SOUTHPORT U.K.
LONDON OFFICE
YSTEMS LTD

APPLICATION NO:
O/2000/0560

LOCATION:
Land At Pursers Farm, Basingstoke Road, Spencers Wood Reading.

APPLICANT:
Mrs Doe C/O Andrews Kalik Associates

PROPOSAL:
Outline application for the proposed erection of 8 dwellings with parking and garages.

EARLIEST DATE FOR DECISION: **12/03/2000**

APPLICATION EXPIRY DATE: **04/04/2000**

CASE OFFICER: **Angela Odell**

ENTIAL

O/2000/0560

APPROUED

Subject to Legal

Agreement

lessen the likelihood of any structural damage, and this is a property liabili matter.

5. **Conclusion** - The proposal is acceptable in principle and the indicative layout is considered acceptable in terms of the effect on the character of the area and housing size mix. Based on the indicative layout, the effect on nearby residential properties is considered potentially acceptable.

6. **Recommendation** - GRANT planning permission subject to a Section 106 Agreement for £7,000 towards improvements to local safe routes to schools in the vicinity of the site, and to the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of the site and means of enclosure (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

2. This permission relates to the application as amended by and shall be carried out in accordance with revised plan No. 1455/2B submitted to the Local Planning Authority on 28th February 2000 showing alteration to proposed access and garage omitted from plot 1.

3. On the eastern most plot directly behind The Grove and The Beeches, there shall be no extension to the dwelling on its east side, nor shall any building erected under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) be sited east of the eastern elevation of the dwelling on this plot.

4. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

5. 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. The constructed development shall not vary from the approved levels.

6. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking and garaging of motor vehicles. Upon approval of the details 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 the reserved space(s).

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

8. Details of surface water drainage shall be submitted to and approved by the Local Planning Authority and installed in accordance with the approved details before development commences.

REASONS:

1. a) No such details have been submitted.

   b) & c)In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. For the avoidance of doubt.

3. 4. 5. 8.
   In the interests of residential amenity.

6. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

7. In the interests of highway safety.

INFORMATIVES:

1. The reserved matters application should include a levels survey and section drawings certified as being correct, showing the relationship between the dwelling on the easternmost plot and The Grove/The Beeches.

2. In the reserved matters application, the dwelling on the easternmost plot should be sited so as not to infringe the Council's daylighting standard, and should not include any garage or other structure between the east side of the dwelling on this plot and the east side boundary of the site.

+ bldg regs – structural matters

Angela Odell

Application No. O/2000/0560 **Received 08.02.00** **Shinfield**

Applicant: **Mrs Doe**
Location : **Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield**
Proposal : **Outline Application for the Proposed Erection of 8 Dwellings and Garages**

1. **Planning History** - There were mobile homes on this now vacant 0.175 ha. site, which is located behind the west side of Basingstoke Road. The site is on higher land than that of existing dwellings to the east and north.

   Outline Application No. 35879 (with access and siting determined) was granted permission on appeal on 3rd September 1991 for the erection of 8 flats and one house on the site. This was renewed by Permission No. 43303 granted on 7th October 1994 and very recently by Permission No. 99/70464/O granted on 17th April 2000. Application No. 99/70550/O for the erection of 8 dwellings (with only the means of access to be determined) was refused permission on 17th December 1999 on highway grounds only, because the proposed access onto the speed control bend did not comply with standards.

   The application is before the Sub-Committee as a financial contribution is proposed to be secured through a Section 106 Agreement.

2. **Proposal** - Is in outline with only the means of access to be determined. The revised indicative plan shows 8 houses and 5 garages and planting along the north and west boundaries. The original plan showed a garage at the east side of Plot.

3. **Consultations** -
   - ***Shinfield Parish Council :*** 'No comment'.
   - ***5 letters of objection received :*** Due to the slope of the land the proposed houses would overlook Sevenoaks Drive - should be single storey only, density too high, will be overcrowded and out of character with existing development on Pursers Farm, congestion of traffic and parking, drainage problems. Levels drawing is incorrect as it shows 'The Grove' at a level 1.2m higher than it is. Concerned there will be structural problems regarding The Grove and The Beeches, which have swimming pools in their rear gardens.
   - ***Highway Officer :*** No objection subject to conditions and contribution towards improvements to local safe routes to schools in the vicinity of the site.
   - ***Landscape Officer :*** No object to the proposal subject to the submission of a landscaping scheme.

4. **Appraisal** - Mains issues are:

   A. Principle of proposal (Berkshire Structure Plan Policies H5 and H9; Loddon Area Local Plan Policies LH1 and LH8; Wokingham District Local Plan (Deposit Draft) Policies WH1 and WH6); PPG3.
   B. Effect on nearby residential properties (Loddon Area Local Plan Policy LBE2; Wokingham District Local Plan (Deposit Draft) Policy WBE2).



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Development Control Section, Environmental Services, Wokingham District Council.

26 April 2000

Scale: 1 : 2500

N
W E
S

C. Highway issues.
D. Concerns of local residents.

A. Principle of proposal

The site is within, but adjacent to the edge of, the settlement boundary, and there is an extant permission for residential development on the site (8 flats and 1 house). The indicative plan shows 4 x 3 bedroom and 4 x 2 bedroom houses which would provide a satisfactory size mix. The layout and density 45.7 dwellings per ha.) would be broadly in keeping with the existing adjacent housing development at Pursers Farm. The proposal is therefore considered satisfactory in principle.

B. Effect on nearby residential properties

1. The Grove and The Beeches - These properties are on lower ground. The layout plan is indicative only, and the house on Plot 1 is shown to be at least 15m from the rear of The Grove and The Beeches. The attached diagram shows that the house on Plot 1 would not infringe the Council's daylighting standard, even if the levels drawing is incorrect, and the DPC of The Groves is 1.2 m. lower. The house on Plot 1 would also be directly at the rear of parts the rear elevations of The Grove and The Beeches, and could be expected not to have any overlooking side windows. Regarding the levels drawing submitted by the agent, this is based on a site survey undertaken by a firm of surveyors. The agents state they have double checked the levels drawing and advised it is correct. As the layout plan is indicative only, this matter can be resolved at the reserved matters stage, and the layout and design can be expected to take the levels difference into account.

2. Existing dwellings at Pursers Farm - As the indicative plan shows the proposed houses on Plots 1-4 would be at least 25m from Nos. 19-21 opposite, the effect is considered acceptable.

3. Sevenoaks Drive - The indicative plan shows the rear elevations on Plots 1-4 would be at least 44m from the rear elevations of Nos. 11 and 15 Sevenoaks Drive, the side elevation of Plot 5 would be 33m from the rear of No. 17 Sevenoaks Drive, and the rear corner of the house on Plot 5 would be 28m from the side of No. 18 Sevenoaks Drive.

Therefore, based on the indicative plan, the effect on nearby residential properties is considered acceptable.

C. Highway issues

The Highway Officer raises no objection subject to conditions (covering parking and access construction) and to the proposed contribution of £7,000 towards improvements to local safe routes to schools in the vicinity of the site to be secured through a Section 106 Agreement.

D. Concerns of local residents

The issues of character/density, overlooking, levels and highway matters have been addressed above. The proposed condition No. 8 covers surface water drainage. Condition No. 5 and informative cover the levels issue. The removal of the proposed garage at the side of plot 1 should considerably

lessen the likelihood of any structural damage, and this is a property liability matter.

5. **Conclusion** - The proposal is acceptable in principle and the indicative layout is considered acceptable in terms of the effect on the character of the area and housing size mix. Based on the indicative layout, the effect on nearby residential properties is considered potentially acceptable.

6. **Recommendation** - GRANT planning permission subject to a Section 106 Agreement for £7,000 towards improvements to local safe routes to schools in the vicinity of the site, and to the following conditions:

1. a) Approval of the details of the siting, design and external appearance of the buildings, and the landscaping of the site and means of enclosure (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

   b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

   c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

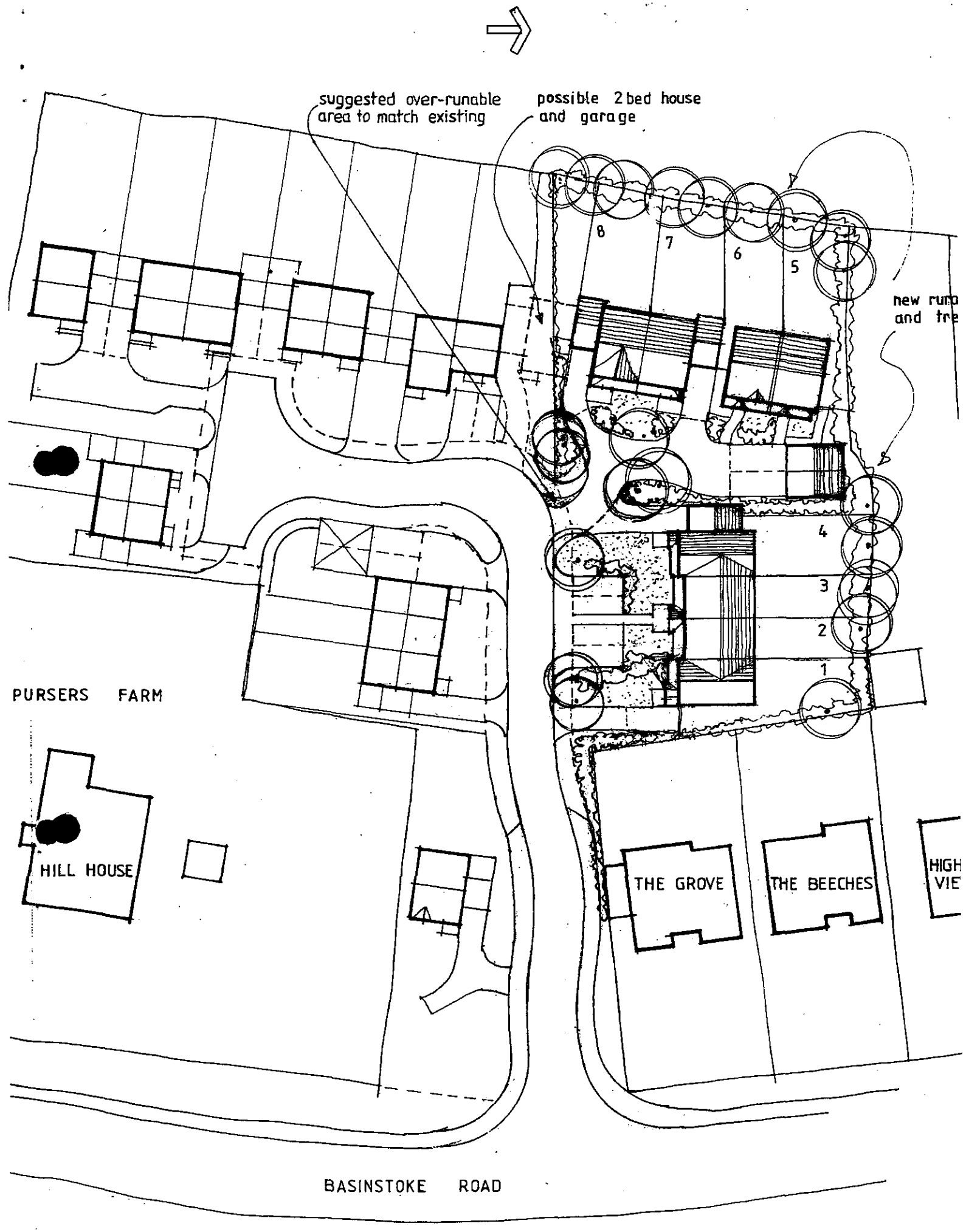
2. This permission relates to the application as amended by and shall be carried out in accordance with revised plan No. 1455/2B submitted to the Local Planning Authority on 28th February 2000 showing alteration to proposed access and garage omitted from plot 1.

3. On the eastern most plot directly behind The Grove and The Beeches, there shall be no extension to the dwelling on its east side, nor shall any building erected under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) be sited east of the eastern elevation of the dwelling on this plot.

4. Construction work of any sort shall only take place within the area covered by the application between the hours of 7.00 am and 7.00 pm Monday to Fridays and 7.00 am to 1.30 pm Saturdays and no construction work shall take place on Sundays or Bank Holidays.

5. 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. The constructed development shall not vary from the approved levels.

6. The details submitted in pursuance of Condition 01 above shall show details of land reserved for the parking and garaging of motor vehicles. Upon approval of the details no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order



Site Plan _ for illustrative purpo

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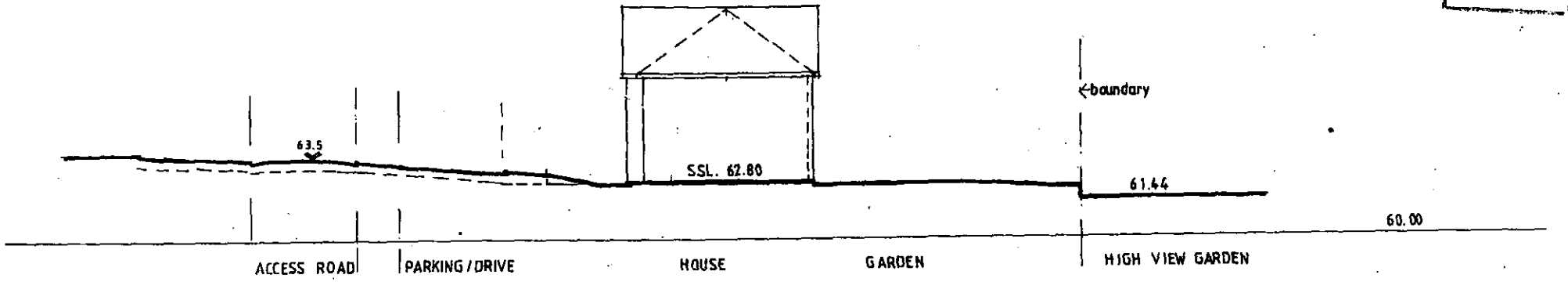
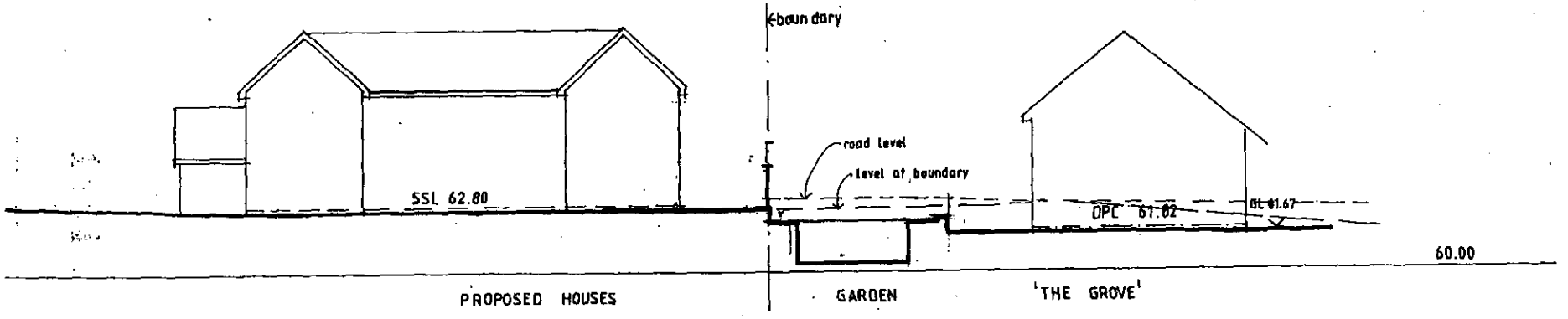
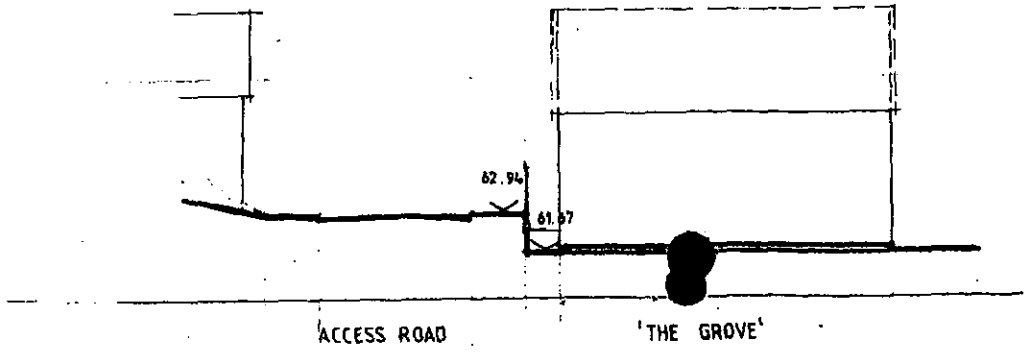






letter	date	revision
B	5.4.2000	SECTION THRO' 'THE GROVE' REV. SECTION ADDED
A	7.3.2000	GARAGE OMITTED ADJACENT TO BOUNDARY

Residential Development
Land at Pursers Farm
Spencers Wood

client
Mr and Mrs N. Doe

drawing
SITE SECTIONS

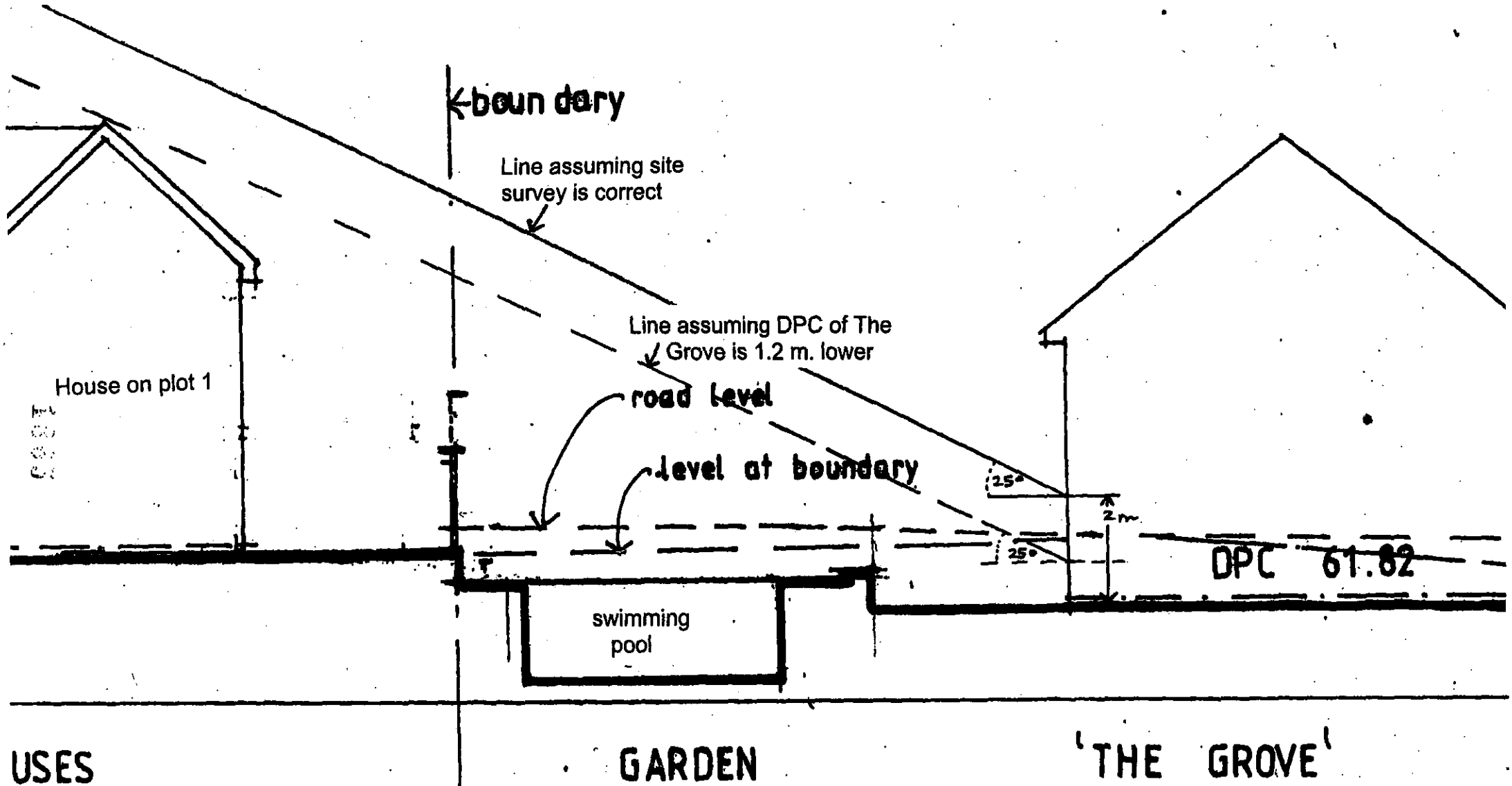
scale 1:200

1455 / 3B

(0118) 9669669
2 ALEXANDRA ROAD
READING BERKSHIRE
Chartered Architects
KALIK ASSOCIATES

Section drawing enlarged to scale 1:100

Daylighting standard
To comply requires there is no proposed development above the 25° line.



WORK SHEET FOR : Angela Odell

Application Number : O/2000/0560

Applicant : Mrs Doe C/O Andrews Kalik Associates.

Location : Land At , Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal : Outline application for the proposed erection of 8 dwellings with parking and garages.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 1.3.00

Date Registered : 08/02/2000

Earliest Date for Decision : 12/03/2000

Latest Consultation Date/Site Notice Expiry Date : 12/03/2000

Application Expiry Date: 04/04/2000

Consultation Responses :

Planning Issues :

Application Number: O/2000/0560

Appraisal :

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

Sub. to LA at Sub-Committee 26.4.00

Application Number O/2000/0560
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Pursers Farm, Basingstoke Road Spencers Wood Reading.

APPLICATION NUMBER: O/2000/0560

OFFICER: Angela Odell

DATE OF SITE VISIT: 1.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 1.3.00

2. DESCRIPTION OF SURROUNDINGS As per 7064

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 June, 2000
My ref. AO/O/2000/0560

Mr C Rickhauss
7 Pursars Farm,
Basingstoke Road,
Spencers Wood
READING

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Rickhauss

PLANNING APPLICATION O/2000/0560
OUTLINE APPLICATION FOR THE ERECTION OF 8 DWELLINGS ON LAND AT PURSARS FARM, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 19 June. I advise you that the application has already been granted approval at the Sub-committee of 26 April, subject to a legal agreement. The site notice was displayed in accordance with the Council's policy. (I noted that the site notice was displayed on 1 March.) We are sorry if you did not see the site notice, but it is now too late to take into account any comments or objections.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

AO
COPIES TO:
ACK:
FILE:

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire.

19th June 2000

REF: planing application no: 0/2000/0560

Dear Mrs Odell
I am writing in reference to the above planning application number, as I live at N0 7 Pursers Farm, I have a personal interest.
I visited the council offices last week because the site owner had started to 'flatten' the site using a JCB and dumper, and I was unaware that planning permission had been given. However, as I have since found out, as the owner of the site he is allowed to 'flatten' the area as long as he doesn't start to dig foundations.
I have seen the plans and relevant information for the planning application, and understand that permission has already been refused once, but that there is another application in at the moment.
I would be interested to know 'when' the application is likely to be processed, and any other relevant information you are able to tell me about this site and application.
Please could you advise by return of post, and I look forward to your earliest reply.

Yours faithfully,

C.Rickhuss.

F/2000/0902
Location: 231 Hyde End Road, Spencers Wood
Proposal: Proposed single storey rear extension to dwelling to replace existing extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0893
Location: 7 Clares Green Road, Spencers Wood
Proposal; Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0815
Location: 3 Askew Drive Spencers Wood
Proposal: Proposed two storey side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

0/2000/0560
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
New Plans show: Omitting the garage to plot 1.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land Rear of 72-90, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568 for the approval of slab levels & surface water drainage systems.
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0974
Location: Land rear of 72-90 plots 71-75 Grazeley Road, three Mile Cross
Proposal: Details to comply with conditions 10 & 11 of consent 99/70568/F for the approval of hard & soft landscaping
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0973
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with condition 21 of consent 99/70568/F for the approval of noise survey
Case Officer: Mrs A Odell
Observations: No comment

C/2000/0972
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Details to comply with conditions 05 & 20 of consent 99/70568/F for the approval of slab levels & surface water drainage systems
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0948
Location: Land rear of 72-90 Plots 71-75, Grazeley Road, Three Mile Cross
Proposal: Proposed erection of 5 dwellings
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0371
Location: 16 Hartley Court Road, Three Mile Cross
Proposal: Proposed erection of detached garage
Case Officer: Miss E Connor
Observations: No comment

Wokingham District Council

Memorandum

To:	Angela Odell	**My Ref:**	NST/P9
From:	Neil Trotter x6330	**Your Ref:**	O/2000/0560
Date:	06/04/00		

O/2000/0560 – PROPOSED ERECTION OF 8 DWELLINGS at PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD.

The Highway Authority is seeking to improve pedestrian and cycle links to schools in the area and to improve crossing facilities across the Basingstoke Road as a route to the school on Hyde End Lane. Therefore, in order to make the proposals acceptable to the Highway Authority, the applicant is required to enter into a section 106 agreement to secure financial contributions of £7,000 to any part of the following:

Improvements to local safe routes to schools schemes in the vicinity of the site

The Highway Authority recommends that the Local Planning Authority include the following conditions on any permission which it may give: -

1. SC 23 - Parking, garaging & turning (SR 06)

2. SC 35 - Access construction (SR 13)

N.S. Trotter

Neil Trotter

Date: 07 April 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2000/0560

Location: Land At Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Outline application for the proposed erection of 8 dwellings with parking and garages.

Applicant: Mrs Doe C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Amended level drawing. Drawing no 1455/3B.

Comments are required by 19/04/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

PLANNING SERVICES APP 28055
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06 APR. 2000
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PB/JAG/1455

5th April 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mrs A Odell

Dear Madam,

PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD – 0/2000/0500

Following our telephone conversation today, I have revisited the site to check the verity of the levels given on the survey. As I expected, the relative levels of the new access road, 'The Grove' and the site for the proposed housing are as shown.

I enclose 4 copies of our revised sectional drawing 1455/3B. This has been amended to include the stepped garden and pool to 'The Grove' and a section taken along the rear of the house.

To answer the letter from the occupiers of 'The Grove' and 'The Beeches', on points 1, 2 and 4 we dispute the dimensions they have given and reiterate that we confirm the levels given on the survey are correct. Point 3 has been answered by the removal of the garage to Plot 1.

I trust this clarifies the points raised.

0560
REVISED PLAN

Yours faithfully,

P. Bragg. (Mrs)

Enc:

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIarb

100 GRAYS INN ROAD LONDON WC1X 8BY

Date: 23 March 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: O/2000/0560

Location: Land At Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Outline application for the proposed erection of 8 dwellings with parking and garages.

Applicant: Mrs Doe C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Levels survey. Drawing no 08PF001.

Comments are required by 02/04/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /0/2000/0560 (Ludhouse) Date Rec. 13.3.00

Location: Pursers Farm, Basingstoke Road, Spencers Wood

Parish Shinfield.

Applicant: Mrs N Doe

Description of attached plans Levels survey

Drawing No's: 08PF001

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

1. NK (Landscape & Trees) _____ ☐
2. NK (Env. Design) _____ ☐
3. XA (Highways) _____ ☐
4. NF (Building Control) _____ ☐
5. BC/DC Liaison _____ ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: The Grove, Bas. Rd., RG7 1AT

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 23.03.05.

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

27044

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PB/JDF/1455

10 March 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Mrs A Odell

Dear Madam

PURSERS FARM BASINGSTOKE ROAD SPENCERS WOOD - 0/2000/0560.

With reference to the letter of objection from the residents of the 'The Grove', our levels for the existing houses, existing new road and proposed houses have been taken from a survey carried out by 'Siteline', a copy of which is enclosed.

With regard to their swimming pool, firstly, the application is outline only and the proposed layout indicative. Secondly, Plot 1 is at least 2.5m from the boundary and unless the pool is right on the boundary and very deep, the foundations will have little or not impact on it, now we have removed the garage as requested.

I hope this now overcomes their concerns.

0560

ADDITIONAL PLAN

Yours faithfully

P Bragg (Mrs)

c.c. Mrs. N. Doe

DIRECTORS
MATT ANDREWS RIBA.FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

Date: 13 March 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2000/0560

Location: Land At , Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Outline application for the proposed erection of 8 dwellings with parking and garages.

Applicant: Mrs Doe C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Omitting the garage to Plot 1. Drawing no 1455/2B & 3A.

Comments are required by 23/03/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

1970

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / 0/2000/0560 (Ludhouse) Date Rec.

Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood

Parish Shinfield

Applicant: Mrs N Doe

Description of attached plans Omitting the garage to Plot 1

Drawing No's: 1455/2B & 3A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☐
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: The Grove, Bottom & The Beeches, Basingstoke Road, Spencers Wood. RG7 1AI

Date for Responses 10 days

FURTHER ACTION

Re-advertise App. Y / N (Delete as required)

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER AD.

Consultations Sent by Admin. on 13.03.PS

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
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26905

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8th March 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mrs A Odell

Dear Madam,

PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD – O/2000/0560

Following your recent discussions with Mr Kalik, we have omitted the garage to Plot 1, at the rear of 'The Grove'. We hope this will overcome the objections raised by the occupants of this house, and the application can now be put forward for approval.

We enclose 4 copies of our revised drawing nos. 1455/2B and 3A.

Yours faithfully,

05600 1

REVISED PLAN

P. Bragg. (Mrs)

Enc:

c.c. Mrs N Doe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG
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23rd March 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mrs A Odell

Dear Madam,

RESIDENTIAL DEVELOPMENT, PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD.

Thank you for your letter dated 15th March.

I have 'phoned Mr Neil Trotter as you suggested and he informed me that he needs to discuss the contribution with Tom Callaghan, head of the Highway Department, and as soon as he is able to do so he will let me know their requirements.

As soon as we receive this we will discuss it with our client and come back to you.

Yours faithfully,

S. Kalik.

c.c. Mrs N Doe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT BUILDING SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No. 164[illegible]
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

By Hand 5/4

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
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4th April 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mrs A Odell

Dear Madam,

PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD – 0/2000/0500

Please find enclosed copy of a letter to Mr Trotter regarding the highway contribution.

I hope you will now be able to progress this application to a satisfactory conclusion.

Yours faithfully,

S. Kalik.

Enc:

c.c. Mrs N Doe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

SK/JAG/1455

4th April 2000

Highway Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mr N Trotter

Dear Sir,

PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD – 0/2000/0560

Further to our several telephone conversations today, I would like to confirm in writing that our client has agreed a contribution towards highway improvements in the area of £7,000 in total.

Our client is prepared to enter into a Section 106 Agreement if required.

I look forward to receiving your approval by return.

Yours faithfully,

S. Kalik.

c.c. Mrs N Doe
Mrs A Odell Wokingham D.C.

TO: **DEVELOPMENT CONTROL**
Mrs A Odell

FROM: Environmental Design

DATE: 16 March 2000

Location:	Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield
Proposal:	OUTLINE APPLICATION FOR PROPOSED ERECTION OF 8 DWELLINGS WITH PARKING AND GARAGES
Application Number:	O/2000/0560

In response to your consultation dated 17 February 2000 for the above application, the tree and landscape comments are as follows:

I have no objections to the proposals.

The existing trees within the site will need to be shown on plan indicating those which are to be retained and removed. A detailed landscape scheme will need to be submitted at a later date and to include new tree planting to replace any existing trees to be removed.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 29 February 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: O/2000/0560

Location: Land At , Pursers Farm, Basingstoke Road, Spencers Wood, Reading.

Proposal: Outline application for the proposed erection of 8 dwellings with parking and garages.

Applicant: Mrs Doe C/O Andrews Kalik Associates.

Case Officer: Angela Odell

The new plans show the following: Alteration to proposed access. Drawing no 1455/2A & JVW sketch of 21/02/00.

Comments are required by 10/03/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / 0/2000/0560 (Ludhouse) Date Rec. 28. 2. 00

Location: Pursers Farm, Basingstoke Rd, Spencers Wood

Parish Shinfield.

Applicant: Mrs Doe

Description of attached plans Alterations to ~~new~~ proposed access

Drawing No's: 1455/2A + JVW sketch 21.2.00

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

Drawing No's

1.	NK (Landscape & Trees)		☐
2.	NK (Env. Design)		☐
3.	XA (Highways)		✓
4.	NF (Building Control)		☐
5.	BC/DC Liaison		☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~ / N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~ / N

New Description _____

CASE OFFICER AD

Consultations Sent by Admin. on 29.02.PS

Yellow - Part One Copy
Green - Officer's Copy

ANDREWS KALIK ASSOCIATES
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THE STUDIO 101 LONDON ROAD READING RG1 5BY
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0560
REVISED PLAN

SK/JDF/1455

24 February 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

fao Mrs A Odell

Dear Madam

PURSERS FARM BASINGSTOKE ROAD SPENCERS WOOD READING.

Our Highway Consultant, Mr J Vernon Williams, met Mr Trotter, on 21 February to discuss the access to the site. As you know, this was the only reason for the refusal of the previous application. They have agreed how this problem can be overcome, and a copy of his correspondence to your Highway Engineer together with his sketch are enclose.

I have now amended my Site Plan to indicate these alterations. I look forward to receiving your comments.

Yours faithfully

S Kalik

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ASSOCIATE
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
CONSULTANT QUANTITY SURVEYOR
KEITH WALKER FRICS ACIArb

ANDREWS KALIK ASSOCIATES LTD
REGISTRATION No 1645200
REGISTERED OFFICE
100 GRAYS INN ROAD LONDON WC1X 8BY

REVISED PLAN

J Vernon Williams
BSc, CEng, MICE, MIHT
Consultant Highways Engineer

Mr N Trotter
Environmental Services Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

22 February 2000

Dear Mr Trotter

PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

Thank you for the meeting at your offices yesterday to discuss the highways aspects of proposed further residential development at Pursers Farm, Spencers Wood. As agreed, I am writing to set out my understanding of our discussions.

Firstly, we discussed the basis of your objection to Application No 99/70550/0; the outline planning application having been refused on highways grounds. I understand that your reason for recommending refusal was that the proposed access was shown to be on the existing speed control bend. Berkshire Design Guide, which I gather you still rely on, advises in Section 3.4(iii) that *there should be no access on the bend.*

In discussion you accepted that there was no requirement for a speed control bend, because of the short length of this shared surface access road. It is only 30 metres from the bend to the end of the cul-de-sac, this dimension including the turning head. The layout is such that traffic speed is not a consideration. The existing layout was probably determined by the shape of the site, not by road alignment criteria. You also agreed that visibility would not be a problem from the proposed access. However, as I understand the position, your view is that with a speed control bend having been provided with the earlier development, you have to consider the current proposal on the basis that the speed control bend exists, whether or not it was necessary for that development. The Council has therefore refused the recent application on the basis that access is shown on the speed control bend.

I expressed my view that the present layout does not require a speed control bend and that there are no visibility or safety problems to preclude the creation of a new access as shown on the recent application. I also noted that the existing access to the property on the inside of the bend created potentially less safe vehicle movements than would be the case with the proposed access.

Burway House, 61b High Street
Kintbury, Hungerford, Berks.
RG17 9TL

Phone: 01488 657735
Fax: 01488 657735

Furthermore, there are two existing accesses on the outside of the bend serving a number of mobile homes, which are currently sited on the area of the proposed development.

Secondly, we discussed ways to overcome your objection to the proposals recently refused permission. I put forward a sketch plan showing the proposed access moved slightly to the east, away from the bend. I suggested that an over-runable strip could be provided to give more space for occasional large vehicles requiring access to the properties. At the meeting, you confirmed that you preferred the access in the sketched location and that there would be no highway objection to a revised layout based on this sketch. I enclose a copy of my sketch for your records.

I will now report the outcome of our discussions to the Architect, who will decide how to proceed in the light of this information. Thank you for your assistance in this matter.

Yours sincerely

JVL.

J V Williams

Enc: Copy of Sketch Plan

cc: S Kalik, Andrews Kalik Associates

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 March, 2000
My ref. AO/2000/0560
Your ref. SK/JDF/1455

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) 977 8909
DX: 33506 – Wokingham

Andrews Kalik
The Studio
101 London Road
READING
RG1 5BY

Dear Mr Kalik

PLANNING APPLICATION 0/200/0560
OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 8 DWELLINGS WITH PARKING AND GARAGES ON LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Following advice I have received from the highway officer, Neil Trotter, a contribution towards local highway related improvements is required. Please contact him as soon as possible on 974 6330 to discuss this.

However, I advise you that the above refers to highway matters only and a satisfactory resolution of the matter will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Neil Trotter, highways

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23 MAR 2000	
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Shinfield Parish Council

Clerk: Mrs J Barnes, 36 Ryhill Way, Earley, Reading, Berkshire RG6 4AZ
Tel/Fax: 0118 9547115

17 March 2000

Planning Officer
Development Control South
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

Submit the comments of the Planning and Transportation Committee on the following applications:

68489/04	
Location:	Meakins Yard, Lambs Lane, Spencers Wood
Proposal	Details to comply with condition 04 of consent 98/68489/F for the approval of materials
Case Officer:	Heather Morgan
Observations:	No comment

2000/0572	
Location	25 Grovelands Road, Spencers Wood
Proposal:	Proposed two storey rear extension to dwelling
Case Officer:	Emy Circuit
Observations:	No comment

0/2000/0560	
Location:	Land at Pursers Farm, Basingstoke Road, Spencers Wood
The new plans show: Alteration to proposed access.	
Case Officer:	Mrs A Odell
Observations:	No comment

RM/2000/0628	
Location:	Plot 13 Reading Business Park, Basingstoke Road, Reading
Proposal:	Application for reserved matters on consent 96/64081/0 for the approval of design & external appearance of crèche plus means of access and landscaping
Case Officer:	Simon Lewis
Observations:	No comment

Continued...

Tel: (0118) 974 6445

Date:

My ref: O/2000/0560

CONFIDENTIAL

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: O/2000/0560
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Outline application for the proposed erection of 8 dwellings with parking and garages.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ *under delegated powers.*

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/0560**
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Outline application for the proposed erection of 8 dwellings with parking and garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date:

My ref: O/2000/0560

CONFIDENTIAL

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: O/2000/0560
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Outline application for the proposed erection of 8 dwellings with parking and garages.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/0560**
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Outline application for the proposed erection of 8 dwellings with parking and garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor B Patman

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: (0118) 974 6445

Date:

My ref: O/2000/0560

CONFIDENTIAL

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: O/2000/0560
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Outline application for the proposed erection of 8 dwellings with parking and garages.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **O/2000/0560**
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Outline application for the proposed erection of 8 dwellings with parking and garages.

Transfer: Yes ☐ No ☐
Reason for Transfer:
_____
_____

Signed: _____ Date: _____

Councillor M Bryant

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Received by Wokingham District Council

Application No: O/2000/0560

Proposal:
Outline application for the proposed erection of 8 dwellings with parking and garages.

Location:
Land At, Pursers Farm, Basingstoke Road, Spencers Wood, 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. closed all day Wednesday)

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 12/03/2000. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

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OBJ

The Grove
Basingstoke Road
Spencers Wood
Reading
Berkshire
RG7 1AI

Angela Odell
Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

22nd March 2000

Your Ref: Angela Odell/ O/2000/0560

Dear Angela

Application Number : O/2000/0560

Outline Planning for New Development to Pursers Farm – Spencers Wood

With reference to your letter dated 23.3.00 stating the revisions to the above identifging ground level alterations, I wish to make my concerns noted once again.

This information does not relate to the questions being outlined on our previous correspondence (see attached x 2 letters). — no other letter attached when opened CJ 4/4/2000

Once again, I would appreciate a response either by the Contractors or Associate Specialists direct regarding these important factors in relation to the above.

I feel that the matter in question in our previous correspondence have been completely ignored and no attempt has been made to answer our questions in the manner in which we

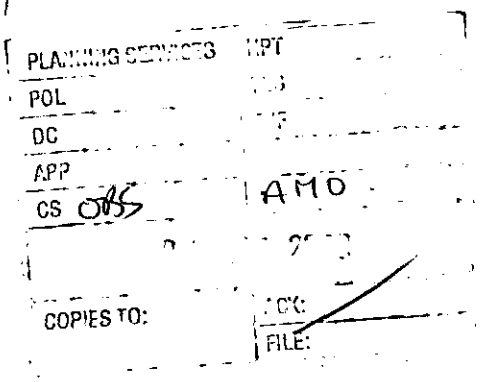
have requested, other than issuing standard responses' in which we feel is not acceptable, we have been very patient but at this stage in the process we hope you will understand our situation and maybe you could organise a suitable response to our enquiries, to which we would be most appreciative.

I await your response on the above matter.

Yours sincerely

Glenn White

F/1999/0252



The Grove
Basingstoke Road
Spencers Wood
Reading
Berkshire
RG7 1Al

Elaine Connor
Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

1st March 2000

Dear Elaine

Outline Planning for New Development to Pursers Farm – Spencers Wood

On behalf of myself and my neighbour, I write to you in respect of the above application and wish to lodge a formal objection on the following grounds:-

1. On surveying the drawings that were submitted they appear to have the DPC 1,200mm higher than as built to the existing houses which front Basingstoke Road.

2. The Pursers Farm road level does not correspond to the house levels which front Basingstoke Road – as the **'The Grove'** & **'The Beeches'** which backs onto the new development is substantially lower – approx 1,400mm

3. There has been no thought to **'The Grove'** & **'The Beeches'** – our neighbours as to our swimming pools which back onto the new development area.

   i.e. On elevation the footings to house No.1 will have a structural impact to the walls of the swimming pools in both gardens.

   This is caused from the ground level being higher to the intended housing scheme.

As it stands we have no objection to any houses being built. But would strongly request that the houses are built subject to surveys and structural calculations from an independent engineer relating to our swimming pools.

Our main objection is actually to Plot No.1 as it will effect our Swimming Pools more substantially than the other 7 plots.

4. The ridge heights will not stay at the same height if the above items are not addressed.

Both occupancies of **'The Grove'** and **'The Beeches'** feel very strongly about the above mentioned proposal we would appreciate it if you would adhere to our recommendations and would appreciate a response as soon as possible.

If you have any further questions or would like to pursue the above in more detail, please contact me on: 0976 398518 - Glenn White or 0467 430811 Colin Hill.

Yours sincerely



Glenn White

'The Grove'



Colin Hill

'The Beeches'

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23 MAR 2000
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The Grove
Basingstoke Road
Spencers Wood
Reading
Berkshire
RG7 1AI

Angela Odell
Planning Officer
Environmental Services Department
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

22nd March 2000

Your Ref: Angela Odell/ O/2000/0560

Dear Angela

Application Number : O/2000/0560

Outline Planning for New Development to Pursers Farm – Spencers Wood

On receipt of you letter dated 17th March and in connection to my correspondence of 1st March – copy enclosed, I wish to once again note my objection on the following issues:

1. On surveying the drawings that were submitted they appear to have the DPC 1,200mm higher than as built to the existing houses which front Basingstoke Road.

2. The Pursers Farm road level does not correspond to the house levels which front Basingstoke Road – as the **'The Grove'** & **'The Beeches'** which backs onto the new development is substantially lower – approx 1,400mm

3. There has been no thought to **'The Grove'** & **'The Beeches'** – our neighbours as to our swimming pools which back onto the new development area.

   i.e. On elevation the footings to house No.1 will have a structural impact to the walls of the swimming pools in both gardens.

   This is caused from the ground level being higher to the intended housing scheme.

   As it stands we have no objection to any houses being built. But would strongly request that the houses are built subject to surveys and structural calculations from an independent engineer relating to our swimming pools.

   Our main objection is actually to Plot No.1 as it will effect our Swimming Pools more substantially than the other 7 plots.

4. The ridge heights will not stay at the same height if the above items are not addressed.

I would appreciate it, if items 1-4 could be answered in writing, identifying the above problems and inform us of the manner in which the builders intend to deal with these outstanding queries before any further actions are given by WDC to contractors to proceed with any works in accordance with their drawing (N0: 1455/3A)

If you have any further questions please contact me on: 0976 398518/0118 988 7770, alternatively may I suggest a meeting with the contractors or yourselves on the above.

Yours sincerely

Glenn White
'The Grove'

The Grove
Basingstoke Road
Spencers Wood
Reading
Berkshire
RG7 1Al

Elaine Connor
Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

1st March 2000

Dear Elaine

Outline Planning for New Development to Pursers Farm – Spencers Wood

On behalf of myself and my neighbour, I write to you in respect of the above application and wish to lodge a formal objection on the following grounds:-

1. On surveying the drawings that were submitted they appear to have the DPC 1,200mm higher than as built to the existing houses which front Basingstoke Road.

2. The Pursers Farm road level does not correspond to the house levels which front Basingstoke Road – as the **'The Grove'** & **'The Beeches'** which backs onto the new development is substantially lower – approx 1,400mm

3. There has been no thought to **'The Grove'** & **'The Beeches'** – our neighbours as to our swimming pools which back onto the new development area.

   i.e. On elevation the footings to house No.1 will have a structural impact to the walls of the swimming pools in both gardens.

   This is caused from the ground level being higher to the intended housing scheme.

As it stands we have no objection to any houses being built. But would strongly request that the houses are built subject to surveys and structural calculations from an independent engineer relating to our swimming pools.

Our main objection is actually to Plot No.1 as it will effect our Swimming Pools more substantially than the other 7 plots.

4. The ridge heights will not stay at the same height if the above items are not addressed.

Both occupancies of **'The Grove'** and **'The Beeches'** feel very strongly about the above mentioned proposal we would appreciate it if you would adhere to our recommendations and would appreciate a response as soon as possible.

If you have any further questions or would like to pursue the above in more detail, please contact me on: 0976 398518 - Glenn White or 0467 430811 Colin Hill.

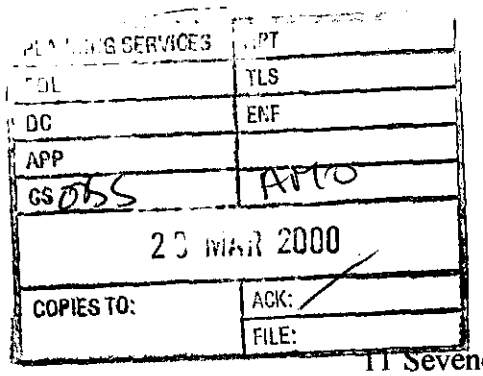
Yours sincerely

Glenn White

'The Grove'

Colin Hill

'The Beeches'



Your Ref : Angela Odell/0/20000/0560

11 Sevenoaks Drive
Spencers Wood
Berkshire
RG7 1AZ

Chris Wood
Head of Planning and Transportation
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

16 March 2000

Dear Sir

PROPOPOSED ERECTION OF 8 DWELLINGS APPLICATION O/2000/560 LAND AT PURSERS FARM, BASINGSTOKE ROAD SPENCERS WOOD

I refer to the above application and having viewed the plans wish my objection to this development to be noted.

Due to the slope of the ground from Pursers Farm to Sevenoaks Drive, my upstairs windows view clearly the land there, indeed my rear bedroom windows used to look directly into the window of the mobile homes. The current plans are such that three, if not four, of the houses will overlook my property, a situation I feel unacceptable. This situation could be overcome if the houses were built at right angles, facing the other proposed dwellings.

As I have stated there is a significant difference in the level of the land at Sevenoaks Drive and Pursers Farm, therefore in order to overcome the problem of being overlooked I would suggest that single storey dwellings would be more suitable. Alternatively the number of dwellings could be reduced so as to minimise the intrusion for both parties.

Yours faithfully

Kevin Morrison

MAR '00(WED) 14:27

26875.

PLANNING SERVICES	RPT	
POL		
DC		
APP		
CS		

08 MAR 2000

COPIES TO:	ACK:
	FILE:

17 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

8th March 2000

Mrs A Odell
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

Dear Mrs Odell

Re: Planning Applications 0/2000/0560

We have examined the plans for the above mentioned planning application and are strongly opposed to the plans proposed for this land.

The site is located behind our property and the ground level is at least 1 meter higher than us. This means that the houses will be directly over looking the living area of our property, thus will violate our privacy. Also the profile of the house's will reduce the amount of sunlight onto our property and reduce the outlook to that of buildings, namely walls/windows/roofs. We feel that these factors will impair our general well being.

If the site must be developed we feel that a more socially acceptable solution should be considered, for instance bungalow's as these are lower profile buildings.

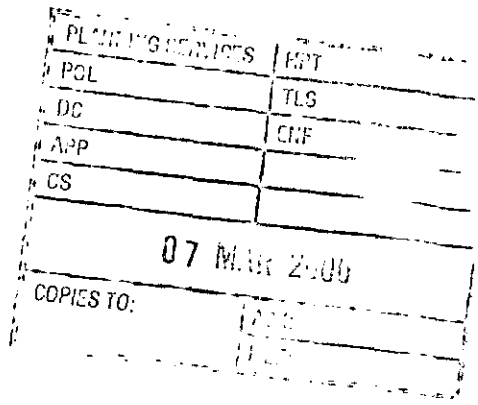
We thank you for inviting us to comment and trust you will respect our concerns.

Yours sincerely

Mr & Mrs. P Morgan

711+422

26749



FACSIMILE

To: **Angela Odell, Wokingham District Council**

Fax No: 0118-974-6484

From: **Colin West, 18 Sevenoaks Drive, Spencers Wood, Reading, Berks**

Fax No 0118 - 9288-422

Date: 6th March 2000

Pages: 3 follow

Re: **Application Number O/2000/0560**

Dear Ms Odell,

As per our telephone conversation of a few minutes ago here follows a three page letter re the above.

If you have any difficulties in receiving this please call me on 0118-9288-400.

Thanks.

Colin West

18 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

F.A.O Angela Odell
Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

6th March 2000

Dear Sir

Your ref: O/2000/0560
Outline Application for Proposed Erection of 8 Dwellings with Parking and Garages
Location: Pursers Farm, Spencers Wood, Reading, Berks

Further to your letter of 17th February 2000 re the above we write with the following objections:

1) Overlooking of neighboroughing properties

The location of where it is intended to build these houses is surrounded on 3 sides by 2-storey houses and the positioning of those houses and the fences/trees is such that they are not currently greatly overlooked by one another.

The current mobile homes on the site involved in this planning permission are of 1 storey only each and so do not overlook any of the neighboroughing properties whatsoever, nor vice-versa.

However if houses are to be built of 2 storeys then they will tend to overlook the surrounding properties as the existing fences and trees are not sufficiently tall to block the view and the houses will similarly be overlooked by those surrounding properties.

The buffer planting may reduce this but in the plans there is a gap in the trees on the north side where the houses are closest to the boundary. We believe that the furthest north house, number 5, is much too close to the boundary anyway, is this why no trees are planned for that part?, and that there will be considerable overlooking between house numbers 1-4 and 6 and the houses at the top end of Sevenoaks Drive, numbers 11, 12, 14, 15, 16, 17 & 18 . The buffer planting needs to be made continuous along the north side of the site, and be at least 18 feet high, and the furthest north house, number 5, is at least one house too many as it is too close to the boundary (also see the other points below re the number of houses).

Continued...

2) Congestion

The plot is to build 8 or even 9 houses in 0.175 hectares. We consider that this density is inappropriate to both the plot itself and the surrounding environment. There will be no room for much landscaping and the houses and garages are all very close together which seems unnecessary in a semi rural area.

There is not really room for 8 or 9 houses to be properly located on such a small plot and we suggest that the number of houses should be restricted to either 4 town houses of a comparable nature in style and type to those already in existence at Pursers Farm or 6 small houses of the size proposed in this planning application. The former of these options would be our preference.

3) Uncertainty over exact number of houses

Although the plan is for 8 houses, there is a drawing of an additional building with the comment "Possible 2-bedroom house" (or words to that effect) on the South side of the site, next to the existing houses on Pursers Farm.

We believe that 8 houses is over-crowded (see point 2 above) but 9 would be even worse. We think that this house should either be definitely included or excluded from the plan so that everyone concerned can be clear as to what is being proposed. We think it would be seriously detrimental in all respects if the extra building were to be allowed.

4) Matching the style of the adjacent environment.

Pursers Farm is surrounded entirely by houses of reasonable size, namely 3 to 5 bedrooms. It is difficult to see that the building of 8 or 9 small houses will be consistent with style of the surrounding area. We believe it would be more appropriate to have fewer, but larger, houses instead and so would rather see 4 (larger) houses built similar to those town houses already on Pursers Farm which would be keeping in style and allow for sympathetic landscaping.

5) Congestion of parking and traffic

The nearest railway station is that of Reading which is 4 miles away and there is only a very limited bus service into Reading. There is no other public transport available. One would expect that each person living in a house will therefore need a car for both work and social needs as there are hardly any jobs, shops or social activities etc. in the vicinity. Therefore there may be up to 16 or 18 cars belonging to residents. Even though each car is allocated a parking space or garage there will be very little turning room in Pursers Farm to accommodate both those new cars and those of the existing residents of Pursers Farm. As to where their visitors will park in the road there does not appear to be any space at all in the plans. Will they be expected to park on the busy yet narrow Basingstoke Road on a blind bend?

Continued...

5) Congestion of parking and traffic (continued)

Furthermore by putting so many houses into this location you are adding considerably to the traffic on a road where there is considerable congestion every morning at rush hour. The Basingtoke road is frequently backed up with traffic as far back as Pursers Farm or beyond between 7:30 and 9:00 each weekday morning. The exit out of Pursers Farm is on the bad side of the middle of a bend with poor visibility.

6) Drainage of the land to the back of Pursers Farm (on the West side)

Since the first set of houses were built on Pursers Farm in 1997 the land at the back of Pursers Farm has not properly drained. This is aggravated by the fact that there is a pond a few hundred yards further up the hill which overflows after rain and there are natural springs. This makes the whole of the land very wet nearly all year round with pools of water sitting on it even, e.g., at the time of writing, despite having had hardly any rain over the last week or so.

The underground concrete drain that was put in along the back of these existing houses at Pursers Farm has not been built deep enough so this water is not being drained away. Instead it is making the whole of the land, i.e. the whole of Sevenoaks Drive and the land to the rear (West) of it and the part of Pursers Farm containing the mobile homes (the land on which planning permission is being sought) a virtual lake for all but the driest couple of summer months.

First of all the council needs to get the underground drain rebuilt at a lower level so as to have the water drain away and second if new houses were to be built on Pursers Farm not only would they be on very wet ground but they would stop the water draining away even more and build up the water level to a higher unacceptable level even worse than it is at present.

7) Conclusion

We are not totally against the development of the piece of land at Pursers Farm for residential dwellings.

However we do not consider that there is genuinely room for 8 or 9 houses on such a small plot and suggest that the number of houses should be restricted to either 4 town houses of a comparable nature in style and type to those already in existence at Pursers Farm or 6 small houses of the size proposed in this planning application.

The buffer planting needs to be made continuous along the whole length of the north side of the site. The drainage from the previous set of houses allowed by the Council to be built at Pursers Farm is still to be adequately resolved even though those houses have been in position for more than two years.

We trust that you will take these points on board and either reject the outline planning permission or significantly alter it to take into account the points we have raised.

Yours faithfully,

Mr and Mrs C West

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08 FEB 2000

Officer: AO | Application No. O/2000/0560

Map No. 78 Site 0:18

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☑ Invalid ☐ PD

see below

Description: (O.) OUTLINE APPLICATION FOR THE PROPOSED ERECTION & DWELLINGS WITH PARKING & GARAGES

Location: LAND AT PURSERS FARM BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 17.2.2000

Applicant: MRS DOE

Resubmission - 99/70550/O ~~refused~~ w/drawn

Fee Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Access to highway?		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 17.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ..... ✓
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ..... ✓
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

The Georgian Group	KC: .....
Ancient Monuments Society	KA: .....
Council for British Arch.	KB: .....
RCHME	KF: .....
Telecommunications (NRPB)	: .....
Sport England	: .....

OTHERS:

.....

.....

.....

NEIGHBOURS:

High View, The Beeches, The Grove (all of Basingstoke Rd.
11, 14, 17, 18 + 15 Sevenoaks Drive, 18, 19, 20, 21 & 30 Pursers Pan. ✓

08.FEB.2000* 0560

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9566642

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
08 FEb 2000	
COPIES TO:	ACK:
	FILE:

SK/JDF/1455

4 February 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

PURSERS FARM BASINGSTOKE ROAD SHINFIELD

The Outline Planning Application for the above site has been refused, no 99/70550/0, on highway grounds. We have consulted Stuart Michael Associates, and have been advised that there is a possible way of overcoming the access from the speed control bend. Bearing this in mind, we are now submitting a new Outline Planning Application for the same site.

The following are enclosed

6 copies of duly completed Application Forms
6 copies of our drawing nos 1455/1, 2 and 3
Certificate A

Stuart Michael Associates will be writing to you in support of the application under separate cover.

Should you have any queries, please do not hesitate to contact us.

Yours faithfully

S Kalik

MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

1789/b

08.FEB.2000 0560

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 P Knagg ANDREWS KALIK ASSOCIATES

On behalf of MRS N. ODE

Date 6.2.2000

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

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.

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

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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.

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

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

- 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) . . . . . .

PURSERS FARM / ~~THE GROVE / THE BEECHES~~ E

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD (78)

PLOT No. PLOT 1 – THE GROVE PLOT 2 – THE BEECHES ORD. SHEET No. SU 7067-711

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/157/64 LOS PINOS	Mr Martin	replacement bungalow	26. 5. 64	N/A Ref
0/26/65	Grove Park Investments	Dwellings & acres	22.2.65	Ref
K/35/68	" " "	Ext of TP until 1983. increase to 20	21. 1. 69	N/A Ref
107/70 ~~[illegible]~~	Mr Martin	Bungalow adj	26. 11. 70	app CP
539/71 ~~[illegible]~~ LOS	SEE PINOS	" "	17. 6. 71	app CP
508/72 *	Grove Park Investments	O/L 14 house & garage	16. 2. 72	N/A Ref
-02009	" " "	use of land as extn of		
		existing caravan site	20. 2. 73	N/A Ref
-02622	" " "	Permanent caravan site	10. 7. 75	N/A CP
07585 *	Mr E Boot	O/L 4 dwellings	19. 1. 78	N/A Ref

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

PURSERS FARM E

ADDRESS BASINGSTOKE ROAD PARISH SHINFIELD

PLOT No. 07585 508/72 ORD. SHEET No. SU 7067 (78)

BUILDER PLOT 2 = THE BEECHES PLOT 1 – THE GROVE

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14984 *	MRS. BOOT & MRS THOMSON	O/APP. 4 DET. DWELLINGS	12.3.81	N/A REF
16693 *	" "	" 2 " "	14.12.82	N/A CIA
18317 *		2 DET HOUSES & GARAGES	21.10.82	N/A CIA
BR20128	HUMPHREY DEVS.	PLOTS " 1 & 2 "	25.2.83	APP. N/A
-20370	MR R. LOVELL	2 MOBILE HOMES ON CAR-PARK + ADD PARKING WITHIN SITE	17.11.83	N/A CIA
BR22822	"	SEWER	31.5.84	APP N/A
-33968 X	ALL ROCKMOLD O/L	13 DWELLINGS / PARKING	23.11.89	C/A CA
-35879 APPEAL	ON REMAINING CARAVAN PARK O/L	8 FLATS / 1 HOUSE / "	8.8.90	– REF.
-38025 X	(SEE LOS PINOS PLOT 4) ALL	13 DWELLINGS / PARKING	31.7.91	CIA
39693	SEE THE GROVE			
-40869	DOE CARAVANS	COMM. YARD TO MOBILE HOME PARK WITH 5 CARAVANS	22.6.93	CIA

DATE OF COMPLETION

MINISTRY DECISION X 14984 – APPEAL DISMISSED – 26.10.81 * 35879 X – APPEAL ALLOWED – 6.9.9

SPECIAL ORDERS

DRAINAGE

091074

1933

(3) PURSERS FARM

ADDRESS BASINGSTOKE ROAD PARISH SPENCERS

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
42110	MRS. N. DOE (CARAVAN SITE)	ERECTION OF BARN FOR STORAGE OF VEHICLES	1.3.94	CA
42123	MRS. N. DOE	NON-ILL. SIGN & 2 GATE PIER SIGNS	31.1.94	CA
43303	REMAINING MOBILE HOMES. MR & MRS DOE	RENEWAL 35879	7.10.94	CA
A96/0139	ALL	14 UNITS	25.7.96	APP
96/64402	(24-30) TARMAC CONSTR.	8 DWELLINGS	23.12.96	RE
97/64875	(24-30) "	PLOTS 7-13 7 DWELLINGS & GS.	21.03.97	CA
97/66239	~~24-30~~ " (27 only)	RELAY. COND. 2 ON 64875 - + 1 4-BED UNIT PLOT 10	17.10.97	CA
99/70464/0				

MINISTRY DECISION

SPECIAL ORDERS

1933

(4) PURSERS FARM CARAVAN SITE

ADDRESS BASINGSTOKE ROAD PARISH SPENCERS

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decis
02099	GROVE PARK INVESTMENTS	EXTEND EXISTING SITE	20.2.73	RE
02622	"	PERMANENT "	10.7.78	CA
20370	MR. R. LOVELL	2 MOBILE HOMES ON CAR PARK + APP. PARKING WITHIN SITE	17.11.83	CA
BR 22822	"	SEWER	2.5.84	APP
35879		OF 8 FLATS / 1 HOUSE	8.8.90	RE
40869	DOE CARAVANS	COMM. YARD TO MOBILE HOME PARK WITH 5 CARAVANS	22.6.93	CA
42110	MRS. N. DOE NEW	BARN FOR STORAGE OF VEHICLES	1.3.94	CA
43303	MR & MRS N. DOE	RENEWAL 35879	7.10.94	CA

MINISTRY DECISION

SPECIAL ORDERS

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, RG11 1WR

FOR OFFICE USE ONLY

08.FEB.2000* 0560

1.	APPLICANT'S NAME	MRS N. DOE
	ADDRESS	BROOKS GREEN PARK . EMMS LANE
		HORSHAM . W. SUSSEX.
	POST CODE	RH13 8QR PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS KALIK ASSOCIATES
	ADDRESS	THE STUDIO - 101, LONDON ROAD
		READING, BERKS
	POST CODE	RG1 5BY PHONE 0118 950 7700
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	LAND AT PURSERS FARM
		OFF BASINGSTOKE ROAD
		SPENCERS WOOD . READING.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		OUTLINE FOR HOUSING -
		4NO 2BED + 4NO 3BED HOUSES
		WITH PARKING / GARAGES.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.175 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1455/1 with 1455/2 and 3 for illustrative purposes only

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.

RESIDENTIAL CARAVAN SITE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — 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.

N/A.

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.

N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

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	8	36	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* 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.

FREE GO FOLLOWING REFUSAL.

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.

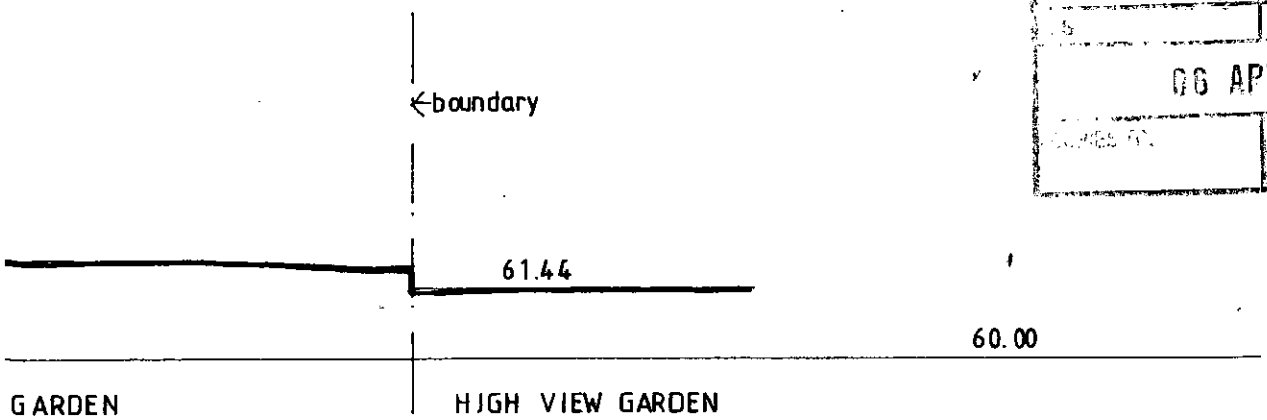
SIGNED D. Bragg ANDREW KALIK ASSOCIATES ON BEHALF OF MRS N. DOE DATE 6.2.2000

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".

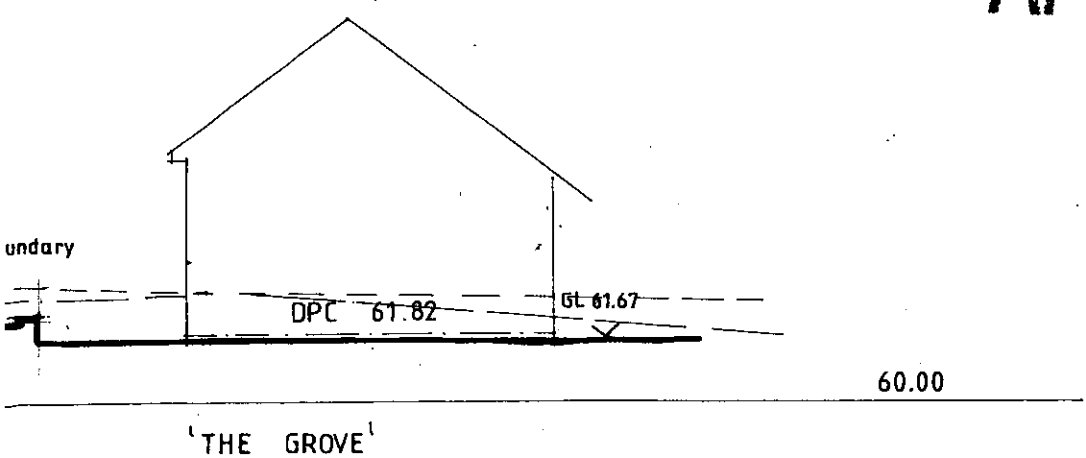
REVISED PLAN

0560

PLANNING SERVICES	HPT
	TLS
DC	ENF
APP	
06 APR 2000	
	ACK:
	FILE:



APPROVED



letter	date	revision
B	5.4.2000	SECTION THRO' 'THE GROVE' REV. SECTION ADDED
A	7.3.2000	GARAGE OMITTED ADJACENT TO BOUNDARY

job: Residential Development Land at Pursers Farm Spencers Wood

client: Mr and Mrs N. Doe

drawing: SITE SECTIONS

scale: 1:200

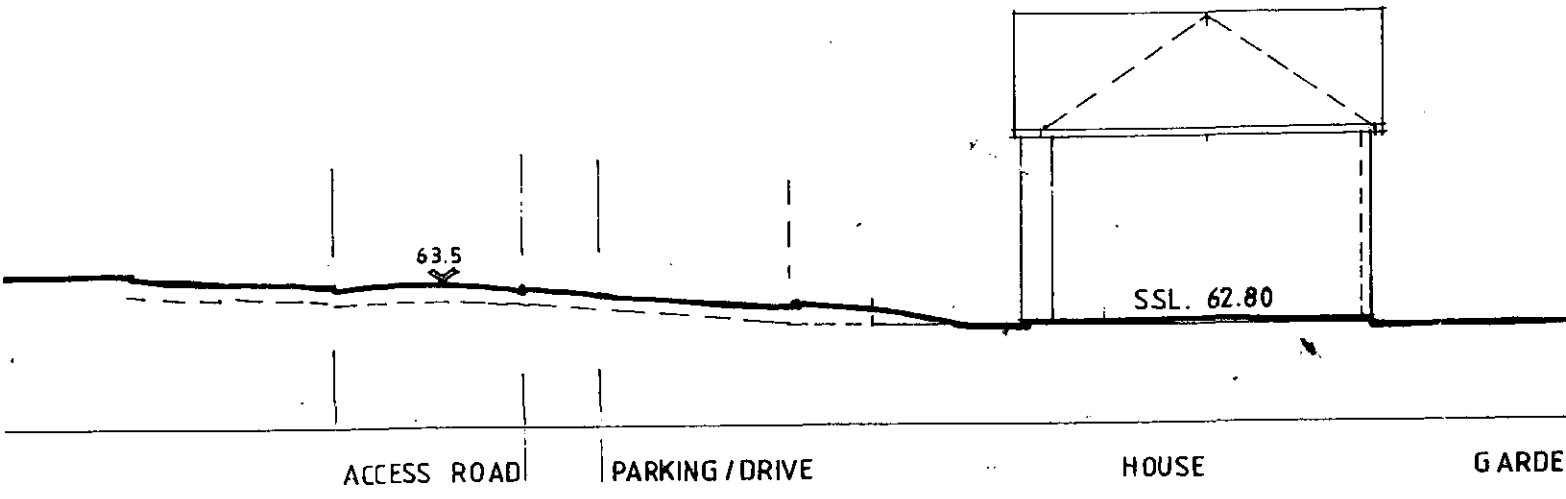
date: NOV. 99

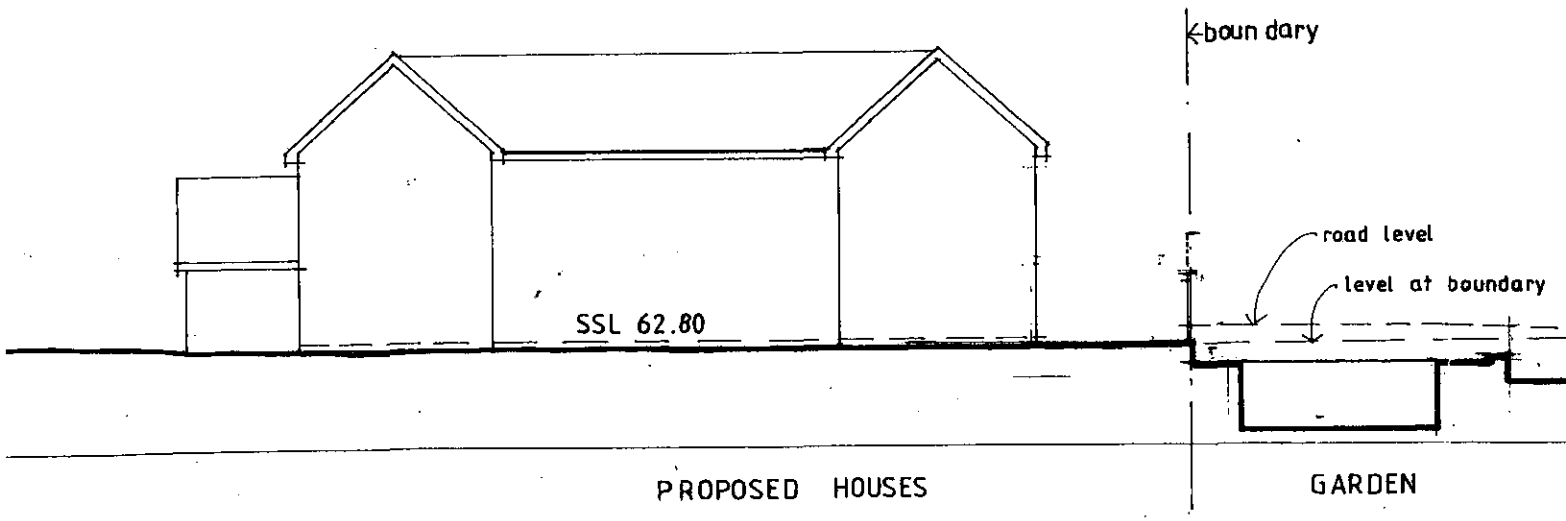
sheet size: A3

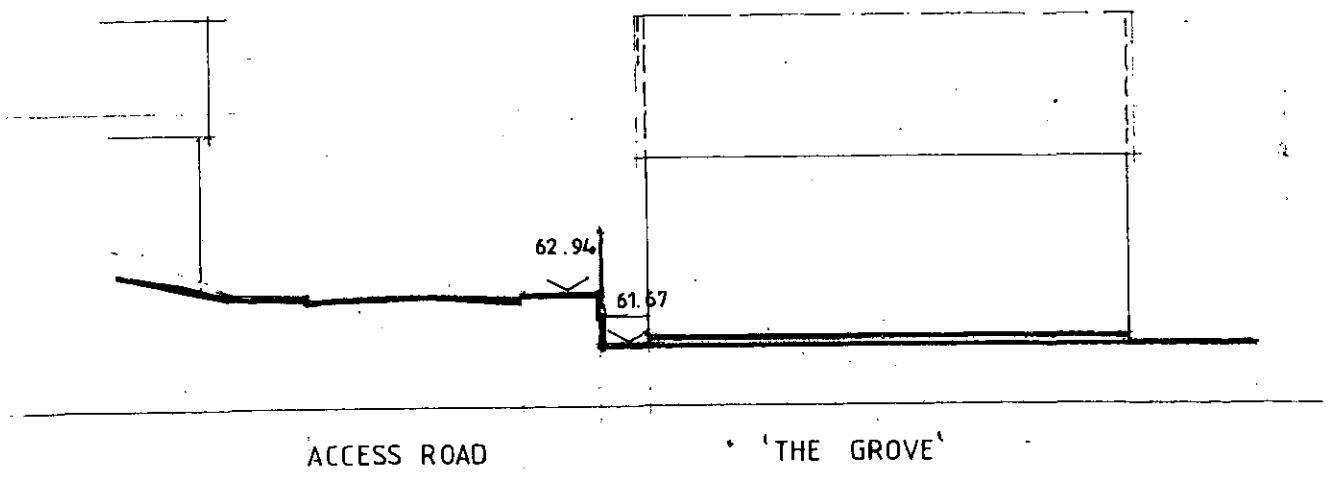
1455 / 3B

(0118) 9669669
2 ALEXANDRA ROAD
READING BERKSHIRE
Chartered Architects
ANDREWS KALIK ASSOCIATES

60.


63.5
SSL. 62.80
ACCESS ROAD
PARKING / DRIVE
HOUSE
GARDE


boun dary
road level
level at boundary
SSL 62.80
PROPOSED HOUSES
GARDEN


62.94
61.67
ACCESS ROAD
'THE GROVE'

in relation to this application and in the circumstances it was

RESOLVED: That consideration of the application be deferred until the next meeting of the Sub-Committee.

217. APPLICATION NO.98/68391 ERECTION OF BUILDING FOR B1 (OFFICE) AND ANCILLARY USE, MICROSOFT CAMPUS, THAMES VALLEY PARK, SONNING FOR MICROSOFT PROPERTIES UK LTD.

The Sub-Committee considered a report about this application, as set out on pages 1826 to 1845 of the Agenda.

In explaining the report, the Head of Planning and Transportation drew attention to 2 highway conditions which it was suggested should be attached in the event that planning permission was granted.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers securing a financial contribution of £225,000 towards highway improvements and the implementation of a Green Travel Plan;

2) That subject to the execution and registration of the Agreement referred to in 1) above, Application No. 98/68391 be approved, subject to the conditions set out on pages 1830 to 1831 of the Agenda and the additional highway conditions referred to.

218. APPLICATION NO.2000/0560 OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 8 DWELLINGS AND GARAGES, LAND AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD FOR MRS.DOE

The Sub-Committee considered a report about this application, as set out on pages 1858 to 1865 of the Agenda.

Mr.White (a nearby resident) attended the meeting and spoke in opposition to the proposal.

Reference was made to the possibility of subsidence as a result of the carrying out of this development and it was agreed that, in the event of planning permission being granted, the officers would draw to the attention of the Building Control section the need to ensure that adjoining sites were safeguarded from the effects of subsidence as a result of the development.

RESOLVED: 1) That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers, securing improvements to local safe routes to schools in the vicinity of the site;

2) That, subject to the execution and registration of the Agreement referred to in 1) above, Application No.2000/0560 be approved, subject to the conditions set out on pages 1860 and 1861 of the Agenda.

219. APPLICATION NO.98/68813 ERECTION OF 5 DETACHED DWELLINGS AND GARAGES, REAR OF 79/81/85 WARGRAVE ROAD, TWYFORD FOR BRYANT COUNTRY HOMES LTD.

Members noted that this application had been withdrawn.

220. APPLICATION NO.2000/0474 PROPOSED ERECTION OF REPLACEMENT DWELLING, 37 NEW ROAD, RUSCOMBE FOR MR & MRS T.WOOLFORD

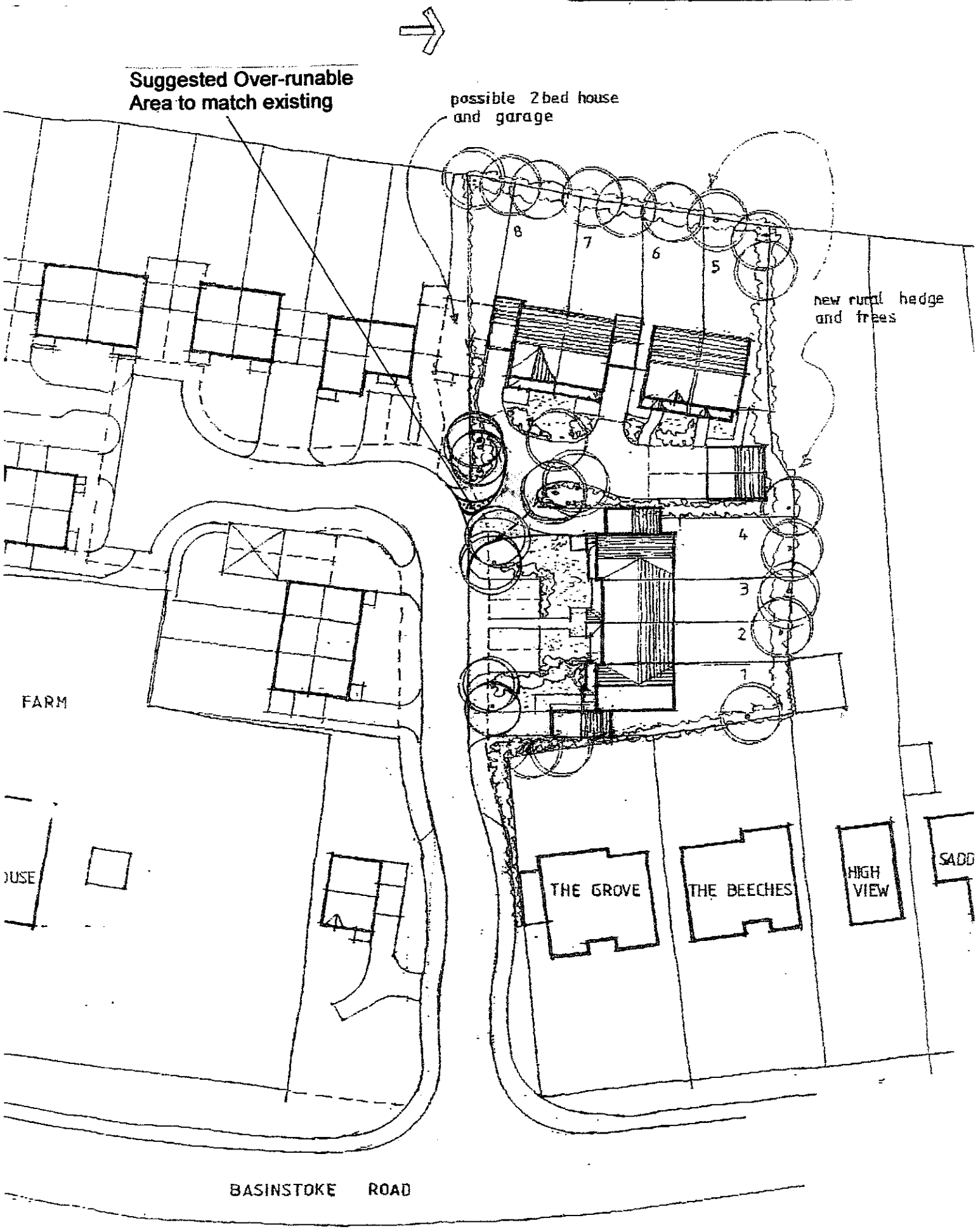
The Sub-Committee considered a report about this application, as set out on pages 1889 to 1897 of the Agenda.

A representative of Twyford Parish Council attended the meeting and gave that authority's views on the application.

0560

REVISED PLAN

PURSERS FARM, SPENCERS WOOD



Site Plan _ for illustrative purposes only

JVW/SKETCH
21 Feb 2000

Scale 1:500