APPLICATION NO:
F/2000/2705

LOCATION:
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside Nine Mile Ride, Crowthorne.

APPLICANT:
Hodson Developments Ltd C/O The Graham Whitehouse Practice

PROPOSAL:
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

EARLIEST DATE FOR DECISION: **02/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/01/2001

CASE OFFICER: **Angela Odell**

WITHDRAWN

RAILEX
Marbleboard

EASIFILE EP7

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 January, 2001
My ref. AO/F/2000/2705 & 2725
Your ref. GW/ps/1665

The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

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 Whitehouse

PLANNING APPLICAIOTNS F/2000/2705 & 2725
PROPOSED ERECTION OF 4 DETACHED DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

I confirm the above applications have been withdrawn.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Angela Odell - F/2001/3103**

Hodson Developments Ltd
C/O The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
W Sussex
RH15 8QB

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 Sir/Madam

Application Number: F/2001/3103

Site Address: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

Proposal: Proposed erection of 4 detached dwellings, garaging , ancillary landscaping and access..

Your application is to be determined at the Development Control Sub-Committee meeting on the 21.03.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

ANGELA ODELL

Applicationo	Name & Address
F/2001/3103	J & P Carr 20 Queens Ride Crowthorne RG45 6LG
F/2001/3103	Mr & Mrs P Middleton 32 Queens Ride Crowthorne RG45 6LG
F/2001/3103	Mr C Miles 18 Royal Oak Drive Crowthorne RG45 6LU
F/2001/3103	N Simmonds 34 Queens Ride Crowthorne RG45 6LG
F/2001/3103	Mr & Mrs C Eastwood 16 Royal Oak Drive Crowthorne RG45 6LU
F/2001/3103	Mrs E M Taylor 9 Queens Ride Crowthorne RG45 6LG
F/2001/3103	Mark Elmore Peverel Ltd Wigmore Place Wigmore lane Luton BEDS. LU2 9EX
F/2001/3103	Ms G Bowell 24 Queens ride Crowthorne RG45 6LG
F/2001/3103	Mr R Crean The Oaks Nine Mile Ride Wokingham RG40 3DY

Committee letters sent 14-03-01

01444 230761

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

our ref: GW/ps/1665
your ref: AO/F/2000/2705 & 2725

11th December 2000

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

BY FACSIMILE & POST
0118 974 6484

Dear Mrs. Odell

re: Proposed replacement, 4 dwellings on land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.
Planning App. refs: AO/F/2000/2705 & 2725

Further to my faxed letter of 7th December and my subsequent telephone call to your office on the 8th December, I write to confirm that you have refused my request to defer determination of these applications in order to allow modification of the access arrangements, which would have overcome the Highway Officer's objections.

In view of the fact that this application has only been lodged just over four weeks and given that nobody in your Department was able to inform me how the matter was progressing (I telephoned to enquire four times during week ending 1st December alone), I think your decision is most regrettable.

I fully appreciate your desire to determine applications within the prescribed period. However, I am sure you will appreciate that a telephone call, or a brief note to inform an applicant, or their agent of an imminent refusal, or your dissatisfaction with a point on the proposal, would avoid a lot of abortive work in the long run.

As it is, my Clients have instructed me to request the withdrawal of both applications. We will re-submit an amended proposal with the upgraded access (and minor amendments to relationship of Plot 1 to No.11 Queens Ride) forthwith.

You will see that I am sending this letter by fax and post. I am concerned to learn that faxed correspondence can take 'several days' to reach you and would respectfully ask you to acknowledge the above withdrawal, in writing.

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

cc: Hodson Developments

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2705

Applicant : Hodson Developments Ltd C/O The Graham Whitehouse Practice.

Location : Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

Proposal : Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

Site Notice Displayed ? :	YES	NO	DATE
	✓		20.11.00

Date of Neighbour Notifications : .....

Date of Site Visit : 20.11.00

Date Registered : 06/11/2000

Earliest Date for Decision : 02/12/2000

Latest Consultation Date/Site Notice Expiry Date : 02/12/2000

This application will have expired on: 01/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : • W.o.c W/o p.c: Recs. refused – traffic increase down Hatch Ride, loss of wildlife in rear gardens, increasing housing density to detriment of existing dwellings.

• Hw officer: Proposals do not comply with standards. Nos 9, 11, 32 & 34 Queens Ride currently served off a private Drive. Therefore could only consider 1 additional dwelling.

• Letters of objection: Proposed access route via Queens Drive is unacceptable – shared drive already has 4 houses off it & 4 more would breach standard. Trees already felled on site. Overdevelopment – no matching increase in schools & amenities. App. 99/69768/0 already refused for dev. r/o 4 Hill Rise. Houses in Queens Ride are occupied by families & danger to children playing & traffic from 4 more houses. (If allowed site access should only be through Sunnyside for construction vehicles & permanent access should also only be through Sunnyside with a smaller replacement dwelling.) Road is private & unadopted. Loss of trees & wildlife habitat.

Also petition (covering above) with 10 signatures.

Application Number: F/2000/2705

Appraisal : Site within settlement.

1/ Effect on character and appearance of area.
The site is a backland one but proposed access is off existing estate road to rear, and there are existing dwellings to west off Palmer Close. The pattern of development in Queens Rede would be continued. Therefore, in the light of PPG3 which encourages the development of 'previously developed land' (which includes back gardens) and as the site is within a settlement. Consider the principle and pattern of development is acceptable in this case. (As the site is less than 0.3ha. the Council's density policy does not apply.) Also consider the detailed layout and house types would have an acceptable effect on locality appearance.

2/ Effect on neighbours: No. 11 Queens Ride. The proposed dwelling on plot 1 would infringe the daylighting standard re: No. 11 Queens Ride. Otherwise consider effect on neighbours acceptable. (N.B. this could be overcome by alterations to design / siting of dwellings)

3/ Hwys – rec. refusal as would result in 8 dwellings off a private drive (standard is max. 5)

4/ Trees

Re: access & rights over it: letter from agent explains they have right over it through Laing's. As no definite evidence to contrary consider decision can be made on the application.

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

Application Number F/2000/2705
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1			The proposed access road is substandard as it would result in 8 dwellings being accessed from a private drive, ~~being a detrimental~~ resulting in adverse effects on road safety and convenience. The proposal is therefore contrary to BSP Policy LD5, SEALP Policy ST3 and WDLP Policy WT7.
2.			Due to its siting and design the proposed dwelling would have an unacceptably overbearing effect on existing neighbouring property and would contravene the Council's daylighting standard resulting in unacceptable loss of amenity. The proposal is therefore contrary to SEALP Policy SBE2 + ~~Policy~~ SBE5 and to WDLP Policy WBE1 + trees!

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: ~~S~~TV1, SBE2, SBE5, ST3

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: ~~HD~~ WH1, WBE1 + WT7.

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: HS, EN1, LD5

MINERALS LOCAL PLAN POLICIES:

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside Nine Mile Ride Crowthorne.

APPLICATION NUMBER: F/2000/2705

OFFICER: Angela Odell

DATE OF SITE VISIT: 22.11.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes on 9MR.

2. DESCRIPTION OF SURROUNDINGS Established residential dwellings along 9MR. New estate of detached houses at rear.

3. DESCRIPTION OF SITE/BUILDING Rear, undeveloped gardens of 4 dwellings fronting 9MR (except for 1 detached garage.

4. RELATIONSHIP TO ADJOINING PROPERTIES At rear: 11 Queens Ride has no side windows, 3A has doors + windows at gr. floor. At front, 3 Birches + Pine Crest are bungalows, Sunnyside + The Oaks are houses.

5. SITE CONSTRAINTS

TREES Birch + ~~some~~ conifer + Scots Pine along rear part of E. Pine Crest site. Oak etc. on W. rear of The Oaks

ACCESS/PARKING

LEVELS Flat

BOUNDARY TREATMENT 1.8m fences along rear boundary with Queens Ride

OTHERS

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

our ref: GW/ps/1665
your ref: AO/F/2000/2705 & 2725

11th December 2000

PLANNING SERVICES Ref: 37917

POL	TLS
AO	ENF
APP	
CS	
13 DEC 2000	
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Reply Req

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

BY FACSIMILE & POST
0118 974 6484

Dear Mrs. Odell

re: Proposed replacement, 4 dwellings on land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.
Planning App. refs: AO/F/2000/2705 & 2725

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As it is, my Clients have instructed me to request the withdrawal of both applications. We will re-submit an amended proposal with the upgraded access (and minor amendments to relationship of Plot 1 to No.11 Queens Ride) forthwith.

You will see that I am sending this letter by fax and post. I am concerned to learn that faxed correspondence can take 'several days' to reach you and would respectfully ask you to acknowledge the above withdrawal, in writing.

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

cc: Hodson Developments

Tel: (0118) 974 6445

Date: 7.12.00

My ref: F/2000/2705

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

Dear Councillor

Application Number: F/2000/2705
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

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 Committee for decision please fill in the form below.
This form must be received no later than 18.12.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/2705**
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: 9.12.00

Councillor A Ross

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: 7.12.00

My ref: F/2000/2705

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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This form must be received no later than 17.12.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
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Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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: 7.12.00

My ref: F/2000/2705

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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

Dear Councillor

Application Number: F/2000/2705
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
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Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6445

Date: 7. 12. 00.

My ref: F/2000/2705

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

CONFIDENTIAL

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2000/2705
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.
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Yours faithfully

John Mitchell
Development Control Manager

The Graham Whitehouse Practice

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Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

37506

CS
COPIES TO:
ACK:
FILE:

Chartered Architects

our ref: GW/id/1665
your ref: **AO/F/2000/2705 & 2725**

7th December 2000

BY FAX AND POST

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed replacement, 4 dwellings on land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.

I refer to our telephone conversation this morning and your advice that the application, as it stands, will be refused planning permission on Highways grounds, as it would exceed the permitted number of dwellings served by a private drive.
I have consulted my clients and can report that we are revising the proposals as a matter of urgency to show Queens Ride 4.8m carriage width extended to ensure that no more than five dwellings are served from the private drive. I trust this will overcome the Highways objection.
In addition, you mentioned the potential to amend Plot 1 and I shall endeavour to contact you directly to discuss any concerns you might have in more detail.
In the meantime I would ask you to defer determining the application to enable the above modifications to take place without further delay.

Yours sincerely

G. Whitehouse
The Graham Whitehouse Practice.

cc. Hodsons Developments

01444 230761

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex.RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

PPT 37506
CS
COPIES TO: ACK: FILE:

our ref: GW/id/1665
your ref: **AO/F/2000/2705 & 2725**

7th December 2000

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

BY FAX AND POST

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G. Whitehouse
The Graham Whitehouse Practice.

cc. Hodsons Developments

Applicationo	Name & Address
F/2000/2705	P Carr 20 Queens Ride Crowthorne RG45 6LG
F/2000/2705	Mr & Mrs P Middleton 32 Queens Ride Crowthorne RG45 6LG
F/2000/2705	N Simmonds 34 Queens Ride Crowthorne RG45 6LG
F/2000/2705	Mrs E Taylor 9 Queens Ride Crowthorne RG45 6LG
F/2000/2705	Mr A Warren 22 Queens Ride Crowthorne Berks
F/2000/2705	Mr & Mrs N Moss 28 Queens ride Crowthorne RG45
F/2000/2705	L Aldridge 11 Queens Ride Crowthorne RG45 6LG
F/2000/2705	C Foster 1 Queens Ride Crowthorne RG45 6LG
F/2000/2705	Mr & Mrs C Eastwood 16 Royal Oak drive Crowthorne RG45 6LU
App. withdrawn Letter sent 14/12/00	

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 08 November 2000

Application Number: F/2000/2705

Proposal: Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

Applicant:
Hodson Developments Ltd C/O The Graham Whitehouse Practice.

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

✓ below as applicable;

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

Thiose proposals do not comply with our standards. The maximum number of houses off a private drive is five.
Currently no.s 9, 11, 32 and 34 form four ~~houses~~ dwellings served off the private drive and therefore only 1 (one) additional dwelling would be considered.

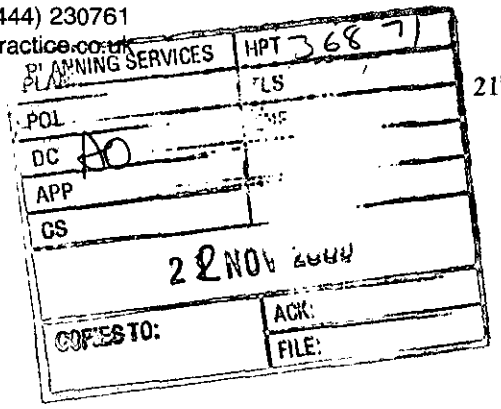
Signed: _____ **Print name:** Adam Coggin

20/11/00

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects



our ref: GW/ps/1665
your ref: AO/F/2000/2705 & 2725

21st November 2000

Mrs. Angela Odell, Senior Planning Officer,
Wokingham District Council
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Odell

re: Proposed replacement, 4 dwellings on land to rear of The Oaks, Pinecrest, Three Birches & Sunnyside - Nine Mile Ride, Crowthorne.

Thank you for your letter dated 15th November 2000 and we would respond as follows:-

1. With regard to the proposed access into the site off Queens Ride, we would clarify the situation as follows. The estate recently developed out by Laing Homes was sold to them by our Clients (The Applicant) Hodson Developments plc. As part of the conveyance agreement with Laings, our Clients negotiated a Right of Access from the Laing site into the site currently the subject of the above application. Reference to this access was shown on the Laing Homes site layout. It is our understanding that the ownership of the private road is held with Laing Homes, upon whom we have serviced Notice as required under The Town & Country Planning Act 1990.
   It is also our understanding that Laing Homes are the sole owners of this private road and therefore further Notices are not, in this instance, necessary.

2. With regard to the fluorescent Planning Notices, we acknowledge your call to our office late last week. At the time of your call we had only just received the site acknowledgement and Notices in the post on the duplicate application 2725. These were issued to our Clients the same day and I understand that all Notices have been posted to the front of the site as requested.

I trust this clarifies your queries to date and look forward to hearing from you during the process period for this application. If you are in need of any additional information in support, please do not hesitate to contact us at the above.

Yours sincerely

N.A.Millbank RIBA
The Graham Whitehouse Practice.

cc: S. Pasco Esq. Hodson Developments plc.

368.99

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Development Control

Your Ref: F/2000/2705 & 2725

Date: 21 November 2000

PROPOSAL LAND REAR OF THE OAKS, THREE BIRCHES, SUNNYSIDE, NINE MILE RIDE
ADDRESS: NINE MILE RIDE, WOKINGHAM W.O.

These proposals have been evaluated and I have the following comments:

I have no environmental health objections to this proposal with the imposition of the following conditions:-

Standard Planning Condition C070

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Our ref: SP\2000\002667\001
Your ref: F/2000/2705

Date: 21st November 2000

ENVIRONMENT AGENCY

PLANNING SERVICES	HPT 37013
POL	TLS
DC VJO	ENF
APP	
CS	
24 NOV 2000	
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District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

Attention: Angela Odell

Dear Madam,

PROPOSED ERECTION OF 4 DETATCHED DWELLINGS, GARAGING & ANCILLARY LANDSCAPING AT LAND REAR OF THE OAKS, PINE CREST, THREE BIRCHES & SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

Thank you for your letter dated 8th November 2000 which was received on 11th November 2000. You are asked to quote the following reference in any correspondence: **SU86NW/4/4.** The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: Surface water source control 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: To prevent the increased risk of flooding and to improve water quality.

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld.
Contact Andrea Szabados on 01276 454 373 for further details.

ADVICE TO PLANNING AUTHORITY

LAND DRAINGAGE: CONTACT AMANDA REED ON 01276 454 331

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) a buffer zone is left on either side of any watercourse, and
(4) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency is likely to recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

ADVICE TO APPLICANT

POLLUTION PREVENTION : CONTACT NICK WEDDELL ON 01276 454 405

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Cont/d..

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Sheehan

PP **Sarah Paxman**
Development Planning Officer

Cc.Graham Whitehouse Practice, Fairfield House, Fairfield Road, Burgess Hill, RH15 8QB

AO

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2000/2775 relates.

Address of site LAND R/O THE OAKS, PINE CREST

3 BIRCHES & SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

Signed _____

Date 17/11/00

Postage will be paid by licensee



Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man

Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

Wokingham Without Parish Council Consultation Sheet

Officer Angela Odell

No F 2000 2705

Proposal erection of 4 detached dwellings garaging and ancillary landscaping (duplicate application)

Site land rear of The Oaks, Pine Crest, Three Birches and Sunnyside, Nine Mile Ride, Crowthorne.

26565

TO: ACK: FILE:

Committee's Comments

Refusal recommended. Traffic increase down Hatch Ride; loss off wildlife preserve in rear gardens along that stretch of Nine Mile Ride; increasing housing density to detriment of existing dwellings.

Signed : _____
Clerk to Wokingham Without Parish Council

14 November 2000

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 November, 2000
My ref. AO/F/2000/2705 & 2725
Your ref. GW/ps/1665

The Graham Whitehouse Practice
Fairfield House
Fairfield Road
Burgess Hill
West Sussex
RH15 8QB

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 Whitehouse

PLANNING APPLICAIOTNS F/2000/2705 & 2725
PROPOSED ERECTION OF 4 DETACHED DWELLINGS ON LAND TO REAR OF THE OAKS, PINE CREST, THREE BIRCHES AND SUNNYSIDE, NINE MILE RIDE, CROWTHORNE

I refer to the above applications. I have received letters from nearby residents in Queens Ride concerning the proposed access. They state that they understand that Queens Road is a private road. I have checked with our highways section who have advised that all the roads in this estate are unadopted. I note that you have served notice on Laing Homes. Please could you check whether this is the only existing owner you need to serve notice on or whether you also need to serve notice on any of the residents in Queens Road, and advise me accordingly.

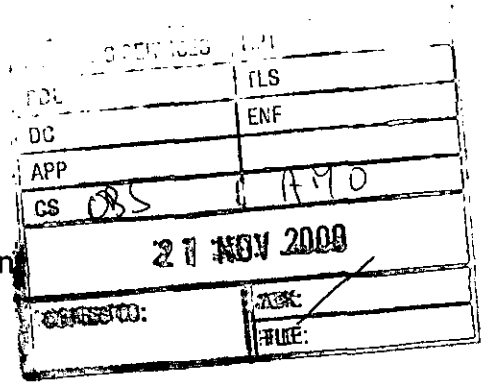
I look forward to hearing from you. Meanwhile, if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Adam Coggins, Highway officer.



Mr John Mitchell
Wokingham District Council
Environmental Services Departmen
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

11Queens Ride
Crowthorne
Berks
RG45 6LG

17.11.00

Dear Mr Mitchell

Application No. F/2000/2705
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

The developer has already cleared the site of many large trees prior to planning application approval. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council, particularly with the bullish attitude to your department as seen in the cutting and burning of the site, even before erecting a planning notice. In addition *trying to make multi-application in an attempt to get round local objections.*

The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive would bring into question drainage and maintenance of the area between the road and the proposed new development. I believe the building standards states that a maximum of only 5 houses should share this type of drive.

I wait to hear from you in due course, and hope you can stop this development accessing through this private road.

Yours sincerely,

LESTER ALDRIDGE

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05 DEC 2000	
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Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

Queens Ride
Crowthorne
Berks
RG45

17.11.00

No house number

Dear Mr Mitchell

Application No. F/2000/2705
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

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I wait to hear from you in due course, and hope you can stop this development accessing through this private road.

Yours sincerely,

Dr. M. A. Palmer

I'd like to add I'm especially disappointed at the developers attitude - it's easier to ask forgiveness than permission it seems. This really already feels like a fore-gone conclusion. We do hope you take action! This can't be the right way to do business.

SNS

PLANNING SERVICES	HPT
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28 NOV 2000	
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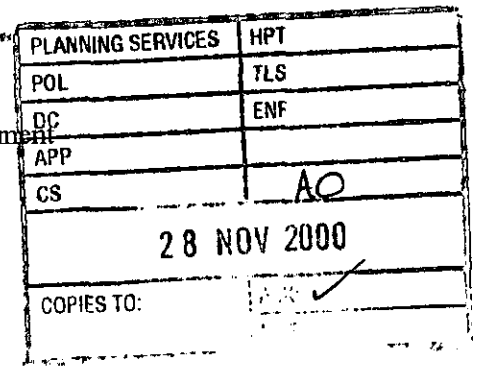

Angela Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Mr A. Warren
22 Queens Ride
Crowthorne
Berkshire
RG45 6LG

25 November 2000

Dear Ms Odell,

Re: Planning Application Number F/2000/2705

I am writing with regard to the above application whilst it is being considered. The proposed development is extremely disturbing for a number of reasons. As residents of Queens Ride we will all be affected by the use of the road, including the entrance gates, by site vehicles. However, it seems that only a small number of households were properly informed of this development. This route of access will cause not only a disturbance to normal traffic, but also a very significant danger to the many children in the area. This is a quiet residential area ,and large heavy vehicles cause major disruption and the potential for serious accidents.

I understand that the Developer has felled a number of mature trees on the site, which is obviously detrimental to not only the natural surroundings of the area (plant, animal and bird life), but also increases the risk of damage to nearby properties through weather damage when protecting trees are removed.

The increase in houses, and hence the local population, is not being matched by increases in the facilities, such as increased places at the local school, in an area that is rapidly becoming overpopulated. There are also no local facilities for children in the local area, other than the school playground, so any increases in houses exasperates an increasing problem of local youths with nothing to occupy them.

If the development must go ahead, then any access should only be granted through 'SunnySide' on Nine Mile Ride, post demolition, for which we understand there is a planning request from the same developer. This should also be the permanent access route for this development.

We hope that Wokingham Planning Services will not be seen to condone the activities of a developer who appears to be acting in a manner to provide late notifications and hence reduce the risk of objections being raised. We trust you will give serious consideration to the objections and issues that have been raised and look forward to hearing from you.

Yours faithfully,

Mr A. Warren

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Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

28 Queens Ride
Crowthorne
Berks
RG45

17.11.00

Dear Mr Mitchell

Application No. F/2000/2705
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

The developer has already cleared the site of many large trees prior to planning application approval. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council, particularly with the bullish attitude to your department as seen in the cutting and burning of the site, even before erecting a planning notice. In addition trying to make multi-application in an attempt to get round local objections.

The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive would bring into question drainage and maintenance of the area between the road and the proposed new development. I believe the building standards states that a maximum of only 5 houses should share this type of drive.

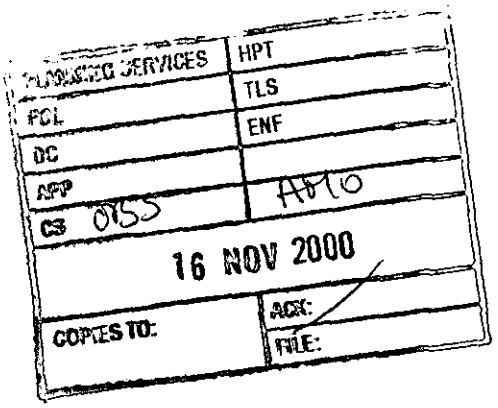
I wait to hear from you in due course, and hope you can stop this development accessing through this private road.

Yours sincerely,

R&Moss

MRS. RACHEL MOSS

MR. NEIL MOSS.



32 Queens Ride
Berkshire

13 November 2000

Angela Odell
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell,

Planning Application Number: F/2000/2705

We would like to make some comments about the above application whilst it is being considered.

The proposed development is an alarming prospect for a multitude of reasons.

It has become apparent that the Developer has a blatant disregard for normal procedures and is manipulating the process for 'his' own gains. During October we witnessed the felling of all the mature Oaks, Birches, etc, on this site. The work was conducted on a Saturday when we were unable to verify their actions. It is our understanding that planning permission should be sought first and then the Tree Preservation department may inspect the site and place any necessary orders. As this land was formerly half of the back gardens to the adjoining houses on Nine Mile Ride, preservation orders had not been placed on what would undoubtedly have been considered valuable trees. These trees were then set fire to when they should have been mulched, with the latter only being conducted following complaints from residents due to the resulting dense smoke and ash.

The concentration of houses within the vicinity is now too high with any remaining woodland seriously under threat from further development. The saturation of houses here is not being matched by an appropriate increase in amenities and schooling. Hatch Ride Primary school for which these houses form the catchment, currently operates waiting lists of potential new pupils.

Planning has already been considered and refused for a similar application in half of the back garden to Hill Rise (Ref; 99/69748/0).

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Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

34 Queens Ride
Crowthorne
Berks
RG45 6LG

Dear Mr Mitchell

Application No. F/2000/2705
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

The developer has already cleared the site of many large trees prior to this planning application. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council, particularly with the bullish attitude shown to your department as seen by the cutting and burning of the proposed site prior to approval.

The proposed access route via Queens Ride would appear to be unsuitable. The shared sand/block driveway already supports 4 large houses all requiring access to the main roadway. A further expansion up to 8 large houses accessing the road via a sand/block drive, would bring into question drainage and maintenance of the area between the main road and the new development. As I understand only 5 houses are normally allowed to share this type of drive. Safety is also an issue as traffic entering the proposed site will experience a chicane effect as the grass service strip outside 34 Queens Ride would block the natural flow of traffic. The existing turning point opposite would also restrict access width to the site.

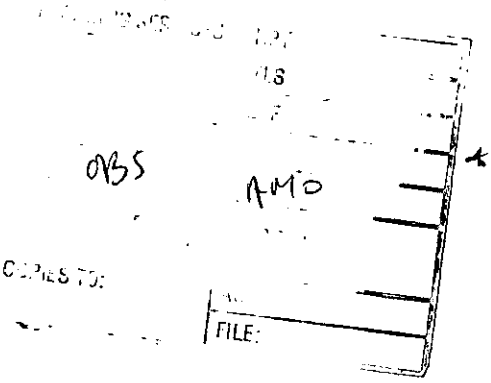
I would like to point out a planning error on site introduced by the original developer of Queens Ride. The available distance between the existing properties either side of the site entrance is not enough to allow access and would restrict the site entrance width. If the service strips were maintained on both sides the proposed site, then the proposal would not meet the highway standards.

I would strongly object to the developer extending the proper roadway to the mouth of the new site and would again question the restriction in width between the two existing houses.

I wait to hear from you in due course, and I hope you can stop this development using access via Queens Ride.

Yours sincerely,

Nick Simmonds



Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

Queens Ride
Crowthorne
Berks
RG45

17.11.00

No NUMBER

Dear Mr Mitchell

Application No. F/2000/2705
Proposal: Erection of 4 Houses.

As a resident of Queens Ride I would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches, and would suggest that all further work stops on the site until planning is approved.

The developer has already cleared the site of many large trees prior to planning application approval. I feel that the policy of in-fill building is unacceptable and should not be supported by Wokingham District Council, particularly with the bullish attitude to your department as seen in the cutting and burning of the site, even before erecting a planning notice. In addition trying to make multi-application in an attempt to get round local objections.

The proposed access route via Queens Ride is unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive would bring into question drainage and maintenance of the area between the road and the proposed new development. I believe the building standards states that a maximum of only 5 houses should share this type of drive.

I wait to hear from you in due course, and hope you can stop this development accessing through this private road.

Yours sincerely,

D. R. Peace

44 00000 000000

F A X

Carr
20 Queens Ride
Crowthorne
Berkshire
RG45 6LG

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14 NOV
COPIES TO:

To: Angela Odell, Wokingham District Council
Company:
Fax number: +44 (01189) 746484
Business phone:

From: Jeni and Paul Carr
Fax number: Jenipaul@bigfoot.com@+44 (00000) 000000
Business phone: 01753 791842
Home phone: 01344 772442

Date & Time: 13/11/00 21:16:39
Pages: 2
Re: Application Number F/2000/2705 - Crowthorne

Dear Ms Odell,

I write following sight of a letter sent to a neighbour in respect of the above planning application, to object in the strongest possible manner against the proposed access route to the development.

It is my understanding that Queens Ride is a private road, and has not been adopted by Wokingham District Council. It is therefore inappropriate that Wokingham District Council have been requested to approve a Planning Application which proposes access to a development of housing using this private road. As a resident of Queens Ride, I would certainly object to any plans to 'open' the road to any further building work, on the folowing grounds:

1. Queens Ride has only recently been completed, and the road surfaced. It now comprises various traffic calming devices - block paved ramps and cobbled areas - which make it totally unsuitable for site access during development work.

2. As previously mentioned, Queens Ride is a private road, 'owned' by its current residents. Permission to use the road, either for site access or as a thoroughfare to proposed new housing

would need to be granted with the consent of the residents, which has certainly not been requested at this point, and which it is likely would be denied.

3. Queens Ride is a quiet residential cul de sac, occupied by a majority of families with young children. It is a safe area for them to play, and the current low level of traffic is ideal for this. Any increase in the volume of traffic, such as that generated by either site access, or due to new residential housing in the longer term, would be detrimental to this ambience.

4. A more suitable access for any proposed development on this site would surely be directly from Nine Mile Ride, over the site of the plot occupied by the soon to be demolished 'Sunnyside'. Access would then service only the four properties proposed, reducing the effect on Queens Ride, Royal Oak Drive, Hatch Ride etc of increased traffic.

To address the wider issue concerning the development itself, then I would also object to this on the following grounds:

1. Following recent developments in the immediate vicinity, housing is already at saturation point. Housing development has not, and is not, being matched with an increase/improvement in the local amenities required to support residents. For example, Hatch Ride School is over subscribed, and any children moving to the proposed new housing would likely need to be transported by Wokingham District Council to schools further away, increasing the burden on the Council Tax payer, and increasing traffic in the area in peak periods.

2. I note that Wokingham District Council have already rejected a similar application for a development in the rear garden of a property in Hill Rise (Ref: 99/69748/0), which seems to set something of a precedent.

3. It seems somewhat presumptious of the 'developer' to have already advertised for sale the proposed development of 'The Oaks' using Romans Estate Agents, showing access to the proposed development across our privately owned road, despite planning application not having been lodged until recently.

4. Further development in this area can only result in the destruction of a greater number of trees and habitats, of which there are a declining number in the Crowthorne area. One of my prime motivators for moving into this area was the greenery and wildlife, in the midst of which I now reside. Wokingham District Council has an obligation to the environment; it must resist attempts to destroy ecological havens for the short term profit of developers.

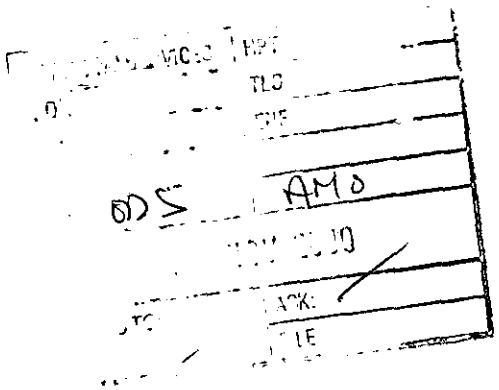
I trust that I have articulated my objections clearly, and look forward to hearing from you shortly, and to the results of consideration by the planning oficer.

Yours sincerely,

Paul R Carr
(01753) 791842 (daytime)

Mr & Mrs C. Eastwood
16 Royal Oak Drive
Crowthorne
Berkshire
RG45 6LU

Tel: 01344 761163



27 November 2000

Your Refs: Angela Odell F/2000/2725
Angela Odell F/2000/2705

Dear Sir/Madam,

We are writing in response to the planning application proposal letters sent 8 Nov and 10 Nov respectively.
We are keen to voice our **disapproval** at the proposed housing development to the rear of The Oaks, Pine Crest, Three Birches and Sunnyside, Nine Mile Ride, Crowthorne. We live, as you are likely aware in one of 66 recently developed houses also to the rear of these properties, which are accessed via Hatch Ride, Crowthorne. We object to the proposed development for the following reasons :

- The propose development requires site access through Hatch Ride, into the Ridings Estate and Queens Ride. This will cause severe traffic problems and noise within estate. Since the estate being gated, consists of mostly families with young children, safety will be of major concern. All site traffic will need to pass through very small roads not meant for this type of traffic.

- One of the new proposed houses is planned to the rear and to one side of our property. The building of a house in this position will affect lighting in our rear garden as this is a Westerly view from our garden. Not least having our garden overlooked from this aspect too.

- The affect on house prices in the locality of the new proposed houses will suffer due to the compact nature of the proposed new development.

Since the acquired land has already been largely cleared, and trees removed which appear on the plans for the new site. It appears Hodson Developments Ltd believe planning permission will be granted without any objection.

Yours faithfully,

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AMO

Mr John Mitchell
Wokingham District Council
Environmental Services Department
Planning Services, PO Box 157
Shute End
Wokingham
RG40 1WR

Queens Ride
Crowthorne
Berks
RG45 6LG
ref ns6574jsf
18.11.00

Dear Mr Mitchell

Application No. F/2000/2725
Application No. F/2000/2705
Proposal: Erection of 4 Houses.

As residents of Queens Ride we would like to object to the proposed development of the 4 new large detached homes set within the rear gardens of The Oaks, Pine Crest & Three Birches.
The proposed access route via Queens Ride is totally unsuitable. The shared block driveway already supports 4 large houses all accessing the main roadway. A further expansion to 8 large houses all accessing the road via a sand/block drive, would bring into question drainage, maintenance, parking and turning within the area between the road and the new development. I believe that only 5 houses are allowed to share this type of driveway.

We object for the following reasons:

Safety

1.Access for works traffic via Queens ride through our private road would cause concern to residents with young children. We residents have 11 young children between us all living / playing around the proposed site entrance. Works traffic should be made to enter via nine mile ride and not passed our local primary school.
2.On completion normal traffic entering the proposed area, would have to face a restricted drive width and this would raise questions about problems of increased parking of cars within this area. Local and residents traffic turning issues will also become more of a concern particularly as the development only plan to extending the restricted width driveway, making the current parking problem twice as bad as it is currently. These concerns are made worse because of the number of children living within this area.
The traffic entering the proposed site would experience a chicane effect and reduced access width caused by the existing driveway layout.

Highway planning

The existing block driveway layout is not designed for through traffic and supporting 8 houses. The driveway would need to be redeveloped and comply with local authority planning regulations. The road would need to be extended and to a proper turning circle incorporated within the new development. Extra parking should also be considered at this time. We request

that the Highway and planning are involved in ensuring this development conforms to all local standards.
I wait to hear from you in due course, and hope you will stop this development using Queens ride.

Yours sincerely,

N.L Smith N° 34.

Denise Gillam N° 34

D Taylor No 9

No. 5

D Powell

No. 32.

M Middleton No. 32

A Foster No. 1.

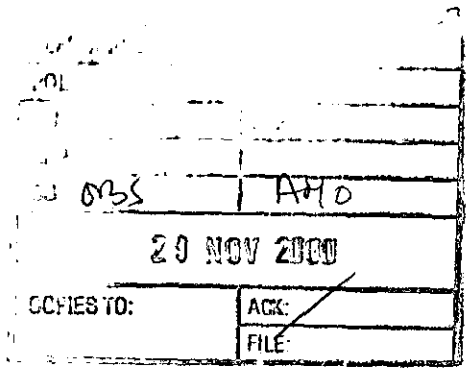
No. 28

R Moss No. 28

N° 11

1 Queens Ride
Crowthorne
Berkshire
RG45 6LG

Tel: 01344 780783



Mr J Mitchell
Development Control Officer
Wokingham Borough Council
PO Box 157
Shute End
RG40 1WR

November 2000

Dear Mr Mitchell

RE: F/2000/2725 & F2000/2705

Further to your recent correspondence regarding the above applications, I have a number of comments for your consideration.

You are already aware that the developer has started to clear the land prior to any planning permission being granted. This has given an indication of the disruption that will be caused to the surrounding house-owners from any further building works. It also appears that the developer is acting as if planning permission has already been granted, something I hope you will address immediately. I will be taking this matter up my local MP.

I was recently informed by your council that all trees in the vicinity were protected by preservation orders. My own request to cut back over-hanging branches on my property was rejected. The developer has obviously ignored these orders and has cut down a number of trees whilst clearing the site.

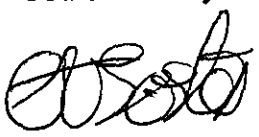
Any further development work will obviously bring a large amount of construction traffic. This will be a serious safety hazard to the existing residents of Queens Ride, many of whom have young children. I have three children and my eldest son suffers from Cerebral Palsy. The introduction of any construction traffic will result in him being made housebound for the duration of the building work, which I believe is completely unacceptable.

I am also aware that a number of technical issues have been raised against these applications. I would ask you to ensure that these are considered carefully before any permission is granted.

I would also like to question why two identical applications have been made for the same piece of land. This appears to be a deliberate attempt by the developer to confuse and trick residents, and again I will be raising this issue with my local MP.

Finally, can you please confirm that these applications will be discussed at committee and advise me of the relevant dates of these meetings.

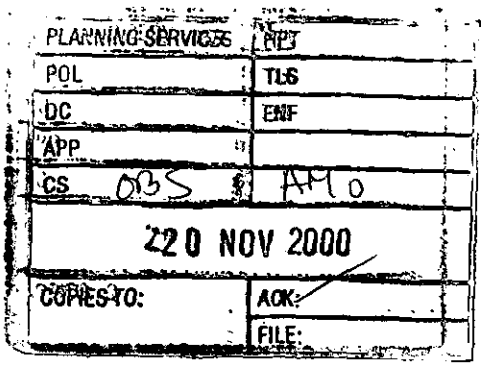
Yours sincerely



Clive A Foster

9 Queens Ride
Crowthorne
Berkshire
RG45 6LG

Tel: 01344 751390



13th November 2000

Ms. Angela Odell
Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Dear Ms. Odell,

Application Number: F/2000/2705

Site Address: **Land Rear of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, Crowthorne**

Proposal: **Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application)**

I refer to John Mitchell's letter dated 8th November 2000.

I wish to strongly object to the above proposed development for the following reasons:

i) Access via Queens Ride is totally inappropriate because:

a) roadway width is unlikely to meet applicable planning regulations;
b) drive would be too narrow to permit lorry access, given regular vehicle parking;
c) the type of drive construction will be unsuitable for additional number of houses it would be required to service;
d) drive construction would not support contractors/developers vehicles.

ii) The current development consists of 64 recently constructed houses. Plots 1-8 are accessed from Hatch Ride, which is an adopted highway. However, you should be aware that Plots 9-64 are accessed via a private roadway. As you are aware there is a set of electronic vehicle gates to access. As the residents are responsible for contributing to the maintenance and upkeep of the driveway I therefore doubt the legality of granting access unless the Trustees have consulted with the freeholders, which I do not believe has happened. No doubt the Council's solicitors will be in a position to determine whether or not

the Trustees have power to enter into any agreement without the knowledge and consent of the beneficiaries.

In conclusion, I believe that our right to quiet enjoyment of our property will be prejudiced by additional access. As the properties which are the subject of the proposal are comparatively close to Nine Mile Ride I would suggest that consideration be given to access from that road. No doubt the developers would be prepared to assist in the overall improvement of the site lines of Nine Mile Ride to assist.

May I finally say how disappointed I am in the Council's acceptance of the desecration of the trees and fauna on the site and can only assume that the Tree Officer has been negligent in his duties to preserve the area.

I look forward to receiving your comments.

Yours sincerely,

EM Taylor

Mrs E.M. Taylor

Cc: John Mitchell, Development Control Manager, Wokingham District Council
Tree & Landscape Officer, Wokingham District Council
OM Management Services Limited

Received by Wokingham District Council

Application No: F/2000/2705

Proposal:
Proposed erection of 4 detached dwellings garaging and ancillary landscaping (Duplicate Application).

Location:
Land Rear Of The Oaks, Pine Crest, Three Birches & Sunnyside, Nine Mile Ride, , Crowthorne.

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). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 02/12/2000. 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

08 November 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid 99/100

Start date: [illegible] 06 NOV	Map No. ..... Site .018.....
Officer: AO / Application No. F/2000/2705	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F.) PROPOSED ERECTION OF 4 DETACHED DWELLINGS GARAGING AND ANCILLARY LANDSCAPING (DUPLICATE APPLICATION)

Location: LAND R/O PINE CREST, THREE BIRCHES, SUNNYSIDE, THE OAKS, NINE MILE RIDGE

Parish: WOK W/OUT Ward: Wok W/Out 8.11.2000

Applicant: HODSON DEVELOPMENTS LTD

Fee Received 760-00 (2) 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	garage plot 2 ?	phoned 3/11	✓ 6/11
6	Floor plans	Plot 4 – Bathroom window shown in first floor plan but not on W. elevation		✓ 6/11
7	Metric scale disclaimer	Plots 1, 2, 4 chimney omitted some elevations.		
8	Encroachment letter			
9	Miscellaneous	? Access ? Serve notice.	to check	✓ 6/11

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 8:11:2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
(Landscape) ✓.....
(Trees) TPOs on site ✓.....
Conservation Officer .....
(Environmental Health) ✓.....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
(Highways) ✓.....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
(Environment Agency) re new access road.....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

No pre-apps

-C.P.R.E.

NEIGHBOURS: 2 × Site notices (Nine mile Ride & Queens Ride)

Pine Crest
Three Birches
Sunny Side
The Oaks
Hill Rise
} Nine Mile Ride, Crowthorne

26, 28, 30, 32, 34, 1, 3, 5, 7, 9, 11 Queens Ride
16 Royal oak Drive
8, 9, 10 Palmer Close
} Crowthorne

Rcd 1.00pm 19.10.00

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

06.NOV.2000* 2705

Chartered Architects

our ref: GW/ps/1665

18th. October 2000

Wokingham District Council
Planning Dept.
P.O. Box 157,
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

re: Proposed Development of 4 detached dwellings, including garaging and access, together with ancillary landscaping on land to rear of The Oak, Sunnyside, Three Birches and Pinecrest, Nine Mile Ride, Crowthorne.

I am pleased to enclose herewith duplicate applications for the above development under The Town & Country Planning Act. Each application comprises:-

- 6 copies of planning application forms Part 1, duly completed and signed.
- Copy of Certificate A.
- Requisite planning fee in the sum of £760.00.
- 6 copies each of site location plot plan, together with six copies of our drawings nos. 1665/SK01, /02, /03, /04A, /05A, /06A, /07A, /08A, /09A.

I trust that upon examination you will find the application to be in order, but should you have any queries whatsoever, please do not hesitate to let me know. I shall in any event, in accordance with our normal practice, contact you in 2 / 3 weeks time to see how the matter is progressing.

Yours faithfully

G. Whitehouse
The Graham Whitehouse Practice.

enclosures: ALL AS DETAILED ABOVE

cc: A. Hodson Esq.

1913 /a

SCHEDULE 2

06.NOV.2000* 2705

Articles 6, 7 and 9

PART 1

Town and Country Planning (General Development Procedure) Order 1995

COPY

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* LAND TO THE REAR OF PINECREST, SUNNYSIDE, THREE BIRCHES & THE ONE NINE MILE RIDE · CROWTHORNE · BERKS

I give notice that *(b)* HODSON DEVELOPMENTS PLC

is applying to the *(c)* WOKINGHAM DISTRICT COUNCIL Council

for planning permission to *(d)* ERECT 4No DETACHED DWELLINGS, GARAGING & ANCILLARY LANDSCAPING.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* PLANNING DEPT · P.O. BOX 157, SHUTE END · WOKINGHAM · RG40 1WR

by *(f)* 24 NOVEMBER 2000

COPY

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Ian Murdoch

† On behalf of HODSON DEVELOPMENTS PLC

Date 3 NOVEMBER 2000

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

COPY

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1789/a

SECTION 66 CERTIFICATE

06 NOV 2000 05

WOKINGHAM DISTRICT COUNCIL

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
LAING HOMES THAMES VALLEY	ASHRIDGE HOUSE OAKLANDS PARK OFF FISHPONDS ROAD WOKINGHAM RG41 2FD	3.11.00

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) .....

1789/b

06.NOV.2000 2705

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) 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).

(b) . . . . . .

. . . . . .

- 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 . . . [signature] . . . . . .

On behalf of . . . HODSON DEVELOPMENTS . . . .

Date . . . 3 · 11 · 00 . . . . . .

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

The Graham Whitehouse Practice

Fairfield House / Fairfield Road / Burgess Hill / West Sussex RH15 8QB
Telephone: (01444) 239019 Facsimile: (01444) 230761
e mail: mail@gwpractice.co.uk www.gwpractice.co.uk

Chartered Architects

06. NOV. 2000

Ref: NAM/RH/1665

20 November 2000

Mrs. Hurst
Wokingham District Council
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs. Hurst

Re: Proposed development of four detached dwellings including garaging and access, together with ancillary landscaping on land to the rear of The Oaks, Sunnyside, Three Birches, and Pinecrest, Nine Mile Ride, Crowthorn, Berkshire

I refer to our telephone conversation today in respect of the above duplicate applications and have pleasure in enclosing twelve copies of the following amended drawings (being six copies per application):

Drawings: 1665/SK02A, DK04B, DK08B, SK10A, and new drawing 1665/SK11 being details of the proposed garage to plot no. 2.

As you will note on drawing 1665/SK10A we have now included the access area to the south of the proposed development plot to Queens Ride within the red line area.

We also confirm that a Notice No. 1 has been issued to Laing Homes, Thames Valley today and as confirmation of this we enclose your signed certificate B together with a copy of the Notice No. 1 for your information.

Thank you for providing the address and telephone number for Laing Homes and we have been advised by them that they have since moved from their Indigo Mulberry Business Park address.

We trust you now find the enclosures in order and that the application can proceed for processing by your department. Should you require any additional information or have any queries regarding this matter please do not hesitate to contact me at the above.

Yours sincerely

N A Millbank
The GRAHAM WHITEHOUSE PRACTICE

Encs: drawings

cc. S Pasco Esq
Hodson Developments plc

"THE OAKS,"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. Old Property ORD. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/355/61	Mr. F. L. Gardner	Garage & New Bathroom	10.8.61	App N/A
348/71	Mr J. Cussens	Two/Storey extension	15.4.71	APP C/A
BR 4433	" "	Addition of chimney	25.3.76	App N/A
04458	" "	" "	15.4.76	N/A C/A
12657	"	S/STOREY EXT, INT. ALTS.	13.3.80	N/A C/A
BR 13047 (sec. 66)	"	" "	27.3.80	APP N/A
36715		REPL	5.11.90	C/A
BRA 9625	"	GARAGE	6.11.90	APP
99/70068/F	Mr R Gilder	2/St Side Ex + S/ST R. Ext	18.08.99	C/

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"SUNNY SIDE,"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. Old Property ORD. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
05908	MR. S.C. McDOUGALL	2/STOREY EXTENSION	17.2.77	N/A C/A
BR 6289	"	"	30.3.77	APP N/A
11025	"	"	2.8.79	N/A C/A
BR 11156	"	Bedroom over Kit & Wc	30.7.79	App N/A
BR 17185	"	GARAGE	16.7.81	APP N/A
BRA 10725	"	"	19.8.91	APP
38362	"	GARAGE	20.11.91	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"PINE CREST",

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. Old Property ORD. SHEET No. SU.8365(10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
PD/134/70	Mr. N. R. Gutteridge	Addit. to Bedroom	16.4.70	App. N/A
22963	MR & MRS J. DRYE	S/ST. HT., GARAGE & PORCH	7.3.85	N/A C/A
BR24540	"	"	18.5.85	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

"~~SUNNY REST~~," "THREE BIRCHES"

ADDRESS NINE MILE RIDE PARISH WOK/WITHOU

PLOT No. Old Property ORD. SHEET No. SU.8365 (10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
R/436/69	Mr. K. W. Peel	Double Garage	1.1.70	App. App
R/298/70	"	Single Storey Extn.	9.7.70	App. App
R/298/70	"	Waiver of building regs on window position.	26.11.70	Refuse N/A
PD/588/71	"	Window in side elevat. (Relax of Bldg Regs)	30.9.71	App N/A
BR 5225	MR. E. F. BUTLER	ALTERATIONS TO WINDOWS	3.8.76	APP. N/A
05182	"	"	28.10.76	N/A C/A
34826			12.1.90	C/A
BRA 8247	MR. K. ARLOTTE	S/ST. HT.	27.11.84	APP
F/2000/1638	Mrs. Joseph	S/St/S - Garage	8.9.00	AP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

06. NOV. 2001

WOKINGHAM DISTRICT COUNCIL

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) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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● 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 . . . . . .

On behalf of . . HODSON DEVELOPMENTS LTD. . . . . .

Date . . . 18/10/00 . . . . . .

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

1509/ab

PLANNING APPLICATION PART 1

06.NOV.2000 2705

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	HODSON DEVELOPMENTS LTD
	ADDRESS	FORGE LANE · HALLOWELL ROAD
		NORTHWOOD · MIDDX
	POST CODE	HA6 1DP Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE GRAHAM WHITEHOUSE PRACTICE
	ADDRESS	FAIRFIELD HOUSE · FAIRFIELD RD
		BURGESS HILL · W.SUSSEX
	POST CODE	RH15 8QB Tel No. 01444 239019
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	LAND TO REAR OF PINE CREST · THREE BIRCHES · SUNNYSIDE & THE OAKS · NINEMILE RIDE, CROWTHORNE · BERKS
4. *Give the area of the application site in* hectares, if appropriate, or part of a hectare.	SITE AREA	0·16ha
5. Give brief details of the proposal	ABOUT THE APPLICATION	ERECTION OF 4 DETACHED DWELLINGS, GARAGING & ANCILLARY LANDSCAPING
6. What is your interest in the application *site, e.g. owner, prospective purchaser,* a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:~~2500~~ Location Plan 1250	6	1:100 Floor Plan	6
1:500 Block Plan	6	*Other*	
1:100 Elevations	6		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, *please explain on this form.*

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☐
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application. N/A.

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	RESIDENTIAL LAND
12. ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	YES / ~~NO~~
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	ROOFS: CONC. TILES TO BE SELECTED WALLS F/FACE BRICKWORK WITH SOME FLINT. TRAD SW CASEMENT WINDOWS UPVC RW GOODS
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? If NO, please give details of any new system to be constructed.	YES / ~~NO~~
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES / ~~NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? If YES, please show details of any changes on the plans.	~~YES~~ / NO
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	0
	2	0
	3	0
	4	2
	5 or more	2
	TOTAL	4
Nos. of residential units lost through demolition or conversion		NONE
	NET CHANGE	gain 4

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided.	YES / ~~NO~~
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form.	~~YES~~ / NO
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 (INCLUDING SCRAP YARDS) ? If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.	~~YES~~ / NO

23. THE FEE ENCLOSED IS £760

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF HODSON DEVELOPMENTS DATE 18.10.02

Before submitting this application check that you have answered all the relevant questions 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.