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LONDON OFFICE Tel.071-377-1777 Fax.071-247-6181

APPLICATION NO:
O/2000/1724

LOCATION:
Staysure Tyres 60 Langley Common Road, Barkham Wokingham.

APPLICANT:
Mr L Johnson C/O Day Tanner Partnership

PROPOSAL:
Outline application for the proposed erection of 3 dwellings with associated parking. Demolition of existing car sales facility.

EARLIEST DATE FOR DECISION:

APPLICATION WILL HAVE EXPIRED ON:
08/08/2000

CASE OFFICER: **Simon Lewis**
EXC.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr L Johnson
C/O Day Tanner Partnership
11-13 Dukes Ride
Crowthorne
Berks
RG45 6LZ

Application Number: O/2000/1724

Parish:	**BARKHAM**
Location:	**Staysure Tyres, 60 Langley Common Road, Barkham, Wokingham.**
Proposal:	**Outline application for the proposed erection of 3 dwellings with associated parking. Demolition of existing car sales facility.**

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

Reason;

1. The proposal by virtue of the siting of the dwellings represents an overdevelopment of the site resulting in a cramped development harmful to the character and appearance of the area. As such the proposal is contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and to policies WOS3 & WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell
Development Control Manager
Date: 27/09/2000

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

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON 17 JANUARY 2001 FROM 7.00 PM TO 9.30 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39:-Mr G Cowan, Mrs ANMC Drake, Mr CE Lawley, Mr A Miller.

PART I

207. MINUTES

Subject to the addition of the following note in Minute No: 188, the Minutes of the meeting of the Committee held on 20 December 2000 were confirmed as a correct record and signed by the Chairman.

"(Note: Mr SR Conway wished to be recorded as voting against the decision to grant permission subject to a legal agreement.)"

208. ORDER OF BUSINESS

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

RESOLVED: That the order of business detailed on the agenda be varied.

216. APPLICATION NO: 2000/1724, OUTLINE APPLICATION FOR THE DEMOLITION OF CAR SALES FACILITY AND ERECTION OF TWO DWELLINGS WITH ASSOCIATED PARKING, 58/60 LANGLEY COMMON ROAD BARKHAM, FOR L JOHNSON

The Committee considered a report on this application as set out on Agenda pages 2054 to 2060.

Mr. A Miller, the local Member attended the meeting and spoke against the application.

In discussing the application, Members expressed the opinion that the proposal represented an improvement over the existing site.

RESOLVED: That Application No: 2000/1724 be approved subject to the conditions outlined on pages 2055 to 2058.

Application No.	Received	Barkham	Listed By
O/2000/1724	31/10/00		Cllr Miller

Applicant: L Johnson
Location : 58/60 Langley Common Road
Proposal : Outline application for the demolition of car sales facility and erection of 2 dwellings with associated parking

1. **Planning History** – The application site is located in the countryside, within an area designated as a Green Gap/Wedge in the emerging local plan. In the adopted local plan the area is identified as one of sporadic development and an area of Separation of Settlement. The site lies within a built up frontage, which consists of several dwellings and small commercial enterprises.

   It appears that the site formerly formed part of the curtilage of two properties; a dwelling at 58 Langley Common Road (identified as 60 on the OS map) and a petrol station at 60 Langley Common Road. As uses of the sites have evolved part of these plots has been amalgamated with Staysure Tyres, 62 Langley Common Road, while the remainder, which forms the application site is currently use for car sales. In addition to the vehicles displayed on the site, there is temporary sales office.

   In September 2000 an outline application for redevelopment of the site for three dwellings was refused as it was considered that the proposals would represent *"an overdevelopment of the site, resulting in a cramped development harmful to the character and appearance of the area".*

2. **Proposal** – This is an outline application for redevelopment of the site for two detached dwellings. The siting and means of access are to be considered with all other details being reserved matters.

   The application has been listed by Cllr Miller due to concerns regarding the impact on the rural character of the area.

3. **Consultations** -
   - ***Landscape Officer*** – existing use is visually intrusive; no objection to residential use; two proposed dwellings would overcrowd the site leaving little room for rear garden or planting in the front garden.
   - ***Environmental Health Officer*** – no objection subject to conditions
   - ***Highway Officer*** – comment that a single point of access would be more appropriate and request revised plan also including 2.4 metre x 120 metre visibility splays

4. **Appraisal** – The main issues are:

   A. The principal of redevelopment of the site for residential use (policies WOS2, WCC1, WCC2 and WH1 of the WDLPDD and policies LTV2, LC1 and LH1of the LALP)

   B. Impact on the character and amenities of the surrounding area (policies WOS3, and WBE1 of the WDLPDD and policies LBE1 and LBE2 of the LALP)

   C. Highway issues (policy WT7 of the WDLPDD)

A. The principal of redevelopment of the site for residential use
Whilst taking into account that the site lies within a Green Gap, where development is usually restricted, the proposal would represent redevelopment of a previously developed site in an existing built up frontage and would be accordance with the guidance given in PPG3, Housing and PPG7, The Countryside – Environmental Quality and Economic and Social Development. In addition, due to the nature of the existing use, it is unlikely that the residential redevelopment would result in any additional harm to the rural character of the area. Therefore, in this instance the principle of residential development is considered acceptable.

B. Impact on the character and amenities of the surrounding area
Development on the north-western side of Langley Common Road has a predominantly linear form, with detached and semi-detached dwellings of variable ages and designs fronting the road. Plot sizes, including the width, and the set back from the highway are also varied so, although the proposed plots would be relatively small and the dwellings would be closer to the highway than many of the neighbouring properties, the proposal would fit in with the general pattern of development.

Although the scale of the built development on the site would increase the current use has an intrusive character and, hence, overall it is not considered that the proposals would represent a more obtrusive form of development.

C. Highway issues
The site has two existing accesses from Langley Common Road. The Highway Authority would prefer to reduce this to a single-access point but, since the proposal would not alter the existing accesses and to have a separate access for each property would be more in keeping with the surrounding development, it is considered, on balance, that the proposed arrangement is acceptable in this instance.

5. **Conclusion** – Residential redevelopment of the site is acceptable in principle and, although the proposals would result in two dwellings on relatively small plots, the siting and layout would be in keeping with the pattern of development in the area and, on balance, it is considered that the proposals would be acceptable.

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

CONDITIONS

1. a) Approval of the details of the design (including floorspace, height, massing, internal planning and refuse storage and disposal facilities) and external appearance of the building[s] and the landscaping of the site (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. Before any development is commenced, the results of a detailed investigation to ascertain whether the site is contaminated, together with any remediation scheme required as a result, shall be submitted to and approved in writing by the Local Planning Authority. This shall include a historical investigation, sampling and analysis of current soils, and a scheme of works to address any contamination. The remediation scheme shall thereafter be carried out as approved before any of the dwellings are first occupied.

3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

4. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

5. Prior to the commencement of development, details of the slab levels of the proposed buildings 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 development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

8. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

10. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
11. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

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. To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
4. To safeguard visual amenities.
5. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
6. To safeguard the visual amenities of neighbouring properties and the locality.
7. To ensure that the external appearance of the building is satisfactory.
8. To ensure a satisfactory for of development and to avoid adverse impact on the public highway in the interests of highway safety
9. In the interests of visual amenity.
10. In the interests of visual amenity.
11. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties.

INFORMATIVES

1. The applicant is reminded that this consent relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.
2. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies C2, C6 and EN1

Loddon Area Local Plan policies LTV2, LC1, LH1, LBE1 and LBE2

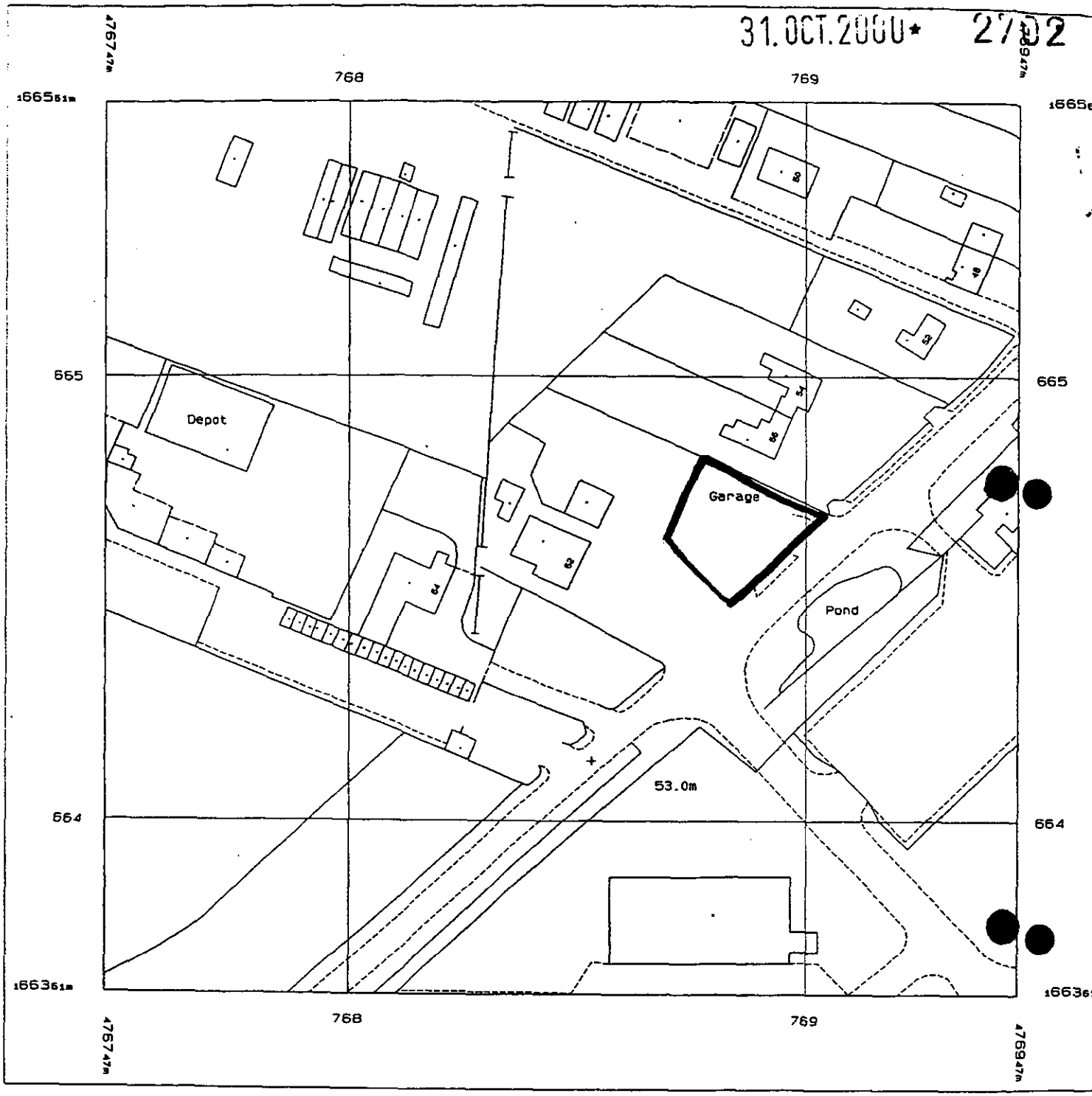
Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WCC1, WCC2, WH1, WBE1 and WT7

Emy Circuit

Survey®
Superplan

Planning Extract – Site-centre

31.OCT.2000* 2702



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Part or all of this Superplan is enlarged from mapping produced at one or more of th following scales: 1:1250, 1:2500 & 1:10000

Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7666

The representation of a road, track or path is no evidence of a right of way.

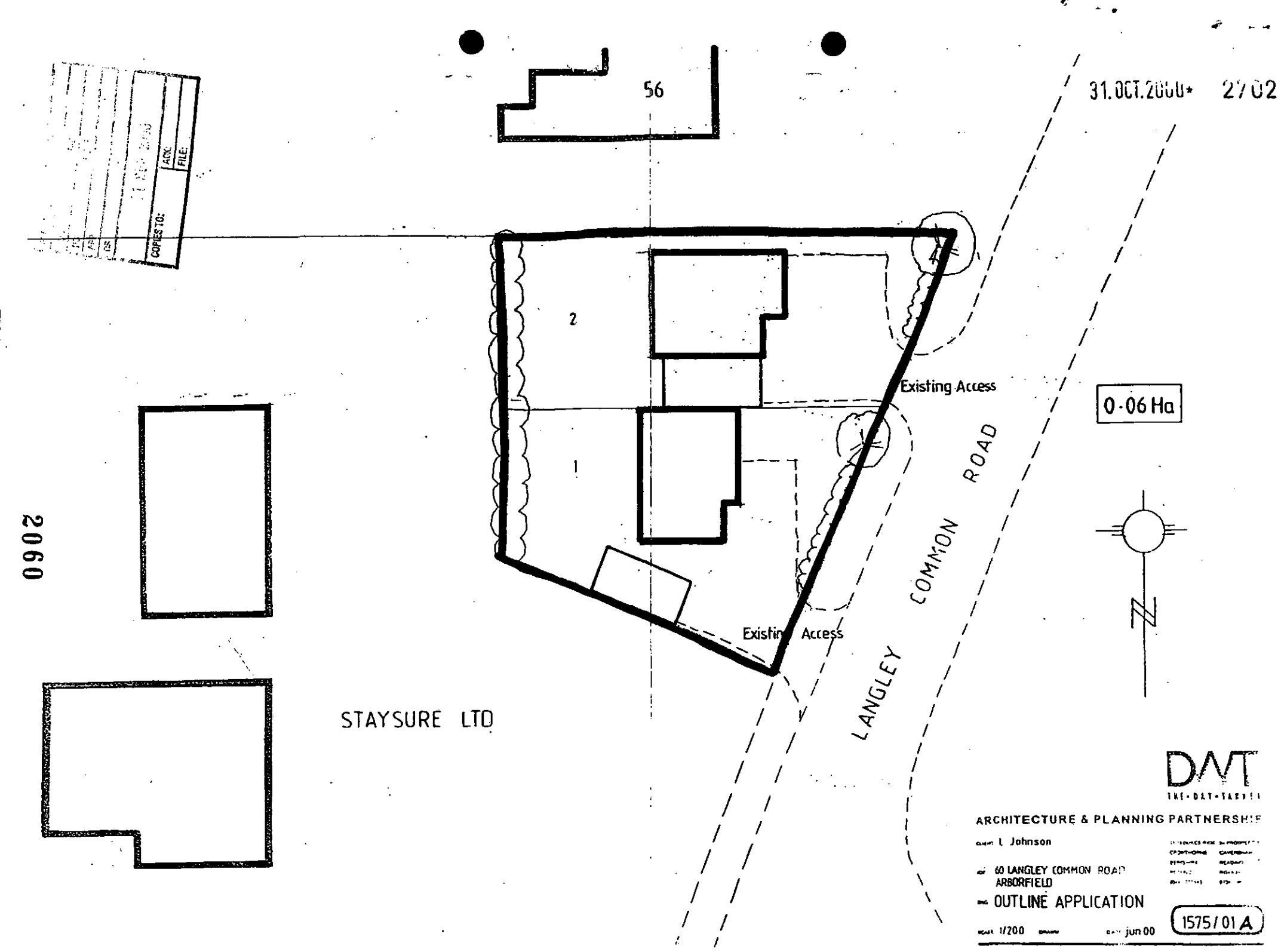
This Superplan product does not contain all recorded map information.

2059

Centre Coordinates: 476847 166461

Supplied by: Blackwell's Reading

Serial Number: 12862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L Johnson
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OUTLINE APPLICATION
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1575/01 A

WORK SHEET FOR : Simon Lewis

Application Number : *O/2000/1724*

Applicant : Mr L Johnson C/O Day Tanner Partnership.

Location : Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.

Proposal : Outline application for the proposed erection of 3 dwellings with associated parking. Demolition of existing car sales facility.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 13/06/2000

Earliest Date for Decision :

Latest Consultation Date/Site Notice Expiry Date :

This application will have expired on: 08/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: O/2000/1724

Appraisal :

Outline planning permission is sought for the erection of 3 dwellings, comprising of a pair of semi-detached and one detached. There would be 6 car parking spaces provided. All matters apart from siting and means of access are reserved.

The application site lies within the countryside in an area designated as Green Gap/Wedge in the emerging Local Plan. It lies within a built up frontage, which consists of several houses, and small commercial enterprises. The site is currently used for car sales and comprises a temporary porta-cabin for the sales office and garage forecourt.

Whilst taking into account the fact that the site lies within a Green Gap where development is usually restricted, the proposed redevelopment of what is a small brownfield site, or previously developed land, it is in accordance with Government Guidance in the form of PPG3 'Housing'. Therefore in this instance the principle of redevelopment is considered to be acceptable as the potential for any additional harm to the character and appearance of the countryside resulting from it would be very unlikely due to the nature of the existing use of the site and those which surround it. Such a redevelopment may well enhance the overall appearance of the area.

However, the proposed development is not considered to be acceptable in its current form. Although the application is in outline, details regarding the siting of the proposed residential units have been requested to be determined at this stage. The proposed layout of the 3 dwellings would appear to be very cramped and would represent an overdevelopment of the site. The lack of space on the site does mean that the potential for a higher density development would be limited and as in this case result in an awkward arrangement which due to the prominent nature of the site be detrimental to the appearance of the existing built frontage.

The Highways Authority considers that the development would not be detrimental to highway safety subject to the imposition of various conditions.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Application Number O/2000/1724
Conditions/Reasons for Refusal

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

The proposal by virtue of the siting of the dwellings represents an overdevelopment of the site resulting in a cramped development harmful to the character and appearance of the area. As such the proposal is contrary to policies LBE1 and LBE2 of the Loddon Area Local Plan and policies WOS3 and WBE1 of the Wokingham District Local Plan.

RECORD OF SITE VISIT

SITE ADDRESS: Staysure Tyres 60 Langley Common Road Barkham Wokingham.

APPLICATION NUMBER: O/2000/1724

OFFICER: Simon Lewis

DATE OF SITE VISIT: 7/6

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Semi-rural - near garrison. - some residential.

3. DESCRIPTION OF SITE/BUILDING Existing porta-cabins garage forecourt.

4. RELATIONSHIP TO ADJOINING PROPERTIES Set away. Staysure tyres to rear & site B2 use.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING Existing

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
0/2000/1724	Mrs J Neuhofer Small Oaks Wokingham Berkshire RG41 4EB
O/2000/1724	Dr S Wilsford 17 Lodge drive Wokingham RG41 1NA

APP. refused
Letter sent 28/09/00

1724

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 18 October 2000
My ref. JRM/SB/O/2000/1724
Your ref. AID/LC/1575

34943
35160

Mr A I Day
Day Tanner Partnership
11-13 Dukes Ride
CROWTHORNE
Berkshire
RG45 6LZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Day

STAY SURE TYRES, 60 LANGLEY COMMON ROAD, BARKHAM

Thank you for your letter of 3 October 2000 regarding the above.

I have looked into this matter very carefully and it does appear that what has happened has arisen through a regrettable oversight caused in the handover of work from one leaving officer to another.

I am afraid I can only apologise for this.

Having looked at the case it is quite clear to me that the proposal for 3 houses would be unacceptable. I consider it reasonable therefore that the application in its submitted form was refused. Whilst I had discussions with Mr Lewis about the acceptability of two houses on the site we did not discuss how this should be achieved and in my view it would have been unreasonable to have accepted amended plans to reducing the number of dwellings from 3 to 2. This is clearly a very different proposal and should have formed a new application. In that respect I consider my staff have acted correctly.

I realise that you will disagree with this and I can only apologise for the inconvenience that has been caused. If you have not done so already I suggest that you may wish to submit a further application for two dwellings in the manner discussed with Mr Lewis.

Yours sincerely

JOHN MITCHELL
Development Control Manager

DAY • TANNER PARTNERSHIP
ARCHITECTURE & PLANNING

Fax to: 0118 974 6484

35160
REPLY REQUIRED
24/10

AID/LC/1575

10 October 2000

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

For the attention of Mr J Mitchell

Dear Mr Mitchell

STAY SURE TYRES, 60 LANGLEY COMMON ROAD, BARKHAM (O/2000/1724)

I have received no acknowledgement concerning my letter to you dated 3 October 2000 and perhaps you would be good enough to let me know you have received the letter and will be replying.

Yours sincerely

A I Day

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MRIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

DAY ◦ TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

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AID/LC/1575

3 October 2000

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

REPLY REQUIRED
18/10

For the attention of Mr J Mitchell

Dear Mr Mitchell

STAY SURE TYRES, 60 LANGLEY COMMON ROAD, BARKHAM (O/2000/1724)

Yesterday I received a refusal notice for the Outline application for three dwellings with associated parking to replace the existing car sales facility on this site. I was extremely surprised to receive this refusal notice and even more surprised that Mr Lewis, with whom we had been corresponding within your department, had left three weeks ago.

When I telephoned the planning department I was told that Emy Circuit dealt with the application after Mr Lewis left and when I spoke to her she was not particularly au fait with the application and the refusal. She knew nothing of the correspondence which had taken place between 30 August and 8 September concerning revised drawings for two houses only which were deemed to be acceptable in principle and for which Mr Lewis had requested your own clearance prior to accepting them.

Before I make a formal complaint concerning the procedures involved in this particular application I should welcome your earliest response as to how this application has obviously failed on continuity between Officers and reflects the rather sorry state with which I find the planning department still to be in.

I look forward to hearing from you.

Yours sincerely

A I Day

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

DAY · TANNER
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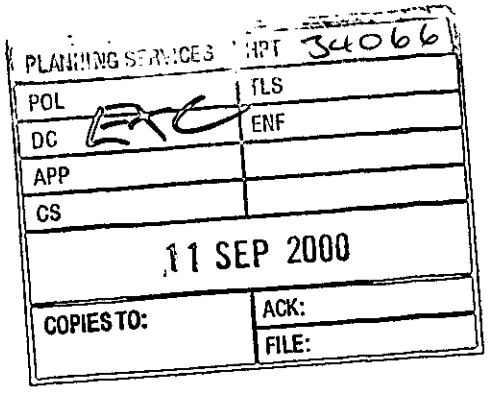
& PLANNING



AID/LC/1575

8 September 2000

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

For the attention of ~~Mr S~~ Lewis

Dear Mr Lewis

60-62 LANGLEY COMMON ROAD, WOKINGHAM (0/2000/1724)

Following my recent submission of revised drawings and our subsequent telephone conversation please now find enclosed six further copies of my drawing number 1575/01A showing an indicative layout for two houses with garages.

I trust that you will now be able to recommend this application for approval and look forward to hearing from you in due course.

Yours sincerely

A I Day

Mr L Johnson
Jovike
Lower W'ham Rd
Crowthorne
Berks
RG45 6BX.

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Reply leg

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DAY • TANNER PARTNERSHIP

ARCHITECTURE & PLANNING

AID/LC/1575

30 August 2000

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

For the attention of Mr S Lewis

Dear Mr Lewis

60-62 LANGLEY COMMON ROAD, BARKHAM (0/2000/1724)

Our client, Mr Johnson, has recently spoken to you concerning the Outline application for this site and you suggested to him that a scheme for two dwellings may be better received. Please therefore find enclosed a copy of our drawing number 1575/01A showing an alternative solution for two houses.

We look forward to hearing from you.

Yours sincerely

A I Day

Enc

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

Received by Wokingham District Council

Application No: O/2000/1724

Proposal:
Outline application for the proposed erection of 3 dwellings with associated parking. Demolition of existing car sales facility.

Location:
Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.

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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before . 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

22 June 2000

Tel: (0118) 974 6454

Date: 13 September 2000

My ref: O/2000/1724

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2000/1724
Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.
Outline application for the proposed erection of 3 dwellings with associated parking. Demolition of existing car sales facility.

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 **Simon Lewis** on **(0118) 974 6454**. 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 13 September 2000

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **O/2000/1724**
Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.
Outline application for the proposed erection of 3 dwellings with associated parking. Demolition of existing car sales facility.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Miller

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

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 25th July 2000

Location: Staysure Tyres, 60 Langley Common Road, Barkham

Proposal: Outline application for the proposed erection of three dwellings with associated parking. Demolition of existing car sales facility.

Application Number: O/2000/1724

In response to your consultation dated 22nd June 2000 for the above application, the landscape comment is as follows:

This application is acceptable. Landscape information including proposed new planting details is expected from the Full Application.

Patricia Green

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 22 June 2000

Application Number: O/2000/1724

Proposal: Outline application for the proposed erection of 3 dwellings with associated parking. Demolition of existing car sales facility.

Parish: BARKHAM PARISH

Site Address:
Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.

Applicant:
Mr L Johnson C/O Day Tanner Partnership.

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).

CONDITIONS

Visibility splays of 2.4m x 120m are required at the single point of entry over highway land or land in the applicant's control.
SR13
SC23 – Parking – insert 'parking + turning'
SR06
SC28 – Turning – insert 'buildings'
SR13

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

14.7.00

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

25 July,2000

The Chief Planning Officer,
Environmrntal Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.O/2000/1724 - ERECTION OF 3 DWELLINGS ON LAND AT STAYSURE TYRES,LANGLEY COMMON ROAD,BARKHAM.

The land involved in this application is classified as Sporadic Development in the Loddon Area Local Plan(LALP) and as Green Gap/Wedge in the draft Wokingham District Plan(1997).The development proposed is contrary to Policy LTV2 of the LALP and to Policy WCC2 of the draft Wokingham District Plan(1997).If this application was allowed to proceed it would set an unfortunate precedent for the future.

Wokingham District CPRE therefore urge the District Council to reject this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax *0118 977 2857*
E-mail *judith@neuhofer.freeserve.co.uk*

DC
APP
CS
COPIES TO:
FILE:

Mr. S. Lewis
Planning Department
Wokingham District Council

Date 27th June 2000

Dear Mr. Lewis,

Application Number O/2000/1724
Staysure Tyres, 60 Langley Common Road, Barkham

I have been asked to write to you on behalf of Barkham Parish Council concerning the above application. Firstly, may I point out that the site is not that of Staysure Tyres but the Japanese 4 x 4 Centre.

Having studied the plans the Council feel the proposed houses are not in keeping with the existing properties in the road. The site is considered too small for three houses and we feel that two houses with vehicular access to the rear of the properties would be more suitable. Also the houses would be very close to the workshops at Staysure tyres which would be located at the rear of the properties.

Therefore, bearing all these points in mind we would recommend that this application is declined.

Yours sincerely,

J. P. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Simon Lewis
Planning Department

Date: 26/06/00

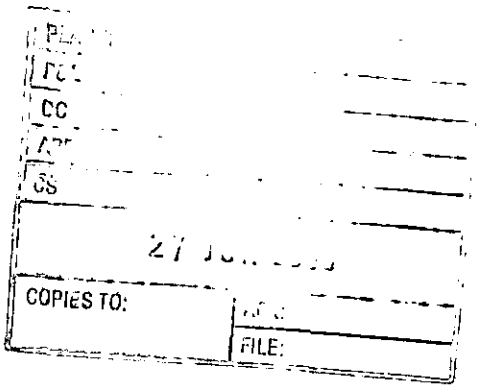
STAYSURE TYRES, 60 LANGLEY COMMON ROAD, BARKHAM

With reference to the above application I recommend the following conditions are attached should outline planning permission be granted.

1. This site may be contaminated from its previous use therefore an investigation needs to be carried out by the developer to establish the extent of contamination and what remedial measures are required to deal with the hazards. It is advisable for an initial investigation to be carried out prior to planning consent as any remedial measures may have financial implications on the feasibility of the project for the developers.

2. Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

John Mullaney
Environmental Health Officer



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 JUN 2000
Officer: RA SC	Application No. O/2000/1724

Map No. 89. Site ...02.05..
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(6) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 3 DWELLINGS WITH ASSOCIATED PARKING, DEMOLITION OF EXISTING CAR SALES FACILITY

Location: 60 LANGLEY COMMON RD

Parish: BARKHAM Ward: .....

Applicant: MR & JOHNSON

Fee Received 190-00 (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			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control : .....
Landscape .....
Trees .....
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 .....

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 .....

NEIGHBOURS:

S/N + 56 + 62 LANGLEY Common Rd.
LANGLEY HSE " " "

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1575

12 June 2000

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
13 JUN 2000	
COPIES TO:	ACK:
	FILE:

Dear Sirs

DEMOLITION OF EXISTING CAR SALES FACILITY AND ERECTION OF 3 HOUSES AT 60 LANGLEY COMMON ROAD, BARKHAM

We enclose the following documents in order to submit an outline planning application for the above:

Six copies of our drawing number 1575/01 together with location plan
Six copies of the application form
Certificate A
Deposit cheque in the sum of £190.00

We hope that you will be able to support this application as it will substantially reduce the traffic ingressing and egressing the site and will also reduce the number of vehicular accesses down to one, on this classified road. This is a good use of a brown field site in accordance with latest government guidance and will also create small family units.

We look forward to hearing from you in due course.

Yours faithfully

A I Day

Enc
cc Client

13.JUN.2000* 1724

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

~~WALKERS FILLING STATION~~ LANGLEY COMMON GARAGE

ADDRESS SE-60 LANGLEY COMMON ROAD. PARISH Sarkham

(62 was SMOKEY'S JOE'S CAFE)

PLOT No. A/3/59 R/67/58 ORD. SHEET No.

BUILDER 08112 Chiltern Autos Ltd Dem. café + erect workshop/office 11.5.78 N/A RE

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
1949/72	Mr. R J. Walker	Extend Wkshop x 11'	21.12.72	—	C/A
BR 9532	MR. M. BARROW	CAR TESTING BAY	4.10.78	APP.	N/A
[illegible]/58/65	"	SERVICE SHOP	18.3.65	[illegible]	C/A
[illegible]/68	"	PETROL PUMPS - [illegible]	[illegible] 3.68	[illegible]	A
09342	LANGLEY COMMON GARAGE	ADDS. FOR MIN. OF TRANS. TESTS	26.10.78	N/A	C/A
BR 10275	MR. M. BARROW	RE-SITE KIOSK	16.2.79	APP.	N/A
~~[illegible]~~ 10144	"	"	15.3.79	N/A	C/A
10781	"	EXTENSION TO FORECOURT	8.6.79	N/A	C/A
15039	LANGLEY COMMON GARAGE	10,000 GALL. U/GROUND PETROL TANK	12.3.81	N/A	C/A
BR 21320	—	DEM. OF BL. BUILDINGS / NEW GARAGES	13.9.83	APP	N/A
20114	"	"	22.9.83	N/A	C/A

DATE OF COMPLETION

MINISTRY · DECISION

SPECIAL ORDERS

DRAINAGE

BR 22946	"	HOT TESTING AREA	22.6.84	APP	N/A

13.JUN.2000* 1724

SECTION 66 CERTIFICATE

Application No. [ ]

13.JUN.2000* 1724

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 not less unexpired term of which is than 7 years

OR

* See Note (a) to Certificate A

OR

* See Note (a) to Certificate A

(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 not be 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) 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.

Owners (a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (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)

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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE D

I certify that:

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

- I have/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 the 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)

- 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 a 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 **L JOHNSON**

Date **12/6/00**

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

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

13.JUN.2000* 1724

1. **APPLICANT'S NAME** L JOHNSON

ADDRESS 60 LANGLEY COMMON ROAD,
BARKHAM

POSTCODE **PHONE:**

2. **If the applicant has an agent, all correspondence will be sent to the agent**

AGENT'S NAME DAY TANNER PARTNERSHIP

ADDRESS 11-13 DUKES RIDE
CROWTHORNE, BERKSHIRE

POSTCODE RG45 6LZ **PHONE:** 01344 777143

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: 60 LANGLEY COMMON ROAD
BARKHAM

4. **WHAT IS THE APPLICATION FOR ?**

Give brief details and state for what purpose this site and any buildings will be used

DEMOLITION OF EXISTING CAR SALES FACILITY AND ERECTION OF 3 HOUSES WITH ASSOCIATED PARKING.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0.06

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** 1575/01 AND LOCATION PLAN

8. **DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?**
Tick the boxes

CHANGE OF USE	X	**REDEVELOPMENT**	X
ERECTION OF NEW BUILDING	X	**ALTERATION or EXTENSION**	

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

OUTLINE PERMISSION	X	**See question 10**	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		**State relevant outline permission number.**	
TEMPORARY PERMISSION		**State period required.**	
RELAXATION OF CONDITIONS		**State relevant application no.**	

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	X
EXTERNAL APPEARANCE		**DESIGN**	
MEANS OF ACCESS	X	**LANDSCAPING**	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	CAR SALES	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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	NO	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	TO BE AGREED.	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	EXISTING BOUNDARIES.	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	SOAKAWAYS	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES If no, please give details	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	TWO VEHICULAR ACCESSES PROPOSED - 1 ACCESS BLOCKED UP.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	YES	

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

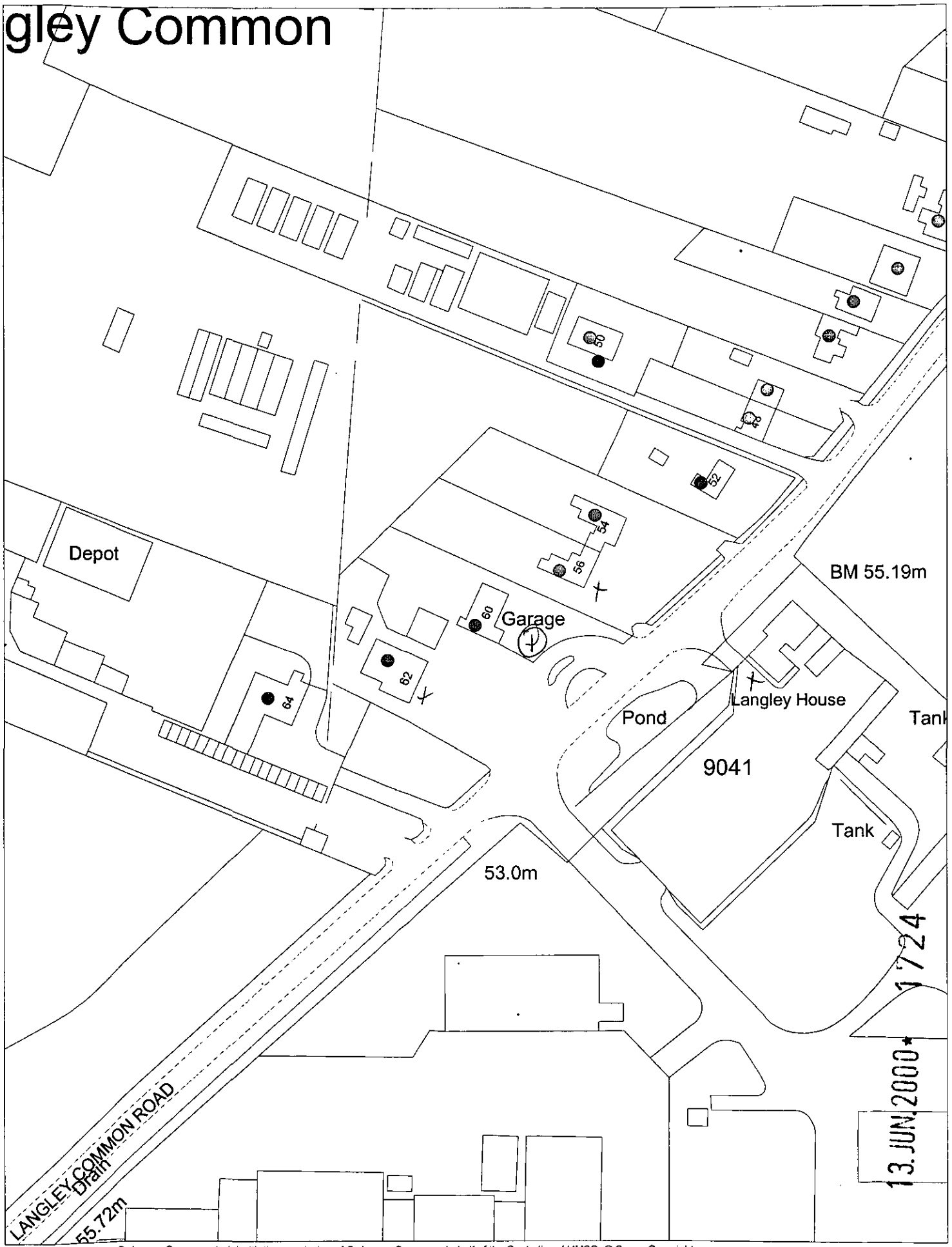
	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	3 / 15	/	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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.	£190.00	

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

SIGNED: _____ ON BEHALF OF: L JOHNSON DATE: 12.6.00

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".



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Development Control Section, Environmental Services, Wokingham District Council.

15 June 2000

Scale: 1 : 1250

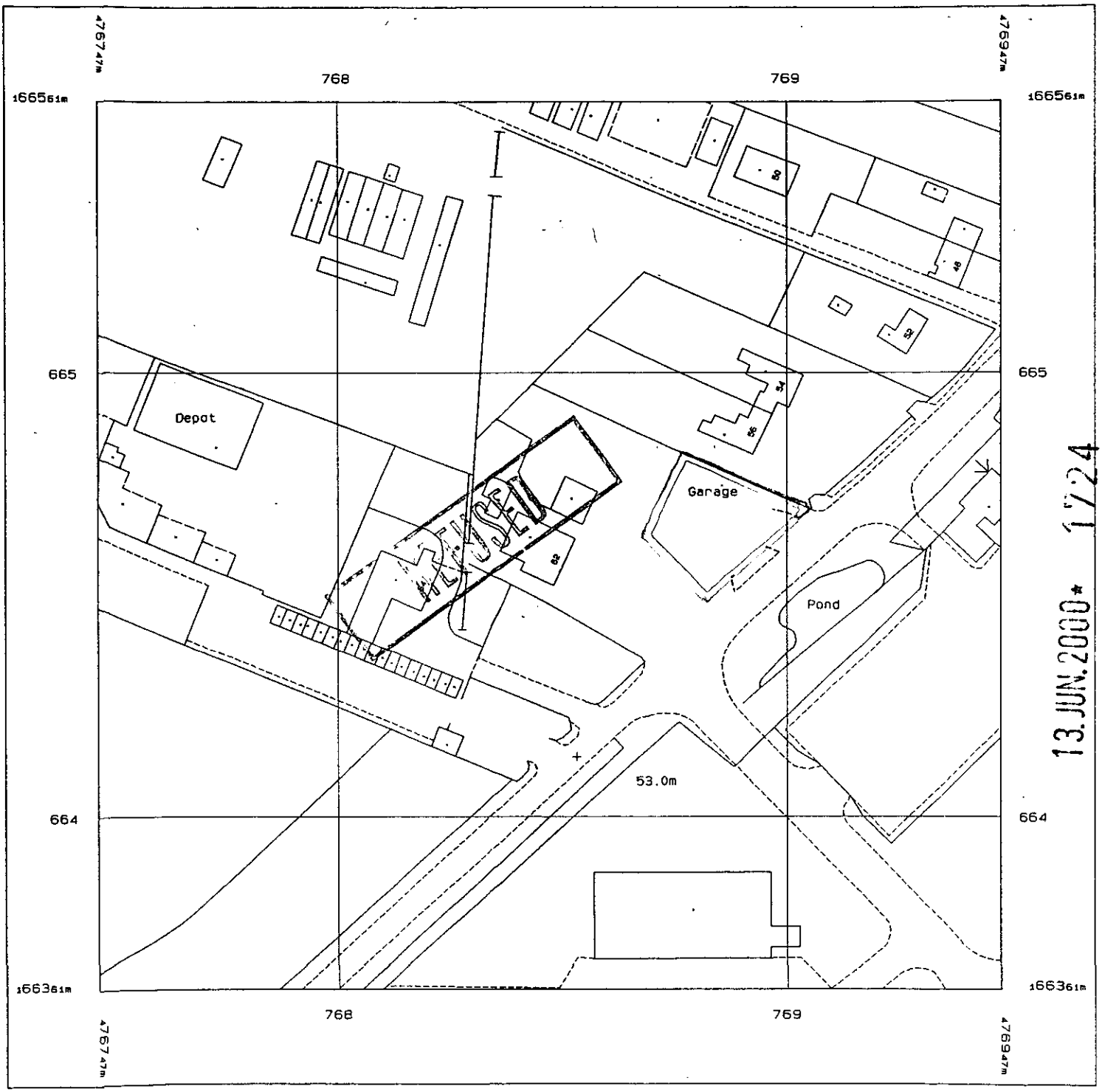
N
W E
S

Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7666

The representation of a road, track or path is no evidence of a right of way.

This Superplan product does not contain all recorded map information.

Centre Coordinates: 476847 166461

Supplied by: Blackwell's Reading

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 09 November 2000

Application Number: O/2000/2702

Proposal: Outline application for the proposed demolition of car sales facility and erection of 2 dwellings with associated parking.

Parish: BARKHAM PARISH

Site Address:
Staysure Tyres 60, Langley Common Road, Barkham, Wokingham.

Applicant:
L Johnson C/O Day Tanner Partnership.

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).

Comments

Highways feel that a single point of access would be more appropriate and request a revised plan that also includes visibility splays of 2.4m x 120m. They must be formed over highway land or land within the applicants control.

This is consistent with the conditional approval for application O/2000/1724 made by the highway authority.

Signed: _____ **Print name:** Adam Coggins.

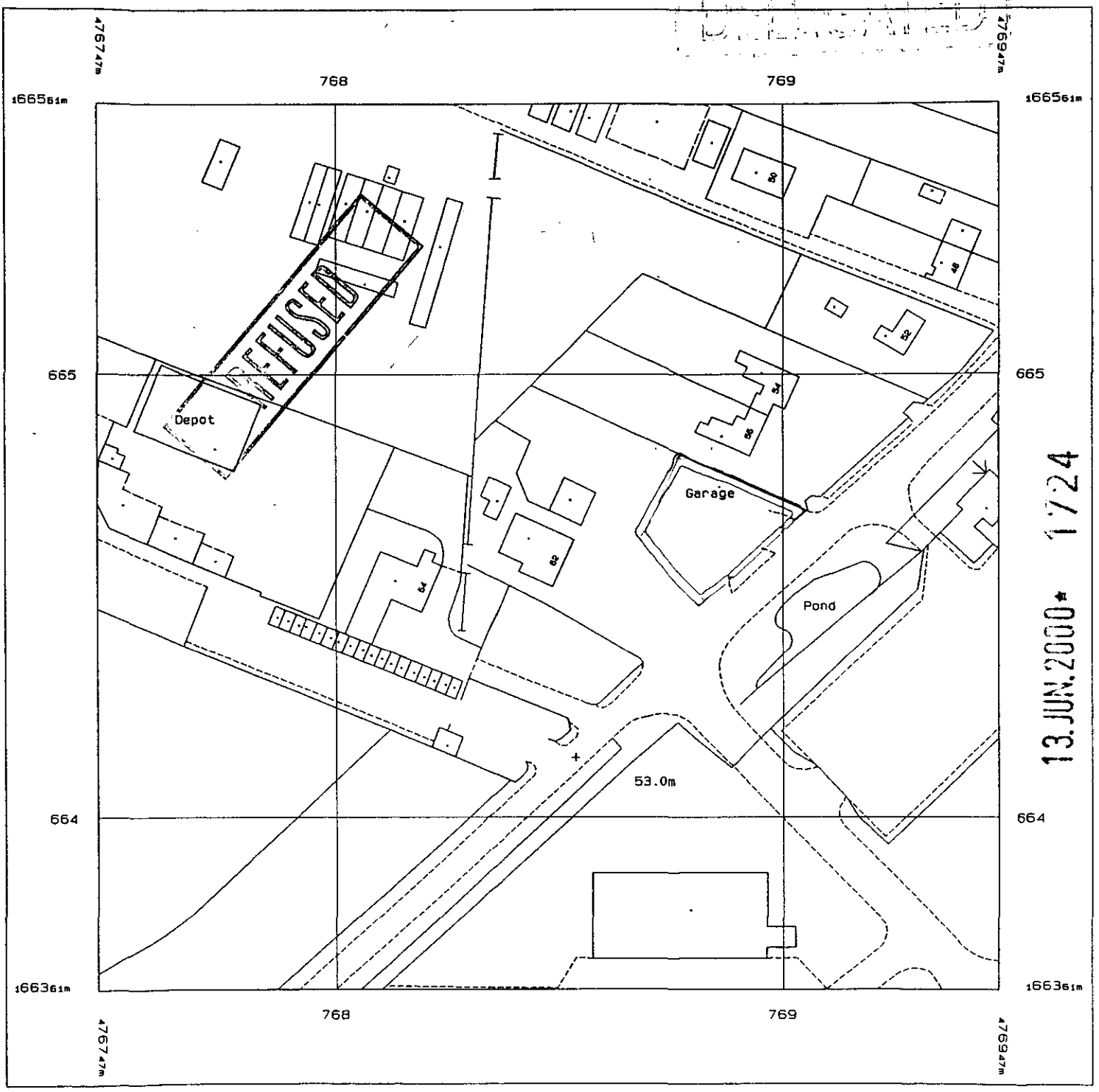
23/11/00

Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred



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Centre Coordinates: 476847 166461

Supplied by: Blackwell's Reading