DOCUMENTS FOR SCANNING

- ☐ Decision Notice
- ☐ Application Form
- ☑ Officer Report
- ☐ Conditions
- ☐ Plans
- ☐ Other
- ☐ Confidential

APPLICATION NUMBER: F/2000/0584

SITE ADDRESS: EASTHAMPSTEAD ROAD CAR PARK
PEACH STREET.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

110. APPLICATION NO 2000/0584 PROPOSED ERECTION OF 12 FLATS AND 2 DISABLED PERSON'S DWELLINGS (AMENDMENT TO CONSENT 99/70089/F), EASTHAMPSTEAD ROAD CAR PARK PEACH STREET WOKINGHAM, FOR JAMES BUTCHER HOUSING ASSOCIATION

The Committee considered a report in this Application as set out on Agenda pages 892 to 902.

Mr P. Shimizu and Mrs Crumley attended the meeting and spoke in opposition to the proposal.

RESOLVED: That Application No. 2000/0584 be approved subject to the conditions set out on Agenda pages 893 to 895.

Application No.	Received	Wokingham
F/2000/0584	17.02.00	

Applicant: **James Butcher Housing Association**
Location : **Easthampstead Road Car Park, Peach Street, Wokingham**
Proposal : **Erection of 12 flats and 2 disabled person's dwellings (amendment to consent 99/70089/F)**

1. Planning History – The application site is a car park, located in Wokingham town centre, at the rear of properties in Peach Street and Easthampstead Road. It is adjacent to the town centre conservation area. The area contains a variety of uses and the site is identified as a priority housing site in the Wokingham District Local Plan Deposit Draft (WK20). Planning permission for nine dwellings was granted in 1996 (96/64271/F) and a revised application for 12 flats and two disabled person's dwellings was approved in 1999 (99/70089/F).

2. Proposal – The proposal is for the erection of 12 flats and two disabled person's dwellings and differs from the previously approved scheme (99/70089/F) in that a canopy would be provided over two disabled parking bays.

3. Consultations -
   - ***Conservation Officer***- general form and layout acceptable, submission of details of materials and boundary treatment required due to sensitive location on edge of conservation area
   - ***Highway Officer*** – recommend conditions as previous approval
   - ***1 Letter form local resident*** – the site was obtained by compulsory purchase and approval was based on false facts; compensation was based on value of disabled and sheltered accommodation; increase in number of flats was not given sufficient thought; overlooking of gardens in London Road; do not believe flats will be sheltered accommodation; nuisance from bin store, parking requirements will increase in future; have a right of way to Easthampstead Road, the width of which should not be reduced.

4. Appraisal – The main issues are:

   A. The principle of development (South East Area Local Plan Policies STV1 and SH1 and Wokingham District Local Plan Policies WOS2 and WH2)
   B. The impact on the surrounding area
   C. Neighbours comments

A. The principle of residential development of the site has been established as the site is located within the Identified Settlement, has been identified as a priority housing site in the Wokingham District Local Plan Deposit Draft and there is an existing planning consent for a very similar scheme on the site.

B. The proposals differ from the previously approved scheme in that a roof has been added over two disabled parking spaces at the south-western corner of block 1. This is a small alteration that would not would not have a significant impact on the character or appearance of the development and would not be close enough to any neighbouring property to impact on their amenities.

C. A number of the points raised by neighbours are not planning issues. The buildings would be two-storey and 15 metres from the boundary with dwellings in London Road so it is not considered that the proposals would result in an unacceptable loss of privacy. The binstore would be located over 30 metres from the rear of dwellings in London Road and about 13 metres from Westende flats and it is not considered that excessive disturbance would result.

5. **Conclusion** – The proposal is for a minor alteration to the previously approved scheme, which would not be detrimental to the character and appearance of the development and its surroundings or the amenities of neighbouring properties.

6. **Recommendation** – Grant planning permission subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. No work of any sort shall take place other than between the hours of 08:00 to 19:00 Monday to Friday and 08:00 to 13:30 on Saturdays and no construction work shall take place on Sundays or Bank Holidays.
3. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority.
4. Provision shall be made for services including cable TV pre ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.
5. The area shown on the permitted drawings for parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.
6. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.
7. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include hard surfacing materials.
8. Soft landscape works shall include planting plans; schedules of plants, noting species, plant sizes and proposed number/densities.
9. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.
10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1

November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

11. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

12. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

13. None of the dwellings shall be occupied until works for the disposal of foul sewage and surface water have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

14. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. A suitably qualified investigating body acceptable to the Local Planning Authority shall carry out the archaeological works.

15. The bathroom window in the end elevation of block one of the proposed development shall not at any time be glazed other than with obscure glass.

16. Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

17. This permission shall be personal to James Butcher Housing Association; or any other Registered Housing Association approved by Wokingham District Council in consultation with The Housing Corporation.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To safeguard the amenities of neighbouring residents and the locality.
3. To safeguard the amenities of neighbouring residents and the locality.
4. In the interests of visual amenity.

5. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.
6. To safeguard the amenities of neighbouring residents and the locality.
7. In the interests of visual amenity.
8. In the interests of visual amenity.
9. In the interests of visual amenity.
10. To enable the development to assimilate into its surroundings.
11. In the interests of the future health and amenity value of the trees.
12. To ensure a satisfactory external appearance.
13. In order to protect the amenity of adjoining residents.
14. In order to ensure archaeological excavation and the researching of remains is carried out.
15. In order to protect the amenity of adjoining residents.
16. To ensure a satisfactory external appearance and in the interests of the character and appearance of the Conservation Area.
17. In granting this permission the Local Planning Authority has had regards to the fact that the Housing Association is providing special needs housing.

Emy Circuit



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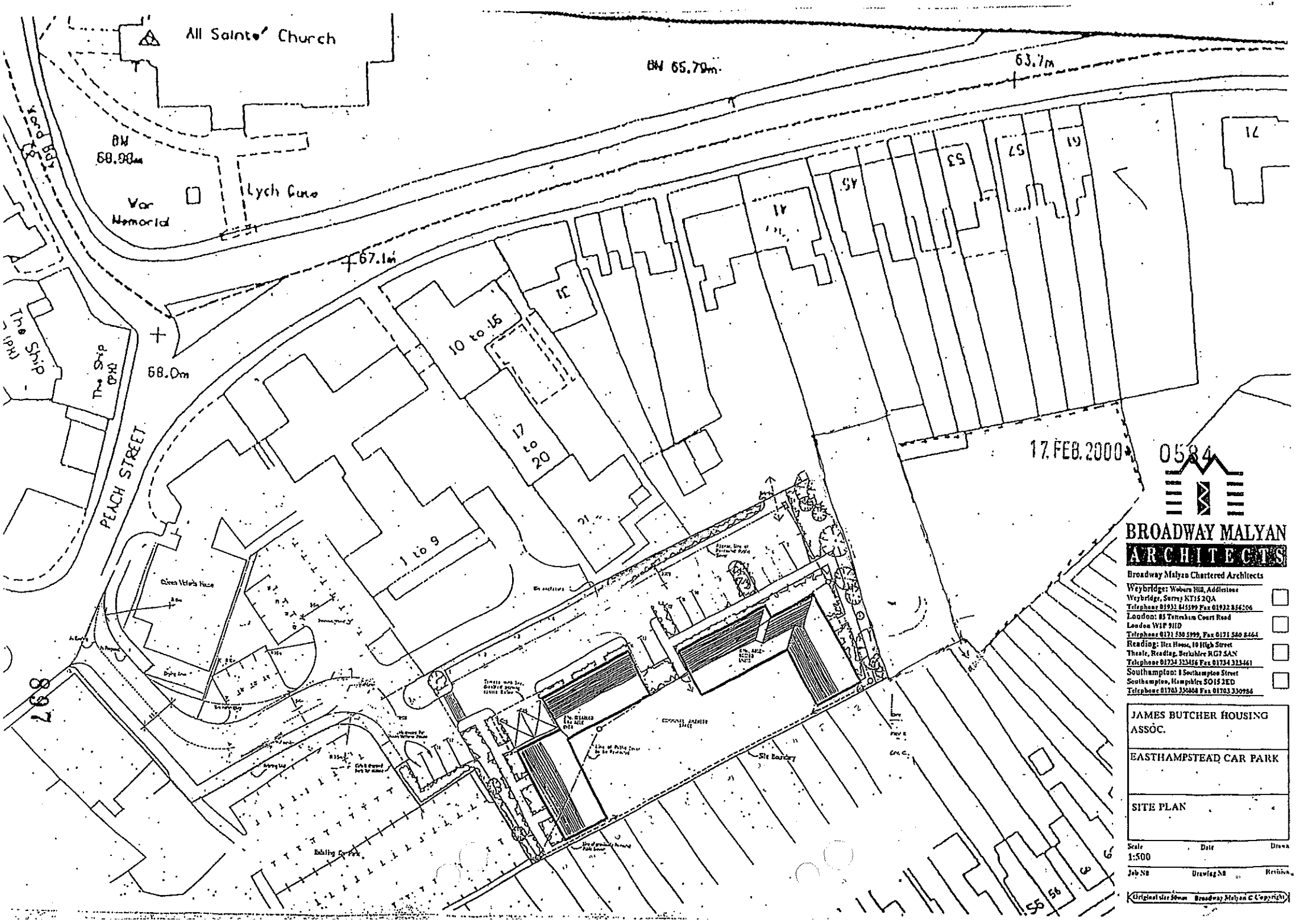
Development Control Section, Environmental Services, Wokingham District Council.

6 September 2000 Scale: 1 : 1250

N W E S



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London W1P 9HD
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Theale, Reading, Berkshire RG7 5AN
Telephone 01734 323456 Fax 01734 323461

Southampton: 8 Southampton Street
Southampton, Hampshire SO15 2ED
Telephone 01703 330868 Fax 01703 330986

JAMES BUTCHER HOUSING ASSOC.

EASTHAMPSTEAD CAR PARK

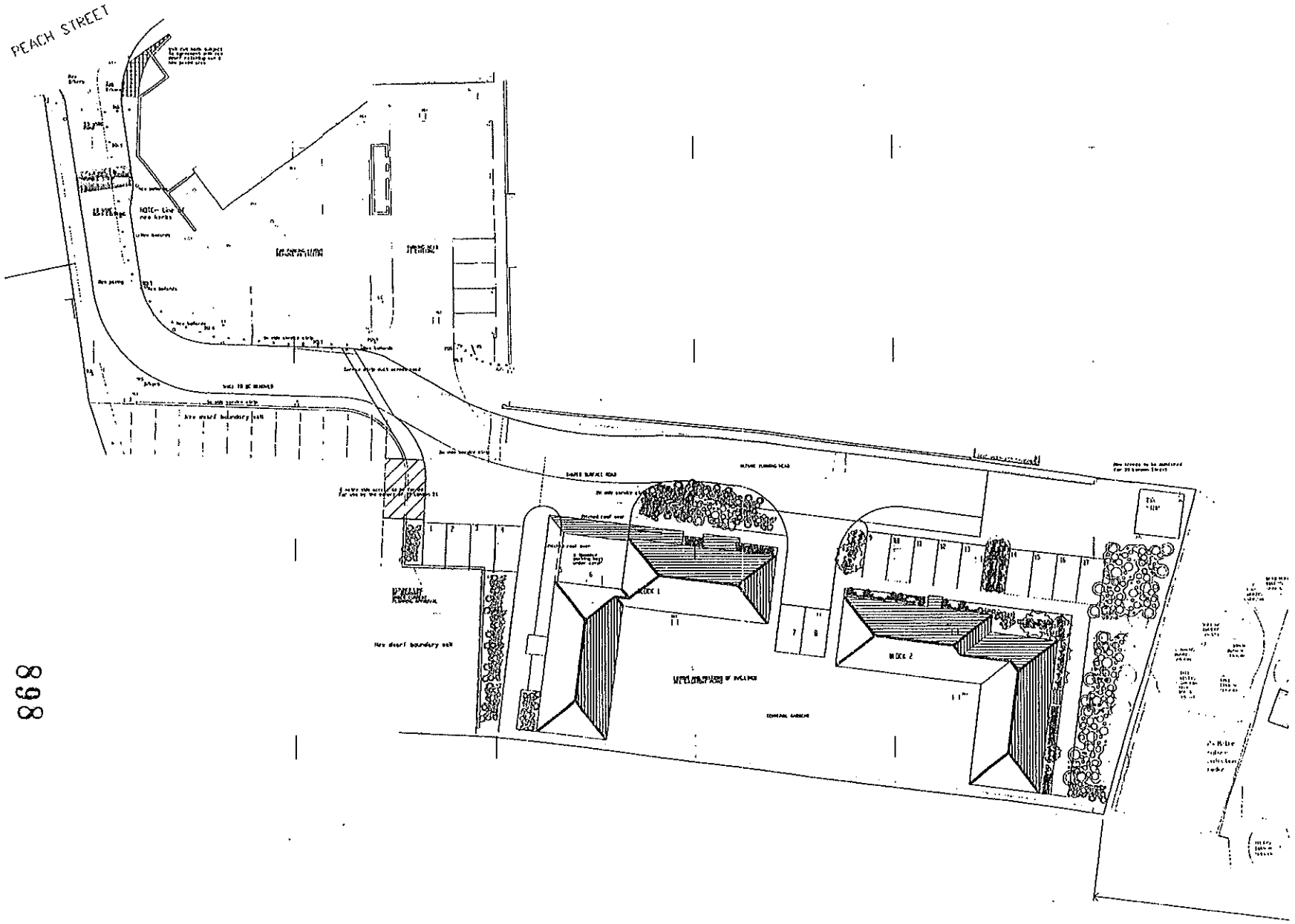
SITE PLAN

Scale 1:500 | Date | Drawn

Job No | Drawing No | Revision

Original size 50mm Broadway Malyan © Copyright

Revision Date



868

BroadwayMalyan
Architects & Designers

Client
James Butcher Housing Associat

Project
Peach Street Wokingham

Description
Site Layout

12 FEB 2008 0584

TENDER DOCUMENT

Status

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Job number	Drawing number	Revision
7075	100	-

Original size 1:50mm

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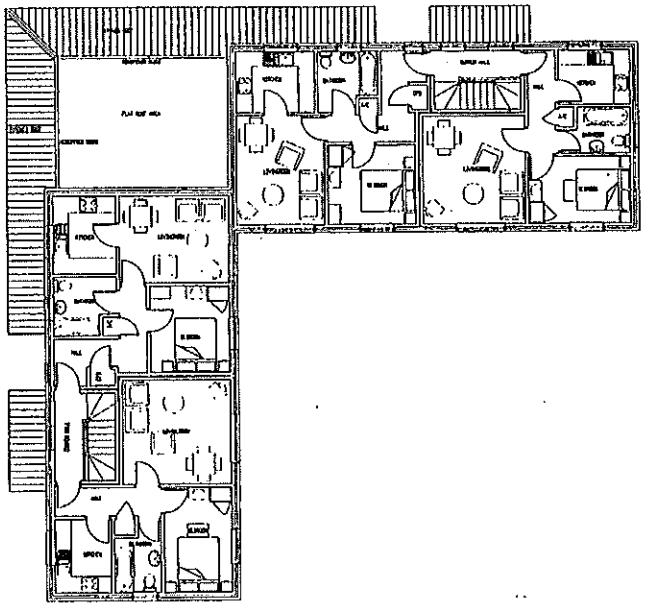
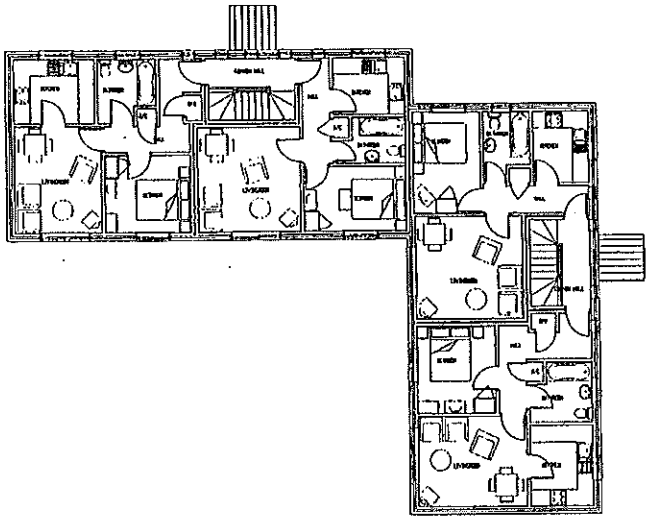
Revision Date



FIRST FLOOR LAYOUT



FIRST FLOOR LAYOUT

668

TENDER DOCUMENT

BroadwayMalyan
Architects & Designers

Client
James Butcher Housing Associati

Project
Peach Street Wokingham

Description
First Floor Plans

17 FEB 2009 0584

Status

Scale	Drawn	Date
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Job number	Drawing number	Revision
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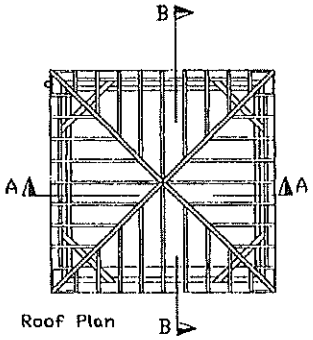
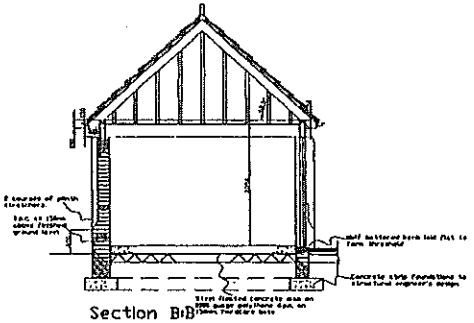


Roof Plan



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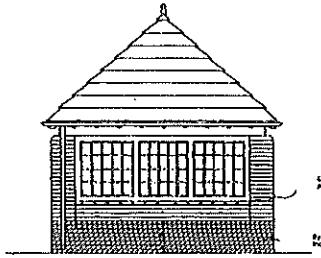
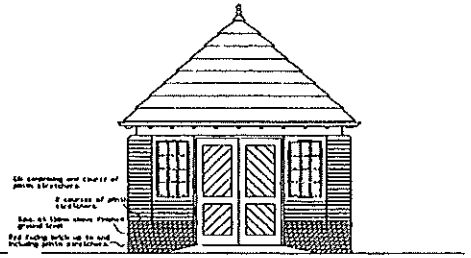
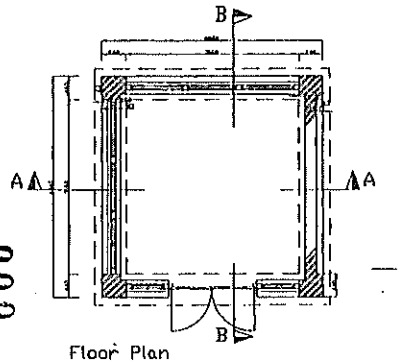


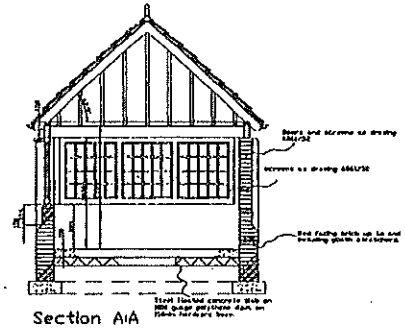
Side Elevation



Front Elevation



Floor Plan



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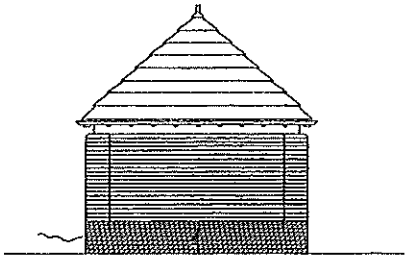

Side Elevation

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ARCHITECTS

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Telephone 0161 8192277 Fax 0161 8192332

JAMES BUTCHER
HOUSING ASSOCIATION

PEACH STREET WOKINGHAM

BIN STORE

Scale | Date | Drawn

Job no. 7075 | Drawing no. BS600 | Revision

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17 FEB 2000 0504

900

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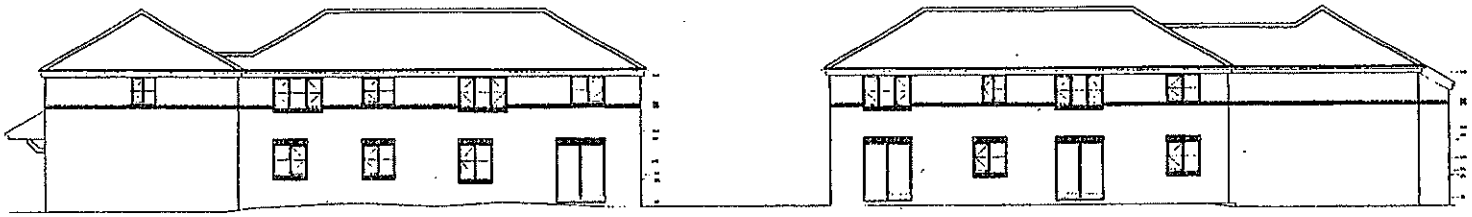
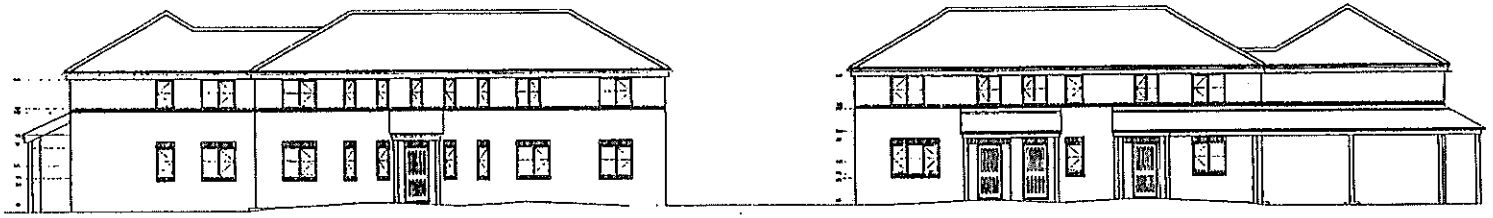
Revision Date



SOUTH EAST ELEVATION (BLOCK 1)

SOUTH EAST ELEVATION (BLOCK 2)

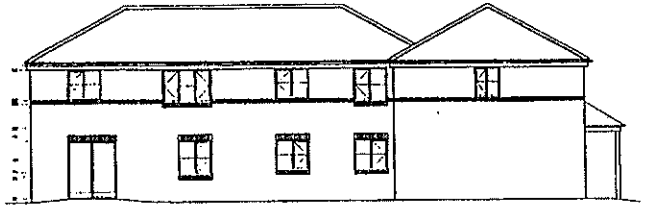


NORTH WEST ELEVATION (BLOCK 2)

NORTH WEST ELEVATION (BLOCK 1)



SOUTH WEST ELEVATION (BLOCK 1)



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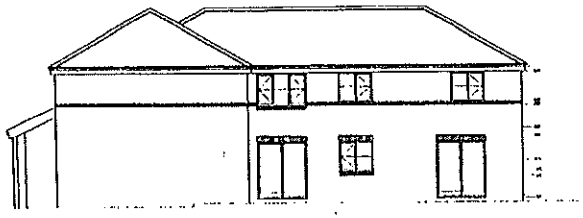
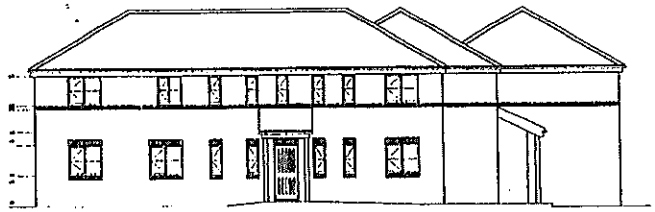


SOUTH WEST ELEVATION (BLOCK 2)



NORTH EAST ELEVATION (BLOCK 2)

901

BroadwayMalyan
Architects & Designers

Client
James Butcher Housing Associat

Project
Peach Street Wokingham

Description
Elevations

17 FEB 2009 0584

Status

Scale	Drawn	Date
1:100	.	.
Job number	Drawing number	Revision
7075	500	.

Original size 180mm

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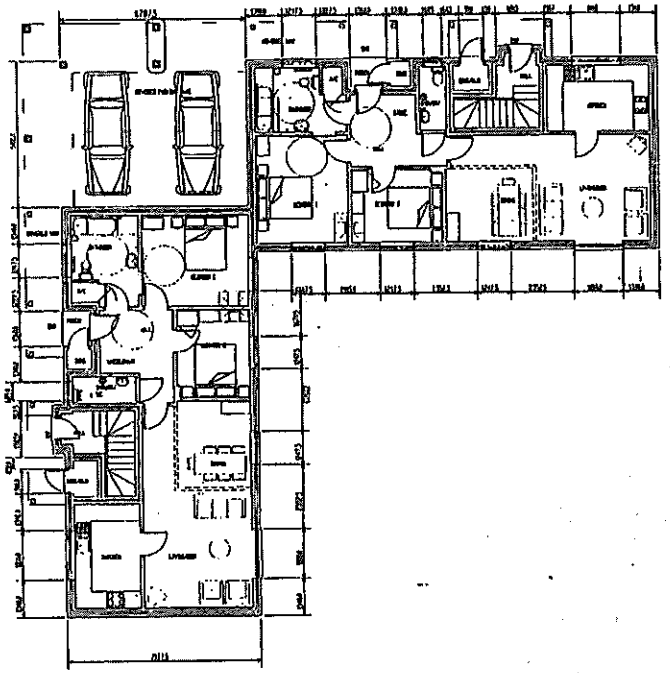
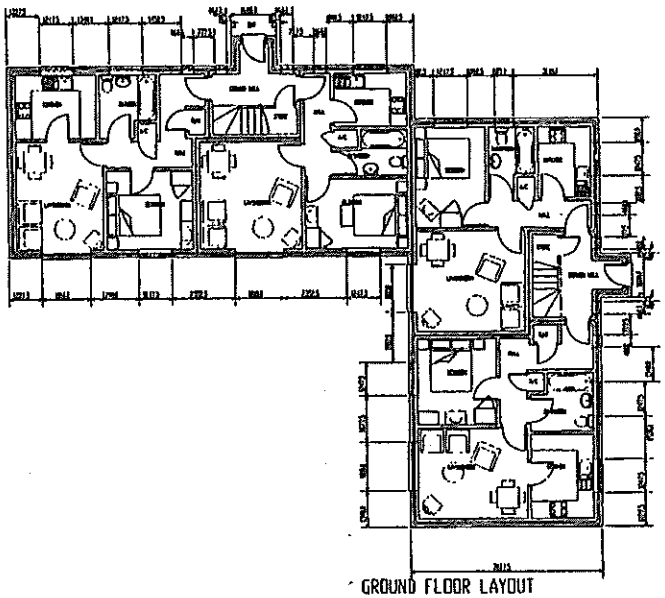


GROUND FLOOR LAYOUT



GROUND FLOOR LAYOUT

902

TENDER DOCUMENT

BroadwayMalyan
Architects & Designers

Client
James Butcher Housing Associa

Project
Peach Street Wokingham

Description
Ground Floor Plans

17.FEB.2009 0584

Status

Scale	Drawn	Date
1:100	-	-
Job number	Drawing number	Revision
7075	200	-

WORK SHEET FOR : Emy Circuit

Application Number : F/2000/0584

Applicant : James Butcher Housing Association C/O Broadway Malyan.

Location : Easthampstead Road Car Park, Peach Street, , Wokingham.

Proposal : Proposed erection of 12 flats and 2 disabled persons dwellings (Amendment to consent 99/70089/F)

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : 23/2.

Date of Site Visit : 29 February 2000

Date Registered : 17/02/2000

Earliest Date for Decision : 18/03/2000

Latest Consultation Date/Site Notice Expiry Date : 18/03/2000

Application Expiry Date: 13/04/2000

Consultation Responses :

Conservation - form acceptable
- materials to be submitted
- landscape scheme

Wokingham Tc - entrance too narrow for 2 way traffic
Peach St access inadequate
loss of parking in conjunction with o/2000/0446, Denmark St.

Highways - conditions as for 70089

Neighbours - inc in no of dwellings, need for sheltered housing as H.A. selling, location of bin store, need for parking in future, deed for right of way.

Planning Issues :

Identified Settlement (edge of town centre)

Setting of conservation area?

WK 20

Priority Housing Site

RECORD OF SITE VISIT

SITE ADDRESS: Easthampstead Road Car Park Peach Street Wokingham.

APPLICATION NUMBER: F/2000/0584

OFFICER: Emy Circuit

DATE OF SITE VISIT: 29 Feb 2000

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS Carpark - residential backs to South inc new property close to boundary - Builders Yard, Wescott Road ? Residential and commercial to ~~South~~ north.

3. DESCRIPTION OF SITE/BUILDING N/A public carpark in town centre

4. RELATIONSHIP TO ADJOINING PROPERTIES backs face carpark.

5. SITE CONSTRAINTS

TREES r/o 16-18 Wescott Road.

ACCESS/PARKING from Peach St.

LEVELS

BOUNDARY TREATMENT 1·8m fence to S, Wall to N

OTHERS