Subject: RE: Windsor

Ok, but it could be tricky because if the Fire Brigade are still non-committal, the Red X (and probably MIND) will get upset and want to do other things. I wonder if a meeting just with us and Jane might be better unless you’re sure the Brigade are definitely pursuing this??
Peter

-----Original Message-----
From: David Oram
Sent: 04 January 2007 09:57
To: Peter Green
Subject: RE: Windsor

Dear Peter

I am afraid not. I did send a further chaser to Jane before Christmas and DCL and I also had an informal meeting with Chief Fire Officer. I think it perhaps best if I ask Jane to try and set up a further early meeting with his team and the representatives from the Red X and MIND.
Regards,
David Oram
Corporate Director of Community Services
RBWM

Tel: 01628 796016

-----Original Message-----
From: Peter Green
Sent: 02 January 2007 14:13
To: David Oram
Subject: FW: Windsor

David - as you can see I’m being chased by the Red X. Is there any news on this?

Peter

-----Original Message-----
From: 
Sent: 02 January 2007 14:09
To: Peter Green
Subject: RE: Windsor

Peter, Happy New Year. I was just wondering if any decisions had been made. The Red Cross really want to make a decision on which way they are to go, ideally this month. Thanks MVW
-----Original Message-----
From: Peter Green [mailto:Peter.Green@RBWM.gov.uk]
Sent: 24 November 2006 11:16
To: 
Subject: RE: Windsor

- I can confirm the Council is continuing at very high level to
press the Fire Authority about this matter. Your client's concerns are
noted and have been advised to my Director.
To be frank a further meeting between us at this point isn't going to
achieve anything because we do need some fundamental decisions to be
taken by the various parties so that meaningful negotiations can then be
progressed.
I will let you know the minute there is some further news.
Regards
Peter

-----Original Message-----
From: 
Sent: 23 November 2006 10:37
To: Peter Green
Subject: FW: Windsor

Dear Peter I am sorry but my clients are getting very concerned about
the lack of apparent progress on this. I attach below an extract to
give you a flavour. Can we get a meeting tabled asap so we can progress
or knock this matter on the head once and for all. Thanks MW
Dear David,

I attended the Committee yesterday evening and thankfully tempers had cooled since the last meeting. There was a distinctly conciliatory attitude and the Chairman graciously recorded his thanks to you for the Clarence Road proposal.

Their Clerk, Rosemary Lansdowne, has managed to find one caveat which is that the Fire Authority are not allowed to build premises on behalf of a third party. This means that we would have to find some other way of accommodating Mencap and the Red Cross but the consensus was that this should not be an insurmountable problem.

Their building advisers are Hants Fire Authority and they have advised that there would have to be direct access onto the Clarence Road roundabout for use in an emergency. (What was all that about emergency vehicles coming all the way from Slough?) This might entail some strengthening of the subway under the roundabout which would complicate the project and increase costs. It seems a bit alarmist to me as I have never heard anything about the need to place a weight restriction on the roundabout.

The Committee agreed that negotiations should continue, in parallel with their discussions about the future of St. Marks Road.

We can talk about this further when we meet.

MRG
Thursday, 19 October 2006

Without Prejudice

Dear David

Re: Windsor Fire Station - Review of Clarence Road Site

Thank you for your letter dated 13 October 2006. You will be aware that I contacted your office on the afternoon of Friday 13 October in order to try and progress discussions on the proposed financial arrangements regarding the Clarence Road site.

The reason for my telephone call was that during the Integrated Risk Management Planning (IRMP) Working Party meeting of 11 October 2006, I was given direction by Members to seek an early, without prejudice, indication on the likely costs arising from either the sale of the freehold of this site, or indeed some indication on the costs of a leasehold arrangement. Members have also directed that they would like sight of these early financial forecasts before 14 November 2006, that being the date of the next IRMP Working Party meeting where Members need to make some firm decisions on the proposals to be taken.

You also make mention in your letter of the initial feasibility study being undertaken by Hampshire County Council. I have now received notification from that early indications suggest that it may be physically possible to locate three separate facilities on the site provided that areas such as access, storage and parking can be shared.

Therefore, and his team will be carrying out more detailed work over the next few weeks to produce a simple layout plan. On completion of this exercise it would probably be very helpful for all parties to meet again to continue the discussion.

Thank you once again for your assistance with this matter.

Yours sincerely
18 October 2006

Dear Des

RE: WINDSOR FIRE STATION – REVIEW OF CLARENCE ROAD SITE

I refer to my letter of last Friday, 13th October when I agreed that we would forward to you our thoughts and a general outline of a potential lease of the above site to yourselves for the purpose of a new replacement Windsor Fire Station together with new leases to our existing tenants, the Red Cross and Windsor Mencap. These draft Heads of Terms have been drawn up by my colleague, Peter Green, our Property & Development Manager, who you met at our recent meeting, to reflect the current use of the site and its future use for operational fire station purposes. I trust that you agree that this is a generous offer which should also support your aspiration for shared services in this location.

Obviously, this is a discussion document but I do hope you find it helpful. Peter and I would be happy to meet with you and your colleagues again in the near future to discuss this matter in more detail and take the matter further.

Also, I have still not heard anything further in relation to the feasibility study that you are having prepared and would be grateful if you could let me know when we might see a copy of this.

Please feel free to give me a call.

Kind regards.
POSSIBLE TERMS FOR DEVELOPMENT AGREEMENT/LEASE
LAND AT CLARENCE ROAD, WINDSOR
Subject to contract

1. Royal Berkshire Fire & Rescue Service (RBF) to prepare a scheme for the development of the site to provide a new fire station plus new facilities for the Red Cross (RC) and Windsor Mencap (WM) to a specification to be agreed with those parties. RBF to submit a planning application.

2. Once planning consent is granted RC & WM to surrender their existing leases to the Council.

3. RBF to undertake the whole development at its sole expense within an agreed timescale.

4. Upon completion of the development RBWM to grant a 99 year leases at a peppercorn to RC & WM of their newly constructed premises. Leases to be full repairing and insuring and non-assignable.

5. Upon completion of the development RBWM to grant RBF a 99 year full repairing and insuring lease of the new fire station site at a premium of £x and a peppercorn rental. Assignment and sub-letting not to be permitted.

6. The premium to be calculated as follows:
   10% (‘Gross receipt from sale of existing fire station site’ less ‘total costs of developing new site, including constructing facilities for RC & WM’).

7. In the event that the premises cease to be used for operational purposes then the lease to immediately terminate and the Council to repay RBF a proportion of the original premium paid. The proportion to be calculated as follows;
   (Premium paid) multiplied by (lease term unexpired)
Introduction

Emergency planning is the preparation for activities or events either unforeseen or that could have reasonably been expected given prevalent risks. One of the prime functions of the streetcare Unit is to oversee emergency planning within the RBWM. However emergency planning is not constrained solely to the activities of the Streetcare Unit. It affects the activities of all the units and all the functions across the council. An emergency or major incident as it is more correctly referred to, is defined as:

A major incident is defined as a serious disruption to life, arising with little or no warning, causing or threatening death or serious injury to, or rendering homeless, such numbers of people in excess of those which can be dealt with by the Local Authority or other public services operating under normal procedures and which calls for the special mobilisation and organisation of those services.

In 2005 the government passed what has become known as the Civil Contingencies Act. The act is designed to bring emergency planning into the 21st century and make it more robust and pertinent to the threats that currently exist, such as terrorism or bio pandemics.

The borough is surrounded by a number of potential threats. For example the River Thames regularly floods bringing misery to all those households affected. Heathrow also poses a threat due to the large amount of aircraft that regularly take off and land over the RBWM. Further threats include potentially dangerous loads being transported through the M4 corridor as well as the threat posed by the presence of the Great Western Railway.

Emergency planning affects the entire borough. A major incident as defined above will have effects on many services across the RBWM. For example, Thames flooding will not only involve the Streetcare Unit in the provision of sandbags and evacuation assistance, it will also involve Environmental Health, Social Services, Housing, Refuse Collection and Street Cleaning services to name but a few. The council’s terms of operation and execution (TO&E) are as follows:

All services and agencies will be working to achieve common objectives:-

- To save life
- To prevent escalation of the disaster
- To relieve suffering
- To safeguard the environment
- To protect property
- To facilitate criminal, judicial, public, technical or other inquiries
- To restore normality as soon as possible.

The additional principal aims for the Council are:-

- To support the Emergency Services
- To support, care for and rehabilitate the community
- To mitigate the effects of the incident
- To co-ordinate the response of voluntary organisations.

It can be seen from this list that the impact across many services is obvious.
CURRENT ACTIVITIES.

The Streetcare Unit is currently carrying out the Best Value Review of the emergency planning service. This is part of an ongoing process that is designed to ensure the rapid integration and adoption of the obligations contained within the Civil Contingencies Act.

The unit is also in the process of rewriting the existing emergency plan. This is to take into account the new obligations placed upon the council by the Civil Contingencies act. This will make the plan far more comprehensive, and further reaching then existing plan. For example there is now the obligation on the council to promote business continuity to commercial entities across the borough. With the council’s recent reorganisation there is also a need to update the plan in order to reflect the new directorate structures and to align it to the desires and aspirations of the council. The plan will be more specific than the previous version and will identify specific roles for individuals, units and directorate is alike. There will also be a web-based version of the plan in order to ensure that it is more widely available to officers than the current A5 version.

The unit will also be carrying out training across the council for all units involved in the emergency planning process. This training will be facilitated by both in-house training, seminars and teach-ins as well as training provided by external sources such as the Emergency Planning College at Easingwold.

One major part of the process is the development of a specific plan to cater for the avian flu pandemic that could sweep the country. This plan not only has a major impact on the borough’s residents and their well-being, but also impacts upon the way the council can deliver its services in the event of its key assets such as staff being unavailable.

Everyone has a part to play in emergency planning. To this end we are seeking the views of those who may be potentially involved in emergency planning and to elicit support as volunteers. Please take time to fill in the following questionnaire and return it to Darren Firth the Emergency Planning Officer in Tinkers lane by 31st of October 2006. Thank you for your assistance.
**EMERGENCY PLANNING QUESTIONNAIRE.**

<table>
<thead>
<tr>
<th>Directorate</th>
<th>YES</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>Unit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Contact Name / Number</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>1. Would you like a member of the Emergency Planning Team to attend one of your Team Meetings to discuss Emergency Planning? (Please tick yes or no)</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2. Would any of your team benefit from specific Emergency Planning training to assist in his/her job?</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3. Would any of your staff be interested in helping in the following capacity? (Please list names and contact numbers below)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rest Centre Assistants</td>
</tr>
<tr>
<td>Emergency Operations Control Room (EOC) support</td>
</tr>
<tr>
<td>Telephone Operators</td>
</tr>
<tr>
<td>Loggers</td>
</tr>
<tr>
<td>Reconnaissance Officers</td>
</tr>
<tr>
<td>Drivers</td>
</tr>
<tr>
<td>Translators</td>
</tr>
<tr>
<td>Names</td>
</tr>
<tr>
<td>Contact Numbers</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Do you have any comments or suggestions regarding Emergency Planning</th>
</tr>
</thead>
<tbody>
<tr>
<td>YES</td>
</tr>
</tbody>
</table>

Please return this form to Darren Firth, Emergency Planning Officer by 31st October 2006.
Dear Peter

Many thanks for this. I have since drafted a 'subject to contract / without prejudice' letter to which I will share with the Leader at our meeting tomorrow afternoon prior to despatch.

Regards.

David Oram  
Corporate Director of Community Services  
RBWM  
Tel: 01628 796016

----Original Message-----
From: Peter Green  
Sent: 17 October 2006 17:13  
To: David Oram  
Subject: Fire Brigade

<< File: clarence road.doc >>
David herewith some suggested terms for discussion.
Red Cross and Mencap's existing lease have 71 years unexpired at a fixed rent of £50p/a each.

Peter
POSSIBLE TERMS FOR DEVELOPMENT AGREEMENT/LEASE
LAND AT CLARENCE ROAD, WINDSOR
Subject to contract

1. Royal Berkshire Fire & Rescue Service (RBF) to prepare a scheme for the development of the site to provide a new fire station plus new facilities for the Red Cross (RC) and Windsor Mencap (WM) to a specification to be agreed with those parties. RBF to submit a planning application.

2. Once planning consent is granted RC & WM to surrender their existing leases to the Council.

3. RBF to undertake the whole development at its sole expense within an agreed timescale.

4. Upon completion of the development RBWM to grant a 99 year leases at a peppercorn to RC & WM of their newly constructed premises. Leases to be full repairing and insuring and non-assignable.

5. Upon completion of the development RBWM to grant RBF a 99 year full repairing and insuring lease of the new fire station site at a premium of £x and a peppercorn rental. Assignment and sub-letting not to be permitted.

6. The premium to be calculated as follows:
   10% ('Gross receipt from sale of existing fire station site' less 'total costs of developing new site, including constructing facilities for RC & WM').

7. In the event that the premises cease to be used for operational purposes then the lease to immediately terminate and the Council to repay RBF a proportion of the original premium paid. The proportion to be calculated as follows, (Premium paid) multiplied by (lease term unexpired)
David hereewith some suggested terms for discussion. Red Cross and Mencap's existing lease have 71 years unexpired at a fixed rent of £50/a each.

Peter
Dear Assistant Chief,

Thank you for your message.

Unfortunately I did not attend the IRMF Group on 25 September due to other Council commitments and I do now see that the Minutes of that meeting state that "expressions of interest" would be asked of the Windsor population. I also see that the minutes state that the ACFO would inform Windsor members and others as appropriate of this work. I heard about it this afternoon from the local press.

I do not recollect the issue being debated at last Wednesday's IRMF.

I am so very sad that we always seem to be at this impasse which stems from the Windsor community's great faith in the Fire and Rescue Service which we currently value and genuinely consider that we need.

I do have to add that at this moment Thames Valley Police are having to deploy a great number of personnel on the streets of West Windsor to prevent some of our, and some of the wider community's, hot-heads from throwing petrol bombs at each other and at our buildings. To have the Fire and Rescue Service actively considering withdrawal at the same time as all this is going on adds to our distress.

I believe that our Director of Community Services has written to you today confirming the Royal Borough's commitment to constructive talks about the possible alternative site if you do decide to sell St, Marks Road.

Regards

Mary Rose Gliksten

Subject: Expressions of interest for retained duty system firefighters in Windsor

Dear Councillors

Please accept this correspondence as information of an advertisement to be used in the local media to gauge the level of interest within the local community to become retained duty system (ROS) firefighters at Windsor.

Obviously, no final decision on the crewing at Windsor will be taken until full public consultation has taken place (due to take place between February and May 2007), and the final recommendations agreed by Members.

In fact, at this moment in time Members on the IRMF Working Party are still engaged in debating those proposals that the Fire Authority should consult on. Once they have been agreed, these proposals will then go to the Executive Committee before being tabled at the full Fire Authority in December.

However, at the IRMF Working Party of 25 September, in response to a suggestion from the Chairman, Councillor Brooks, I undertook to commence a process to invite members of the local community to register expressions of
interest in becoming RDS firefighters. This request was repeated by Members at the IRMP WP meeting last Wednesday afternoon.

The IRMP WP made it clear that the purpose of this exercise was to ensure that before the Fire Authority went to full public consultation on any variance in the crews at Windsor, that they wanted some assurance that a RDS crew could be achieved.

To this end, advertisements will be carried in next weeks local media to ensure that there is sufficient interest in the local community to sustain a RDS system at certain times of the day or night, should that be the recommendation that is finally agreed by Members in June 2007. Should you require any further information regarding this matter please do not hesitate to contact me.

Regards

Assistant Chief Fire Officer
Director of Support Services
07785 380112
13 October 2006

Without Prejudice

Dear

RE: WINDSOR FIRE STATION – REVIEW OF CLARENCE ROAD SITE

I refer to our meeting on the 2nd October to review the potential to secure the future of the local fire and rescue service for Windsor with the possibility of the Windsor Fire Station being relocated to a site adjacent to the Clarence Road roundabout. This was a meeting facilitated by the borough between you and the current leasees, the Red Cross and Mencap, both of whom, we understand, are looking to replace or improve their existing facilities.

You also confirmed that the Fire and Rescue Service are keen to work closely with such organisations and therefore there seems to be a potential for meeting the aspirations of all parties.

In addition, the Borough is a freehold owner of the site and leases it to the Red Cross and Mencap. Thus, given the above aspirations, and goodwill on all sides, a package of proposals appeared quite possible.

You therefore agreed to pull together an initial feasibility study, with colleagues from Hampshire County Council, hopefully within a period of three weeks from the date of our meeting and I await confirmation of when this will be received. We can then test out the planning, highway and other practical issues discussed at our meeting.

In the meantime, I am happy to forward to you our thoughts on the leasehold arrangement as outlined at the meeting.

I therefore look forward to hearing from you and I and my team are happy to devote resources to support this exercise.

Yours sincerely

E C

David Lunn OBE, LLB, Solicitor: Chief Executive
Town Hall, St Ives Road, Maidenhead, Berkshire SL6 1RF
T: 01628 633800  E: customer.service@rbwm.gov.uk  Minicom: 01628 796474
www.rbwm.gov.uk
Dear

Firstly, thank you for meeting with Peter Green and myself the other day and for what we believe was an extremely constructive meeting.

As you are already aware, the Council is resolute in its support of local residents to retain an operational fire station and service in Windsor for all of the reasons previously discussed. Thank you therefore for updating Peter and I of your review of potential alternative locations in Central Windsor to the current Fire Station in St Mark’s Road.

It seemed from our conversation that the site at Clarence Road roundabout offers a real opportunity for further investigation offering a central location, whilst being close to the heart of residential communities; with good access and accessibility; and within reach of Castle, Barracks, hospital, Legoland, motorway etc., etc. We were also encouraged by your views on the opportunities that this may bring for closer partnership working with other organisations, including MENCAP and the Red Cross who are already on the site. I know that you hoped to view the site after our meeting and I hope that this has further confirmed these views.

You therefore agreed to contact me this week with a view to us setting up a joint meeting, facilitated by the Council with yourselves, your agents Vale Williams, and representatives from MENCAP and Red Cross to seek to formally agree with them a full review and investigation of the possibilities for all on this site and, if this is successful, to then set up a joint project group to develop the proposal and seek formal advice from Planning and Highway colleagues, etc.

I therefore look forward to hearing from you.

Kind regards.

Yours sincerely

David Oram
Corporate Director of Community Services
Royal Borough of Windsor & Maidenhead
Tel: 01628 796016
Dear Mary-Rose

Further to our recent discussions, I have now managed to contact

He very much welcomed our approach and apparently is also in contact with the Crown on a similar basis. He explained to me that there appear to be three options, two of which relate to remaining on the existing site with different formats of crewing or alternatively, relocating to an alternative suitable site - hence the discussions with the Crown etc. I suspect that you are aware of all of this in your role on the Fire Authority.

He also explained that there are planning applications in respect of two of the residential properties adjoining the current Fire Station site and also there is the outstanding dispute between us in respect of the ownership of two former fire officers' houses at 4 & 18 Hewtrey Road, Windsor. Clearly, there are land ownership and planning issues here that you and I may need to discuss, particularly in relation to the relative roles of the Authority and the Fire Authority.

Hope the above helps.

Regards.

David Oram
Director of Community Services
RBWM

Tel: 01628 796016
Dear David,

In response to your note, I think we should firstly meet in confidence with the Chief Fire Officer. The Fire Authority are sure to have done some work of their own on a preferred site which may well coincide with ours - and we need to be seen as giving them all practical assistance.

Let's arrange a meeting asap at a mutually convenient time and place.

-----Original Message-----
From: David Oram [mailto:David.Oram@RBWM.gov.uk]
Sent: Tuesday, July 18, 2006 9:40 AM
To: Cllr Mrs Gliksten
Subject: FW: Private & Confidential - Windsor Fire Station
Sensitivity: Confidential

Dear Cllr Mrs Gliksten

David has asked me to forward this for your attention.

Regards

Sylvie Marsh
Secretarial Assistant
Director’s Office

-----Original Message-----
From: David Oram
Sent: 17 July 2006 14:24
To: Cllr Gliksten
Subject: Private & Confidential - Windsor Fire Station
Sensitivity: Confidential

Dear Mary-Rose

I have now received responses concerning the possible relocation of the Windsor Fire Station to the Clarence Road roundabout site.

As you would expect, there are a number of planning issues including the need for a flood risk assessment, the air quality management issues and access onto the roundabout. There is also the key question of any noise for adjacent residential properties. Nevertheless, given a proper assessment and more detailed work, it does seem possible that these might be overcome.

There is then the issue of whether the existing occupiers would be prepared to relocate and sell their interests.

I therefore wondered how you might want to take this forward. The options seem to include:-

* Co-ordinating a meeting with all interested parties under the Council’s leadership role with the Fire and Rescue Authority, then being responsible for all of the detailed work and negotiations.

* An initial meeting with the landowners to sound them out.
* An initial meeting with the Fire Authority to sound them out.

Perhaps we could have a brief discussion as to how you would now wish to take this forward.

Regards.

David Oram
Director of Community Services
Royal Borough of Windsor & Maidenhead
Tel: 01628 796016

******************************************************************************
You should be aware that all emails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party.

This e-mail is confidential and is intended only for the person(s) named above. If you are not the intended addressee it is requested that you do not copy, distribute or rely on the information contained within the e-mail, as such action may be unlawful.

If it has reached you by mistake then please call 01628 798888 to let us know or notify us by e-mail and then delete the message.

Thank you for your help

http://www.rbwm.gov.uk

******************************************************************************

This email has been scanned by the MessageLabs Email Security System.
For more information please visit http://www.messagelabs.com/email

This email has been scanned by the MessageLabs Email Security System.
For more information please visit http://www.messagelabs.com/email
ADVICE NOTE IN RESPECT OF PROPOSED RESITING OF WINDSOR FIRE STATION

The site concerned is currently accessed from Helston Lane, which also serves residential development. The nature of Helston Lane is that it emerges on to the slip road. In highway terms this does suggest problems for access to a fire station from a highways point of view in that tenders would have to go down the relief road roundabout to get access to the main highway network. If this access is to be utilised Highway Officers have suggested that the provision of Wigwags (flashing amber signals) on the slip road and roundabout need to be provided to warn drivers in the event of fire emergency turnout. I have suggested that it might be possible to propose an access directly on to the roundabout given the infrequent nature of the emergency use. Indicating that it should be possible to connect the emergency operation of the facility to an all stop phase on the traffic signals on the roundabout. I am advised by the Highway Officers that this would be possible but that its likely to be expensive (costs would need to be investigated).

The only other alternative access arrangement would be via the car park at the squash club which I think would be far too tortuous for emergency purposes.

In relation to other planning issues, the site is part of the Equality Management Zone although I consider it would be possible to convince Environmental Health Officers that the nature of this use is unlikely to impact on that matter significantly. The central part of the site is in right close to the edge of Flood Zone 3 and as such a flood risk assessment would need to be carried out forward of any proposal. The other concern would be the impact that the buildings and use of the site could have on immediately adjacent residential properties, particularly in Clarence Road the nature of emergency use 24 hours a day and impact of training activities at fire stations has in my experience led to complaints from residents where they lie in close proximity to the station.

Inclusion there are a number of significant planning issues which would need to be addressed but with the exception of the noise possibly the AQMA concerns and an adequate flood risk assessment, a modest fire station proposal could be formulated.

14th July 2006
David Trigwell, Head of Planning