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Date: 9 January 2008
My ref: RM/2005/4713
Your ref:
File ref:

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Mr. Andrew Sinclair
SQ Country Homes Ltd
Hazelvere, London Road
Hook, Hampshire
RG27 9EF

Dear Mr. Sinclair

DISCHARGE OF CONDITION 1, 4 AND 12 OF OUTLINE PLANNING PERMISSION O/2001/5210 AT 56 KING STREET, WINNERSH, BERKSHIRE, RG41 5AZ

I refer to your letter dated 23 November 2007 regarding the discharge of a number of conditions relating to Outline Consent (O/2001/5210) and Reserved Matters Application (RM/2005/4713). As discussed during our telephone conversation it is my intention to try to separate these matters in order to simplify what is quite clearly a fairly long and complicated saga.

I therefore am dealing with Conditions 1, 4 and 12 of O/2001/5210 by way of this letter. I shall deal with each condition separately below.

Condition 1 states –

"Approval of the details of the siting, design and external appearance of the building and the landscaping of the site (herinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced."

Condition 2 of the Reserved Matters application (RM/2005/4713) is relevant to Condition 1 (O/2001/5210). It states –

"This permission is in respect of the 1:1250 location plan and plan nos. JWT118/DP/01-05 inclusive received by the Local Planning Authority on 11 May 2005. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority."

I can confirm that this condition addresses the siting, design and external appearance referred to by the earlier Condition 1. As you quite rightly pointed out in your letter dated 27 April 2007, this still leaves the issue of landscaping unaddressed.

Condition 4 states –

"The building shall be constructed in accordance with a scheme to be submitted to and approved in writing by the LPA so as to provide an internal noise level in bedrooms between 30 db(A) and 35db(A) and less than 40 db(A) in all other habitable rooms."

The Local Planning Authority is satisfied that the scheme compiled by The English Cogger Partnership (dated 14 June 2006) on behalf of the applicant is satisfactory in terms of Condition 4.

Condition 12 states –

"Development shall not begin until details of the junction between the site and the highway have been approved in writing by the local planning authority; and the building shall not be occupied until that junction has been constructed in accordance with the approved details."

I have discussed this matter with colleagues from the Highways Department. They have confirmed that the Section 278 Agreement which was completed on 27 March 2007 and the subsequent works have complied with Condition 12.

In summary the following applies -

Condition 1 – is partially discharged with only the landscaping requiring addressing.

Condition 4 – is partially discharged in that a satisfactory scheme has been submitted to the Local Planning Authority. As such the details are satisfactory and subject to the implementation of the scheme Condition 4 will be considered discharged.

Condition 12 – is fully discharged to the satisfaction of the Local Planning Authority.

I trust the foregoing is satisfactory.

Yours sincerely

Mark Turner

Senior Planning Officer

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Mr. Andrew Sinclair
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Dear Mr. Sinclair

DISCHARGE OF CONDITION 9 (CYCLE STORE) OF PLANNING PERMISSION RM/2005/4713 AT 56 KING STREET, WINNERSH, BERKSHIRE, RG41 5AZ

I refer to your letter dated 23 November 2007 regarding the discharge of a number of conditions relating to Outline Consent (O/2001/5210) and Reserved Matters Application (RM/2005/4713). As discussed during our telephone conversation it is my intention to try to separate these matters in order to simplify what is quite clearly a fairly long and complicated saga.

I therefore am dealing with Condition 9 of RM/2005/4713 – the cycle store – by way of this letter. Condition 9 states –

> Notwithstanding that shown on the site plan, prior to the commencement of development details of secure and covered bicycle parking shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved.

I can confirm that the introduction of a lockable personnel gate, in combination with the Freedom City Cycle Shelter (details included with your letter) is acceptable to the Local Planning Authority.

As such the details are satisfactory and subject to the implementation of the scheme Condition 9 will be considered discharged.

Yours sincerely

Mark Turner

Senior Planning Officer