APPLICATION NO:
F/2002/6590

LOCATION:
Land At Junction Of Church Lane/ Hollow Lane, Shinfield Reading.

APPLICANT:
Crest Nicholson Residential (S) Ltd C/O Mr C Gattesco, Planning Manager

PROPOSAL:
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

EARLIEST DATE FOR DECISION: **14/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/07/2002

CASE OFFICER: **Angela Odell**

WITHDRAWN

530

R/A/I/L/E/X
Marbleboard

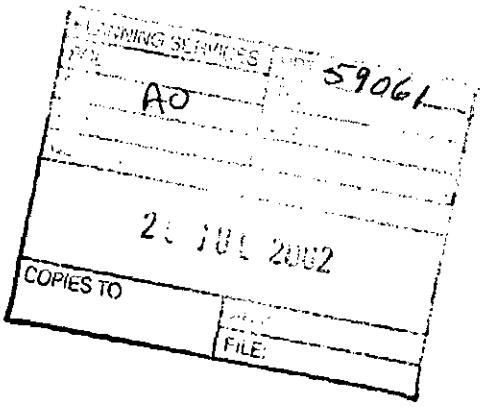
EASIFILE EP7

D2

So743/CG/055

BY FAX & POST 0118 974 6484

Chief Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO BOX 157
Shute End
Wokingham
Berks RG40 1WR



26th July 2002

FAO Ms. A. Odell

Dear Ms. Odell

Re: Land Adjoining Residential Development at Junction of Hollow Lane/Church Lane Shinfield
Ref no. F/2002/6589 & 6590 – Application (& Duplicate) for Installation of a Dry Balancing Pond

With reference to my correspondence of 04/07/02 (ref So743/CG/049) for the above, we would now request that the applications no. F/2002/6589 & 6590 be reinstated and for the local authority to consider said applications for planing approval.

In light of this request, my response to the local authority's and parish councils' comments (ref So743/CG/050) dated 04/07/02 for the application no. 6591 & 6592 – the proposed underground storage tanks would hold true for the balancing pond also.

I trust the above is acceptable, could you please let me know if there are any procedural or administrative matters that are required for the applications to remain valid.

I thank you for your attention in this matter and await your response in due course.

Yours sincerely

Christian Gattesco
Planning Manager

Cc T Watson Wokingham District Council
S Koper

Crest Nicholson Residential (South) Ltd
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JG
Tel: 01932 700500 Fax: 01932 700555 Britdoc: DX 30911

Reg. Office: Crest House 39 Thames Street Weybridge Surrey KT13 8JL Reg. Number: 1896948 England
A Crest Nicholson Company

This paper is derived from managed forest wood pulp

RECORD OF SITE VISIT

SITE ADDRESS: Land At Junction Of Church Lane/ Hollow Lane Shinfield Reading.

APPLICATION NUMBER: F/2002/65

OFFICER: Angela Odell

DATE OF SITE VISIT: 29.5.02

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Countryside on edge of Shinfield Village

3. DESCRIPTION OF SITE/BUILDING Corner of cultivated field with some bushes in the SE corner

4. RELATIONSHIP TO ADJOINING PROPERTIES N & W sides is part of open, cultivated field. E. side is to be housing site. S. side is open grassland. public footpath down E. side

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS land almost flat but slopes v. slightly to South.

BOUNDARY TREATMENT hedge along S. side.

OTHERS

WORK SHEET FOR : Angela Odell

Application Number : F/2002/6590

Applicant : Crest Nicholson Residential (S) Ltd C/O Mr C Gattesco, Planning Manager.

Location : Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

Proposal : Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

Site Notice Displayed ? :

YES	NO	DATE
✓		10.6.02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/05/2002

Earliest Date for Decision : 14/06/2002

Latest Consultation Date/Site Notice Expiry Date : 14/06/2002

This application will have expired on: 05/07/2002. You need to make a decision 1 day prior to this date for this application to count as *determined in less than* 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2002/6590

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/6590
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Land At Junction Of Church Lane/ Hollow Lane Shinfield Reading.

APPLICATION NUMBER: F/2002/6590

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/6590
CASE OFFICER: Angela Odell

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

Tucker Perry Knowles
3 London Road
Newbury
Berks RG14 1JL

Date Apr-02
Disk File JNY4268.PND

Designed by
Checked by

Elstree Computing Ltd Storage Design W.6.1c (c)1982-1998 APC Millerick

FLOOD ROUTING THROUGH STORAGE FACILITY

Storm Duration 30 mins. Average Rainfall Intensity 66.16 mm/hr

Time (mins)	Level (m)	Depth (m)	Inflow (m3/s)	Control (m3/s)	Overflow (m3/s)	Outflow (m3/s)	Volume (m3)
1	46.201	0.002	0.016	0.000	0.000	0.000	0
2	46.205	0.004	0.032	0.000	0.000	0.000	2
3	46.211	0.010	0.050	0.000	0.000	0.000	4
4	46.219	0.019	0.068	0.000	0.000	0.000	8
5	46.229	0.030	0.088	0.000	0.000	0.000	13
6	46.243	0.043	0.111	0.001	0.000	0.001	18
7	46.261	0.060	0.135	0.002	0.000	0.002	26
8	46.282	0.081	0.162	0.003	0.000	0.003	34
9	46.304	0.104	0.176	0.005	0.000	0.005	44
10	46.329	0.129	0.195	0.008	0.000	0.008	55
11	46.355	0.156	0.224	0.010	0.000	0.010	67
12	46.388	0.188	0.271	0.014	0.000	0.014	81
13	46.427	0.227	0.344	0.016	0.000	0.016	99
14	46.478	0.278	0.450	0.018	0.000	0.018	122
15	46.542	0.342	0.598	0.020	0.000	0.020	152
16	46.625	0.425	0.745	0.023	0.000	0.023	191
17	46.720	0.520	0.848	0.025	0.000	0.025	237
18	46.823	0.623	0.912	0.028	0.000	0.028	288
19	46.928	0.728	0.941	0.030	0.000	0.030	342
20	47.031	0.831	0.931	0.032	0.000	0.032	396
21	47.127	0.927	0.877	0.034	0.000	0.034	449
22	47.212	1.012	0.777	0.036	0.000	0.036	496
23	47.283	1.083	0.625	0.037	0.000	0.037	536
24	47.336	1.136	0.468	0.038	0.000	0.038	567

6590 10 MAY 2002

30-APR-2002 08:29 FROM RPS NEWBURY TO 9019327005555 P.02

Tucker Perry Knowles
3 London Road
Newbury
Berks RG14 1JL

Date Apr-02
Disk File JNY4268.PND

Designed by
Checked by

Micro Drainage

Elstree Computing Ltd Storage Design W.6.1c (c)1982-1998 APC Millerick

FLOOD ROUTING THROUGH STORAGE FACILITY

Storm Duration 30 mins. Average Rainfall Intensity 66.16 mm/hr

Time (mins)	Level (m)	Depth (m)	Inflow (m3/s)	Control (m3/s)	Overflow (m3/s)	Outflow (m3/s)	Volume (m3)
25	47.375	1.174	0.356	0.038	0.000	0.038	589
26	47.403	1.202	0.278	0.039	0.000	0.039	606
27	47.425	1.225	0.228	0.039	0.000	0.039	619
28	47.443	1.243	0.198	0.040	0.000	0.040	629
29	47.458	1.258	0.178	0.040	0.000	0.040	638
30	47.471	1.271	0.164	0.040	0.000	0.040	646
31	47.482	1.282	0.138	0.040	0.000	0.040	652
32	47.490	1.290	0.114	0.040	0.000	0.040	658
33	47.497	1.297	0.093	0.040	0.000	0.040	661
34	47.501	1.301	0.073	0.041	0.000	0.041	664
35	47.503	1.303	0.054	0.041	0.000	0.041	665
36	47.504	1.304	0.035	0.041	0.000	0.041	665
37	47.502	1.302	0.017	0.041	0.000	0.041	665
38	47.499	1.299	0.000	0.040	0.000	0.040	663
39	47.495	1.295	0.000	0.040	0.000	0.040	660
40	47.491	1.291	0.000	0.040	0.000	0.040	658
41	47.487	1.287	0.000	0.040	0.000	0.040	655
42	47.483	1.283	0.000	0.040	0.000	0.040	653
43	47.479	1.279	0.000	0.040	0.000	0.040	651
44	47.475	1.275	0.000	0.040	0.000	0.040	648
45	47.471	1.271	0.000	0.040	0.000	0.040	646
46	47.467	1.267	0.000	0.040	0.000	0.040	643
47	47.463	1.263	0.000	0.040	0.000	0.040	641
48	47.459	1.259	0.000	0.040	0.000	0.040	639

30-APR-2002 08:29 FROM RPS NEWBURY TO 901932700555 P.03

FLOOD ROUTING THROUGH STORAGE FACILITY

Storm Duration 30 mins. Average Rainfall Intensity 66.16 mm/hr

Time (mins)	Level (m)	Depth (m)	Inflow (m3/s)	Control (m3/s)	Overflow (m3/s)	Outflow (m3/s)	Volume (m3)
49	47.455	1.255	0.000	0.040	0.000	0.040	636
50	47.451	1.251	0.000	0.040	0.000	0.040	634
51	47.447	1.247	0.000	0.040	0.000	0.040	631
52	47.443	1.243	0.000	0.040	0.000	0.040	629
53	47.439	1.239	0.000	0.040	0.000	0.040	627
54	47.435	1.235	0.000	0.039	0.000	0.039	624
55	47.431	1.231	0.000	0.039	0.000	0.039	622
56	47.427	1.227	0.000	0.039	0.000	0.039	620
57	47.423	1.222	0.000	0.039	0.000	0.039	617
58	47.418	1.219	0.000	0.039	0.000	0.039	615
59	47.415	1.214	0.000	0.039	0.000	0.039	613
60	47.410	1.210	0.000	0.039	0.000	0.039	610

30-APR-2002 09:30 FROM RPS NEWBURY TO 901932700555 P.04

Tucker Perry Knowles
3 London Road
Newbury
Berks RG14 1JL

Date Apr-02 Designed by
Disk File JNY4268.PND Checked By

Micro Drainage

Elstree Computing Ltd Storage Design W.6.1c (c)1982-1998 APC Millerick

SUMMARY OF RESULTS FOR 100 YEAR RETURN PERIOD

Storm Duration (mins)	Rain (mm/hr)	Time-Peak (mins)	Overflow (m3/s)	Maximum Outflow (m3/s)	Maximum Depth (m)	Maximum Volume (m3)
30	66.16	36	0.000	0.041	1.304	665
60	40.51	64	0.000	0.043	1.482	775
120	23.99	120	0.000	0.045	1.572	832
180	17.45	156	0.000	0.045	1.570	831

30-APR-2002 08:30 FROM RPS NEWBURY TO 901932700555 P.05

RAINFALL DATA

Region.....	ENG+WAL	Return Period (years).....	100
M5-60 (mm).....	20	Ratio R.....	0.450
Volumetric Runoff Coef.....	0.750		
Shortest Storm Duration....	30	Longest Storm Duration.....	10080

TIME / AREA

Time (mins) from:	to:	Area (HA)
0	4	1.389
4	8	1.505
Total Area =		2.894

30-APR-2002 08:30 FROM RPS NEWBURY TO 901932700555 P.06

Tucker Perry Knowles
3 London Road
Newbury
Berks RG14 1JL

Date Apr-02
Disk File JNY4268.PND

Designed by
Checked by

Micro Drainage®

Elstree Computing Ltd Storage Design W.6.1c (c)1982-1998 APC Millerick

TANK / POND DETAILS

Pond / Tank Invert (m)..... 46.200

Depth (m)	Area (m2)	Depth (m)	Area (m2)
0.00	420.00	1.30	603.00
0.10	433.30	1.40	617.00
0.20	446.80	1.50	631.00
0.30	460.40	1.60	645.00
0.40	474.20	1.70	659.00
0.50	488.30	1.80	673.00
0.60	502.40	1.90	687.00
0.70	516.80	2.00	701.00
0.80	531.40	2.10	715.00
0.90	546.10	2.20	729.00
1.00	561.00	2.30	743.00
1.10	575.00	2.40	757.00
1.20	589.00	2.50	771.00

PIPE OUTFLOW CONTROL

Pipe Diameter (m).....	0.150	Pipe Slope (1:X).....	150.000
Pipe Length (m).....	20.000	Pipe Roughness (mm).....	0.600
Entry Loss Coefficient....	0.500	Coef of Contraction.....	0.600
Pipe Invert Level (m)....	46.200		

WEIR / FLUME OVERFLOW CONTROL

Weir/Flume Discharge Coef.	0.544	Weir/Flume Width (m).....	10.000
Weir/Flume Crest Level (m)	48.200		

30-APR-2002 09:31 FROM RPS NEWBURY TO 901932700555 P.07

TOTAL P.07

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 22 May 2002

Application Number: F/2002/6590

Proposal: Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

Parish: SHINFIELD PARISH

Site Address:
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

Applicant:
Crest Nicholson Residential (S) Ltd C/O Mr C Gattesco, Planning Manager.

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

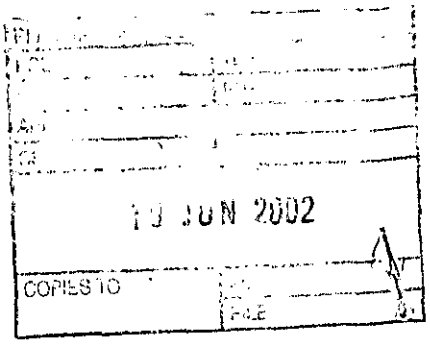
✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

As P.A. F/2002/6589.

Signed: _____ **Print name:** S N. AYTON

29.5.02



To:
Drainage
Fao Roger Johnson

From: Angela Odell

Date: 22 May 2002

Application Number: F/2002/6590

Proposal: Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589..

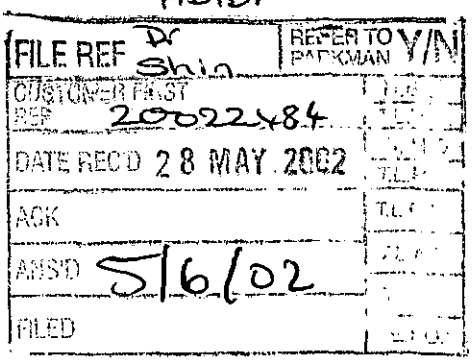
Site Address:
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

Applicant:
Crest Nicholson Residential (S) Ltd C/O Mr C Gattesco, Planning Manager.

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

Informatives It will be necessary to get Thames Water Utilities to adopt the balancing facility. ~~This unlikely to adopt~~ They are unlikely to adopt ~~as~~ a pond but will adopt an inline tank. Thames will check calculations and details & before they adopt RJ 6/02

HDIDr.



APPLICATION NO:
F/2002/6590

LOCATION:
Land At Junction Of Church Lane/ Hollow Lane, Shinfield Reading.

APPLICANT:
Crest Nicholson Residential (S) Ltd C/O Mr C Gattesco, Planning Manager

PROPOSAL:
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

EARLIEST DATE FOR DECISION: **14/06/2002**

APPLICATION WILL HAVE EXPIRED ON:
05/07/2002

CASE OFFICER: **Angela Odell**

PLANNING SERVICES
POL
DC
ENF
10 JUN 2002
COPIES TO
OK
FILE

Informatives

It will be necessary to get Thames Water to adopt the balancing pond and associated pipe work. According to "Sewers for Adoption 5th Edition" this is very unlikely to happen. If they adopt the pond they will check the calculations

RJ 31/5/02

R/A/I/L/E/X
Marbleboard

Application Number : F/2002/6590	Map No : 72
Case Officer : AO	Site Area : 0 04
Valid Date : 10.5.02	Received Date: 10/05/2002

Level : Delegated Application

Description : Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

Location : Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

Parish : SH · Ward : SHI 22.5.02 TB.

Applicant : Crest Nicholson Residential (S) Ltd C/O Mr C Gattesco, Planning Manager.

Fee Required: £220 Fee Received: £220 (8)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Elevation of fencing & gateway entrance	22.5.	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 22-5-02 TB

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓ Landfill

Housing

Leisure & Cultural Services

Public Rights of Way Officer ✓

Property

Policy & Plans ✓ - adj to wildlife Heritage Site

Joint Strategic Planning Unit

Archaeological Officer (BABTIE) ✓

Education

Social Services

Highways ✓

Drainage Roger Johnson

Minerals & Waste officer ✓

Dinton Pastures - adj to W.H. Site

Ramblers Assoc with map. ✓

NEIGHBOURS

.....

S/N + see map

.....

.....

No pre-apps

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓

Railtrack

Police Arch Officer

Thames Water ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

Green Gap & wedges

Rural Area

Countryside

.....

.....

Organisation_Name	Building_Name	address1	Postcode
	SCHOOL HOUSE	SCHOOL HOUSESCHOOL GREENREADING	RG2 9EH
		1HOLLOW LANEREADING	RG2 9EG
		3HOLLOW LANEREADING	RG2 9EG
		5HOLLOW LANEREADING	RG2 9EG
		7HOLLOW LANEREADING	RG2 9EG
		2SCHOOL GREENREADING	RG2 9EQ
		4SCHOOL GREENREADING	RG2 9EQ
	BAYTREE COTTAGE	BAYTREE COTTAGESCHOOL GREENREADING	RG2 9EH
	ROSLYN	ROSLYNSCHOOL GREENREADING	RG2 9EH
SHINFIELD INFANT SCHOOL			RG2 9EH
THE ROYAL BRITISH LEGION			RG2 9EH
	1 HIGHFIELD PARK	1 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	2 HIGHFIELD PARK	2 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	3 HIGHFIELD PARK	3 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	4 HIGHFIELD PARK	4 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	5 HIGHFIELD PARK	5 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	6 HIGHFIELD PARK	6 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	7 HIGHFIELD PARK	7 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	8 HIGHFIELD PARK	8 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	9 HIGHFIELD PARK	9 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	10 HIGHFIELD PARK	10 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	11 HIGHFIELD PARK	11 HIGHFIELD PARKEVERSLEY ROADREADING	RG2 9PP
	STANTONS	STANTONSCHURCH LANEREADING	RG2 9BY
SHINFIELD POLICE STATION		9HOLLOW LANEREADING	RG2 9EG
BABTIE GROUP LTD			RG2 9HL
GRAHAM CONSULTING GROUP	SHINFIELD HOUSE	SHINFIELD HOUSESCHOOL GREENREADING	RG2 9EW
BABTIE GROUP LTD	SHINFIELD HOUSE	SHINFIELD HOUSESCHOOL GREENREADING	RG2 9EH

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 22 May 2002

My ref: F/2002/6590

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6590
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/6590**
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 22 May 2002

My ref: F/2002/6590

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6590
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/6590**
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 22 May 2002

My ref: F/2002/6590

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6590
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2002/6590**
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/6590

Proposal:
Proposed installation of a "dry" balancing pond to serve adjoining residential development. Duplicate application with 2002/6589.

Location:
Land At Junction Of Church Lane/, Hollow Lane, Shinfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6590 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/06/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

22 May 2002

Crest NICHOLSON

Our Ref: SO743/520cg

10.MAY2002 6590

9th May 2002

Chief Planning Officer
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

For the attn: Ms Angela Odell

Dear Ms Odell

RE: SITE ADJOINING PROPOSED RESIDENTIAL DEVELOPMENT, HOLLOW LANE, SHINFIELD – DUPLICATE APPLICATION FOR THE INSTALLATION OF A BALANCING POND

With reference to recent discussions in respect of the above Site we are pleased to formerly submit an application for a 'dry' balancing pond to land adjoining the proposed residential development located at Hollow Lane/Church Lane, Shinfield.

Please find enclosed the necessary forms, drawings, Notices and fees as required. I would be grateful if you could forward a receipt for the enclosed cheques.

I have been informed that it is the Council's decision that should the balancing pond be approved, that it will not be adopted by the Local Authority and this will be maintained by either Crest Nicholson or the present owners of the land (The University of Reading).

As per your request, I have also enclosed the proposed storm flow rates for the drainage to the balancing pond.

No landscaping details have been submitted with these applications as it has been agreed since the balancing pond is not up for adoption and does not form part of the Public Open Space. However should details be required we will happily submit detailed information upon the Council's request or forming part of a Condition to a Planning Consent if granted.

..../2

Crest Nicholson Residential (South) Ltd
Nicholson House 41 Thames Street Weybridge Surrey KT13 8JG
Tel: 01932 700500 Fax: 01932 700555 Britdoc: DX 30911

Reg. Office: Crest House 39 Thames Street Weybridge Surrey KT13 8JL Reg. Number: 1896948 England
A Crest Nicholson Company

This paper is derived from managed forest wood pulp

I trust the above is in order and look forward to your comments and hopefully a favourable recommendation for approval.

I would also appreciate if you would also inform me as to the likely time scale that this application will take to process and a date for which they are likely to be presented to the Planning Committee for consideration if required.

If you have any queries whatsoever please do not hesitate to contact the undersigned.

Yours sincerely

CHRISTIAN GATTESCO
Planning Manager

Enc.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY
10 MAY 2002 65/U

1.	APPLICANT'S NAME	CREST NICHOLSON RESIDENTIAL (SOUTH) LTD.
	ADDRESS	NICHOLSON HOUSE, 41 THAMES STREET, WEYBRIDGE, SURREY KT13 8JG.
	POST CODE	PHONE 01932 700500
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	CONTACT:- MR. C. GATTESCO PLANNING MANAGER
	ADDRESS	/
		/
	POST CODE	/ PHONE /
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	REGIONAL LAND ADJOINING RESIDENTIAL DEVELOPMENT AT HOLLOW LANE, SHINFIELD, NEAR READING, BERKSHIRE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		INSTALLATION OF A 'DRY' BALANCING POND TO SERVE ADJOINING RESIDENTIAL DEVELOPMENT FOR SURFACE & STORMWATER DRAINAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.2 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	LESSEE.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	59-907-0062- SITE LOCATION PLAN JN4/4268/507 - BALANCING POND & FLOW CONTROLLER DETAILS. JN4/4268/500/C - ENGINEERING LAYOUT.

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

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

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

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

			SITING	☐
	EXTERNAL APPEARANCE	☐	DESIGN	☐
	MEANS OF ACCESS	☐	LANDSCAPING	☐

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

RESIDUAL LAND USED FOR AGRICULTURAL FARMING (NOTE: DOES NOT FORM PART OF AN AGRICULTURAL HOLDING).

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/~~NO~~ - 'ABUTS'.

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

PAVING TO BE ECOBLOCK GRASS PAVER

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SITE TO BE SECURED BY 1.2M POST & RAIL TIMBER FENCE WITH STOP PROOF MESH FENCING.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

THROUGH BALANCING POND TO EXISTING L.A. SEWERS.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO N/A.

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

FOOTPATH TO ADJOINING RESIDENTIAL DEVELOPMENT.

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

N/A.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	N/A / - *	- / - *	- / - *
BUNGALOW	N/A / - *	- / - *	- / - *
FLAT/MAISONETTE	N/A / - *	- / - *	- / - *
OTHER	N/A / - *	- / - *	- / - *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£220-00

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED C Gutierrez ON BEHALF OF CREST NICHOLSON RESIDENTIAL (SOUTH) LTD DATE 8TH MAY 2002

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

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

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

10.MAY2002 6570

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

CERTIFICATE B

I certify that:

~~I have~~/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
UNIVERSITY OF READING.	WHITE KNIGHTS PO BOX 217 READING. RG6 6AH.	08/05/02.

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . C. GATES . . . . . .

On behalf of . . CREST NICHOLSON RESIDENTIAL (SOUTH) LTD

Date . . . . 08/05/02 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

ADDRESS LAND AT HOLLOW LANE W. SIDE PARISH SHINFIELD

PLOT No. S. OF NIRD JUNCTION WITH CHURCH LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
39292 APPEAL	UNIV. OF READING	O/L RES. DEV.	19.5.92	Ref
70802	Non determined	105 Dwell	16.5.00	CALA.
65387	Non determined			
67371	Non determined			
RM/2002/6010	Crest Nicholson Res.	Cons. 70802 - Phase 1 for erection of 59 dwellings		

DATE OF COMPLETION

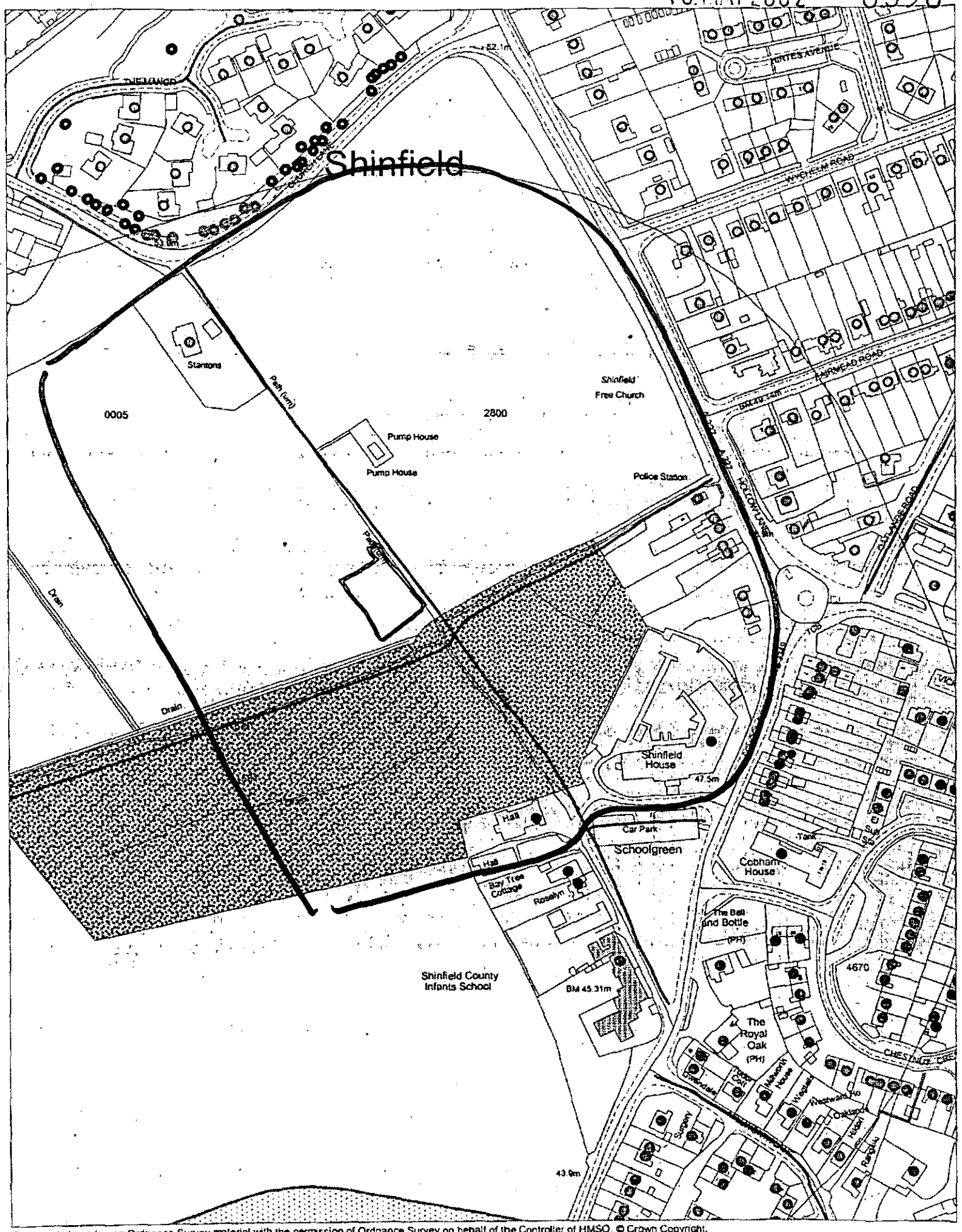
MINISTRY DECISION 39292 Appeal withdrawn 29/4/93

SPECIAL ORDERS TPO 896/97

DRAINAGE

091074

10 MAY 2002 6.90



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Development Control Section, Environmental Services, Wokingham District Council.
17 May 2002
Scale: 1 : 2500

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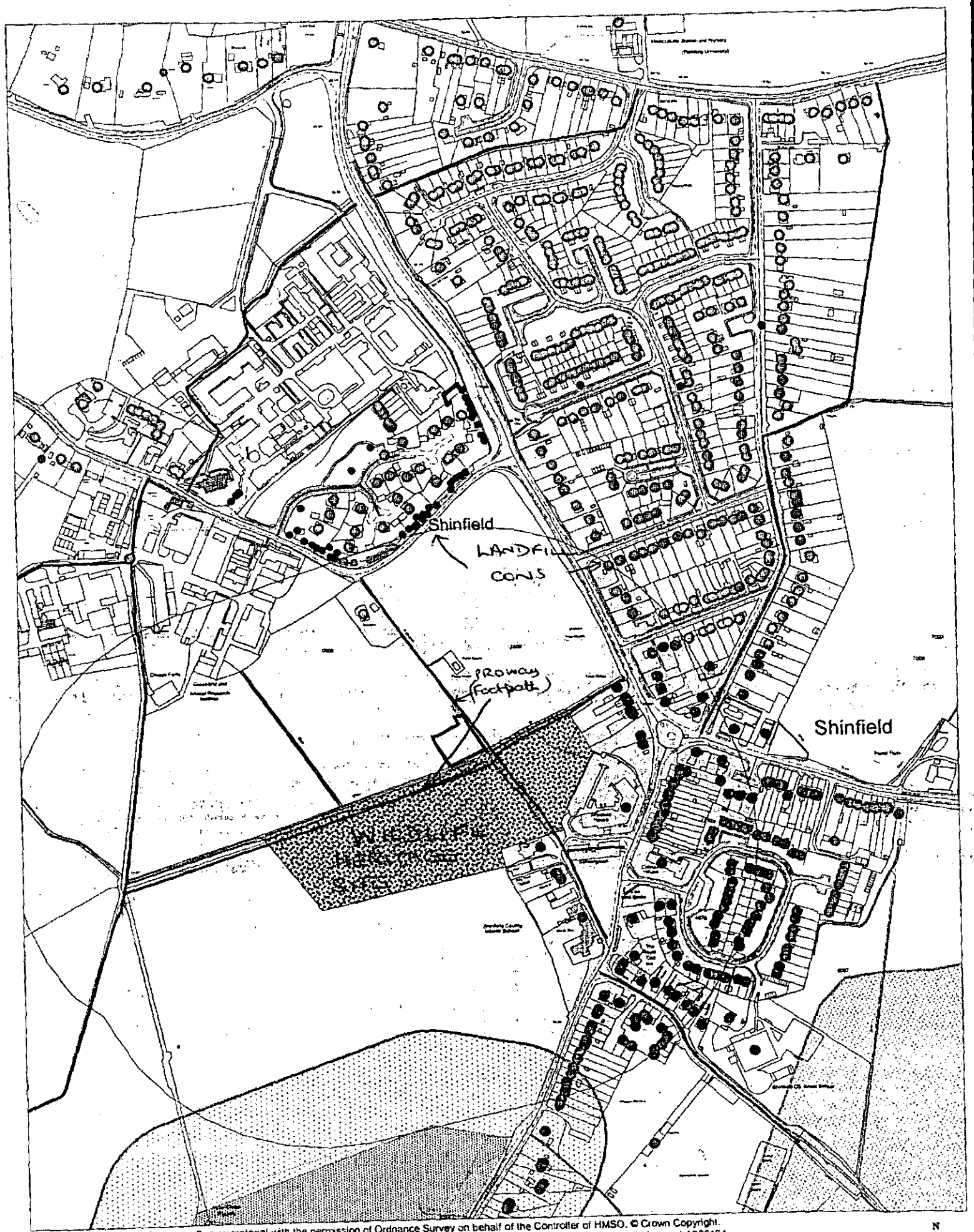

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Development Control Section, Environmental Services, Wokingham District Council.

Scale: 1 : 5000

17 May 2002

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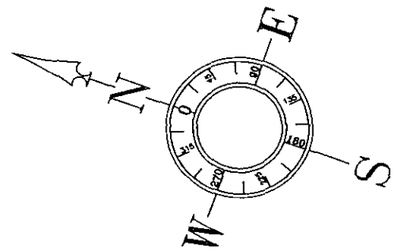
10.MAY2002 6590





REV	DATE	DETAILS	DRAWN

CLIENT: Crest NICHOLSON

SITE: HOLLOW LANE / CHURCH LANE SHINEFIELD BERKSHIRE

DRAWING TITLE: LOCATION PLAN

DRAWING NO: 59-907-006-2 REVISION: –

DATE: JAN '02 SCALE: 1:2500 DRAWN: MAH

Simon Cooper ASSOCIATES LIMITED

ARCHITECTURAL CONSULTANTS

THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY GU20 6AA
TELEPHONE: 01276 451018 FAX: 01276 451164
E MAIL: sca@simoncooper.net