WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
C/O Property Services, Sarah Holmes
Lower Ground Floor
Council Offices
Shute End
Wokingham
Berks
RG40 1WH

Application Number: F/2002/8067

Parish: **WOKINGHAM**

Location: **Public Open Space at Junction of Twycross Road and Binfield Road, Wokingham.**

Proposal: **Proposed formation of 20 space car park and associated access in connection with recreational use of the land.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Prior to the commencement of works further details of construction methods and proposed surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

Condition
3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such

size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
4. 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 proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the 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 seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
6. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
7. No other development shall commence until the visibility splay area as indicated on drawing number DVC 01/02R1 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.

Condition
8. The development shall not be brought into use until the car parking spaces and access road have been provided and surfaced in accordance with the approved drawing numbered DVC 01/02R1. These areas shall be permanently maintained and used for no other purpose than for access, car parking and turning.

Condition
9. No external lighting shall be installed on the site or affixed to any structure on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
10. The car park hereby approved shall not be used on weekdays or outside the hours of 9.00 and 16.00 on Saturdays and Sundays, Bank or National Holidays, and should be locked at all times when not in use.

Condition
11. Surface water source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the existing trees can be retained.

Reason
3. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
9. In the interests of visual amenity.

Reason
10. To safeguard the residential amenity of nearby occupiers.

Reason
11. To prevent the increased risk of flooding and improve water quality.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. No soakaways should be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level, in order to prevent pollution of groundwater.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is any existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

Informative

4. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies ST5, SBE1, SBE2 and SR14.
Deposit Draft Wokingham District Local Plan Policies WR2, WIC8, WBE1, WBE11, WOS3, WOS4 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.