APPLICATION NO:
**O/2002/8206**

LOCATION:
**Land Adjacent To Winnersh Primary School & 41 Watmore Lane Greenwood Grove, Winnersl**

APPLICANT:
**Linden Homes South East Ltd C/O Lennon Planning Ltd**

PROPOSAL:
**Outline application for the proposed erection c 24 dwellings and demolition of number 41 Watmore Lane, and construction of new acces road.**

EARLIEST DATE FOR DECISION: **30/01/2003**

**APPLICATION WILL HAVE EXPIRED ON:**
**11/02/2003**

APPEAL AGAINST NON-DETERMINATION

CASE OFFICER: **Mrs B Polnik** WITHDRAWN

RAILEX
Marbleboard

| Development Control Ref No: | Received | Parish |
|---|---|---|
| O/2002/8206 | 17.12.2002 | Winnersh |

**Applicant:** Linden Homes (SE) Ltd.
**Location:** Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
**Proposal:** Outline application for demolition of 41 Watmore Lane, provision of access and erection of 24 dwellings.

**FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE**

**REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik**

**SUMMARY:**

Proposal -
Outline application for demolition of 41 Watmore Lane, provision of access and erection of 24 dwellings on part of the open space to the rear. Site area is 0.8ha. All matters are reserved except for means of access and siting. An appeal against non-determination has been received in respect of this application. A duplicate application O/2003/8620 has been received and has not been determined as yet.

**RECOMMENDATION:**
**TO ESTABLISH WHAT DECISION MEMBERS WOULD HAVE MADE HAD THE APPEAL FOR NON-DETERMINATION OF THE APPLICATION NOT BEEN LODGED**

**Background Papers**

**Held by: Planning Reception**
**Division: Development Control**
**Dept: Environmental Services**

**Contact No: 0118 974 6428/ 6429**
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

## BACKGROUND

1. **HISTORY** - This site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of this planning application comprises the following:
   (i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
   (ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but was declared surplus to the school requirements by Berkshire County Council.
   (iii) The north east corner of the site currently forms part of the school's wildlife area.
   (iv) A small area of garden belonging to the caretaker's dwelling and a larger area of the open space.

   The large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41 is covered by a Tree Preservation Order (TPO/1018/2001).

   The area of open space has been the subject of a number of planning applications these can be summarised as follows:

| Application No | Proposal | Decision | Appeal |
|---|---|---|---|
| 97/66894/F | 24 dwellings with access via Poplar Lane | Refused 3.98 | Appeal in abeyance At request of applicant |
| F/2000/2561 | 16 dwellings with access via 39 Watmore Lane | Not determined | |
| F/2001/3252 | 16 dwellings with access via 39 Watmore Lane | Withdrawn | |
| F/2001/3458 | 18 dwellings with access via 39 Watmore Lane | Refused | Allowed 10.01 |
| F/2002/7309 | 18 dwellings with access via 41 Watmore Lane * | Refused 11.02 | Appeal due to be heard 24.6.03 |
| F/2002/7310 | 19 dwellings with access via 41 Watmore Lane * | Refused 11.02 | |
| F/2002/7311 | 19 dwellings with access via 41 Watmore Lane * | Refused 11.02 | Appeal due to be heard 24.6.03 |
| F/2002/8154 | 19 dwellings with access via 41 Watmore Lane (duplicate of F/2002/7310 & 7311) | Not yet determined | |
| O/2003/8620 | 24 dwellings with access via 41 Watmore Lane (duplicate of O/2002/8206) | Not yet determined | |

* Copy of previous report and minutes are attached.

## 2. CONSULTATIONS:

***Access and Movement Officer*** : Comments on revised plan 1363/11N showing amendments to visibility splays and deletion of carriageway extension: conditions as previously recommended by Inspector on appeal F/2001/3458.

***Arboricultural Officer*** : Access road appears to be in the same position as on applications F/2002/7309, 7310 and 7311 which were recently refused planning permission. However the proposed access road has been designed not to adversely effect the Oak tree growing at 39 Watmore Lane. It will be constructed using reinforced concrete supported on piles and as such will not bear directly on the ground. Limited excavation will need to be carried out for the first 3m in to the site. Hand dug trial excavations (carried out on the 27th March) have confirmed that no visible roots from the Oak tree are growing in this area. Therefore this will not have an adverse effect on the tree.

Following the trial excavations the engineers will be submitting finalised proposals for the construction of the access road and a method statement detailing all measures required to implement the scheme without causing harm to the tree, including site supervision.

Independent advise has been obtained from the Veteran Tree Forum and the Arboricultural Advisory and Information Service who have confirmed that the principals of the scheme are acceptable in relation to the tree.

The detailed proposals should be submitted in time for them to be presented to Development Control Committee on the 9th April. I would advise that the scheme overcomes my concerns and that there are no arboricultural reasons why planning permission should be refused.

***Policy & Plans*** : Principle of development was established when permission for 18 dwellings was allowed at appeal (F/2001/3458). Since this appeal, proposed modifications to the Wokingham District Local Plan have been agreed. All applications determined after this date should comply with modified policies. As such proposal needs to comply with policy WH7 (as modified) requiring up to 26% of all new dwellings to be affordable. 5 dwellings required on F/2002/8154.

***Property*** : Developer has a contract to purchase the whole of the playing field at the rear of the school entered into by the former County Council. It has been agreed that a new contract will be entered into restricting the sale (and development) to approximately half of the land as shown on this application. The new arrangement is subject to the developer gaining planning permission.

***Libraries:*** Request contribution of £1,140.

***Archaeologist :*** The archaeological evaluation carried out in early 2002 discovered possible human remains. Still awaiting interim report to confirm age of these remains. Further archaeological works will need to be carried out across the entire site.

***Environmental Health*** : No Environmental Health objection subject to a condition restricting the hours of construction and landfill gas risk assessment.

***Drainage Engineer*** : Recommends 3 conditions relating to surface water sewerage works, surface water balancing works and foul sewerage works.

***Rights of Way Officer***: No objection.

***Ecologist*** :Requires a bat survey. Satisfied that the development is unlikely to adversely affect the local great crested newt population.

***Environment Agency*** : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).

***Thames Water***: No objection.

***Sport England*** : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan unless specific circumstances apply.

***Parish Council :*** Object . Refer to attached.

***Letters of representation*** : 30 letters received in respect of O/2002/8206. Objections/comments from the letters received can be summarised as follows:

- loss of land for school to expand
- loss of another dwelling in Watmore Lane
- problems of parking would be exacerbated
- inappropriate in design, appearance and layout
- increased traffic
- impact on highway safety, including pedestrians
- lack of adequate visibility
- impact on flora and fauna, including a possible ancient hedgerow
- loss of playing field/recreational facility
- loss of amenity for dog walkers
- increased pressure on infrastructure
- loss of safe route to school
- increased noise and air pollution
- increased disturbance due to car headlamps
- loss of access point to school
- remaining land should be allocated as public open space
- landfill gas needs to be investigated
- loss of light and privacy
- impact on TPO'd tree
- increased crime with increase of population
- parents and local community not informed of application
- development would set a precedent
- field needs to be reinstated
- increased risk of flooding/surface water runoff
- application for 24 dwellings would result in loss of more open space

3. **APPRAISAL** - The main issues are:

A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (as proposed to be modified)].

B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (as proposed to be modified)].

C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (as proposed to be modified)].

D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3 and WBE1 of the Wokingham District Local Plan (as proposed to be modified)].

E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and WH3A of the Wokingham District Local Plan (as proposed to be modified)].

F. Affordable Housing: [Policies H7 of the Berkshire Structure Plan; LH7 of the Loddon Area Local Plan; and WH7 of the Wokingham District Local Plan (as proposed to be modified)].

G. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (as proposed to be modified)].

H. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (as proposed to be modified)].

I. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (as proposed to be modified)].

J. Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (as proposed to be modified)].

K. Sport England Objection: Circular 9/98 and PPG17.

L. Flooding Issues.

M. Concerns of Parish Council and residents.

A. <u>Principle of residential development in this location</u>
The principle of residential development in this location has been established by the previous appeal, F/2001/3458 for 18 dwellings, allowed in October 2001. The Inspector's comments are material in consideration of this planning application albeit that the current application relates to a larger area of land.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. <u>Principle of loss of open space</u>
The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of the 3 applications (refer to site plan) is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical on F/2002/8154 but larger on O/2002/8206 and O/2003/8620. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph H) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council, in its role as the Education Authority, have carried out a public consultation on the options and have consulted the DfEE. In July 2002 consent was obtained to sell the land within the application site of F/2002/8154, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. <u>Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane</u>

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 19 or 24 dwellings by virtue of the design and layout would not adversely affect the character of the area, with the exception of the access road which would affect the large oak tree growing to the front of 39 Watmore Lane.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. It is extremely valuable for conservation, amenity and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

In accordance with British Standard 5837: 'Trees in relation to construction' no works should be allowed within 12m of the tree, although it is accepted that this standard does not allow for adequate distances for veteran trees and is currently under review.

The position of the access road is identical to that shown on applications F/2002/7309, 7310 and 7311. These applications were all refused on the grounds of adverse impact on this tree.

However recent trial excavations have revealed that no roots are growing in the first 3m of the site and the engineers will be submitting detailed proposals for the construction of the access road and a method statement detailing all measures required to implement the scheme without causing harm to the tree, including site supervision. Subject to these details overcoming previous concerns there would be no arboricultural reason why the application should be refused.

D. Impact on amenities of neighbouring occupiers

The application is in outline and only siting and access are being considered at this stage. Although the number of dwellings and size of site have increased, the relationship of the proposed dwellings with adjoining dwellings in terms of distances is considered acceptable. Detailed design would be dealt with at a later stage. Whilst there would be some noise and disturbance to properties either side of the proposed access road it is not considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

| F/2001/3458 (Appeal application) | O/2002/8206 |
|---|---|
| 2 bed x 8 (45%) | 2 bed x 11 (46%) |
| 3 bed x 6 (33%) | 3 bed x 7 (29%) |
| 4 bed x 0 (0%) | 4 bed x 3 (12.5%) |
| 5 bed x 4 (22%) | 5 bed x 3 (12.5%) |
| Total 18 units | Total 24 units |

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

As the site is less than 1 ha in size The Town & Country Planning (Residential Density) (London & South East England) Direction 2002 which came into force on 2nd December 2002, does not apply. Whilst Policy WH3A states that the Council will refuse planning permission for proposals that make inefficient use of land and schemes will be expected to achieve between 30-50 dwellings per hectare, the Inspector on the previous appeal commented that the density of the development would be above that of immediate neighbouring housing and that it would not cause harm to the character and appearance of the area (paragraph 21) and that it would be acceptable in terms of efficient use of land (paragraph 12). As such the density of development, which would be 30 dwellings per ha., is considered to be acceptable.

F. Affordable Housing

Since the last applications were considered (F/2002/7309, 7310 and 7311), proposed modifications to the Wokingham District Local Plan were agreed in December 2002. These include policy WH7 relating to affordable housing. The threshold has now been changed and the requirement for affordable housing would now apply as the development exceeds 0.5 ha. in size and 15 dwellings. As

such the Council is seeking up to 26% of affordable housing on site which would equate to 6 dwellings. The applicant has agreed in principle to this provision.

G. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). This is still considered to be the case with the current application. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

The addition of 6 dwellings would not adversely affect highway safety or congestion.

Whilst a contribution of £40,000 was requested on the previous application, F/2002/3458, towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

H. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. It is recommended that a contribution of £80,000 for improvements to recreational provision is included.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. The current application would result in a net increase of 23 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. The education contributions will be reported verbally to Committee as this is yet to be finalised.

A contribution to libraries has not been requested before and as there has been no change in policy it would be unreasonable to request it on these planning applications.

Highway infrastructure is dealt with under paragraph G and Affordable housing in paragraph F.

I. Ecological Issues

As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great crested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found. The

Ecologist is satisfied that the proposals would not adversely affect them. A bat survey was carried out for 39 Watmore Lane which did not reveal any evidence. A second survey would need to be carried out for 41 Watmore Lane although it is suggested that this is dealt with by condition.

J. Archaeological Issues
Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

K. Sport England Objection
The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with Circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

L. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

M. Concerns of Parish Council and Residents
The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

4. **CONCLUSION** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. Subject to the Arboricultural Officer being satisfied that the development would not would adversely affect the oak tree, the loss of which would be detrimental to the visual amenity of the area, there is no reasons for refusing the application on arboricultural grounds. However holding reasons for refusal are recommended for affordable housing and financial contributions in the event of the appeal not being withdrawn.

5. **RECOMMENDATION** - If the appeal against non-determination had not been lodged the application would have been recommended for REFUSAL of planning permission on the following grounds:

**Reasons**

1. In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan (as proposed to be modified).

2. The proposal does not make adequate provision for affordable housing in accordance with Policy H8 of the Berkshire Structure Plan, Policy LH8 of the Loddon Area Local Plan and Policy WH7 of the Wokingham District Local Plan (as proposed to be modified).

**Informatives**

1. In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested and affordable housing, the reasons for refusal relating to this shall be withdrawn.

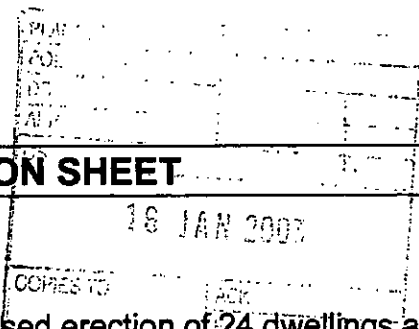
2. This application is in respect of OS location plan received by the LPA on 17.12.2003 and drawing no.1363/11N, received 13.2.2003, as amended by letter dated 20.3.2003 regarding the mix of housing.

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

   Berkshire Structure Plan Policies EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4 and LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH3A, WH6, WH7, WBE11, WT7 and WR2.

FROM: Mrs B Polnik

DATE: 09 January 2003




## WINNERSH PARISH CONSULTATION SHEET

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

**Site Address:** Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:** Linden Homes South East Ltd C/O Lennon Planning Ltd.

Your observations are required in respect of this application **by 30/01/2003** .

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The Committee **OBJECTED** to this application on the following grounds:

1 There would be a large amount of traffic feeding onto an already busy, small road

2 The development would be an incursion into the open space

3 The oak tree at the entrance to the development would be affected

SIGNED: _____ DATE: 14.01.03

Clerk To Winnersh Parish Council Parish/Town Council.

development was un-neighbourly and would result in loss of light for neighbouring properties. Concern was also expressed that the number of proposed parking spaces was insufficient, particularly in the light of the apparent conversion of the garage into living space. Members noted the comments of the Access and Movement Officer that as submitted the proposal for three spaces was feasible. However, the Access and Movement Officer commented that this judgment was a fine balance.

Other Members whilst sharing these concerns commented that it would be appropriate to defer the application to allow the applicant to reconsider their position.

After further debate it was;

**RESOLVED:** That Application No: 2002/7585 be refused on the grounds of the detrimental impact on neighbouring properties due to its overbearing impact and potential for loss of light.

**173. APPLICATIONS NOS: 2002/7309, 2002/7310 & 2002/7311, 2002/7309: DEMOLITION OF 41 WATMORE LANE WINNERSH AND PROVISION OF 18 DWELLINGS, F/2002/7310 & 2002/7311 DEMOLITION OF 41 WATMORE LANE PROVISION OF ACCESS AND ERECTION OF 19 DWELLINGS, LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE WINNERSH, FOR: LINDEN HOMES (SE) LTD**

The Committee considered a report about this application set out on Agenda pages 82 to 127.

In presenting the report to the Committee, Officers commented that a letter had been received from the applicant's agent requesting that all three applications be deferred to enable the submission of additional information to overcome the objection relating to an oak tree at 39 Watmore Lane.

Members were also updated that following the consultation on revised plans additional comments had been received from the Access and Movement Officer raising no objection subject to conditions and from Sport England making no further comments to those in the report. A total of four additional letters of objection had been received since the Agenda had been dispatched.

Officers also informed Members of an additional reason for refusal regarding infrastructure contributions if they were minded to refuse the application.

In response to a question from the Chairman, the Senior Arboricultural Officer commented that any additional information from the applicant concerning access would need to propose measures that would have no impact on the protected tree, whilst still complying with appropriate engineering standards. To date no solution that could combine those two objectives had been put forward.

Mrs. Ramsdale a local resident attended the meeting and spoke in opposition to the proposal.

Mr. D Dunlop representing the applicant attended the meeting and spoke in favour of the proposal.

Mrs. P Bray, Mrs. ELM Siggery and Mr. D Ball all local Members attended the meeting and spoke in opposition to the proposal.

In discussing the application Members expressed serious concern regarding the effect of the proposal on the oak tree outside 39 Watmore Lane. Whilst noting the request from the applicant for the deferral of the applications, Members commented that they were not satisfied that a further delay would result in an acceptable solution and that therefore it

was reasonable to make a decision at this stage.

The Development Control Manager clarified that no additional information had been received at that time. The decision on whether to accept the applicant's request for deferral was one of balance. A decision for deferral would provide a fallback position, but if the Committee was clear that in their opinion it would not be possible to provide a workable solution to the Tree Preservation issue, it was legitimate for them to reach a decision.

After further debate it was;

**RESOLVED:** That Application Nos: 2002/7309, 2002/7310 & 2002/7311 be refused on the grounds set out on Agenda page 90 with the following additional reason for refusal;

Reason Two

In the absence of the satisfactory provision of adequate services, amenities and infrastructure needs, the development would have an unacceptable adverse impact upon the amenities of the area. The proposal is therefore contrary to policies LD6 of the Berkshire Structure Plan, policy LPS1 of the Loddon Area Local Plan and policy WOS4 of the Wokingham District Local Plan.

*Informative: In the event of a s106 agreement or unilateral agreement being signed to secure the contributions requested, the reason for refusal relating to this shall be withdrawn.*

**174. APPLICATION NOS: 2002/7008 AND 2001/5268, OUTLINE APPLICATIONS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT OF 24 DWELLINGS, LAND AT GARDEN COTTAGE WARREN ROAD WOODLEY, FOR: CALA HOMES & LYPAR PROPERTIES**

At this point Officers requested that the Committee consider Applications 2002/7008 & 2001/5268 jointly, as the issues relating to both applications were closely related. The Committee concurred with this request.

The Committee considered a report about Application 2002/7008 set out on Agenda pages 128 to 141 and a report about Application 2002/5268 set out on Agenda pages 142 to 155.

In presenting the reports, Officers first clarified the difference between the two applications under consideration. Application No: 2002/7008 & 2001/5268 contained proposals for an identical number of dwellings, (24) but the application site area of Application No: 2002/7008 had been reduced to 0.79 hectares, from the 1.63 hectares site application area of Application No: 2002/5268. The reduction of the site area was in order to meet the target housing density of 30 dwellings per hectare.

Both applications were before the Committee for consideration of the principle of development at the site and means of access only. The site layout plan included as part of Application No: 2001/5268, (Agenda page 155) was for illustrative purposes only and no site layout plan had been received in respect of Application No: 2002/7008. In other respects the applications were identical.

Officers continued and informed Members of a number of points of correction and additional information relating to both applications that had been received since the dispatch of the Agenda.

In relation to the distance between the access road and the side boundaries of the adjacent dwellings, Officers clarified that for both proposals, there would be a distance of 4.5m from the side of No. 14 Warren Road and 5 m from the side of No. 18 Warren Road.

| Development Control Ref No: | Received | Parish |
|---|---|---|
| F/2002/7309, F/2002/7310 & F/2002/7311 | 30.08.2002 | Winnersh |

**Applicant:** Linden Homes (SE) Ltd.
**Location:** Land adjacent to Winnersh Primary School and 41 Watmore Lane, Winnersh
**Proposal:** F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings.
F/2002/7310 & 7311: Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings.

**FOR CONSIDERATION BY: DEVELOPMENT CONTROL COMMITTEE**

**REPORT PREPARED BY: Head of Planning & Transportation and Basia Polnik**

**SUMMARY:**

1. **Proposal** -
F/2002/7309: Demolition of 41 Watmore Lane, provision of access and erection of 18 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 4 x 3-bedroom, 2 x 4-bedroom and 4 x 5-bedroom dwellings.

F/2002/7310 and 7311 (Duplicate application): Demolition of 41 Watmore Lane, provision of access and erection of 19 dwellings on part of the open space to the rear. The development would comprise 8 x 2-bedroom, 6 x 3-bedroom, 3 x 4-bedroom and 2 x 5-bedroom dwellings.

**RECOMMENDATION: REFUSE PLANNING PERMISSION**

**Background Papers**

**Held by: Planning Reception**
**Division: Development Control**
**Dept: Environmental Services**

**Contact No: 0118 974 6428/ 6429**
**E Mail:** development.control@wokingham.gov.uk

**NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.**

## BACKGROUND

2. **Planning History** - This 0.64ha site is located south of Winnersh County Primary School, east of dwellings in Watmore Lane and north of dwellings in Astor Close. The area within the red line of all 3 planning applications comprises the following:

   (i) 41 Watmore Lane: a 3-bedroomed dwelling with associated garden.
   (ii) Part of an area of open space originally owned by Berkshire County Council and now owned by Wokingham District Council but subject to a contract for Linden Homes to purchase the land. It is informally used by the public for dog walking, etc. by virtue of the lack of any secure boundary treatment. The site was formerly a piggery and has in the past been used on an occasional basis by the adjacent primary school, but has been declared surplus to the school requirements by Berkshire County Council.
   (iii) The north east corner of the site currently forms part of the school's wildlife area.

   The area of open space has been the subject of a number of planning applications, the most recent, F/2001/3458, for 18 dwellings on the same site except with access via 39 Watmore Lane, was refused by the Development Control Committee on 2nd May 2001 on the grounds of unacceptable loss of recreational open space. This was subsequently allowed at appeal in October 2001. A copy of the appeal decision is attached.

   The main differences between these 3 current applications and the appeal application are the location of the access, housing mix and that previously the red line of the site included the area of open land to the east.

   Since the last planning application a Tree Preservation Order (TPO/1018/2001) has been placed on the large oak tree to the front of 39 Watmore Lane, close to the boundary with No. 41. Linden Homes Ltd. raised an objection to this Tree Preservation Order and a report was considered by the Development Control Committee at its last meeting on 23rd October 2002 and the Tree Preservation Order has now been confirmed.

3. **Consultations** F/2002/7309, 7310 and 7311:
   - ***Access and Movement Officer*** : Request revisions to layout to show adequate visibility splays and adequate parking and turning.
   - ***Arboricultural Officer*** : The oak tree to the front of 39 Watmore Lane, covered by TPO 1018/2001, is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is approaching veteran status. No works should be allowed within 12m of the tree in accordance with BS5837. Regardless of how the access road is constructed it will have an adverse impact on the tree and as such refusal is recommended.
   - ***Environmental Health*** : No Environmental Health objection subject to a condition restricting the hours of construction.
   - ***Housing Officer*** : Applications fall below current affordable housing thresholds and therefore there are no affordable housing requirements.
   - ***Drainage Engineer*** : Recommends 2 conditions relating to surface water sewerage works and surface water balancing works.
   - ***Rights of Way Officer*** : No objection.
   - ***Ecologist*** :Require a bat survey.

- ***Education Officer*** : F/2002/7309 - request contributions of £55,868 towards the primary school sector and £33,110 towards the secondary school sector.
  F/2002/7310 & 7311 - request contributions of £59,154 towards the primary school sector and £35,057 towards the secondary school sector.
- ***Recreation Officer*** : Request £80,000 towards off-site recreational provision.
- ***Environment Agency*** : No objection in principle subject to conditions relating to landfill gas risk assessment, surface water control and soakaways. (*Officer comment:* As the condition relating to soakaways is not enforceable this should be in the form of an informative as opposed to condition).
- ***Thames Water*** : Recommend that applicant contacts Thames Water Utilities Ltd. to determine the ability of local sewers to dispose of foul or surface water. A condition is also recommended regarding approval of details relating to on and off-site drainage works.
- ***Sport England*** : As it would appear that the land was last used as a playing field and still is used as such on an informal basis Sport England object to the application. Sport England's policy on playing fields states that it will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all or any part of a playing field, or land last used as a playing field or land allocated for use as a playing field in an adopted or draft deposit plan.
- ***Ramblers Association*** : Opposed to sell-off of any school playing field. Site may well become more useful in the future as a 'green lung' in an increasingly built-up area.
- ***Parish Council*** : "The Committee objected to this application on the following grounds:
  Excess traffic would be generated onto an already busy, narrow road."
- ***Letters of representation*** : 33 letters received in respect of F/2002/7309 and 36 letters received in respect of F/2002/7310 and 7311. Objections/comments from the letters received can be summarised as follows:
  - loss of land for school to expand
  - loss of another dwelling in Watmore Lane
  - problems of parking would be exacerbated
  - inappropriate in design, appearance and layout
  - increased traffic
  - impact on highway safety, including pedestrians
  - lack of visibility
  - impact on flora and fauna
  - loss of playing field
  - loss of amenity for dog walkers
  - increased pressure on infrastructure
  - loss of safe route to school
  - increased noise and air pollution
  - increased disturbance due to car headlamps
  - loss of light and privacy
  - impact on TPO'd tree
  - increased crime with increase of population
  - width of 41 Watmore Lane shown incorrectly
  - position of boundary between 37/39 Watmore Lane incorrect
  - parents and local community not informed of application
  - traffic calming required
  - development would set a precedent
  - field needs to be reinstated

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

A. Principle of residential development in this location. [Policies EN1 of the Berkshire Structure Plan; LTV1 of the Loddon Area Local Plan; and WOS1 and WOS2 of the Wokingham District Local Plan (Deposit Draft)].

B. Principle of loss of open space: [Planning Policy Guidance Note 17; policies R4 and R5 of the Berkshire Structure Plan; LR4 of the Loddon Area Local Plan; and WR2 of the Wokingham District Local Plan (Deposit Draft)].

C. Impact of proposals on character, visual amenity of area and the tree to the front of 39 Watmore Lane: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft)].

D. Impact on amenities of neighbouring occupiers: [Policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan and WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft)].

E. Housing mix and density: [Planning Policy Guidance Note 3; policies H9 of the Berkshire Structure Plan; LH8 of the Loddon Area Local Plan; and WH6 and Density Policy of the Wokingham District Local Plan (Deposit Draft)].

F. Access and Movement: [Policy WOS3 of the Wokingham District Local Plan (Deposit Draft)].

G. Services, Amenities and Infrastructure requirements: [Policies LD6 of the Berkshire Structure Plan; LPS1 of the Loddon Area Local Plan; and WOS4 of the Wokingham District Local Plan (Deposit Draft)].

H. Ecological Issues: [Planning Policy Guidance Note 9; policies EN1 of the Berkshire Structure Plan; and WNC3 of the Wokingham District Local Plan (Deposit Draft)].

I Archaeological Issues: [Planning Policy Guidance Note 16; policies LBE22 and LBE23 of the Loddon Area Local Plan; and WHE15 of the Wokingham District Local Plan (Deposit Draft)].

J. Sport England Objection: Circular 9/98 and PPG17.

K. Flooding Issues.

L. Concerns of Parish Council and residents.

A. Principle of residential development in this location

The principle of residential development in this location has been established by the previous appeal allowed in October 2001. The Inspector's comments are material in consideration of these 3 planning applications.

The site is located within the settlement boundary of Winnersh as defined by both the Loddon Area Local Plan and the Wokingham District Local Plan where there is a general presumption in favour of development subject to no adverse impact on highway safety, character and visual amenity of the area, trees, amenities of neighbouring occupiers, etc. and conflict with other development plan policies.

B. Principle of loss of open space

The site was formerly a piggery containing buildings and therefore the site is classed as brownfield land. The land was purchased for the school for possible future expansion. The school has used the land on an occasional basis although it was not considered to be a vital resource. Therefore in 1996 Berkshire County Council, the education authority at the time, declared the land surplus.

Whilst it is an area of open space used informally by the public for dog walking, etc. by virtue of the lack of secure boundary treatment, it is not formally an area of "public open space". The site contains 2 football goal posts for informal kick about and a football pitch is not formally laid out. The school itself has a football pitch within the school grounds.

The Inspector at the appeal, in paragraph 14, commented that it is apparent that both the school and the public make use of the field and in his view it is vacant land that happens to be in use while it remains vacant, for dog walking, informal play and similar activities (paragraph 16). However he did not think it was appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

Although the area of land within the red line of the 3 applications is now smaller than that shown on F/2001/3458, the area within this 'open space' to be used for residential use is identical. The remainder of the open field would be retained in the ownership of the Council for use by the public or if required by the school.

Contributions have also been requested (refer to paragraph G) to enhance recreational facilities in the area. In the light of this and the Inspector's comment, the loss of part of the open field to development is considered acceptable.

Wokingham District Council has consulted the DfEE, in its role as the Education Authority, and in July 2002 obtained consent to sell the land within the application site, excluding 41 Watmore Lane, although this in itself is not a planning matter.

C. Impact on character, visual amenity of the area and the tree to the front of 39 Watmore Lane

The area is predominantly residential in character with a mix of dwelling types and styles. It is therefore considered that the proposed development of 18 or 19 dwellings by virtue of the design and layout would not adversely affect the character of the area, with the exception of the access road which would affect the large oak tree growing to the front of 39 Watmore Lane.

With regard to the access road this is proposed via 41 Watmore Lane. There is a large oak tree, covered by TPO 1018/2001, growing close to the highway boundary and 41 Watmore Lane which is highly significant in the landscape. It is estimated that the tree is approximately 400 years old and as such is

approaching veteran status. It is extremely valuable for conservation, amenity and heritage. The tree is generally in good health and has a likely life expectancy of many decades if left undisturbed.

In accordance with British Standard 5837: 'Trees in relation to construction' no works should be allowed within 12m of the tree, although it is accepted that this standard does not allow for adequate distances for veteran trees and is currently under review. Regardless of how the access road is constructed it is likely to have an adverse impact on the tree. Even if excavations can be avoided there will be a substantial area of hard surface within the protected zone affecting the soil, oxygen and water availability. Although the position of the road in the previous scheme was not dissimilar it differed in that the distance to the tree was greater and there was an existing area of hard standing close to the tree. Furthermore the Inspector imposed conditions requiring further details to be submitted and agreed.

Although an arboricultural method statement has been submitted (received 24.10.2002) it provides general guidance and is not specific to this tree. The hard surface detail also relates to the construction of a driveway and not an estate road serving 19 dwellings and it has not been demonstrated that such a road could be constructed without damaging the tree. The loss of this tree is considered to be unacceptable and would be detrimental to the visual amenity of the area.

D. Impact on amenities of neighbouring occupiers

The layout of the site is similar to the previously proposed under F/2001/3458 in terms of its relationship with the area of open space and the nearest properties being those in Astor Close adjoining the site and as such it is considered that the amenities of adjoining occupiers would not be adversely affected subject to conditions requiring first floor windows in side elevations to be obscure glazed and no additional windows to be inserted without consent, similar to those imposed at appeal. Some of the house types being proposed contain accommodation at second floor level within the roofspace although heights are similar to those previously approved.

Whilst there would be some noise and disturbance to properties either side of the proposed access road it is considered that the amenities of neighbouring occupiers would be so adversely affected as to warrant refusal on these grounds.

E. Housing density and mix

The proposed housing mix is as follows:

| F/2001/3458 (Appeal application) | F/2002/7309 | F/2002/7310 & 7311 |
|---|---|---|
| 2 bed x 8 (45%) | 2 bed x 8 (45%) | 2 bed x 8 (42%) |
| 3 bed x 6 (33%) | 3 bed x 4 (22%) | 3 bed x 6 (32%) |
| 4 bed x 0 (0%) | 4 bed x 2 (11%) | 4 bed x 3 (16%) |
| 5 bed x 4 (22%) | 5 bed x 4 (22%) | 5 bed x 2 (10%) |
| Total 18 units | Total 18 units | Total 19 units |

The proposed mix of dwellings is considered acceptable as adequate provision is being made for smaller units.

With regard to density the Inspector on the previous appeal commented that as the density of the development would be above that of immediate neighbouring housing, he did not consider that it would cause harm to the character and appearance of the area (paragraph 21) and would be acceptable in terms of efficient use of land (paragraph 12).

The increase in density on planning applications F/2002/7310 and 7311 is also considered acceptable and would not be detrimental to the character of the area.

F. Access and Movement

The Inspector on the previous application, F/2001/3458, considered that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety (paragraph 26). This is still considered to be the case with the current applications. In accordance with adopted standards an access road of 4.8 metres width is adequate to serve a development of up to 25 dwellings.

The addition of one dwelling on planning applications F/2002/7310 and 7311 resulting in a total of 19 dwellings would not adversely affect highway safety or congestion.

Whilst a contribution of £40,000 was requested on the previous application towards safe routes to school, this figure could not be justified and was not included in the unilateral agreement considered at appeal.

G. Services, Amenities and Infrastructure

Development plan policies require that development proposals would be expected to have some regard to existing services, amenities and infrastructure. This is expanded upon in Supplementary Planning Guidance. Provision of additional facilities or contributions needs to be as a consequence of the development and directly related. All contributions need to meet the relevant tests laid down in Circular 1/97 on Planning Obligations.

In this instance the proposal would result in a net increase of 17 dwellings in the case of F/2002/7309 and 18 in the cases of F/2002/7310 and 7311.

£80,000 was previously requested for off-site recreational provision in lieu of on-site provision and accepted by the appeal Inspector as being necessary. Originally this was envisaged for improvements at Dinton Pastures but in the unilateral agreement was not site specific. It is recommended that a contribution of £80,000 for improvements to recreational provision is included.

With regard to education £25,516 for the primary sector and £22,633 for the secondary school sector were previously requested and accepted by the appeal Inspector based on a net increase of 17 dwellings. Since the appeal a number of changes have been made which affect education contributions such as new child rates were adopted in January 2002, significant increase in DfEE cost multiplier figures and revised School Organisation Plan. As a result the following contributions which are considered to be reasonable and justified, are being sought:

**F/2002/7309 (18 dwellings)**

| | | |
|---|---|---|
| Primary School | : | £55,868 |
| Secondary School | : | £33,110 |
| Total | : | £88,978 |

**F/2002/7310 and 7311 (19 dwellings)**

| | | |
|---|---|---|
| Primary School | : | £59,154 |
| Secondary School | : | £35,057 |
| Total | : | £94,211 |

The agent has now confirmed in writing (letter dated 31.10.2002) that the applicant is prepared to accept the education and recreation contributions requested.

Highway infrastructure is dealt with under paragraph F.

It is not considered that a requirement for affordable housing applies to the applications as the site to be developed is less that 1 ha. and development is for less than 25 dwellings.

H. Ecological Issues
As part of the application site is close to a wildlife pond located within the grounds of the school the applicant undertook a survey in March/April 2001 to check if great rested newts, a protected species, were present. The survey did not reveal the presence of this species although other types of newts have been found.

I. Archaeological Issues
Although the site is not in an area of archaeological importance remains have been found in the area and therefore in any approval a condition would need to be included relating to archaeological work.

J. Sport England Objection
The Inspector on the last appeal commented on the objection received from Sport England and concluded that he did not consider that the land falls within any of the 3 categories on which Sport England may object.

In accordance with circular 9/98 and Town & Country Planning Playing Field Direction 1998 which applies to any proposal for development of any playing field owned by a local authority or used by an educational institution, where Sport England have objected and the local authority proposes to grant planning permission, the local authority is required to notify the Secretary of State for the Environment, Transport and the Regions so that he may decide whether to intervene or not. Therefore if the committee were to resolve to grant planning permission the Secretary of State would need to be notified.

K. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

L. Concerns of Parish Council and Residents
The concerns of the Parish Council and residents have been noted. Issues relating to highway safety, traffic generation, loss of open space, trees, character of area and

parking have been dealt with above. With regard to public consultation this has been carried out in accordance with normal procedures with adjoining properties being consulted by letter and a site notice being displayed and an advertisement in a local newspaper.

5. **Conclusion** - The principle of residential development on the site has been established by the previous application for 18 houses, F/2001/3458. However it has not been demonstrated that the proposed access road would not adversely affect the oak tree the loss of which would be detrimental to the visual amenity of the area.

6. **Recommendation** - REFUSE planning permission for 3 planning applications, F/2002/7309, F/2002/7310 and F/2002/7311 on the following grounds:

   1. It has not been demonstrated that the construction of the proposed access road would not adversely affect the oak tree, to the front of 39 Watmore Lane, which is the subject of a tree preservation order. The loss of this tree would be detrimental to the amenity of the area and as such would be contrary to policies EN1 of the Berkshire Structure Plan; LBE1 and LBE2 of the Loddon Area Local Plan; and WOS3, WBE1 and WBE11 of the Wokingham District Local Plan (Deposit Draft).

**Informative**

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

   Berkshire Structure Plan Policies EN1, H9, LD6, R4 and R5.
   Loddon Area Local Plan Policies LTV1, LH8, LPS1, LBE1, LBE2, LR4, LT5.
   Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3, WOS4, WBE1, WH6, WBE11, WT7, WR2 and density policy.

# Appeal Decision

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
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Date
30 OCT 2001

**Appeal Ref: APP/X0360/A/01/1065004**
**Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

**Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.**

## Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

## Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

## Main Issues

5. I consider the main issues in this appeal to be;

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

**Planning Policy**

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

**Reasons**

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

**Other Considerations**

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

**Conditions**

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

**Conclusions**

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

**Formal Decision**

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

    2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

    4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.

ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

**Information**

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

| | |
|---|---|
| Mr C Boyle | Of Counsel |

He called;

| | |
|---|---|
| Mr D S Dunlop BA(Hons) MRTPI | Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE |

FOR THE LOCAL PLANNING AUTHORITY:

| | |
|---|---|
| Mr J Easton | Of Counsel |

He called;

| | |
|---|---|
| Mr R Ford BA(Hons) MRTPI | Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council |
| Mr M Evans BA MA MPHIL DIPTP MRTPI | Enforcement Team Leader, Environmental Services Department, Wokingham District Council |

INTERESTED PERSONS

| | |
|---|---|
| Cllr Mrs Siggery | Ward Councillor, Wokingham District Council |
| Cllr Mrs Bray | Ward Councillor, Wokingham District Council |
| Mr D Ball | Chairman Winnersh Parish Council<br>Winnersh Community Centre, New Road, Sindlesham, Wokingham. |
| Mr D Weston | 21 Greenwood Grove, Winnersh, Wokingham. |
| Mr Friend | 37 Watmore Lane, Winnersh, Wokingham. |
| Mrs R Thompson | 24 Watmore Lane Winnersh, Wokingham. |
| Mrs R Ramsdale | 9 Astor Close, Winnersh, Wokingham. |

DOCUMENTS

| | | |
|---|---|---|
| Document | 1 | List of persons present at the Inquiry, 18 and 19 September 2001 |
| Document | 2 | Notification letters dated 25 May and 12 July 2001 and list of those notified |
| Document | 3 | 16 Letters in reply objecting to the proposal |
| Document | 4 | Agreed statement of common ground submitted by appellant |
| Document | 5 | Appendices 1 to 26 to Mr Dunlops' evidence |
| Document | 5 | Appendices 1 to 3 to Mr Ford's evidence |
| Document | 7 | Appendices 1 to 6 to Mr Evans' evidence |
| Document | 8 | Wokingham District Local Plan Housing Round Table, submitted by Council |
| Document | 9 | Primary School Headteacher's letter submitted by Council |
| Document | 10 | Loddon Area Local Plan Policy LWE4 submitted by appellant |

| | | |
|---|---|---|
| Document | 11 | Statement submitted by Cllr Mrs P Bray |
| Document | 12 | List of sites removed from UCS in sift 4, submitted by Council |
| Document | 13 | Various political newsletters and handbills submitted by Mr Friend |
| Document | 14 | Completed unilateral undertaking pursuant to S106 submitted by appellant |

PLANS

| | | |
|---|---|---|
| Plan | A | Application drawing Location plan |
| Plan | B | Application drawing 1363/11F site plan |
| Plan | C | Application drawing 1363/12A Plots 1, 2 & 3 plans elevations |
| Plan | D | Application drawing 1363/13A Plot 4 plans elevations |
| Plan | E | Application drawing 1363/14A Plots 5 & 6 plans elevations |
| Plan | F | Application drawing 1363/16B Plot 9 plans elevations |
| Plan | G | Application drawing 1363/18B Plot 12 plans elevations |
| Plan | H | Application drawing 1363/19B Plot 13 plans elevations |
| Plan | I | Application drawing 1363/20B Plots 14, 15 & 16 plans elevations |
| Plan | J | Application drawing 1363/21B Plots 17 & 18 plans elevations |
| Plan | K | Application drawing 1363/22D Detached garages plans elevations |
| Plan | L | Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council |
| Plan | M | Application drawing 1363/24 Plots 7, & 8 plans elevations |
| Plan | N | 1363/23A superseded drawing |

Date: 05 March 2003

To: Highways

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We have received Revised Plans for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

Applicant: Linden Homes SE Ltd C/O Lennon Planning.

Case Officer: Mrs B Polnik

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The new plans show the following: Additional plan showing details of access road construction (2003-032/01) and Method Statement. Drawing no: 2003-032/01 amd Method Statement and 1363/11N.

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**Comments are required by 26/03/2003.**

**Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.**

LENNON
*planning ltd*

*4 King Street Lane*
*Winnersh*
*Berkshire*
*RG41 5AS*

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

PLANNING SERVICES REC 66050
PO
BWP
CS
13 FEB 2003
COPIES TO

Our Ref: DSD/1598/ljw

12 February 2003

Director of Environment Services
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Mrs B Polnik

8206 "1
ADDITIONAL PLAN
REVISED PLAN
8154 "1

Dear Madam

**Proposed residential development – land adjoining Winnersh Primary School, Greenwood Grove with access via 41 Watmore Lane, Winnersh**

I acknowledge receipt of your letter dated 31st January concerning the above site and the current applications. I deal with your queries as follows:-

F/2002/8154 (proposal for 19 dwellings)
The site area is 0.64 ha

0/2002/8206 (proposal for 24 dwellings)
I attach 5 copies of Plan No. 1363/11N which amends the proposal as follows:-

The forward visibility splay to Plot 19 has been agreed by the previous Highway Officer and is the same as the previous site plans.
The carriageway extension to Plot 6 has been deleted.
The visibility splay is the same as the scheme for 18 and 19 dwellings. As you are aware this visibility splay has been previously agreed with Mr Auton and copy correspondence was submitted.

F/2002/8154 & 0/2002/8206
Discussions have taken place between the applicant's consultants and Neil Etherington concerning the effect of the access road on the oak tree. I attach 5 copies of Plan No. 2003-032/01 which indicates the proposed construction of the access road together with a Description and Method Statement for the construction of the concrete slabs. I can also advise that a further meeting is scheduled to take place with Neil Etherington on Friday 14th February.

As you are aware I am confident that the proposed access road can be constructed without affecting the oak tree and I am of the opinion that these plans demonstrate a satisfactory solution.

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119

email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

A part of
The ROMANS Group

Registered in England No. 3943349 • Registered Office: 4 King Street Lane, Winnersh, Berkshire, RG41 5AS • VAT No: 757 2161 27

Archaeology

I am advised that the remains found were bovine rather than human but am seeking further information. In any event you will be aware that the previous Inspector considered that the matter could be adequately dealt with by means of a condition.

Finally, can I again confirm that the applicant's have no objections in principle to entering into a Section 106 Agreement concerning financial contributions for education and open space. I would obviously be grateful for an indication of the level of contributions in respect of the 24 dwellings scheme.

I will give you a call to discuss progress.

Yours faithfully

pp. **Des Dunlop**

Enc.

ADDITIONAL
INFORMATION

8206
8154

41 Watmore Lane, Winnersh
2003-032
February 2003

## DESCRIPTION AND METHOD STATEMENT FOR THE CONSTRUCTION OF THE CONCRETE SLAB

A new access will be constructed to form a junction with Watmore Lane. A ramped entry treatment will be built from the east side channel of Watmore Lane to a point along the new access road, 18 metres from the centre line of Watmore Lane. The entry treatment will comprise a ramp with a gradient of 1:12 with a flat top formed by a concrete slab. The surface of the concrete slab will form the road surface and will be coloured and will have a block work patterned imprint.

The works are as shown on drawings No. 2003-032/01 Rev. A

### General

The slab will be constructed from reinforced concrete and will be supported on piles positioned in lines radiating out from the tree trunk and being parallel to the spread of roots. The slab will be designed to bear the full load of traffic crossing it so that no traffic loading is transferred onto the underlying ground.

The description of the works may be subject to minor variations following completion of the detailed design of the slab by a Structural Engineer.

### Method

1. Resurface / Overlay the south bound lane of Watmore Lane to raise the level of the channel by reducing the cross fall from 5%to 2.5%.
2. Hand dig trial holes to confirm locations where piles can be driven without damaging roots.
3. Structural Engineer to confirm that design will work where changes to locations are required.
4. Lay geotextile on soft area and lay a 150 mm thick stone for the piling rig.
5. Auger down to underlying strata using casing if required.
6. Place piles, reinforcement and concrete extracting casing where used.
7. Lay the polystyrene board at ground level after the topsoil has been stripped back and beneath where the slab will be constructed.
8. Place the steel reinforcement on top of the polystyrene boards and construct the shutters and pour the concrete and apply finish.
9. Lay a drop kerb along the channel of Watmore Lane with a 20mm up stand. Construct a 1: 12 gradient ramp from the back of the kerb to the top of the slab from macadam.
10. A similar ramp with a 1:12 gradient will be constructed at the other end of the slab to tie in with the proposed road alignment.

1769a

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

17 DEC 2002 8206

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

17 DEC 2002

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | LINDEN HOMES SOUTH-EAST LIMITED |
| | ADDRESS | LINDEN HOUSE, GUARDS' AVENUE, THE VILLAGE, CATERHAM-ON-THE-HILL, SURREY |
| | POST CODE | CR3 5ZB PHONE 01883 334400 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | LENNON PLANNING LIMITED |
| | ADDRESS | 4 KING STREET LANE, WINNERSH, BERKSHIRE |
| | POST CODE | RG41 5AS PHONE 0118 936 6666 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING NO. 41 WATMORE LANE |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF NO. 41 WATMORE LANE |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.8 ha |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | SEE ATTACHED SCHEDULE |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☐ |
| ERECTION OF NEW BUILDING | ☑ | ALTERATION or EXTENSION | ☐ |

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

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☑ | See question 10 |
| FULL PERMISSION | ☐ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | | State period required |
| RELAXATION OF CONDITIONS | | State relevant application number Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

| | | | |
|---|---|---|---|
| | | SITING | ✓ |
| EXTERNAL APPEARANCE | | DESIGN | |
| MEANS OF ACCESS | ✓ | LANDSCAPING | |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

SURPLUS PART OF SCHOOL SITE
PART RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED AT DETAILED STAGE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SEE SUBMITTED PLANS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/~~NO~~

If no, please give details

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

SEE SUBMITTED PLANS

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, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 24 / * | / * | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / * |
| OTHER | / * | / * | / * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1,760.00

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 [signature] ON BEHALF OF LINDEN HOMES SOUTH-EAST LIMITED DATE 13 DECEMBER 2002

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".

# WINNERSH PRIMARY SCHOOL, WOKINGHAM – SURVEY FOR GREAT CRESTED NEWTS AND BATS

## 1.0 Introduction

1.1 A newt survey of the single pond at Winnersh Primary School, Winnersh, Wokingham, was undertaken by CPM on behalf of Linden Homes (South East) Limited. The survey consisted of 3 overnight visits to the site between 23 March and 4 April 2001. The survey was undertaken under English Nature great crested newt licence number 20000806. A survey for evidence of bat roost activity within a house on site (39 Watmore Lane) was also conducted on 3 April 2001 (English Nature bat licence number 20010010).

1.2 The pond lies to the edge of the school site, within a fenced off nature area of low grassland and developing scrub. The pond is of man-made construction with a plastic liner having been used in its creation. The pond is very approximately 7-9m long and 3-5m wide. The pond is dominated by bulrush (*Typha latifolia*) with some patches of rush (*Juncus sp*) also present.

## 2.0 Survey Method

2.1 Griffiths, Raper and Brady (1996)[1] identified a newt survey method by which the relative importance of a population may be estimated, using standard survey techniques. The following survey methodology is based on their recommendations and recommendations contained within the Herpetofauna Worker's Manual[2]. The survey procedure was repeated three times on the 23/34 March, 29/30 March and 3/4 April 2001.

2.2 The survey methodology consists of four elements: a funnel/bottle trapping exercise to catch newts, torch light searches of the water, sweep netting within the water and newt egg searching.

2.3 Normally, bottle traps are set in the early evening at intervals of at least every 2m around the pond's edge. Their design follows that of the bottle traps specified in Griffiths (1985)[3]. In this case traps were set at approximately 1m intervals with 20 traps used in total. These traps were then checked early the following morning.

2.4 After dark, when the newts start to become active, the water is scanned within all the accessible shoreline in 2m sections with the beam from a Petzl 'Mega' headset, equipped with a halogen bulb. Each newt seen is recorded.

2.5 Some additional netting sweeps were also made of the pond to try to catch newts present within the more densely vegetated areas and those hidden at the bottom under decaying plant matter.

---

[1] Griffiths RA, Raper SJ and Brady LD. 1996 Evaluation of a standard method for surveying common frogs (*Rana temporaria*) and newts (*Triturus cristatus*, *T. helveticus* and *T. vulgaris*). JNCC Report No 259 Joint Nature Conservation Committee, Peterborough.
[2] Cent T and Gibson S (1998) Herpetofauna Workers' Manual. Joint Nature Conservation Committee, Peterborough.
[3] Griffiths RA. 1985 A simple funnel trap for studying newt populations and an evaluation of trap behaviour in smooth and palmate newts, *Triturus vulgaris* and *T. helveticus*. Herpetological Journal, Vol 1 pp 5 - 10.

2.6 The final newt survey element is to check soft leaves around the margins for newt eggs.

2.7 The bat survey involved assessing the single house for potential roost opportunities and looking for evidence, such as droppings (which often collect around roost entrances). A heterodyne bat detector was also carried during the evening newt survey, to obtain an idea of bat activity levels over the site at this time.

## 3.0 Results

3.1 Smooth newts were found within the pond on all three survey nights, but no great crested newts or their eggs were recorded.

3.2 The weather can influence the success of newt surveys; cold weather reduces activity and may therefore reduce the chances of encountering newts, thus cold evenings were avoided. The weather conditions on all three survey nights were considered appropriate for newt surveying and the activity seen supports this.

3.3 The following smooth newt numbers were recorded for the three survey nights:

| Survey Date | No. Smooth Newts Encountered | | |
|---|---|---|---|
| | Netting | Torching | Bottle Trapping |
| 23/24 March | 1 male | 10 (gender not recorded) | 14 male<br>11 female |
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| 03/04 April | 3 male<br>7 female | 20 (gender not recorded) | 7 male<br>7 female |

3.4 The bat survey revealed little potential and no evidence of bat roosts at the house. The building comprises a dormer bungalow where the attic space has been converted for use as bedrooms. No masonry cracks suitable for bat access were seen, and the attic conversion leaves almost no potential for roosts in the roof void. No access to any remaining small areas of roof space were present. The other rooms in the house are in excellent condition and contain no opportunities for bat entry or bat use.

3.5 No bat ultrasound (used in echolocation for feeding and commuting) was picked up by the bat detector, suggesting little bat activity in this area at this time. The evidence suggests that bats are very unlikely to be present within the structure of the house and thus should not be affected by its demolition. However, it is recognised that bats frequently move roosts and can quickly establish new colonies, and so a quick summer resurvey on the outside of the house, using bat detectors, would be recommended as a precautionary measure prior to demolition.

## Conclusions

4.1 After completion of the standard three newt survey nights, no great crested newts have been recorded within this pond. Whilst absence cannot be proved with the same certainty as presence, following the completion of this newt survey, CPM considers that great crested newts are absent from this pond.

4.2 The presence of smooth newts, which do not receive legal protection, has no bearing on planning related issues connected to the adjacent land. It is therefore our conclusion that no newt related issues exist that should constrain the proposed development of this immediate area.

4.3 Similarly, no evidence of bat roosts was found at 39 Watmore Lane. Therefore, bats are not considered to pose any constraint to the proposed development. However, since bats can quickly establish new roosts it is recommended that bat activity around the outside of the building is reassessed in the summer prior to demolition, as a precautionary measure.

③ ADDRESS Winnersh County Primary School Greenwood Grove PARISH Winnersh

PLOT No. ORD. SHEET No. SU 7871 6A

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 96/63320/T | | | | |
| 96/64794/F | County property officer | CLASSROOM UNITS | 4.2.97 | C/A |
| 96/64795/F | " | S/ST. EXTENSIONS | 3.2.97 | C/A |
| 97/65330/F | W/DR. | | | |
| FP97/6171 | H. MASTER & GOVERNORS | NEW ENTRANCE, RECEPTION ETC. | 3.4.97 | C/APP |
| 97/66894/F | LINDEN HOMES | 24 DWELLINGS, ACCESS ROAD, DEM. 4 CARETAKERS DWELLING (RECR. HELD) | 12.3.98 | Ref |
| 98/68849/F | Property Dept. - W.D.C. | S/St exts - new entrance & toilet block plus remove outside toilets | 25.2.99 | C/A. |
| 99/69541/F | " | S/St add'n girls toilets to new entrance (amend. to app. 98/68849) | 22/7/99 | App |
| FP99/8626 | W.D.C. | 2 No. mod. exts. - toilet accom. | 21.4.99 | APP |
| 98/70431/F | W.D.C. | single storey classroom extensions to school | 08.11.99 | C/A |

SPECIAL ORDERS TPO No. 923/1998

091074

1933 ④ WINNERSH COUNTY PRIMARY SCHOOL, GREENWOOD GROVE

ADDRESS PARISH WINNERSH.

PLOT No. ORD. SHEET No. SU 7871 6A

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 99/70786/F | Property Services Wot. DC. | Temp. permission for access into Poplar Lane, contract only, 16 wks | 16.12.99 | C/A |
| FP/1999/9306 | " | 2 S/St exts. | 3.12.99 | APP |
| F/2000/2561 | Linden Homes L/adj | 16 dwellings | | |
| F/2001/3252 | Land adj | 16 dwellings | withdrawn. | 1.3.01 |
| F/2001/3458 | Linden Homes Land adj | Dev of 18 dwell & dem of No. 39. | 02/05/01 | Ref |
| F/2001/5116 | WDC Property Dept. | Erect modular classroom with link to school | 30/1/02 | C/A |
| F/2002/7102 | Winnersh CP School | S/St/Ext - School Admin Block | | |
| F/2002/7309 | Linden Homes land adj | 18 dwells, access + dem 41 Warmore | 13.11.02 | Ref |
| F/2002/7310 | " " " | 19 " " " " | 13.11.02 | Ref |
| F/2002/7311 | " " " | 19 " " " " | 13.11.02 | Ref |
| F/2002/7356 | S/St/fr ex + disable facilities + new pitched roof. | | | |

MINISTRY DECISION 3458 - ALLOWED ON APPEAL - 30.10.2001.

SPECIAL ORDERS DD Eng - Yates - Fence - 19/7/01 - (4)

TP/2002/7428 The Greenwood Grove Terrapin hut & sheds for pre-school & storage of equipment 13.11.02 C/A

1933 ⑤ WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision Building | Decision Planning |
|---|---|---|---|---|---|---|

① ~~MERRYHILL GREEN PRIMARY SCHOOL~~ WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 (54)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/40/61 | Mrs. E.N.D. Hargreave | Outline {Residential Devpt. | 3.3.61 | N/A. Refuse |
| 0/166/65 | Dr. P. Hargreave & Mr. E. Gander | " " | 12.7.65 | N/A. Refuse |
| S/10/68 | Director of Education Shire Hall. | Site for Primary School | 5.6.68 | N/A. C/A. |
| S/16/69 | Royal County of Berks | 7 Class. Primary Sch. | 17.12.69 | N/A. C/A. |
| 874/71 | " | Temporary Classroom | 30.9.71 | N/A. C/A. |
| 286/72 | " | Amendment to above plan to include changing rooms | 16-3-73 | N/A C/A |
| 1628/73 | " | Outline Enlargement C.P. School | 3.10.73 | N/A C/A |
| 01646 | Berkshire C.C. | Temp classrooms | 28 11 74 | N/A C/A ECC. |
| BC 3268 | Winnersh Branch Boy Scouts Assn. | Erection of garage | 18 8 75 | App n/a |
| 03274 | " " | HUT FOR MEETINGS | 4.9.75 | N/A C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923/1998 6.4.98

DRAINAGE

② WINNERSH COUNTY PRIMARY SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 SE

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 06860 | WINNERSH PRIMARY SCHOOL | COVERED WAY | 25.8.77 | N/A C/A 31.7.78 |
| 7647 | BCC | TEMP CLASSROOM | 1+782 | N/A TP |
| 19963 | B.C.C. | " | 12.9.83 | N/A 31.7.87 |
| 25189 | " | " | 24.3.86 | 31.3.91 |
| 27507 | " | RENEWAL | 18.6.87 | 30.6.92 |
| 29089 | " | " | 16.12.87 | " TP |
| 37311 | | | | |
| 39206 | " | RENEWAL BLOG D | 30.7.92 | 1.7.97 |
| 39682 | " | " PLAYGROUP BLOG | 13.8.92 | 31.7.97 |
| 39721 | " | RENEWAL " B | 13.8.92 | 31.8.97 |
| 40699 | " | REPL. DBLE CLASSROOM | 26.8.93 | 31.3.98 |
| 96/63183/2 | " | DBLE CLASSROOM WITH TOILETS | 2.6.96 | C/A |

DATE OF COMPLETION

SPECIAL ORDERS

"DAVENANTS,"

ADDRESS 41 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7871(54)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR. 7571 | Mr. & Mrs. Winterbourne | Further roof space [illegible] | 19.12.77 | APP N/A |
| B(20) R81/88W | " | GARAGE | 7.3.83 | |
| F/2002/7309 | Linden Homes | Erect 18 dwell access + dem of No 41 | 13.11.02 | Ref |
| F/2002/7310 | " " | Erect 19 dwell, access + dem of No 41 | 13.11.02 | Ref |
| F/2002/7311 | " " | " " " " | 13.11.02 | Ref |
| F/2002/8154 | " | Res. dev - 19 Dwellings - Demolish House | | |
| O/2002/8206 | " " | O/L 24 dwell, Dem of No 41 Watmore Lane | | |

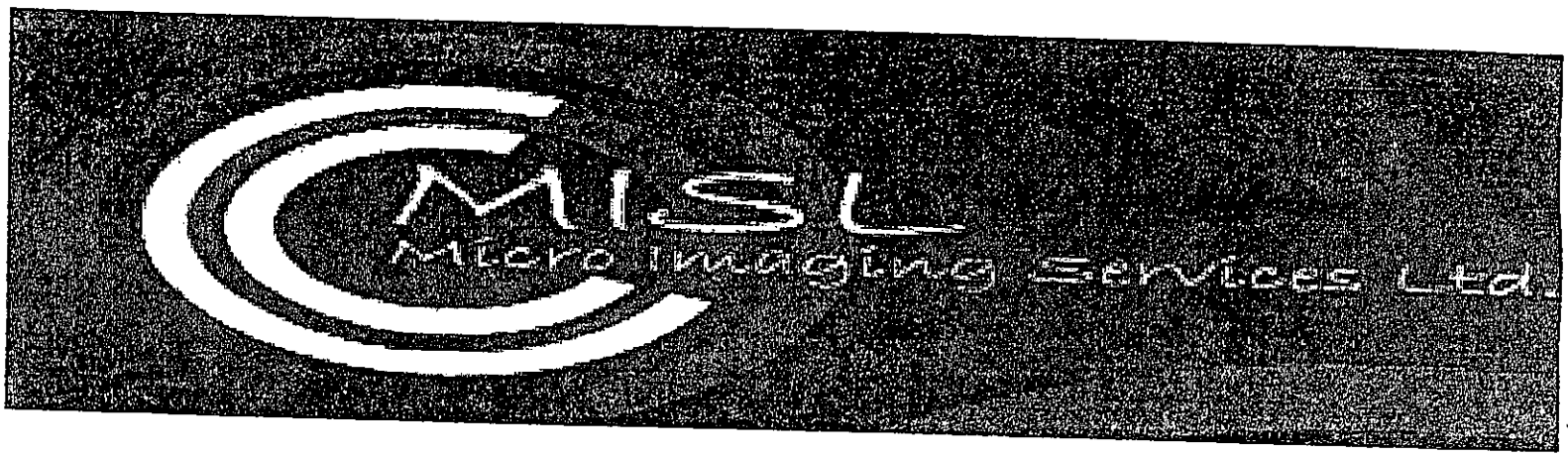
DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 1018/2001

DRAINAGE

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.




FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

# WINNERSH PRIMARY SCHOOL, WOKINGHAM – SURVEY FOR GREAT CRESTED NEWTS AND BATS

## 1.0 Introduction

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cpm

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YELLOW

Tel: (0118) 974 6450 (Direct Line)
E-Mail: Basia.Polnik@wokingham.gov.uk
Date: 7 April, 2003
My ref: BP/O/2002/8206

Councillor D Ball
C/o Civic Offices
Shute End
Wokingham

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

**RE: PROPOSED RESIDENTIAL DEVLOPMENT OF 24 DWELLINGS ON LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, REAR OF WATMORE LANE, WINNERSH**

I refer to the above-mentioned planning application which is due to be considered at the next Development Control Committee on 9th April 2003 and write to notify you that the following contributions have been sought:

**Education:**
£75,585 towards primary school sector and £44,795 towards secondary school sector.

**Recreation:**
£100,000 towards off-site recreational provision.

**Affordable Housing:**
6 x 2 bed units for shared ownership, transferred to an RSL (Registered Social Landlord) partner at a price not exceeding 90% of the Housing Corporation's total cost indicators, and built to Housing Corporation scheme development standards.

Yours sincerely

B. POLNIK (Mrs)
Senior Planning Officer

**WORK SHEET FOR :** Mrs B Polnik

**Application Number :** O/2002/8206

**Applicant :** Linden Homes South East Ltd C/O Lennon Planning Ltd.

**Location :** Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Proposal :** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 21.1.03 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 21.1.2003

**Date Registered : 17/12/2002**

**Earliest Date for Decision : 30/01/2003**

**Latest Consultation Date/Site Notice Expiry Date : 30/01/2003**

**This application will have expired on: 11/02/2003. 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 :**

APPEAL AGAINST NON-DETERMINATION REC'D

REFER TO DC REPORT 9.4.2003 & MINUTES

**Planning Issues :**

List of plans/documents:

- Site layout 1363/11N
- Access road details (Denis Wilson Partnership) 2003-032/01A
- Method statement
- Nest and bat survey

**Application Number: O/2002/8206**

**Appraisal :**

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

## Application Number O/2002/8206
## Conditions/Reasons for Refusal

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

# RECORD OF SITE VISIT

SITE ADDRESS: Land Adjacent To Winnersh Primary School & 41 Watmore Lane Greenwood Grove Winnersh .

APPLICATION NUMBER: O/2002/8206

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 21.1.03

1 SITE/STATUTORY NOTICE DISPLAYED ? Green SN displayed on telegraph pole o/s 43/45 Watmore Lane

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential in character. Mix of house types and design

3. DESCRIPTION OF SITE/BUILDING

Grassed area adj. Winnersh Primary School. Long pl. history

4. RELATIONSHIP TO ADJOINING PROPERTIES

Refer to site plans

Duplicate apply. O/2003/8620

5. SITE CONSTRAINTS

TREES large oak + others at 41 Watmore Lane

ACCESS/PARKING proposed from Watmore Lane

LEVELS

BOUNDARY TREATMENT condition required

OTHERS

Date: 05 March 2003

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: F/2002/8154

Location: Land Adjacent To Winnersh Primary School Greenwood Grove & 41, Watmore Lane, Winnersh, Wokingham.

Proposal: Proposed residential development consisting of 19 dwellings , new access road and demolition of 41 Watmore Lane.

Applicant: Linden Homes SE Ltd C/O Lennon Planning.

Case Officer: Mrs B Polnik

---

The new plans show the following: Additional plan showing details of access road construction (2003-032/01) and Method Statement. Drawing no: 2003-032/01 amd Method Statement and 1363/11N.

---

**Comments are required by 26/03/2003.**

**Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.**

(RING ONE)

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

App. No. F/2002/8154 and O/2002/8206 Date Rec. 13.2.2003

Location: LAND ADJ. WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE & 41 WATMORE LANE Parish: WINNERSH.

Applicant: LINDEN HOMES

Description of attached plans: (i) Revised layout plan for O/2002/8206 showing amendments to visibility splays and deletion of carriageway extension to plot 6.
(ii) O/2002/8206 and F/2002/8154: Additional plan showing details of access road construction (2003-032/01) and Method Statement + 1363/11N

Drawing No's: 2003-032/01 and Method Statement

## CONSULTEES

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

**Please tick which of the following you wish consulted.**

| | |
|---|---|
| Landscape & Trees | ✓ |
| Urb. Design & Conservation | |
| Highways | ✓ |
| Dinton Pastures | |
| Environmental Health | |

**OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)**

Other consultees - for info. only

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

NEIGHBOURS: as before and all those who have written in.

Date for Responses 21 days

## FURTHER ACTION

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

Redate Application Y / (N) From: _____

New Site Notice Y / (N)

Revised Proposal Description: _____

CASE OFFICER BP. Consultations Sent by Admin. on 06.03.03.

Yellow - Case Officer Copy
Green - Part One Copy

LENNON
*planning ltd*

*4 King Street Lane*
*Winnersh*
*Berkshire*
*RG41 5AS*

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

PART 1 REGISTER

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13 FEB 2003
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Our Ref: DSD/1598/ljw

12 February 2003

Director of Environment Services
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

8206 "1
ADDITIONAL PLAN
REVISED PLAN
8354 "01

F.A.O. Mrs B Polnik

Dear Madam

**Proposed residential development – land adjoining Winnersh Primary School, Greenwood Grove with access via 41 Watmore Lane, Winnersh**

I acknowledge receipt of your letter dated 31st January concerning the above site and the current applications. I deal with your queries as follows:-

F/2002/8154 (proposal for 19 dwellings)
The site area is 0.64 ha

0/2002/8206 (proposal for 24 dwellings)
I attach 5 copies of Plan No. 1363/11N which amends the proposal as follows:-

The forward visibility splay to Plot 19 has been agreed by the previous Highway Officer and is the same as the previous site plans.
The carriageway extension to Plot 6 has been deleted.
The visibility splay is the same as the scheme for 18 and 19 dwellings. As you are aware this visibility splay has been previously agreed with Mr Auton and copy correspondence was submitted.

F/2002/8154 & 0/2002/8206
Discussions have taken place between the applicant's consultants and Neil Etherington concerning the effect of the access road on the oak tree. I attach 5 copies of Plan No. 2003-032/01 which indicates the proposed construction of the access road together with a Description and Method Statement for the construction of the concrete slabs. I can also advise that a further meeting is scheduled to take place with Neil Etherington on Friday 14th February.

As you are aware I am confident that the proposed access road can be constructed without affecting the oak tree and I am of the opinion that these plans demonstrate a satisfactory solution.

10 Park Street, Bristol, BS1 5HX Tel: 0117 915 4590 Fax: 0117 915 4595
4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

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Archaeology

I am advised that the remains found were bovine rather than human but am seeking further information. In any event you will be aware that the previous Inspector considered that the matter could be adequately dealt with by means of a condition.

Finally, can I again confirm that the applicant's have no objections in principle to entering into a Section 106 Agreement concerning financial contributions for education and open space. I would obviously be grateful for an indication of the level of contributions in respect of the 24 dwellings scheme.

I will give you a call to discuss progress.

Yours faithfully

**Des Dunlop**

Enc.

ADDITIONAL
INFORMATION

8154
8206

**41 Watmore Lane, Winnersh**
2003-032
February 2003

## DESCRIPTION AND METHOD STATEMENT FOR THE CONSTRUCTION OF THE CONCRETE SLAB

A new access will be constructed to form a junction with Watmore Lane. A ramped entry treatment will be built from the east side channel of Watmore Lane to a point along the new access road, 18 metres from the centre line of Watmore Lane. The entry treatment will comprise a ramp with a gradient of 1:12 with a flat top formed by a concrete slab. The surface of the concrete slab will form the road surface and will be coloured and will have a block work patterned imprint.

The works are as shown on drawings No. 2003-032/01 Rev. A

### General

The slab will be constructed from reinforced concrete and will be supported on piles positioned in lines radiating out from the tree trunk and being parallel to the spread of roots. The slab will be designed to bear the full load of traffic crossing it so that no traffic loading is transferred onto the underlying ground.

The description of the works may be subject to minor variations following completion of the detailed design of the slab by a Structural Engineer.

### Method

1. Resurface / Overlay the south bound lane of Watmore Lane to raise the level of the channel by reducing the cross fall from 5%to 2.5%.
2. Hand dig trial holes to confirm locations where piles can be driven without damaging roots.
3. Structural Engineer to confirm that design will work where changes to locations are required.
4. Lay geotextile on soft area and lay a 150 mm thick stone for the piling rig.
5. Auger down to underlying strata using casing if required.
6. Place piles, reinforcement and concrete extracting casing where used.
7. Lay the polystyrene board at ground level after the topsoil has been stripped back and beneath where the slab will be constructed.
8. Place the steel reinforcement on top of the polystyrene boards and construct the shutters and pour the concrete and apply finish.
9. Lay a drop kerb along the channel of Watmore Lane with a 20mm up stand. Construct a 1: 12 gradient ramp from the back of the kerb to the top of the slab from macadam.
10. A similar ramp with a 1:12 gradient will be constructed at the other end of the slab to tie in with the proposed road alignment.

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE; SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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AD | CS
CS
13 JAN 2003
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**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

---

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** MR + MRS N. BIRD.

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
9 Maple Close
Winnersh
Wokingham
RG41 5PE

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
WE OBJECT TO THIS APPLICATION AS WE FEEL AMENITIES ARE STRETCHED IN THIS AREA AS IT IS, WITHOUT 24 FURTHER HOUSEHOLDS. THE ROADS ARE ALREADY CONGESTED ESPECIALLY AT THE SAINSBURY'S CROSSROADS. THE DOCTORS SURGERY, DENTISTS AND THE PRIMARY SCHOOLS ARE ALREADY OVER SUBSCRIBED, AND WITHOUT ADDITIONAL FACILITIES THE CURRENT RESIDENTS OF WINNERSH WILL SUFFER.

Continue over the page if more room required

P.T.O

BESIDES THESE PRACTICAL PROBLEMS WE DO NOT WISH TO LOSE ONE OF THE FEW OPEN FIELDS IN THE AREA WHICH IS ALREADY CLOGGED UP BY THE 329, M4 AND RAILWAYS. WE OPPOSE THIS APPLICATION AND DO NOT BELIEVE THE LAND ADJACENT TO THE PRIMARY SCHOOL + 41 WATMORE LANE IS A SUITABLE SITE FOR THIS PROPOSED DEVELOPMENT.

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
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**WOKINGHAM UNITARY**
**Aiming for Excellence**

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| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |

16 JAN 2003

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** JO REID & P THOMPSON

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
PORTLAND Poplar Lane
Wokingham
Berks
RG41 5JR

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

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---

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** Mrs B. PAYNE

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
70 Robinhood Way
Wokingham
Berks
RG41 5JH

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
I do not support this application for 2 main reasons 1) Winnersh Primary School is already oversubscribed and cannot cope with an influx of new residents
2) Traffic problems at the crossroads are already great, adding more residents vehicles to an already desperate situation is very short-sighted. The only solution

Continue over the page if more room required


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to this problem could be to open the Watmore Lane dead end at Lowmoor Farm to allow local traffic alternative access to Reading Road. The Lowmoor Farm junction has so little use it seems a good option.

**PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

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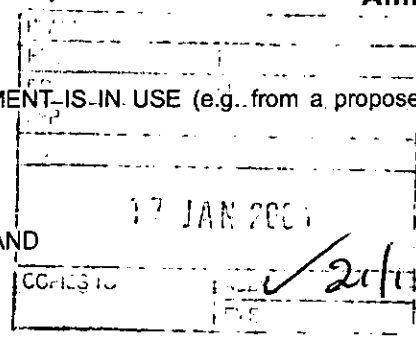


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**COMMENTS ON APPLICATION: O/2002/8206**

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**YOUR NAME:** Mr Clive Tayler

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
10 Watmore Lane
Wokingham
Berks
RG41 5JT

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

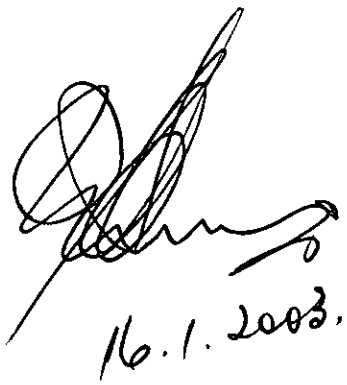
Comments:

Apart from the fact that the School will lose their playing field, there are the effects of the increased traffic flow in Watmore Lane. From the safety aspect, the road is already used as a 'race track' and the proposed development-now 24 houses cf 19-will serve only to increase the traffic flow. Furthermore, we have enough housing in the area, not to warrant any more. Yet more green space is being taken away. Is it not about time the Council stood firm against Developers, who yet again have probably offered an enhanced figure for the property

Continue over the page if more room required

which will form the access road to the site. One cannot blame the occupiers of 41 for selling, when an offer to good to be true is made.

How much more precious land in the area is to be allowed to be built on, to the detriment of the present inhabitants. Surely, now is the time to say NO.



16.1.2003.

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
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27/1/03

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** MORRELL FAMILY

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
44 Watmore Lane
Wokingham
Berks
RG41 5JT

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
(1) WE OBJECT TO THE LOSS OF YET MORE OPEN 'SPACE'
(2) PROPOSED INCREASE IN TRAFFIC & SAFTY OF CHILDREN WALKING
(3) TO SCHOOL.
(4) POSSIBLE INCREASE IN FLOODING PROBLEMS IN WINNERSH AREA
(5) DEMOLITION OF 41 WATMORE LANE AND ASSOCIATED TREES & BUILDINGS.
(6) THE NUMBER OF DWELLINGS.

Continue over the page if more room required


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**PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

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RECEIVED
21 JAN 2003
22/1/03.

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

---

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** MR ANTHONY BOWSHER

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
38 Watmore Lane
Wokingham
Berks
RG41 5JT

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
OBJECTION. THE INCREASE OF ROAD TRAFFIC, AN AVERAGE OF TWO, OR MORE PER HOUSEHOLD. THE ROAD SYSTEM TO CARRY THE TRAFFIC, IS ALREADY OVERLOADED WITH THE OTHER DEVELOPMENTS IN THE AREA, WHICH HAS BEEN THE CAUSE OF THE CONGESTION AT THE WINNERSH CROSS ROADS TRAFFIC LIGHTS. THE CARS THAT WISH TO GO TO READING OR THE M.529 DIVERT DOWN ARBOUR LANE. AND AT CERTAIN TIMES OF THE DAY, IS ALSO CONGESTED.

Continue over the page if more room required

TTO

THE DANGER TO THE SCHOOL CHILDREN,
GOING TOO AND FROM THE SCHOOL IN WATMORE LANE
WITH CARS PARKED ON BOTH SIDES OF THE ROAD
WITH AN INCREASE OF TRAFFIC THERE IS A GREATER
CHANCE OF AN ACCIDENT TO A CHILD..

**PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

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**WOKINGHAM UNITARY**
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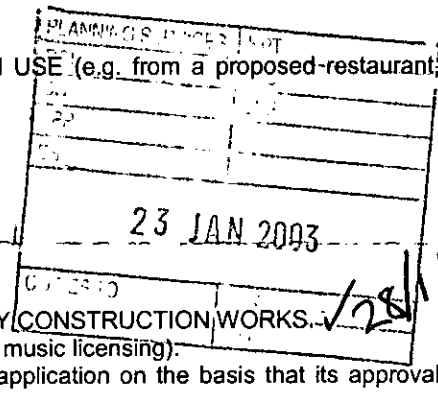


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**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** Mr + Mrs R.E. FRIEND

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
37 Watmore Lane
Wokingham
Berkshire
RG41 5JS

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

1- Based on the original appeal decision on the orginal application the applicant is not allowed to build on 2/3 of the land. (only half the land)
2- New Access Through NO 41 Watmore Lane would harm the 400 year old oak Tree which is protected by The T.P.O.

Continue over the page if more room required


POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
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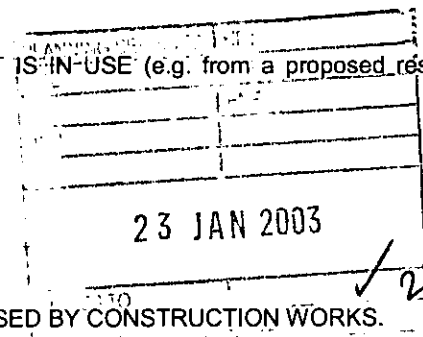
THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).




THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** JM HARRISON

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
43 Watmore Lane
Winnersh
Wokingham
Berks
RG41 5JS

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: As attached

Continue over the page if more room required

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| CS | |
| 23 JAN 2003 | |
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**Comments on Application O/2002/8206**

Although I had no objection to the building of 19 houses on the site I regret the proposed increase to 24 as it will increase traffic close to the Primary School. My main objections relate to the proposed access road.

1. The access road will inevitably damage and probably kill one of the few remaining ancient oak trees of the old Windsor forest. I believe this tree is more than 400 years old and its large canopy supports a diverse variety of insect species which are an essential part of the natural food chain. The tree is also a noted Winnersh landmark and is the subject of a preservation order.

2. The proposed road is 24 inches (61 cm) from the front corner of my house and this distance reduces to just over 19 inches (50 cm) along the side of the house. Anyone walking down the road would be able to see directly into my main downstairs bedroom. The erection of a fence to confer privacy would result in loss of light.

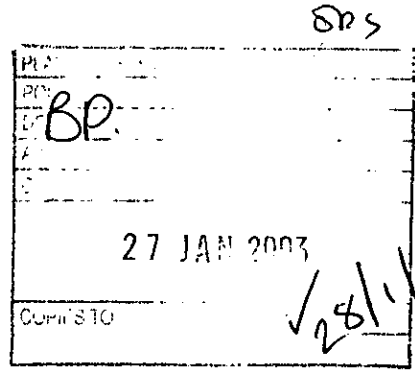
3. The exit from the proposed road into Watmore Lane is very sharp and a driver's view is very limited in both directions but especially to the right because of the oak tree. Given the nearness of the Primary School, I believe a serious traffic hazard would be created.

4. The proposed road, according to the plan, is a long, narrow, featureless alley without trees or bushes. It is quite out of keeping with the local environment and hence contrary to the stated policy of Wokingham District Council.

J.M.Harrison, 43, Watmore Lane, Winnersh, Berks. RG41 5JS

**Carol Hurst**

**From:** RICHARD MAY [rpmay3@tiscali.co.uk]
**Sent:** 23 January 2003 19:35
**To:** Development.Control@wokingham.gov.uk
**Subject:** Application Number O/2002/8206




From: Mr & Mrs R P May
28 Watmore Lane
Winnersh
Berks
RG41 5JT

23rd January 2003

Dear Mrs Polnik

Our objections to the above application are, in essence, much the same as they were for the last Planning Application:

1. At the last Planning Meeting this development was refused on the grounds that no road could be within 50 metres of the 400 year old Oak tree in the garden of No. 39 Watmore Lane. Since nothing has changed as far as the tree is concerned there cannot be any kind of bridge or ramp constructed that could possibly gain access to No. 41. To remove the Tree Preservation Order would make a farce of having it in the first place.
2. Cars turning out of the proposed new access road will not have a clear sight line either to the left or right as Watmore Lane is not straight and the tree to the right will hamper a driver's vision to such an extent as to make this a seriously dangerous junction, especially as there is a Primary School very close by, this would be an accident waiting to happen.
3. This development is for family homes. The children living in these homes will need to go to school, this will be a problem as Winnersh Primary School is already over-subscribed, and the loss of the school field will mean that it will be almost impossible to increase the size of the school to any extent.
4. The loss of the field will also mean that the local community, as well as the school children will lose a facility that just might have encouraged them to take more exercise.
5. The proposed access road will be in very close proximity to the existing houses on either side of it.
6. Car headlights leaving the proposed access road will shine directly into the bedrooms of 26 & 28 Watmore Lane, upstairs and downstairs if Linden Homes create the bridge or ramp that they would like.
7. For the most part, people living in Watmore Lane bought their houses because they wanted a good sized garden in a quiet road. We have already had houses built in Alderney Gardens, please consider the established residents, this will be another step in destroying the character of Watmore Lane.

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

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**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

---

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** Mrs C.A. Hamilton-King

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
33 Greenwood Grove
Wokingham
Berks
RG41 5LH

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
I would like to know what provision the developer intends to make to allow for increased drainage - during the recent heavy rainfall our garden (and the neighbouring properties) flooded due to water running off gardens in Walmore Lane - if a further development of 24 homes is allowed this will make this an impossible situation - and will the developers pay for flood damage?

Continue over the page if more room required

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
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**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** MR. G.C & MRS. D.F. HATCHER

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
35 Watmore Lane
Wokingham
Berkshire
RG41 5JS

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: SEE ATTACHED LETTER (2 PAGES).

Continue over the page if more room required

35 Watmore Lane
Winnersh
WOKINGHAM
Berkshire
RG41 5JS
Tel: 0118 978 3887

PLANNING SERVICES
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29 JAN 2003
COPIES TO

Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End
Wokingham RG40 1WR
Attention Mrs B Polnik

25 January 2003

Your Reference:- O/2002/8206
Our Reference:- WCPS/O/2002/8206

Dear Mrs Polnik,

**Planning Application No. O/2002/8206 - OBJECTION**
**Land Adjacent Winnersh Primary School etc.**

We have listed below our comments and objections to the above Planning Application:-

1. Loss of yet another public amenity/open space/wild life area..

2. Destruction of mature trees and hedgerows.

3. Loss of land which may be required in the near future to accommodate any expansion required to Winnersh Primary School (or it's larger playing field needs), to cater for the increased number of pupils which will inevitably result from the many other planned and already approved housing developments in Winnersh.

4. Increase in the general traffic movements and a higher level of goods vehicles leading to consequential escalation of noise and vehicle hazards in Watmore Lane.

5. More congestion of traffic at the infamous Winnersh Crossroads traffic lights.

6. Additional number of children requiring limited school places.

7. Additional pressures on local Doctor's and Dental surgeries

8. Danger from traffic entering Watmore Lane from the proposed access road, as some cars are regularly parked in this vicinity and will obstruct vision of drivers emerging from the new road, this will be extremely hazardous considering that the majority of drivers grossly exceed the 30 MPH speed limit in Watmore Lane.

9. The vision being offered to drivers emerging from the proposed new road, as planned, is already very restricted and will in itself lead to accidents even if no vehicles were parked in Watmore Lane. The proposed narrowing of Watmore Lane will in itself be another hazard.

10. Watmore Lane is very congested with schools traffic and children/parents walking in the mornings and afternoons in the vicinity of it's junction with the proposed new road and will cause great difficulty to traffic entering or emerging from the new road.

11. Increased traffic danger to school children.

12. The proposed development of 24 houses (previously 18/19) is completely out of character with the surrounding area, where nearly all properties are detached and built at about four to the acre.

13. The Watmore Lane area of Winnersh is currently still semi-rural, but this proposed development will accelerate the creation of an unwanted urban environment.

14. Granting of planning approval would set a precedent for the area and give access to further larger scale development of the land between Watmore Lane and the A329M road.

15. Additional pressures on current sewerage and surface water drainage systems.

16. Considerable dirt, noise and machinery/traffic nuisance, disruption and disturbance in the neighbourhood of the new access road, during and after the site development.

17. Insufficient parking spaces have been proposed for a development of this size, which will lead to some cars being parked in Watmore Lane.

18. The proposed access road via No. 41 Watmore Lane, is far too close to the circa 400 year old oak tree (subject to a TPO) in No. 39 Watmore Lane and this will inevitably lead to damage of the root system and /or the crown area during and after the road construction work.

19. This plan further reduces the open space provided under previously submitted plans.

Yours faithfully,

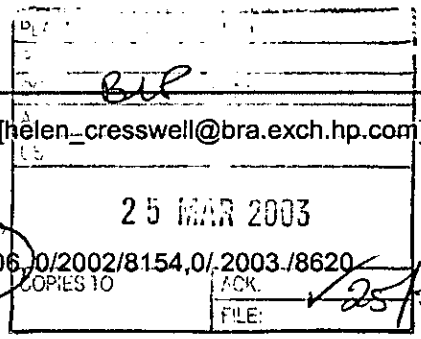
G C Hatcher

D. Hatcher

Geoffrey C Hatcher

Diane F Hatcher

OBS




**Sheila Viner**

**From:** CRESSWELL,HELEN (HP-UnitedKingdom,ex1) [helen_cresswell@bra.exch.hp.com]
**Sent:** 25 March 2003 11:18
**To:** 'Sheila Viner'
**Subject:** RE: Objection re:planning reference - 0/2002/8206, 0/2002/8154,0/2003 /8620

25/3 email

thanks for your response. My full address is:

16 Birchmead, Winnersh, Berks RG41 5TW.

kind regards,

Helen

-----Original Message-----
**From:** Sheila Viner [mailto:Sheila.Viner@wokingham.gov.uk]
**Sent:** 25 March 2003 07:55
**To:** 'CRESSWELL,HELEN (HP-UnitedKingdom,ex1)'
**Subject:** RE: Objection re:planning reference - 0/2002/8206, 0/2002/8154,0/ 2003 /8620

Dear Mrs Cresswell

Thank you for your observations, however we need your full postal address to include you in our mailing to keep you up-to-date with progress on this case. Please let us have this at your earliest convenience.

Many thanks.
Yours sincerely
Sheila Viner
Clerical Assistant to the Planning & Development Team
Wokingham Unitary.
email: Sheila.viner@wokingham.gov.uk

-----Original Message-----
From: CRESSWELL,HELEN (HP-UnitedKingdom,ex1)
[mailto:helen_cresswell@bra.exch.hp.com]
Sent: 24 March 2003 20:42
To: 'development.control@wokingham.gov.uk'
Subject: Objection re:planning reference - 0/2002/8206,
0/2002/8154,0/2003 /8620

Dear Mrs Polink and Mr Etherington,

as a Winnersh resident and parent of two Winnersh Primary students I wish to register my objection to the Linden Homes planning submissions, as above.

Our district is grossly overpopulated already so to have a previously refused plan re-submitted to appeal is, I believe, obscene.

The primary school is full to bursting with an intake into reception this Summer term of 29 children vs past intakes of 10/15.

The plans include demolition of local flora, inevitably leading to a detrimental affect to local fauna also.
The traffic congestion created as a result of this planning being approved would reduce Winnersh to total gridlock between 8am & 9.30am and 5pm & 7pm. As it is all local residents have to endure a 15 MINUTE wait at the crossroads each morning, sometimes with a10 minute wait simply pulling out of Danywern Drive onto Robin Hood Way - a major problem for professionals such as myself attempting to arrive at work on time every morning.

The request made by Linden Homes is inconsiderate, commercial greed in the extreme and would create unacceptable stress in the living conditions and community environment not only of present residents but of those persuaded to purchase the new properties.

I strongly object to the planning submission and appeal to your sense of reason to refuse this request.

yours sincerely,

Helen Cresswell
RG41 5TW

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No contracts may be concluded on behalf of Wokingham District Council by means of email communications.

OBS

Address required

**Sheila Viner**

**From:** CRESSWELL,HELEN (HP-UnitedKingdom,ex1) [helen_cresswell@bra.exch.hp.com]
**Sent:** 24 March 2003 20:42
**To:** 'development.control@wokingham.gov.uk'
**Subject:** Objection re:planning reference - 0/2002/8206 0/2002/8154,0/2003 /8620

PLANNING SERVICES | HPT
POL BLP | TLS
DC | APP
CS
24 MAR 2003

Dear Mrs Polink and Mr Etherington,

as a Winnersh resident and parent of two Winnersh Primary students I wish to register my objection to the Linden Homes planning submissions as above.

Our district is grossly overpopulated already so to have a ~~previously~~ refused plan re-submitted to appeal is, I believe, obscene.

The primary school is full to bursting with an intake into reception this Summer term of 29 children vs past intakes of 10/15.
The plans include demolition of local flora, inevitably leading to a detrimental affect to local fauna also.
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I strongly object to the planning submission and appeal to your sense of reason to refuse this request.

yours sincerely,

Helen Cresswell
RG41 5TW

From:- Mrs. D. S. Broadmore,
59, Chatsworth Ave.,
Winnersh,
Wokingham,
BERKS. R.G. 41. 5EU

OBS

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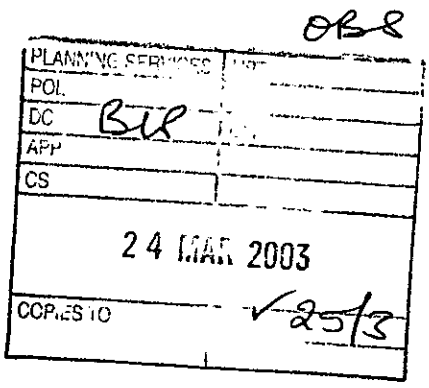
March 21st. 2003

Reference F/2002/8150 – O/2002/8206.

I wish to object to the above application on the following grounds:-

1. Lack of method statement regarding the ancient oak tree at the access point.
2. Unsuitable access road
3. Loss of open space and play area for Winnersh Primary school.
4. Development will preclude the extension of the adjacent school.
5. Drainage problems
6. Lack of infrastructure.

D S Broadmore




43 Welby Crescent
Winnersh
Wokingham
RG41 5SW

20.3.03

Ref F/2002/8154, 0/2002/8206, 0/2003/8620

Dear Madam, I am writing to object to the above applications regarding the building of dwellings on Winnersh Primary School Field, by Linden Homes.
Winnersh is being slowly destroyed as a village. There are numerous proposals for development on our green fields. There is inadequate infrastructure to support all this new housing. The A329 into Wokingham and Reading is gradually grinding to a halt. The policing of the local area is already causing concern, with burglaries and car crime a problem. The schools are full to capacity, as are the doctors and dentists. My deepest concern is for the 400 year old oak tree on the site. This must be protected at all costs. I understand that a ramp has been included in the plans to provide access to the site. However I am concerned that the roots will be disturbed when services are laid to the site, and if homes are built, that there could be a problem in the future when repairs are carried out to underground services. If a ramp is included in the construction who will be responsible for its maintenance?
Linden Homes need to provide some form of statement as to how they will continue to ensure the life of this beautiful tree.

Yours sincerely

W Short

Wendy Short

OBS

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**Carol Hurst**

**From:** DEBORAHGADD@aol.com
**Sent:** 26 March 2003 09:52
**To:** development.control@wokingham.gov.uk
**Subject:** Housing on Winnersh Primary School field

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Attn Mrs B Polink Ref 0/2002/8206/ 0/2002/8154 0/2003/8620

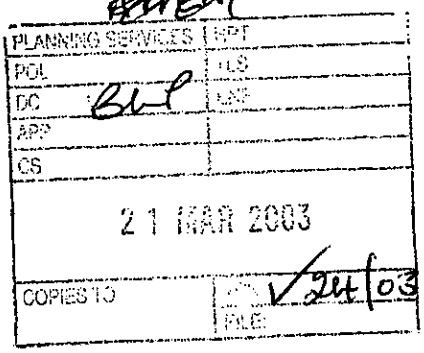
Having lived at 2 Maidensfield Winnersh for the past 16 years I am now at my wits end with the serious traffic problem at Winnersh crossroads.

Where is the extra traffic going to go from the houses being built on this land?

Today for example it has taken me from 7.50am to 8.46 am to take my two children, one to catch the train at Wokingham station to school and the other to Holt School. The return journey taken via Hurst!!!!!!!!! This is now a problem daily especially with Arbor Lane being closed.

Perhaps you should try living and attempting to get to work and school from this area. Our new Council Tax bill is £160 per month perhaps this would be better used by reducing the traffic problem not adding to it. I think residents in my area deserve a reduction in the council tax to pay for the extra petrol used sitting in traffic and having to take an extended route to get to and from home.

APPEAL OBS




Paul Truckle,
27 Greenwood Grove,
Winnersh,
Wokingham.
Berkshire.
RG41 5LH.

8206

Date : 20/03/03.

Environmental Services Dept.,
Planning Services,
PO Box 157,
Shute End,
Wokingham,
Berks.
RG40 1WR.

Ref : APP/X0360/A/03/1111120

**Winnersh Primary School Field**

Dear Sir or Madam,

I am writing to protest and object in the strongest terms to the planning applications made by Linden Homes. I refer to applications F/2002/7309, 7310 and 7311 and also applications F/2002/8154, 0/2002/8206, 0/2003/8620.

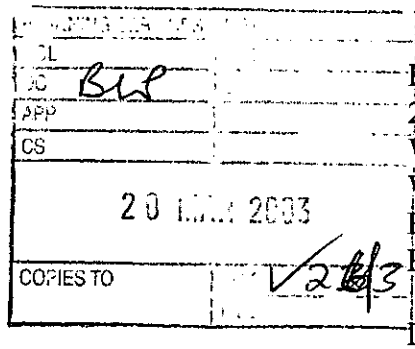
I have recently moved to this area (Nov 2002) and would be extremely disappointed to see such new development in the area. As you may be aware, traffic congestion in the area has already reached it's peak result in extreme time delays for commuter traffic.

I would therefore be grateful if you would consider my point of view and register my objection as required.

Yours faithfully,

Paul Truckle.

688




Paul Truckle,
27 Greenwood Grove,
Winnersh,
Wokingham.
Berkshire.
RG41 5LH.

Date : 20/03/03.

Mrs M Pocock,
The Planning Inspectorate,
Room 3/03,
Kite Wing,
Temple Quay House,
2 The Square,
Temple Quay,
Bristol.
BS1 6PN.

Ref : APP/X0360/A/03/1111120

**Winnersh Primary School Field**

Dear Sir or Madam,

I am writing to protest and object in the strongest terms to the planning applications made by Linden Homes. I refer to applications F/2002/7309, 7310 and 7311 and also applications F/2002/8154, 0/2002/8206, 0/2003/8620.

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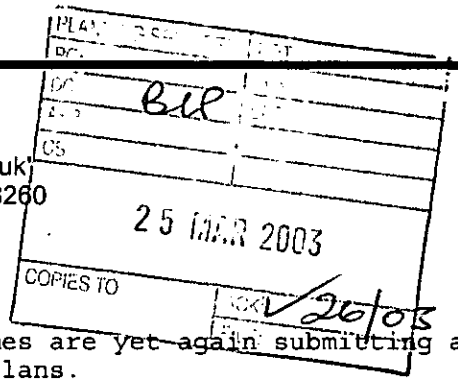
Yours faithfully,

Paul Truckle.

Full address requested OBS

## Sheila Viner




**From:** Jones, Karen [kjones19@harris.com]
**Sent:** 25 March 2003 13:45
**To:** 'development.control@wokingham.gov.uk'
**Subject:** O/2002/8206 & 0/2002/8154 & 0/2003/8260

Dear Mrs. Polink/Mr. Etherington

I have just received notification that Lindens Homes are yet again submitting an application to add more houses to their original plans.

I should like to register my appeal against this permission being granted as not only is it taking away more of our local Primary School's playing field, forcing access through no 41 Watmore Lane but also will result in the destruction of a 400 year old tree in the process.

For one thing there is far too much traffic going through Winnersh at the moment, evident in the morning rush hour when it can take up to forty minutes to get to work from Birchmead to Winnersh Triangle. The crossroads at Winnersh cannot cope with the amount of traffic we currently have without adding to it. Also I think it is wrong to actually be taking away the playing field from children, where else are they to play. I am sure that eventually Winnersh will be left with no green fields and children will never know the joy of playing free, away from the dangers of cars.

As the application has been refused in the past I do not see why or how they can be granted permission now.

My postcode is RG41 5TW

Regards.

Karen Jones

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
08 APR 2003
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4 Greenwood Grove
Winnersh
Wokingham
Berkshire
RG41 5LH

April 4 2003

Reference: Planning Applications F/2002/8154, O/2002/8206, O/2003/8620 by Linden Homes South - East Ltd.

To: Basia Polnik, Planning Officer
Wokingham District Council

Dear Planning Officer,

We object to these applications on the following grounds:

1. Loss of public open space. This is almost the last space open to the public in Winnersh this side of the A329. The loss of recreational space, particularly for use by Winnersh children and youth, will have damaging social consequences

2. Loss of expansion room for Winnersh Primary School. Population growth forecast for Winnersh with or without this development will, sooner or later, require expansion of this school. This is the only space available for such expansion, and if the space must eventually be lost then it should at least be for the expansion of some public service

3. Traffic congestion. This development will add to two specific traffic problems:

   a). Congestion of traffic caused by the school run for the Primary School near the proposed entrance to the development in Watmore Lane, which represents a hazard to both locals and school children.

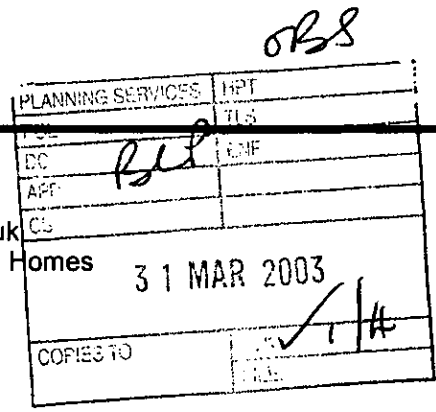
   b). Additions to the already intolerable traffic that backs up in Robin Hood Lane from the traffic lights, particularly during the rush hour. Without a viable plan to relieve the traffic congestion in Winnersh, much of which is motorway traffic going to and from Wokingham, (e.g. re-open the A329M Ashridge interchange), we believe there should be no further growth on this side of Winnersh.

Your faithfully,

Michael Green and Nancy Nichols

PS: Please send me a copy of the decision when available

**Ian Jordan**




**From:** CBrown0601@aol.com
**Sent:** 31 March 2003 18:04
**To:** development.control@wokingham.gov.uk
**Subject:** Planning Application Objections- Linden Homes

Dear Sir/Madam

**Ref F/2002/8154 O/2002/8206 O/2003/8620 LINDEN HOMES**

As residents of Winnersh, living close to Winnersh Primary School, we write to object to the above planning applications from Linden Homes.

Our reasons are as follows:

1. ENVIRONMENTAL DAMAGE - The Oak Tree at number 41 Watmore Lane will be damaged/destroyed to create access. This tree is part of our history. It is 400 years old.

2. RESIDENTIAL AMENITY- The school playing field should not be given over to development. It should remain part of the school and for use & ENJOYMENT by the local community

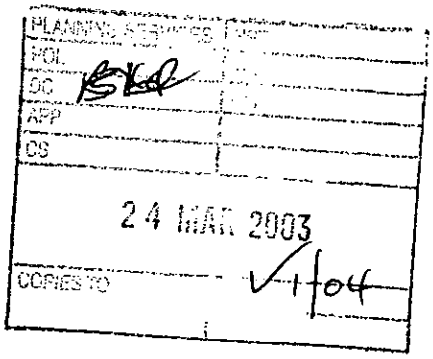
3.HIGHWAY SAFETY - Watmore Lane is already over busy with traffic and associated hazards which are especially acute at school times. The additional access and vehicle useage for the proposed development will increase the casualty risks to road users.

4. LOCAL SERVICES - Schools in the area are already over subscribed. The proposed residential development will place further strain on the education system.

Yours faithfully

Mr C D and Mrs A M Brown
25 Greenwood Grove
Winnersh
RG41 5LH

088




43 Welby Crescent
Winnersh
Wokingham
RG41 5SW

20.3.03

Ref F/2002/8154, 0/2002/8206, 0/2003/8620

Dear Madam, I am writing to object to the above applications regarding the building of dwellings on Winnersh Primary School Field, by Linden Homes.
Winnersh is being slowly destroyed as a village. There are numerous proposals for development on our green fields. There is inadequate infrastructure to support all this new housing. The A329 into Wokingham and Reading is gradually grinding to a halt. The policing of the local area is already causing concern, with burglaries and car crime a problem. The schools are full to capacity, as are the doctors and dentists. My deepest concern is for the 400 year old oak tree on the site. This must be protected at all costs. I understand that a ramp has been included in the plans to provide access to the site. However I am concerned that the roots will be disturbed when services are laid to the site, and if homes are built, that there could be a problem in the future when repairs are carried out to underground services. If a ramp is included in the construction who will be responsible for its maintenance?
Linden Homes need to provide some form of statement as to how they will continue to ensure the life of this beautiful tree.

Yours sincerely

W Short

Wendy Short

**Carol Hurst**

**From:** Charles Crane [c.crane@virgin.net]
**Sent:** 10 January 2003 12:58
**To:** Development.Control@wokingham.gov.uk
**Subject:** Planning Application ref O/2002/8206 - OBJECTION
**Importance:** High

WOKINGHAM UNITARY
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| | |
|---|---|
| POL | |
| DC BLP | |
| APP | |
| CS | |
| 10 JAN 2003 | |
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West Barn
The Old Farmhouse
Robinhood Way
Winnersh
Wokingham
Berks RG41 5JJ

10th January 2003

**BY E-MAIL**

Mrs. B. Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Sirs,

**Planning Application ref O/2002/8206**
**Winnersh Primary School, residential development**

I wish to register an objection to the above application on the following grounds:

1. I have already registered an objection to the building of 19 dwellings on this site under application number F/2002/8154 and also to the Public enquiry to be held under ref. F/2002/7310. There now seem to be 3 application running for building on the same ground. As I have already disapproved of building 19 houses on this site, I consider increasing the density by some 25% to be even more unacceptable

2. I am concerned that a number of new houses have already been built at the end of Robinhood Way.

3. This application opens up the way for further development using this new site as the access, particularly should Messrs. Bromley's sell their substantial plot in the future for building purposes. An earlier proposal for the development of the land behind the proposed site was rejected in 1988.

4. This development will result in greater traffic congestion, especially in Watmore Lane and Robinhood Way which is simply not built to handle it. This will in itself bring greater risk of traffic injury to pedestrians and particularly children using the school entrance on a 90 degree bend

5. The proposal will add to the already considerable traffic congestion at Winnersh Crossroads unless access is re-established to the main A329 road via the currently blocked access from the end of Watmore Lane into Woodward Close. This new routing would avoid adding to the current problems and would also route the new traffic flows away from the school entrance, making it safer for the children. I note there is no such proposal included in the plans. If approval is to be granted, then I propose that approval should be made conditional on this improvement to avoid the strain on existing rural roads which are completely unsuitable for further traffic loading

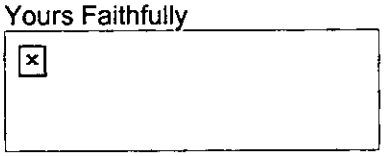
6. The government in its manifesto said that they would oppose the sale and development of school playing fields and recreational areas. There will be loss to recreational facilities in the area as a result of this development and the nearest alternative recreational area is over a mile away.

7. I have a vested interest in traffic pollution as an asthmatic, particularly when it is proposed to route a large

number of extra vehicles past my gate

I would be grateful if you would please advise me of the Decision

Yours Faithfully



.....
C.L.Crane

WOKINGHAM UNITARY
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**PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

CS
15 JAN 2003
COPY TO

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** MR. D. WESTON

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
21 Greenwood Grove
Wokingham
Berks
RG41 5LH

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: Totally inappropriate development. Taking valuable recreational land from both School & Community. Will further damage the Environment through General pollution. Will most certainly add to the growing flood problems recently experienced in the immediate area of proposed development. 400 yr. old oak tree MUST not be destroyed to allow site access i.e. No. 39 & 41 WATMORE LANE.

Continue over the page if more room required

Why sudden increase from 19 to 24 properties?

**PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

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**WOKINGHAM UNITARY**
**Aiming for Excellence**

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15 JAN 2003

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**YOUR NAME:** MR. D. WESTON

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
21 Greenwood Grove ✓
Winnersh
Wokingham
RG40 1WR

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

This should be deleted from records - already received duplicate on correct address.

Continue over the page if more room required

47 Watmore Lane,
Winnersh,
WOKINGHAM,
Berks RG41 5JS.

Tel: 0118 978 0366

24th January 2003

PLANNING SER
POL
DC
BP
28 JAN 2003
DC
ACK:
FILE:
28/1/03

Wokingham District Council,
Environmental Services Department
Planning Services,
PO Box 157,
Shute End,
WOKINGHAM,
Berks RG40 1WR.

Dear Mrs Polnik

**Planning Application Number O/2002/8206**

We are writing to register our objections to the above applications.

This application appears to differ from applications F/2002/7309, 7310, 7311and 8154 by the same applicant only in the space occupied and the number of dwellings. The proposed access route via 41 Watmore Lane was considered not to be viable and this was a major consideration in the rejection of the earlier plans. This proposal should therefore be similarly rejected.

The applicant holds a planning consent, granted on appeal, for approximately half of the land partly on the basis that the remaining land would be used as a public recreation area. This new proposal would use more of the land, leaving a smaller area for public use, and would seem to be to be an attempt to apply pressure to allow development of the smaller area. There is a note on file that the applicant has offered to renegotiate the contract to purchase only half of the land in return for planning consent.

Our objections to development of this area of land are:-

1. Development of this school playing field would limit the ability of the school to provide part of the required school sporting activities, and it's present potential to expand to meet the rising school population resulting from the increased housing density in the immediate area.

2. It is stated government policy that school playing fields should not be developed.

3. The site has served as a play area for local children for many years, both on an organized basis by the school, and on an informal basis. It is fully enclosed and not adjacent to a road. There are no other play areas nearby which can be reached without negotiating busy roads. The area to be left as open space would in no way fulfill the same purpose since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing dwellings around the field are sufficiently distant for this not to be a problem.

4. The playing field, which is enclosed by old, mature hedges, has become a haven for wildlife. A wide variety of birds nest here, and it is home to foxes, hedgehogs, frogs, toads, lizards, slow-worms and many small mammals. It is also a breeding area for moths and butterflies. We would urge the Council to sponsor an independent detailed survey of the flora and fauna to establish exactly what is at risk. The development would destroy the habitat, and all that lives in it.

   The proposed developers have already demonstrated their willingness to destroy the hedgerow vegetation, including the deliberate uprooting of an Oak tree, estimated to be fifty years old.

5. This part of Winnersh has seen an enormous increase in housing over the past few years, and the congestion at Winnersh crossroads has become a major problem. Last year, local flooding accentuated the congestion when lanes and back-roads were unavailable.

6. As the local population density has increased, so has the level of vandalism and crime in general. Local infrastructure and services have not grown with the population.

7. The 1:500 site plan indicates that the construction of the proposed new access road would involve narrowing Watmore Lane by 0.5m. This part of Watmore Lane becomes heavily congested at the start and finish of the school day as parents transport their children to and from the school. During construction work the passage of site vehicles would create a significant additional safety hazard to the school's pupils, and the reduced road width would provide an ongoing congestion and safety hazard. The Oak tree on the front boundary of 39 Watmore Lane when in leaf will present a sight line barrier to the drivers of large construction vehicles.

8. The 1:500 site plan carries a note to the effect that "Minor trimming back of existing hedge" is required at the front of our property, presumably to achieve the required sight line. We have not been approached for permission to do this, and we would not give that permission.

9. The proposed new houses have windows overlooking our property and will deprive us of the privacy that we currently enjoy.

10. The Oak tree on the front boundary of 39 Watmore Lane is considered to be a local landmark and amenity, and is the subject of a confirmed Tree Preservation Order. The construction of an access road through 41 Watmore Lane would result in severe damage to the root system of this ancient Oak tree, probably leading to its demise. The TPO was established to protect the tree, and it should be incumbent upon the developer to establish his access route within the existing constraints, not to seek to damage the local environment even more than his submitted plans already seek to do.

Yours sincerely

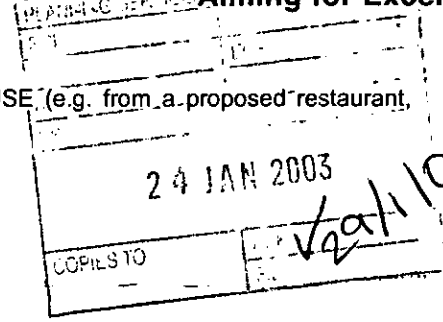
John Grimson

D. Grimson

Denise Grimson

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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HIGHWAY SAFETY.
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**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

---

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** JULIE HEYES

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
9 Clarendon Close
Winnersh
Berks

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

(1) I OBJECT ON GROUNDS OF HIGHWAY SAFETY AS THE PROPOSED ACCESS ROAD WILL BECOME VERY BUSY AT SCHOOL TIMES WITH CARS TURNING AND PARKING CAUSING PEOPLE AND YOUNG CHILDREN HAVING TO DODGE BETWEEN THEM AND POSSIBLY WALKING IN THE ROAD.

(2) THE SITE IS A WELL USED AMENITY AREA FOR LOCAL PEOPLE WALKING DOGS AND CHILDREN PLAYING GAMES ON THE FIELD. NO OTHER SIMILAR AREA IN THIS LOCALITY.

Continue over the page if more room required

Environmental Services Department.
Planning Service,
P.O. Box 157,
Shute End, Wokingham.
Berkshire. RG40 1WR.

Ref: Mrs B Polnik

9 Astor Close
Winnersh
Wokingham
Berkshire
RG41 5JZ

28th January 2003

Application Number: F/2002/8206

Dear Mrs Polnik,

Yet another application, even though the access is the same and one would assume the same planning concerns would arise due to the oak tree in 39 Watmore Lane's front garden. The number of houses has changed, but much more importantly the open area left is much smaller. Was there any point in the consultations?

This very small strip of land, a little wider than my garden, would not be adequate for play and so small that the games would be practically on top of both the existing houses and those proposed. The small area to be left as open space would in no way fulfil the same purposes as the present field (if reinstated), since it would be adjacent to dwellings which would be subjected to noise and disturbance. The existing houses around the field are sufficiently far away for this not to be a problem.

As dog walkers use the field, the much smaller area would no doubt become a dogs' convenience! Not a pleasant place to walk or play on, rather a smelly uninviting strip of land.

I would like to strongly oppose the above planning application. This is a vital piece of land for the school and the community. Neither the Conservatives nor the Liberal Democrats, the nearby residents or the users of the field, including the school children want any development on the field. (You can refer to Council Minutes e.g. Policy and Strategy Committee, 10th July 2000).

You will appreciate that most of the people who use this field are school children and are unlikely to write to you. The older children used to do cross-country around the field most weeks on Tuesdays (the upper team have approximately 105 children), and the rest of the school sometimes had games lessons there. How is it envisaged that the school children will get to the remaining part of the field for their games lessons? There is no provision for this on the plans. The children will need access, as will the council if they are to own and maintain this piece of land. The usual access for the mower being the back entrance to the school, which is lost.

Although there are two notices of application F/2002/8154 and 0/2002/8206 on a post outside 43/45 Watmore Lane today, I have not seen the last few application notices. On previous occasions notices have been put on the public footpath signpost (Astor Close), the tree of 39 Watmore Lane, (or on a post nearby) and also on the school gates. It should be borne in mind that the

catchment area of the school is much larger than the area to which the notification letters are sent

Should I have the parents of the pupils at Winnersh County Primary School, been sent notification of this new application. The parents should be informed as a successful planning application would affect all of the children due to the loss of a games area and also part of the school nature reserve. The increase in traffic will cause more pollution and parking problems. They should also be aware that the new development would cause more children to be added to the already large classes.

On the layout plan there is no back entrance to the school for the children who at present walk over the field to and from school. (Some children are watched by their parents from the corner of the field). If this development goes ahead, the children who go straight across the field at present will have a much longer walk along Grovelands Avenue and Watmore Lane, then into Greenwood Grove and finally arrive at school. I imagine their parents will take them by car instead, thus causing more traffic in Watmore Lane and Greenwood Grove!

This is primarily a children's playing field, which is close to many of their homes, and away from the traffic, especially from the workshops in Grovelands Avenue, which is becoming increasingly busy and dangerous, especially with fast delivery vans.

I believe the school is over-subscribed. It is not good management to sell a piece of land which the school could extend upon. Bearing in mind that any new development in Winnersh will put further strain on the already full schools. We ourselves had to appeal in order to get a place for our son in Forest School.

Evidently one of the political parties had asked the council to declare the land no longer surplus, but the council were reluctant even to look into this. The Inspector in his appeal decision stated, at the end of paragraph 15: "Such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists." One feels that the Council has acted in the recent past, knowing the terms of the original contract, as if they expected the field to be sold. Thus protecting the reduced area of the school grounds with a substantial fence with anti-climb paint and bright yellow notices. Unfortunately this gave the impression to the Inspector that the field was vacant land and not wanted for school use, being outside of what appeared to be the boundary. He did however recognise that the gate onto the land from the footpath near Astor Close was of the same type as those elsewhere around the school curtilage.

There is a tree preservation order on the large oak tree in the front garden of 39 Watmore Lane. Regardless of how the access road is constructed it will have an adverse impact on the tree. The tree will impair vision for drivers exiting the proposed development, especially at peak hour delivery and

collection of children at Winnersh Primary School, when there are many cars parked in the road. The change of access, the tree being on the right when leaving the development, is more dangerous than previous applications, when it was on the left. An example of this is the exit from Grovelands Avenue on to Watmore Lane, (also a big oak tree), where I have seen many near misses and a few accidents in the four years I have lived here. I would not be surprised if the problems at this junction had come up with regard to other planning applications in this area.

The local narrowing of the carriageway from 6m to 5.5m and the change in the kerbline will not help the already congested road at school pick up / drop off times, bearing in mind that the road is not straight and that there are many parked cars at these times. The traffic / road congestion in Watmore Lane and Greenwood Grove at school drop off / pick up times is bad. Emergency Services access is already difficult. The police have handed out traffic warnings - so this is not just a matter of local objection. The new development would cause more traffic as well as the possible increase in car use by the parents of the children who at present walk across the field and enter by the back gate.

Often after discussing the proposed development on the field with residents and parents, the conversation moves on to traffic in the Watmore Road area and then invariably the problems at the Winnersh Crossroads - long queues of traffic extending past the normal rush-hour times, which increases everyone's journey times and must also cause pollution. Of course, more houses = more car movements = more problems at the crossroads!

There would be noise disturbance and air pollution to properties either side of the proposed access road. The windows of the properties may be very close to the road and the occupants adversely affected by the streetlights and their privacy violated.

I understand that the Natural History of the field has been looked at as part of the planning procedure. There is a possible ancient hedgerow along the footpath. Bats feed regularly over the field. A hurried survey was undertaken between 23 March and 4 April 2001 - local residents with ponds and newts were not visited even though their addresses had been requested. I would expect that the bats were in hibernation at the time of the survey. A further survey for evidence of bat roost activity should be carried out on the new access, 41 Watmore Lane, before the proposed demolition.

It is a disgrace how this field has been allowed to go wild, since the archaeologists were allowed to do their excavations, whilst still in the ownership of Wokingham District Council. We were assured that the field would be reinstated. If this application is successful, the council must restore (it is still unsafe) and tend the retained open space. The Astor Close residents who back on to the field and others in the area, had rats in their gardens last summer and have had to have this dealt with for fear of having rats in their houses. (This is the first time since I have lived here - four years.) **Rats will not be acceptable on a brand new development!**

Thames Water removed a section of hedgerow between the school field and the public footpath in order to lay some pipes a short distance into the school field. (25th October 2002). I consider these works rather premature, especially as planning permission had not been granted for the housing development at the opposite end of the playing field and the land was still owned by Wokingham District Council.

So now we are left with a gap in the hedgerow which may affect its status or its length. Surely the council should ensure that this part of the hedgerow is replaced, especially as no permission was requested or given to remove it. I believe it would come under the Hedgerows Regulations 1997 (SI No 1160). Bearing in mind that the letter from Thames Water received by the residents assured us that all the arrangements had the agreement of Wokingham District Council.

If this planning application should be successful, the Council should allocate the remaining strip of land as public open space or seek to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value as in Policy LWE4.

The proposal would result in the loss of recreational open space, detrimental to the character of the area and amenity of local residents, which they have enjoyed for many years. The site is primarily a children's playing field, which has served the local children for over 25 years, with organised games by the school and also on an informal basis. It is close to many of their homes, and away from the traffic. There are no other play areas nearby.

Clearing and building on this area will have an adverse effect on the children's nature area - the species count would go down. Part of the school's nature area appears to be included in one of the plots. When the contract with the developers was made **the field was considered to be "surplus land."** How can parts of the school's nature reserve be included within the boundaries of the new development? Surely taking the field for development is bad enough!

There have been various surveys taken on the field. On Friday 24th November 2000 core samples of soil were taken from different parts of the field. In discussion with one of the gentlemen my husband was told that there is evidence of a river and it would be unsuitable for building on. (I am not surprised at this, if one looks at the geology / geography of the area.) There was a piggery on part of the site in the past - these were small low buildings, not large houses as in the proposed development. Also as you should be aware pigs were buried in lime on the field at one time - environmental health may need to be advised. Landfill gas should be investigated and any subsequent measures taken.

The majority of people living in Winnersh are against any development whatsoever on this site, as the councillors know well - The option C, which we could not choose, at the public consultation. Why was there a public consultation - to delay, distract or mislead perhaps?

Although the planning department are interested in the present application on 'The Field', I feel that the recent history of the field, including council meetings (especially county council), governors' meetings of the school, petitions, previous letters etc, should be very carefully considered in making the final decision.

I would like to emphasise that many of the local residents, including myself, would regard the piece of land on which this development is proposed, primarily as a children's play area. **Thus the field is being taken from the children**.

Please would you look sympathetically at the opposition to this planning application and think of the effect on the children of the area.

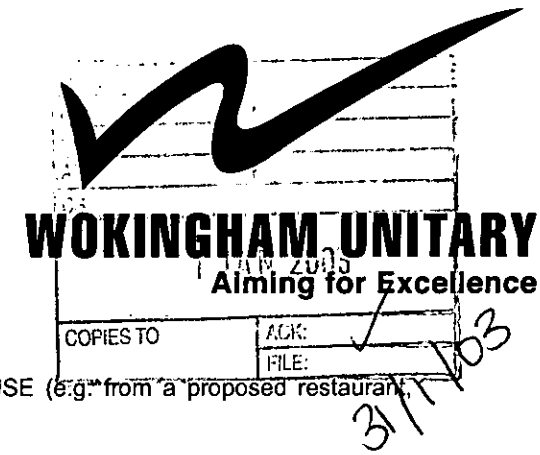
Yours faithfully,

R.E.F. Ramsdale.

Mrs R.E.F. Ramsdale.

**PLANNING APPLICATION COMMENTS SHEET FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**




THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

---

**COMMENTS ON APPLICATION: O/2002/8206** MR A BLANG.

**YOUR NAME:** MRS J LANG & MR D KERSEY

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
8 Astor Close
Wokingham
Berks
RG41 5JZ

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☒
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
On many occasion's I have written over the years objecting to Building on the land, by Linden Homes, after great opposition from the Public and the Council Planning Dept., The planning Inspectorate officer Turn down our views and allowed Linden Homes to build 18 dwellings. Quite a number of People think ~~that~~ including ourselves agree. that they should abide by that decision, to the 18 dwelling which would still leave some green space for the children to play the Ball games on and to get exercise on. As I have Stated before this is the only place

Continue over the page if more room required

P.T.O.

Save green field North of the 329 that- the children have to play their ball games to to exercise it- is safe they do not- have to cross any roads. It is not acceptable to ask young children to cross a busy (Robin Hood Lane) for them to go to Dunton pastures where they would need there parents to take them, Surely Highway Safty Should be considered - Linden Homes have got one foot- in the door with the 18 dwellings now they are just- being greedy for more. when will it stop.

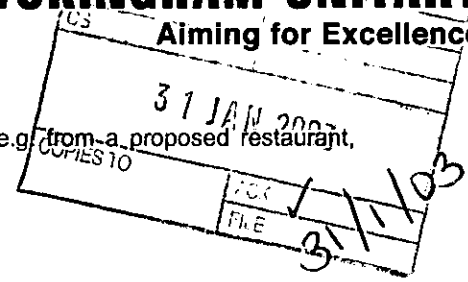
We have had massive building within Winnersh over the years. and Winnersh has had enough, everywhere you look within Winnersh there is building going on. it is becoming a building Site. this once lovely Village has been Spoilt.

I think this is totally wrong to now take this field that- was said would be a place for children to play away after it was decided by the inspectorate that- Some of the field would be left for the children to play on.

J D Lang D A Kersey A B

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

**WOKINGHAM UNITARY**
**Aiming for Excellence**




THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
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NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** NANCY NICHOLS AND MIKE GREEN

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
4 Greenwood Grove
Wokingham
Berks
RG41 5LH

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

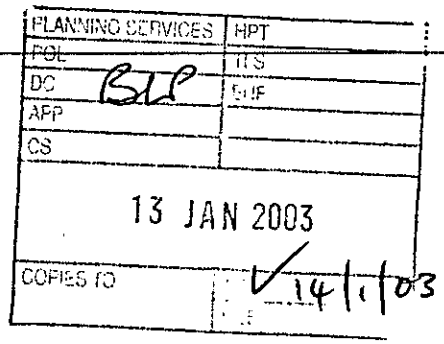
**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:
WE OBJECT FOR TWO REASONS: (1) LOSS OF RESIDENTIAL AMENITY - THE AREA PLANNED FOR DEVELOPMENT IS CURRENTLY USED BY LOCALS AS A PARK. NO OTHER SUCH FACILITY IS AVAILABLE FOR SIMILAR ACTIVITIES IN THE AREA IMMEDIATELY/NEARBY. (2) INCREASED NOISE, POLLUTION AND OTHER DISTURBANCES DUE TO INCREASED TRAFFIC IN AN ALREADY OVER CROWDED AREA. THE INCREASE IN TRAFFIC WILL ALSO LEAD TO INCREASED/TRAFFIC HAZARDS, ESPECIALLY IN REGIONS ADJACENT TO THE PRIMARY AND SECONDARY SCHOOLS. THIS IS ALREADY A SERIOUS PROBLEM.

Continue over the page if more room required

0838

## Carol Hurst




**From:** Neil Pomphrey - v [neil.pomphrey@virgin.net]
**Sent:** 11 January 2003 11:17
**To:** Development.Control@wokingham.gov.uk
**Subject:** Fw: Comment on Application O/2002/8206
**Importance:** High

Email sent previously using your ref: **F/2002/8154**

----- Original Message -----
**From:** Neil Pomphrey - v
**To:** Development.Control@wokingham.gov.uk
**Sent:** Sunday, January 05, 2003 1:00 PM
**Subject:** Comment on Application F/2002/8154

To: Mrs B Polnik
From: Mr Neil Pomphrey
Address:
17 Meadow View
Winnersh
Berkshire
RG41 5PD

I wish to **object** to the application **F/2002/8154 (O/2002/8206)**

Comments:

1) **INFRA-STRUCTURE ...Congestion, Highway Safety & School places.** The traffic in our neighbourhood is already extremely heavy, I would have thought that the last thing local residents and the council need is more cars on the road in the surrounding area.

On a school day both Robinhood way and Watmore lane are heavily congested with traffic as parents try and get their children to school - parking is at a premium and it is already difficult to navigate past all the badly parked cars and those parents who seem to have forgotten how to cross the road safely.

To drive into Wokingham/Reading, or to the A329M/M4, residents/commuters need to negotiate the crossroads/traffic lights at the Reading Road/Robin Hood LN intersection. This again is over-congested (and prone to flooding!!), especially in the mornings and evenings when parents and children amass to get to and from the local secondary schools. Parents are parked up on the kerbs and children cross the road with limited regard to oncoming traffic.

On the premise that when people move into the area they bring one or more cars and, or at a later stage, children, it seems folly to build houses in an area that was not designed to take so much traffic and schools that can't provide spaces for new children or the safe parking to deliver and collect those they have currently under their care.

2) **Flooding**. Parts of Wokingham and Winnersh seem to be very susceptible to flooding (Flood signs were up again yesterday 4/01/03), so is the council confident that these proposed homes will be safe from flooding? And that the drainage/sewer system is adequate?

3) **Health and Quality of Life**. It is apparent that this building plan would mean the loss of the playing field for the pupils at Winnersh Primary School. In an era when we are being warned that childhood obesity leading to chronic health problems and decreased life expectancy is rapidly increasing, it seems highly undesirable to take away the main recreational and sporting premises from the school.

4) **Residential Amenity**. I also strongly object to removing a green area in the neighbourhood, and as such, an area of natural beauty.

I would like to congratulate the council for rejecting the initial application and hope they will turn down the appeal.

Yours faithfully,

Neil Pomphrey
Owner Occupier

13/01/2003

OBR

PLANNING SERVICES DEPT
POL
DC BR
APP
CS
24 MAR 2003
FILE
V25/3email

**Sheila Viner**

**From:** Richard Grimes [richardg@nation.uk.com]
**Sent:** 22 March 2003 20:25
**To:** development.control@wokingham.gov.uk
**Subject:** Application - Linden Homes - Ref: O/2002?8206, O/2002/8154, O/2003/8620

**TO:**

**WOKINGHAM DISTRICT COUNCIL**
**PO BOX 157**
**SHUTE END**
**WOKINGHAM**
**RG40 1WR**

**ATTENTION:**

**MRS. B. POLINK – Planning Officer**
**Mr. NEIL ETHERINGTON – Tree Conservation**

**Ref: O/2002/8206, O/2002/8154, O/2003/8620**

Dear Madam, Sir,

I write to object to the continued application by Linden Homes for Planning Permission with regards to building houses at Winnersh Primary Schools Playing Fields – with access through No. 41 Watmore Lane.

I have lost count of the number of planning applications and refusals that have been made over the last 8-10 years and only shudder to imagine the cost to myself and other local resident Council Tax payers as to what this whole process has cost us! Considering the recent 12% increase in Council Tax for 2003/4, I trust you can confirm that Linden Homes are making a full refund to cover your on-going costs of repeated applications, refusals, objections and appeals!

I object on the following grounds:

1. Increased traffic in an already busy area – especially at start and end of the school day
2. Associated danger to young children entering and leaving the school
3. Danger of possible damage to ancient trees on adjacent land
4. Destruction of ancient oak tree at No. 41 Watmore Lane
5. Loss of school playing fields for healthy recreation of future generations
6. Higher density housing than originally applied for

My name is: R V GRIMES
I live at: 5 THE PRIORY
My postcode is: RG41 5DE

Yours faithfully

Richard Grimes

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Outgoing mail is certified Virus Free.
Checked by AVG anti-virus system (http://www.grisoft.com).
Version: 6.0.463 / Virus Database: 262 - Release Date: 17/03/2003

obs

**Sheila Viner**

| PLANNING SERVICES | HPT |
|---|---|
| FOL | TCS |
| DC BLP | ENF |
| APP | |
| CC | |

21 MAR 2003

√25/3 email

**From:** stuart.rowlinson@rokgroup.com
**Sent:** 24 March 2003 13:37
**To:** development.control@wokingham.gov.uk
**Subject:** Lindens Homes - Winnersh Primary School

FOA : Mrs B Polink and Mr Neil Etherington

Dear Sir and Madam,

I write to you today to voice my concern over the proposed planning application for housing on the Winnersh Primary School playing field ( references O/2002/8206 & O/2002/8154 & O/2003/8620) for the following reasons.

Winnersh can not sustain any more housing with the current infrastructure in place. Have you ever tried to get on to the Wokingham/Reading road from the Hurst side of Winnersh in the mornings? If so you will know what i mean, if not then let me tell you that a 20 minute wait is not uncommon and this often increases during the winter months when the alternative access route to the moterways is flooded (Sandford lane).

I have a child who is currently 2 & 1/2 years old and will be attending the primary school soon. It would be nice if there was some open space for him and his friends to run around and play sport in.

Who has the moral right to destroy (or grant permission to destroy) a tree that is 400 years old for the sake of making some money?

Finally i wish to point out my confusion over the Governments housing policies. I am under the impression that 'brown field' sites were to be encouraged and 'greenfield' developments would be discouraged. I don't think you will find a more appropriate site to be classified under the 'greenfield' heading.

I urge you to refuse this latest planning application because enough is enough!

Stuart Rowlinson

2 Harefield Close

Winnersh

Wokingham

RG41 5NP

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088

PLANNING SERVICES
POL
DC BLP
APP
CS
25 MAR 2003
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***MRS. P. ROWELL,***
***55 CHATSWORTH AVENUE,***
***WINNERSH,***
***WOKINGHAM,***
***BERKSHIRE. RG41 5EU.***

*22nd March, 2003.*

*Wokingham Unitary,*
*Planning Services.*
*P.O.Box 157,*
*Shute End,*
*WOKINGHAM,*
*Berks. RG40 1WR.*

*For The Attention Of Mrs. B. Polnik.*

*Dear Sir,*

***REFERENCE APPLICATION NO. 0/2002/8206.***

*I object strongly to the above mentioned application to build 24 dwellings adjacent to the Winnersh Primary School on the following counts.*

*To build on the only green space north of the A329 main road, would deprive Winnersh Primary School and the local community of an essential recreational area.*

*With Bovis Homes nearing being granted planning permission and the local schools at saturation point, schools will need the facility to expand.*

*The access point no. 41 Watmore Lane shares its boundary with a 400 year old tree which has a preservation order on it. This tree will certainly be damaged if a road were to be built around the roots.*

*Services will also have to take the same route as the road, again infringing on the tree roots.*

*We have a moral duty to protect our heritage from down right vandalism.*

*I strongly urge you to refuse planning permission.*

*Yours faithfully,*

P. Rowell.

*MRS. P. ROWELL.*

8206 8154 8620

BLP

✓26/3

Dr Buchmead
Winnersh
Nr Wokingham
RG41 5TW

Dear Sir/Madam

I object most strongly about losing more playing from Winnersh Primary School's playing field also the destruction of 400 year old trees.

You at the Council must do right by the local peoples wishes.

Yours faithfully
Mrs Thelma Barker

8206

OBS

| PLANNING SERVICES | HPT |
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| 25 MAR 2003 | |
| COPIES TO | ACK: 26/3 |
| | FILE: |

**Sheila Viner**

**From:** RICHARD MAY [rpmay3@tiscali.co.uk]
**Sent:** 25 March 2003 17:33
**To:** development.control@wokingham.gov.uk
**Subject:** Application Nos: O/2002/8206 & O/2002/8154 & O/2003/8620

From: Mr & Mrs R P May
28 Watmore Lane
Winnersh
Berks
RG41 5JT

25th March 2003

Dear Mrs Polnik

Our objections to the above application are, in essence, much the same as they were for the last Planning Application:

1. At the last Planning Meeting this development was refused on the grounds that no road could be within 50 metres of the 400 year old Oak tree in the garden of No. 39 Watmore Lane. Since nothing has changed as far as the tree is concerned there cannot be any kind of bridge or ramp constructed that could possibly gain access to No. 41. To remove the Tree Preservation Order would make a farce of having it in the first place.
2. Cars turning out of the proposed new access road will not have a clear sight line either to the left or right as Watmore Lane is not straight and the tree to the right will hamper a driver's vision to such an extent as to make this a seriously dangerous junction, especially as there is a Primary School very close by, this would be an accident waiting to happen.
3. This development is for family homes. The children living in these homes will need to go to school, this will be a problem as Winnersh Primary School is already over-subscribed, and the loss of the school field will mean that it will be almost impossible to increase the size of the school to any extent.
4. The loss of the field will also mean that the local community, as well as the school children will lose a facility that just might have encouraged them to take more exercise.
5. The proposed access road will be in very close proximity to the existing houses on either side of it.
6. Car headlights leaving the proposed access road will shine directly into the bedrooms of 26 & 28 Watmore Lane, upstairs and downstairs if Linden Homes create the bridge or ramp that they would like.
7. For the most part, people living in Watmore Lane bought their houses because they wanted a good sized garden in a quiet road. We have already had houses built in Alderney Gardens, please consider the established residents, this will be another step in destroying the character of Watmore Lane.

OBS

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| 08 APR 2003 | |
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28 Greenwood Grove
Winnersh
Wokingham
Berkshire
RG41 5LH
21st March 2003

Dear Mrs Polink,

ref;O/2002/8206&O/2002/8154&O2003/8620

I write yet again on this dreadful situation regarding Linden Homes continual appeals for planning consent for housing on the Winnersh Primary Schools playing field despite their applications having been rejected by the Council.

Surely once rejected and with overwhelming public objection to their various schemes that should be an end to the matter why should Councils and the residents have to put up with their (Linden's)continual profiteering attempts to build on what is A SCHOOL PLAYING FIELD.

The effect on both environment and quite specifically the TREE that will surely die if the proposed access to the field via 41 Watmore lane was allowed is horrific.The tree is as you are aware circa400 years old.

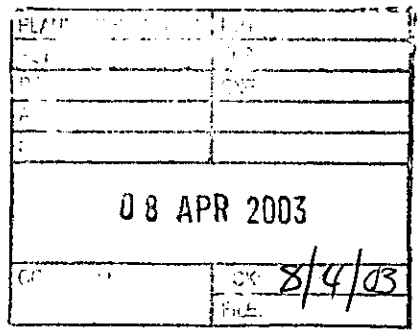
Linden Homes could not care less about Winnersh,its residents,and more importantly the Children and their playing field.

I urge you to reject once and for all the applications for planning submitted by Linden Homes.

Councils are elected by the residents to represent their interests and the well being of both adults and children alike. This sheme if allowed would be a direct violation of the residents of Winnersh wishes.

Yours sincerely,
David Allan
Gillian Allan

67927
Vab




28 Greenwood Grove
Winnersh
Wokingham
Berkshire
RG41 5LH
21st March 2003

Dear Mr Etherington,

ref;O/2002/8206&O/2002/8154&O2003/8620

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Surely once rejected and with overwhelming public objection to their various schemes that should be an end to the matter why should Councils and the residents have to put up with their (Linden's)continual profiteering attempts to build on what is A SCHOOL PLAYING FIELD.

The effect on both environment and quite specifically the TREE that will surely die if the proposed access to the field via 41 Watmore lane was allowed is horrific.The tree is as you are aware circa400 years old indeed I believe it was you who verified it's likley age.

Linden Homes could not care less about Winnersh,its residents,and more importantly the Children and their playing field.

I urge you to reject once and for all the applications for planning submitted by Linden Homes.

Councils are elected by the residents to represent their interests and the well being of both adults and children alike. This sheme if allowed would be a direct violation of the residents of Winnersh wishes.

Yours sincerely,

David Allan

Gillian Allan

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Anne.E.Ballard@wokingham.gov.uk
Date. 8th April 2003
My ref. AB/NCE/67927
Your ref.

Mr and Mrs D Allan
28, Greenwood Grove
Winnersh
Wokingham
RG41 5LH

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr and Mrs Allen,

**PLANNING APPLICATIONS AT WINNERSH PRIMARY SCHOOL PLAYING FIELDS**

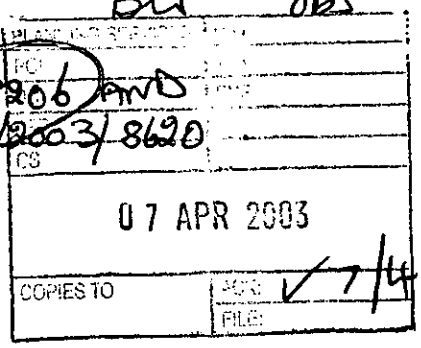
Thank you for your letter dated, 31st March 2003, which was received today. Neil Etherington has noted your comments and your letter has now been passed to the case officer, Basia Polnik to place on the file.

If you have any queries please contact me on the above number.

Yours Sincerely,

ANNE BALLARD
Senior Technical Officer

BLP OBS



Ref NO F/2002/8154, O/2002/8206 AND ~~[illegible]~~ O/2003/8620

07 APR 2003

COPIES TO

8. Astor Close
Winnersh.
Berks.
RG41 5JZ
3rd April 2003

Dear Basia Polnik.

I am once again writing to yourselves to oppose the Building by Linden Homes. on this Land. Ref above. there has been great opposition by Local redsidents. along with your planning office to not allow the building on this field. you yourselves turn down the application. only to be overruled by the Inspectorate. who gave permission for 18 dwelling to be built.

We do not want any Building on this field. But if we cannot have. Surely they should keep to what they were given permission for the 18 dwelling leaving so field left for the School children along with Local children to play on, as this is the only space. North of 329 that the children can play Ball games on. (they cannot play ball games at Dinton pastures) with Safty and new there homes not having to cross any Busy roads.

Linden Homes have got one foot in the door with the 18 dwelling and We feel they are just being greedy, when will this stop. We have massive Building going on within Winnersh, and the people of Winnersh have had enough, everywhere you look within Winnersh there is Building going on, Its like a Building Site. We think this is totally wrong to take this Site to build on at all. but to be greedy and want to be even more than the 18 dwelling is disgusting. if the 24 dwelling are allowed there will not be any room for the children to play foot Ball, there will be complaints from the House because of Ball going into their gardens. which in turn creates unpleasantness. between children and Adults I really

NO F/2002/8154, O/2002/8206 and O/2003/8620.

do feel this really hasn't been thought out very well. But then London Homes doesn't worry about that because it won't be their problem once they be built.
I would like you to turn down the planning for these Houses completely, but if this cannot be done due to permission being given of the 18 dwelling then surely that's what it should be just the 18 dwelling. and no more. to be allowed.
There is the very old oak tree that will be damaged if the plans and suggestions of cement being poured around the tree roots this would kill the tree not protect it. Please see our points of view, and leave the land for the children. Thanking you in anticipation

Yours Sincerly

J D Lang J.D LANG.

D F Kersey D.F KERSEY

A B Lang A B LANG.

FROM: Mrs B Polnik

DATE: 09 January 2003

16 JAN 2003

## WINNERSH PARISH CONSULTATION SHEET

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

**Site Address:** Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:** Linden Homes South East Ltd C/O Lennon Planning Ltd.

Your observations are required in respect of this application **by 30/01/2003** .

---

The Committee **OBJECTED** to this application on the following grounds:

1 There would be a large amount of traffic feeding onto an already busy, small road

2 The development would be an incursion into the open space

3 The oak tree at the entrance to the development would be affected

SIGNED: _____ DATE: 14.01.03

Clerk To Winnersh Parish Council Parish/Town Council.

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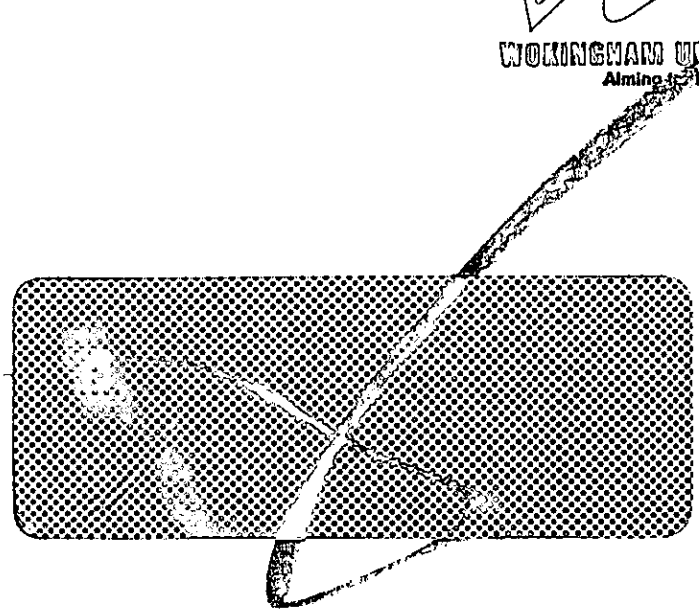

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09.01.03
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P3960/97/302543

Tel. 0118 974 6450
Date: 09 January 2003
Your Ref:
My Ref:Mrs B Polnik
O/2002/8206

The Owner/Occupier
13B
Harefield Close
Reading
Berks

**WOKINGHAM UNITARY**
**Aiming for Excellence**


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


Dear Sir/Madam
**Application Number: O/2002/8206**
**Site Address: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh**
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If you wish to comment on the proposals please reply in writing within 21 days from the date of this letter quoting Application Number **O/2002/8206.** Only remarks about planning matters can affect the Councils decision. In order to assist you in deciding what comments are relevant please see the attached list. These are not exhaustive. **Please note that due to the volume of planning applications we are currently dealing with it will not be possible for case officers to respond to individual questions raised in letters of comment.**

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Please note that all comments made will be open to public inspection. If you are not the owner of the property, please pass a copy of this letter to the owner. Should you have any queries regarding this application please contact the planning case officer Mrs B Polnik on 0118 974 6450.

Yours faithfully,

*Mrs B Polnik*

Development Control Officer

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

**WOKINGHAM UNITARY**
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THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
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NOISE, DISTURBANCE; SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

**COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk**
**(Please remember to include your postal address in any comments made by E-mail)**

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** _____

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
13B Harefield Close
Reading
Berks

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

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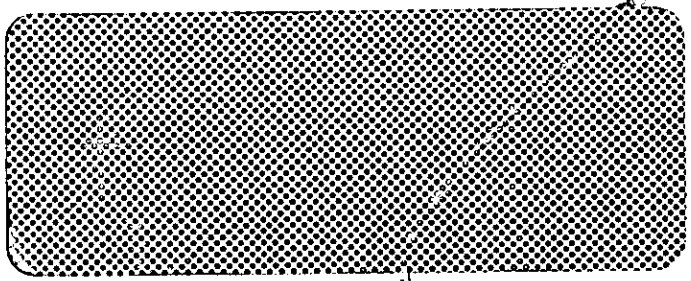

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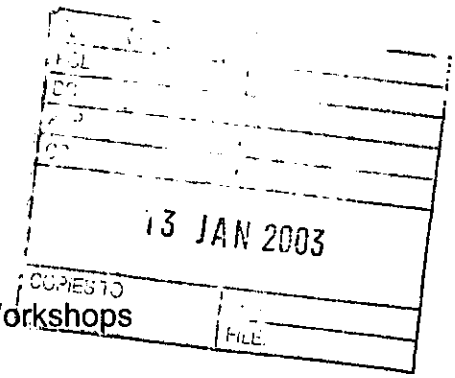
P3960/97/302543

Tel. 0118 974 6450
Date: 09 January 2003
Your Ref:
My Ref:Mrs B Polnik
O/2002/8206




The Owner/Occupier
Luxfoto Ltd.
Unit A3
Grovelands Avenue Workshops
Wokingham
Berks
RG41 5LB

**WOKINGHAM UNITARY**
**Aiming for Excellence**

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

Dear Sir/Madam
**Application Number: O/2002/8206**
**Site Address: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh**
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Yours faithfully,

*Mrs B Polnik*

Development Control Officer

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**
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**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** _____

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
Luxfoto Ltd.
Unit A3 Grovelands Avenue Workshops
Wokingham
Berks
RG41 5LB

**PLEASE RETURN YOUR COMPLETED FORM TO:**

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**P.O. Box 157**
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**Berkshire RG40 1WR**

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Comments:

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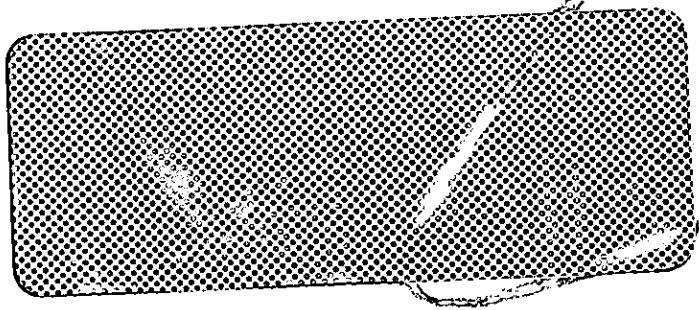

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Tel. 0118 974 6450
Date: 09 January 2003
Your Ref:
My Ref:Mrs B Polnik
O/2002/8206

The Owner/Occupier
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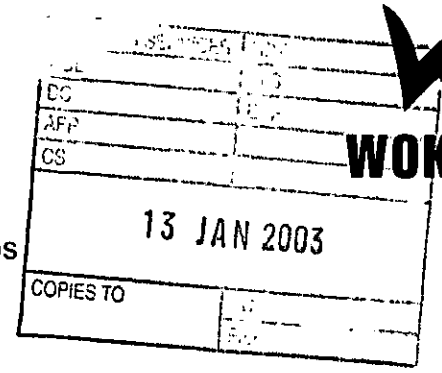
Unit A1
Grovelands Avenue Workshops
Wokingham
RG41 5LB

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P.O. Box 157
Shute End, Wokingham
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Fax: (0118) 974 6484
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**Application Number: O/2002/8206**
**Site Address: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh**
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*Mrs B Polnik*

Development Control Officer

**PLANNING APPLICATION COMMENTS SHEET**
**FOR O/2002/8206. (Case Officer:Mrs B Polnik)**

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**(Please remember to include your postal address in any comments made by E-mail)**

---

**COMMENTS ON APPLICATION: O/2002/8206**

**YOUR NAME:** _____

**YOUR ADDRESS:** ***(Please check these details & amend if incorrect)***
D P E Ltd Unit A1
Grovelands Avenue Workshops
Wokingham
RG41 5LB

**PLEASE RETURN YOUR COMPLETED FORM TO:**

**Environmental Services Department,**
**Planning Services**
**P.O. Box 157**
**Shute End, Wokingham**
**Berkshire RG40 1WR**

**I WISH TO** (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

_____

_____

_____

_____

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_____

_____

_____

Continue over the page if more room required

Date: 05 March 2003

To: Highways

---

We have received Revised Plans for the following planning application:

Application Number: O/2002/8206

Location: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh.

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Case Officer: Mrs B Polnik

---

The new plans show the following: Revised layout plan for O/2002/8206 showing amendments to visibility splays and deletion of carriageway extension to plot 6. Drawing no: 1363/11N.

---

**Comments are required by 26/03/2003.**

**Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.**

The revised plans are acceptable in highway terms.

S.N. Alton

22.4.03

## HIGHWAYS CONSULTATION SHEET

**From:** Mrs B Polnik **Date:** 09 January 2003

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

**Parish:** WINNERSH PARISH

**Site Address:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:**
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comments

1. Forward visibility across plot 19 is restricted.
2. Extended length of carriageway adjacent to plot 6 is unnecessary and would lead to on-street parking
3. Visibility splays of 2.4m x 60m required at junction with Watmore Lane
4. In view of a previous Inspectors' Decision that contributions are not required, none are being sought in this case.

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

27.1.03

To: Please see Part I for plans.
Drainage
Fao Roger Johnson

**From:** Mrs B Polnik

**Date:** 09 January 2003

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

**Site Address:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:**
Linden Homes South East Ltd C/O Lennon Planning Ltd.

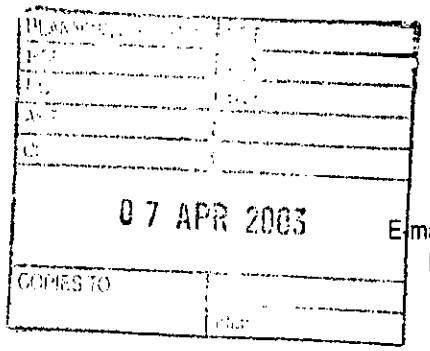
Your observations are required in respect of this application within **7 days** of the above date.

---

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 11

Basia.
For info / file.
Neil.

Denis Wilson Partnership




Windsor House
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Surrey, KT16 8AT
Tel: +44 (0)1932 569566
Fax: +44 (0)1932 569531
E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

Mr N Etherington
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

**By Fax and Post**

**Our Ref**: GEB/me/2003-032

03 April 2003

Dear Neil

**41 WATMORE LANE, WINNERSH**

I refer to your telephone call earlier this morning and understand that you have now received comments on the submitted design from your Consultant (Parkmans Ltd)

You require the following minor items to be amended/added and these are set out below:

i) The Method Statement for the excavation works will be amended to include the following paragraph. *"An arboriculturist will be present on site during the course of the excavation works within the protective zone area of the TPO tree."*

ii) `The existing topsoil within the proposed access road footprint will only be removed where there is a need to do so to accommodate the road construction specification depths in relation to the proposed level design. The purpose of this is to reduce any topsoil strip to the absolute minimum.

iii) The proposed new levels of the access road will be lowered where possible to reduce to a minimum any increase above the existing ground levels.

I would confirm that the above mentioned items will be included in a revised set of drawings/specification to be issued as soon as possible and that you will now be recommending to your Committee that this satisfactorily achieves a solution for the protection of the TPO tree.

I trust the above is satisfactory for your purposes and should you have any queries please do not hesitate to call.

Yours sincerely

Graham Bignell

Graham Bignell
for THE DENIS WILSON PARTNERSHIP LIMITED

Copy to: S Russell — Linden Homes
R D Grainger — TMC Ltd
D Dunlop — Lennon Planning Ltd

Denis Wilson Partnership

| PLANNING SERVICES | FILE 67684 |
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| CS | |
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Windsor House
37 Windsor Street
Chertsey
Surrey, KT16 8AT
Tel: +44 (0)1932 569566
Fax: +44 (0)1932 569531
E-mail: chertsey@deniswilson.co.uk
Internet: www.deniswilson.co.uk

Ms B Polnik
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

**Our Ref**: JNM/2003-032
31 March 2003

Dear Ms Polnik

**41 WATMORE LANE, WINNERSH**

Further to the trial holes undertaken at the above site to establish whether roots from the Oak tree are present in the ground. As you are probably aware no roots were found, as witnessed on site by your arboriculturist, Neil Etherington. We have made amendments to the report for the Construction of the new access as listed below:

- Revisions to drawings 2003-032/02 in accordance with S Auton's comments at the meeting of the 20 March 2003.
- Summary of the findings of the trial holes added to Introduction.
- Spacing of piles increased from 1.5m to 2.1m.
- Trial Holes and Bore Hole Logs, Structural Engineers and Arboricultural Consultant's comments appended to the document.

We have sent out copies of the report to the interested parties as detailed on the attached issue sheet.

We trust this is satisfactory for your purposes.

Yours sincerely

Jason Morgans
for THE DENIS WILSON PARTNERSHIP LIMITED

Encl.

| Copy to: | | | |
|---|---|---|---|
| | S Russell | Linden Homes | (+ copy of enclosure) |
| | D Dunlop | Lennon Planning Ltd | (+ copy of enclosure) |
| | R D Grainger | TMC Limited | (+ copy of enclosure) |
| | N Etherington | Wokingham District Council | (+ copy of enclosure) |
| | S Auton | Wokingham District Council | (+ copy of enclosure) |
| | M Wilford | Price Myers Limited | (+ copy of enclosure) |

# Form QP 10 – DOCUMENT REGISTER & ISSUE SHEET

**Job Number:** 2003-032

**Job Name:** 41 Watmore Lane, Winnersh

**Project Manager.** Steve turpin **Sheet:** 1 of 1


**THE DENIS WILSON PARTNERHSIP**

***Consulting Engineers and Transportation Planners***

Windsor House, 37 Windsor Street, Chertsey, Surrey, KT16 8AT

Telephone: 01932 569 566 Fax: 01932 569 531

Chertsey@deniswilson.co.uk


N.B. Fill in both upper and lower parts of this form each time a document is revised and issued.

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| | **Day** | 07 | 31 | | | | | | | | | | | |
| | **Month** | 03 | 03 | | | | | | | | | | | |
| | **Year** | 03 | 03 | | | | | | | | | | | |
| **Document Title** | **Reference:** (If any) | **Version Issued** | | | | | | | | | | | | |
| The construction of a new access road within the protected zone of an existing tree | | ✓ | A | | | | | | | | | | | |

**Distribution**
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|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| B Polnik, Wokingham District Council (WDC) | | 9 | | | | | | | | | | | | |
| N Etherington, WDC | | 1 | 1 | | | | | | | | | | | |
| S Auton, WDC | | 1 | 1 | | | | | | | | | | | |
| S Russell, Linden Homes | | 1 | 1 | | | | | | | | | | | |
| D Dunlop, Lennon Planning Ltd | | 1 | 1 | | | | | | | | | | | |
| R D Grainger, TMC Limited | | 1 | 1 | | | | | | | | | | | |
| M Wilford, Price & Myers Limited | | 1 | 1 | | | | | | | | | | | |
| | **Status of Issue** | A | A | | | | | | | | | | | |
| | **Media Format** | H | H | | | | | | | | | | | |

**Status of Issue:** I= Information C= Comment A=Approval T=Tender Cn=Construction AB=As Built

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LENNON
*planning ltd*

*4 King Street Lane*
*Winnersh*
*Berkshire*
*RG41 5AS*

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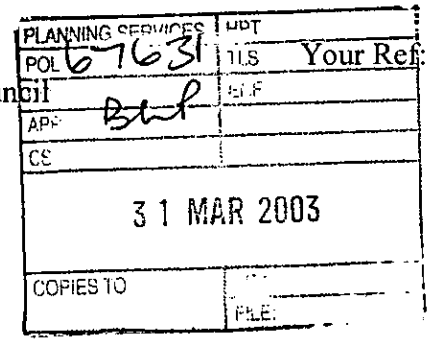


Our Ref: DSD/1598/ljw
Your Ref: BP/0/2002/8206 & 0/2003/8620

28 March 2003

Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Mrs B Polnik

Fax No. 0118 974 6484

Dear Madam

**Proposed residential development on land adjoining Winnersh Primary School, Greenwood Grove with access via 41 Watmore Lane, Winnersh**

We refer to the above planning applications for the erection of 19 and 24 dwellings respectively which will be considered by the Committee on 9th April.

With regards the effect of the proposed access road on the protected tree we can advise that a meeting took place on site on 27th March when a trial hole was dug to examine the extent of the root system. Mr Neil Etherington was in attendance and we understand that he now has no objections to the proposed access road. We understand that he will now withdraw his objections and confirm this to you.

Turning to the issue of affordable housing, we can confirm that the applicants are prepared to provide affordable housing on the site. We trust that you will advise us of the number, mix and tenure of the affordable housing.

We are aware that your report has been drafted recommending refusal, primarily in relation to the impact of the proposed access road on the protected tree. Obviously this issue has now been resolved as has the principle of providing affordable housing. We trust therefore that you will alter the recommendation to one recommending approval at the Committee Meeting.

If you require any additional information then do not hesitate to contact us.

Yours faithfully

Lennon Planning Ltd.

**Lennon Planning Limited**

0118+936+6667+

LENNON
planning ltd

4 King Street Lane
Winnersh
Berkshire
RG41 5AS

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANT

67631

BLP

Our Ref: DSD/1598/ljw
Your Ref: BP/0/2002/8206 & 0/2003/8620

28 March 2003

Wokingham District Council
Planning Services
Box 157
Civic Offices
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Mrs B Polnik

Fax No. 0118 974 6484

Dear Madam

**Proposed residential development on land adjoining Winnersh Primary School, Greenwood Grove with access via 41 Watmore Lane, Winnersh**

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As regards the effect of the proposed access road on the protected tree we can advise that a meeting took place on site on 27th March when at trial hole was dug to examine the extent of the root system. Mr Neil Etherington was in attendance and we understand that he now has no objections to the proposed access road. We understand that he will now withdraw his objections and confirm this to you.

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We are aware that your report has been drafted recommending refusal, primarily in relation to the impact of the proposed access road on the protected tree. Obviously this issue has now been resolved as has the principle of providing affordable housing. We trust therefore that you will alter the recommendation to one recommending approval at the Committee Meeting.

If you require any additional information then do not hesitate to contact us.

Yours faithfully

Lennon Planning Ltd

**Lennon Planning Limited**

Date: 02 April 2003

Your Ref:

My Ref: **Mrs B Polnik - O/2002/8206**

Linden Homes South East Ltd
C/O Lennon Planning Ltd
4
Kings Street Lane
Winnersh
Berkshire
RG41 5AS

**WOKINGHAM UNITARY**
Environmental Services Department
Planning Services
**Aiming for Excellence**
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: O/2002/8206**

**Site Address: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .**

**Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..**

Your application is to be determined at the Development Control Sub-Committee meeting on the 09.04.03 and will start at 7.00pm. The application has been recommended for refusal if it had not been taken to appeal 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.

**IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.**

**IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.**

Yours faithfully,

***Anna Cronin***

Head of Planning & Transportation

7/3 - 21/3 ~~file~~

Date: 05 March 2003

To: Policy & Plans

---

We have received Revised Plans for the following planning application:

Application Number: O/2002/8206

Location: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh.

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Case Officer: Mrs B Polnik

---

The new plans show the following: Revised layout plan for O/2002/8206 showing amendments to visibility splays and deletion of carriageway extension to plot 6. Drawing no: 1363/11N.

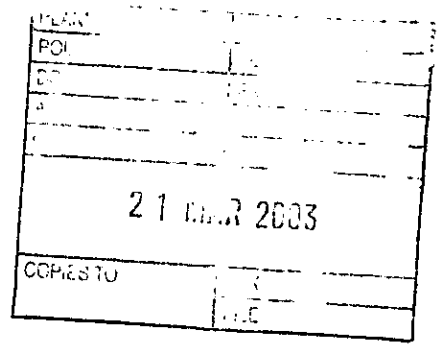
---

**Comments are required by 26/03/2003.**

**Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.**

No CA comments NO FURTHER COMMENTS

18/3




Date: 19 March 2003

To: Winnersh Parish Council

---

We have received Additional Information for the following planning application:

Application Number: O/2002/8206

Location: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh.

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Case Officer: Mrs B Polnik

---

The new plans show the following: Detailed information relating to method of construction of the access road. Report from Denis Wilson Partneship dated 06.03.03.

---

**Comments are required by 29/03/2003.**

**Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.**

All previous OBJECTIONS repeated

20.03.03

21 MAR 2003

Date: 05 March 2003

To: Roger Johnson - Drainage

---

We have received Revised Plans for the following planning application:

Application Number: O/2002/8206

Location: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh.

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Case Officer: Mrs B Polnik

---

The new plans show the following: Revised layout plan for O/2002/8206 showing amendments to visibility splays and deletion of carriageway extension to plot 6.

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 20/3/03

## Basia Polnik

**From:** Graham Ritchie
**Sent:** 17 March 2003 13:50
**To:** Basia Polnik
**Subject:** Application O/2002/8206 - Land adjacent to Winnersh Primary School

Basia,
There are no further comments from planning policy with regard to the amended details (access road construction & method statement) on the above application.

Graham Ritchie
Senior Planning Officer
Policy and Plans
Environmental Services
Wokingham District Council

Tel: 0118 974 6457
Fax: 0118 974 6385
Email: graham.ritchie@wokingham.gov.uk
www.wokingham.gov.uk

Date: 05 March 2003

To: Case Officer

---

We have received Revised Plans for the following planning application:

Application Number: O/2002/8206

Location: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh.

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Case Officer: Mrs B Polnik

---

The new plans show the following: Revised layout plan for O/2002/8206 showing amendments to visibility splays and deletion of carriageway extension to plot 6. Drawing no: 1363/11N.

---

**Comments are required by 26/03/2003.**

**Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.**

Conditions as previous as recommended by the inspector at appeal.

AC 1/4/03.

LENNON
*planning ltd*

*4 King Street Lane*
*Winnersh*
*Berkshire*
*RG41 5AS*

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

Our Ref: DSD/1598/ljw

67349

PLANNING
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21 MAR 2003
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FILE:

20 March 2003

Wokingham District Council
Planning Services
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

F.A.O. Mrs B Polnik

Dear Madam

**Proposed residential development on land adjoining Winnersh Primary School, Greenwood Grove with access via 41 Watmore Lane, Winnersh**

I acknowledge receipt of your letter dated 11th March with regards the above planning application for 24 dwellings. I set out below the house types schedule:-

| | | | |
|---|---|---|---|
| PE2 | Pendleton 2 | 4B | 3 |
| Roch | Rochester | 5B | 1 |
| C | Cherwell | 2B | 3 |
| Du | Durham | 3B | 7 |
| Cr | Cranmore | 2B | 8 |
| L | Lynmouth | 5B | 2 |

I trust that this clarifies the matter and apologise for any confusion. I will respond to the other matter discussed under separate cover.

Yours faithfully

**Des Dunlop**

Enc.

4 King Street Lane, Winnersh, Berkshire, RG41 5AS Tel: 0118 936 6666 Fax: 0118 936 6667
35 The Avenue, Southampton, S017 1XN Tel: 023 80 820111 Fax: 023 80 820119
email: consultancy@lennon-planning.co.uk www.lennon-planning.co.uk

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Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 17 March 2003
My ref. BP/O/2002/8206 & O/2003/8620

Mr Dunlop
Lennon Planning Ltd
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

**WITHOUT PREJUDICE**

Dear Mr Dunlop

**RE: PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WITH ACCESS VIA 41 WATMORE LANE, WINNERSH**

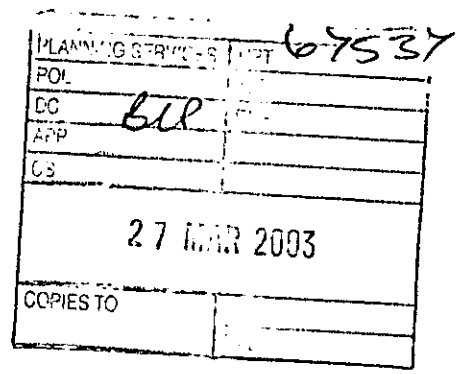
I refer to your 2 recent planning applications for the above-mentioned proposal and note that the house types referred to on your plan number 1363 11N total 27 dwellings and not 24 as indicated on the layout.

I would be grateful if you could clarify this matter.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

25 March 2003




SPORT ENGLAND

Mrs B Polink
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: P/PA/UA/WOM.JF

Dear Mrs Polink

**PROPOSAL:** **OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF 24 DWELLINGS AND DEMOLITION OF NUMBER 41 WATMORE LANE, AND CONSTRUCTION OF NEW ACCESS ROAD**
**AT:** **LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE, GREENWOOD DRIVE, WINNERSH**
**REF:** **O/2002/8620**

Thank you for consulting Sport England on the above application.

From the information received it is Sport England's understanding that this application is a duplicate application with O/2002/8206. Therefore, Sport England would refer you to our previous response to application O/2002/8206, dated 24 January 2003, which again applies to this duplicate application.

In summary, it is Sport England's opinion that from the information available it appears that the proposal would involve development upon land that was last used formally as a playing field, and still is so on an informal basis. As such, the proposal is contrary to our Playing Fields Policy and therefore Sport England wishes to register its ***objection*** to the application.

Sport England would be willing to reconsider its objection however, should one of a number of specific exceptional circumstances apply (please refer to our previous letter dated 24 January 2003).

If you require any further assistance or advice please contact me at the address below. I would be grateful if you would advise me of the outcome of the application.

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Yours sincerely

John Feetam

**John Feetam**
**Development Manager (Planning)**

**Tel:** 0118 946 5216
**Fax:** 0118 947 5935
**E-mail:** john.feetam@sportengland.org

South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX
Tel: 0118 948 3311 Fax: 0118 947 5935 www.sportengland.org

Chair: Patrick Carter Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: David Dolman
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

**Babtie Group**
technical and
management
consultants

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babtie.com

Babtie

Our ref Kgb02

Your ref As below

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13th March 03

Mrs B Polnik
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

**APPLICATION F/2003/8206/8620**
**Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh**

Please continue to include or the requirement for archaeological works on any planning applications relating to the above site.

It is envisaged that these works will take the form of a 'strip and record' in advance of any construction works on the site.

If you wish to discuss this matter further, please contact me on 0118 988 1611.

Yours sincerely,

**Kev Beachus**
**Senior Archaeologist**

**Group Offices:**
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Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
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95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

**WINNERSH PRIMARY SCHOOL / 41 WATMORE LANE, WINNERSH**

**THE CONSTRUCTION OF A NEW ACCESS ROAD WITHIN THE PROTECTED ZONE OF AN EXISTING OAK TREE.**

The proposed access road has been designed not to adversely effect the Oak tree growing at 39 Watmore Lane. It will be constructed using reinforced concrete supported on piles and as such will not bear directly on the ground.

Limited excavation will need to be carried out for the first 3m in to the site. Hand dug trial excavations (carried out on the 27th March) have confirmed that no visible roots from the Oak tree are growing in this area. Therefore this will not have an adverse effect on the tree.

Following the trial excavations the engineers will be submitting finalised proposals for the construction of the access road and a method statement detailing all measures required to implement the scheme without causing harm to the tree, including site supervision.

Independent advise has been obtained from the Veteran Tree Forum and the Arboricultural Advisory and Information Service who have confirmed that the principals of the scheme are acceptable in relation to the tree.

The detailed proposals will be submitted in time for them to be presented to Development Control Committee on the 9th April. I would advise that the scheme overcomes my concerns and that there are no arboricultural reasons why planning permission should be refused.

Neil Etherington
28.3.03

Date: 05 March 2003

To: Landscape & Trees

---

We have received Revised Plans for the following planning application:

Application Number: O/2002/8206

Location: Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh.

Proposal: Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Applicant: Linden Homes South East Ltd C/O Lennon Planning Ltd.

Case Officer: Mrs B Polnik

---

The new plans show the following: Revised layout plan for O/2002/8206 showing amendments to visibility splays and deletion of carriageway extension to plot 6. Drawing no: 1363/11N.

---

**Comments are required by 26/03/2003.**

**Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.**

See comments on O/2003/8620.

Neil Etherington
13/3/03

**To:**
**LANDSCAPE AND TREES**

[illegible] 2003

**From:** Mrs B Polnik

**Date:** 05 March 2003

**Application Number:** O/2003/8620

**Proposal:** Outline application for the proposed erection of 24 dwellings and new access road. Demolition of 41 Watmore Lane. Duplicate application with O/2002/8206..

**Site Address:**
Land Adjoining Winnersh Primary School and 41, Watmore Lane, Winnersh, Reading.

**Applicant:**
Linden Homes SE Ltd C/O Lennon Planning Ltd.

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

I have received a copy of the proposed design for the access road. At the moment there are still some aspects of the design which cause me concern. I have written to the Ancient Tree Forum for their view and hope to meet the applicants next week to see if it is possible to resolve matters.

Neil Etherington

13/3/03

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date 17 March 2003
My ref. BP/O/2002/8206 & O/2003/8620

Mr Dunlop
Lennon Planning Ltd
4 King Street Lane
Winnersh
Berkshire
RG41 5AS

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

**WITHOUT PREJUDICE**

Dear Mr Dunlop

**RE: PROPOSED RESIDENTIAL DEVELOPMENT ON LAND ADJOINING WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE, WITH ACCESS VIA 41 WATMORE LANE, WINNERSH**

I refer to your 2 recent planning applications for the above-mentioned proposal and note that the house types referred to on your plan number 1363 11N total 27 dwellings and not 24 as indicated on the layout.

I would be grateful if you could clarify this matter.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

| | |
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| PLANNING | 65268 |
| POL | |
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| FP | |
| CS | |
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Our Ref. **16318**
Your Ref. O/2002/8206
Date. 22 January 2003

FAO Mrs B Polnik
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (21-100)

Adj. Winnersh Primary School & 41 Watmore Lane
Greenwood Grove, Winnersh

I refer to your consultation received in this office on 09/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

6564

BLP

03 FEB 2003

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FILE

ENVIRONMENT AGENCY

**Our Ref :** SP/2003/006893-2/1
**Your Ref :** O/2002/8206

**Date :** 30 January 2003

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

**OUTLINE PROPOSAL: 24 DWELLINGS.**
**LAND ADJACENT TO WINNERSH PRIMARY SCHOOL, GREENWOOD GROVE AND 41 WATMORE LANE, WINNERSH WOKINGHAM.**

Thank you for your letter dated 9th January 2002, received on 14th January 2002. Please quote the following reference in any correspondence: SU77SE/9/19 & 42. The Environment Agency has the following comments:

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:** 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:** Surface water source control measures shall be carried out in ccordance 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 development approved by this permission shall be commenced until a landfill gas risk assessment has been submitted to and approved in writing by the Local Planning Authority. Where a risk from migrating gas is identified, appropriate works to mitigate the effects of gas shall be incorporated in detailed plans to be approved by the Local Planning Authority.

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

**REASON:** To protect people on or close to the site from the risks associated with migrating landfill gas.

## PLANNING INFORMATIVES

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

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 Claire Murphy on 01276 454509 for further details.

## ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

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 will 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.

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet

natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;

- Storage should be provided to protect from a 1 in 100 year storm.

Landfill

According to our records, there is one landfill site within 250 metres of the site, as follows:

| Grid reference | Distance from site | Landfill name |
|---|---|---|
| SU 787 708 | 80 metres | Clarendon Close, Winnersh |

Due to the proximity of the above development to the landfill site it is anticipated that landfill gas may pose a risk to this proposal. It is therefore advised that a Landfill Gas Risk Assessment is submitted prior to development (see above condition).

Watercourses

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) 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.

**ADVICE TO APPLICANT**

Surface Water Drainage

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.

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Environment Protection

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.

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.

Conservation

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design

of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Household water Consumption

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

**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 454509, quoting the reference cited at the beginning of this letter.

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Yours faithfully



**KATE RALLS**
**Planning Liaison Officer**

CC: Lennon Planning Ltd

**Environment Agency**
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

To Planning

From Highways

28/1/03

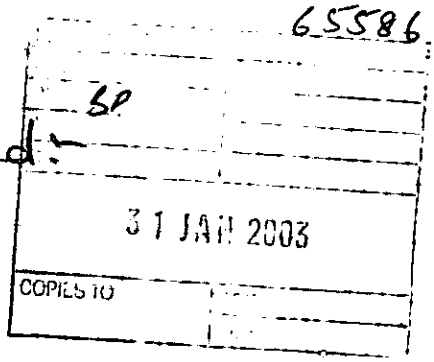
65586

SP

31 JAN 2003

COPIES TO

Planning Applications Returned:-



0/2002/8206

1 Total

RJ

Please see Part I for plans.

**To:**
**Drainage**
**Fao Roger Johnson**

**From:** Mrs B Polnik

**Date:** 09 January 2003

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

**Site Address:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:**
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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

---

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 11

1769a

# WOKINGHAM DISTRICT COUNCIL 17 DEC 2002 8206
# 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

17 DEC 2002

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | LINDEN HOMES SOUTH-EAST LIMITED |
| | ADDRESS | LINDEN HOUSE, GUARDS' AVENUE, THE VILLAGE, CATERHAM-ON-THE-HILL, SURREY |
| | POST CODE | CR3 5ZB PHONE 01883 334400 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | LENNON PLANNING LIMITED |
| | ADDRESS | 4 KING STREET LANE, WINNERSH, BERKSHIRE |
| | POST CODE | RG41 5AS PHONE 0118 936 6666 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING NO. 41 WATMORE LANE |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF NO. 41 WATMORE LANE |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.8 ha |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | SEE ATTACHED SCHEDULE |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☐ |
| ERECTION OF NEW BUILDING | ☑ | ALTERATION or EXTENSION | ☐ |

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

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☑ | See question 10 |
| FULL PERMISSION | ☐ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

| | | | |
|---|---|---|---|
| SITING | ✓ | EXTERNAL APPEARANCE | |
| DESIGN | | MEANS OF ACCESS | ✓ |
| LANDSCAPING | | | |

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

SURPLUS PART OF SCHOOL SITE
PART RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

~~YES~~/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED AT DETAILED STAGE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SEE SUBMITTED PLANS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

SEE SUBMITTED PLANS

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, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | | TO BE RETAINED | | TO BE LOST | |
|---|---|---|---|---|---|---|
| HOUSE | 24 / | * | / | * | / | * |
| BUNGALOW | / | * | / | * | / | * |
| FLAT/MAISONETTE | / | * | / | * | / | |
| OTHER | / | * | / | * | / | * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

~~YES~~/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

~~YES~~/NO

If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1,760.00

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 [signature] ON BEHALF OF LINDEN HOMES SOUTH-EAST LIMITED DATE 13 DECEMBER 2002

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".

## HIGHWAYS CONSULTATION SHEET

**From:** Mrs B Polnik **Date:** 09 January 2003

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

**Parish:** WINNERSH PARISH

**Site Address:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:**
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Comment

1. Forward visibility across plot 19 is restricted.
2. Extended length of carriageway adjacent to plot 6 is unnecessary and would lead to on-street parking
3. Visibility splays of 2.4m x 60m required at junction with Watmore Lane.
4. In view of a previous Inspectors' Decision that contributions are not required, none are being sought in this case.

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

27.1.03

**Babtie Group**

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02

Your ref As below

| PLANNING SERVICES | HPT 65236 |
|---|---|
| POL | LS |
| DC BLP | CNF |
| APP | |
| CC | |
| 22 JAN 2003 | |
| COPIES | |

21st January 03

Mrs B Polnik
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mrs Polnik

**APPLICATION F/2002/8154**
**Land adjacent to Winnersh Primary School, Greenwood Grove, Winnersh**

Please disregard my letter of the 7th inst. relating to the above planning application.

The archaeological evaluation carried out in early 2002 discovered human remains in the form of a child's skull fragments. I am still awaiting an interim report from the excavator to confirm the age of these remains.

In the event of these being of recent date the coroner will have to be called in and decide on a course of action.

In the event of the remains being of any age then further archaeological works will need to be carried out across the entire site. It is envisaged that theses works will take the form of a 'strip and record' in advance of any further works on the site.

If you wish to discuss this matter further, please contact me on 0118 988 1611.

Yours sincerely,

**Kev Beachus**
**Senior Archaeologist**

**Group Offices:**
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
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Inverness
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Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

**Babtie Group Ltd**
**Registered Office:**
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

# Wokingham District Council
# Planning Application

**Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8**

**AND/OR**

**Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990**

## Application No: 2002/8206

**Proposal:**
Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

**Location:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane Greenwood Grove Winnersh

**This application is being advertised in the Wokingham Times newspaper on the 22/01/2003 for the following reason(s);**

**PROPOSAL IS A MAJOR DEVELOPMENT**

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **12/02/2003**. 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 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.**

**Date: 22/01/2003**

Displayed by case officer on telegraph pole o/s 43/45 Watmore Lane 21.1.03

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

To: Mrs B Polnik, Development Control

From: John Mullaney, Environmental Health

Your Ref: O/2002/8206

My Ref: 4109

Date: 14/1/03

---

**PROPOSED RESIDENTIAL DEVELOPMENT CONSISTING OF 24 DWELLINGS, NEW ACCESS ROAD AND DEMOLITION OF 41 WATMORE LANE**

**LAND ADJACENT TO WINNERSH PRIMARY SCHOOL & 41 WATMORE LANE**

These proposals have been evaluated and I have the following comments. According to our records, there is one landfill site within 250 metres of the site.

| NGR | Distance | Landfill Name |
|---|---|---|
| SU 787 708 | 80M | CLARENDON CLOSE |

A detailed risk assessment needs to be carried out to determine the likely impact of landfill gas on the property. Then gas protection measures should be agreed and implemented prior to the development commencing. If not properly monitored and controlled landfill gas can give rise to flammability, toxicity and asphyxiation hazards. Therefore, adequate gas protection measures must be installed prior to occupation of the building to protect the health and safety of any future occupants. I recommend the following conditions are imposed should the application be granted planning consent:

1. No development shall commence until a detailed investigation to determine the present and likely future impact of landfill gas on the site has been submitted to and approved in writing by the Local Planning Authority. The method and extent of this investigation shall be agreed with the Planning Authority prior to the commencement of work. Where a risk from migrating gas is identified, details of appropriate measures to control ingress of landfill gas to inhabited spaces and outdoor areas, including provision for monitoring, shall be submitted to and approved in writing by the Planning Authority, before the development commences. The development shall then proceed in strict accordance with the measures approved.
   **Reason** - To protect people on or close to the site from the risks associated with migrating landfill gas.

2. 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 7.30am and 6pm Monday to Friday and 8am to 1.30pm Saturdays and at no time on Sundays, Bank or National Holidays.
   **Reason** - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

*John Mullaney*

**J R MULLANEY**
**SENIOR ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION & HOUSING**

Please see Part I flow plans

~~To:~~
**Public Rights Of Way Officer**
**F A O Graham Barnwell**
To

~~From~~: Mrs B Polnik

**Date:** 09 January 2003

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

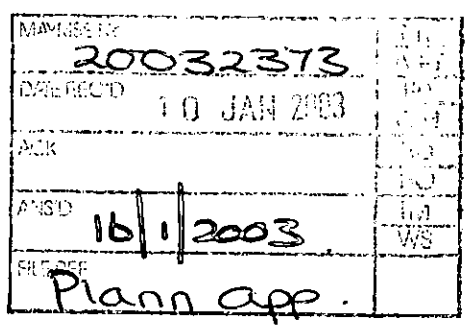
**Site Address:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:**
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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

---

No objection to the application.
G Barnwell



**To:**
**Neil Etherington**
**Senior Arboricultural Officer**
**Landscape and Trees**

**From:** Mrs B Polnik

**Date:** 09 January 2003

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

**Site Address:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:**
Linden Homes South East Ltd C/O Lennon Planning Ltd.

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

---

Please ask the applicants to submit details of how it is proposed to construct the access road.

Unless it can be demonstrated that the access road can be constructed without causing harm to the Oak tree growing at 39 Watmore Lane I would recommend that planning permission be refused.

Neil Etherington
16/1/03

## Basia Polnik

**From:** Andy Glencross
**Sent:** 15 January 2003 14:35
**To:** Basia Polnik
**Subject:** PA O/2002/8206 Land Adjacent to Winnersh Primary School & 41 watmore Lane Greenwood Grove Winnersh

Hi Basia

I am satisfied with the newt survey but the bat survey is for the old scheme invovling the demolition of 39 Watmore lane not 41. They will need to submit a bat survey for 41 Watmore Lane.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

FROM: Mrs B Polnik

DATE: 09 January 2003

## WINNERSH PARISH CONSULTATION SHEET

**Application Number:** O/2002/8206

**Proposal:** Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road..

**Site Address:** Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**Applicant:** Linden Homes South East Ltd C/O Lennon Planning Ltd.

Your observations are required in respect of this application **by 30/01/2003** .

---

The Committee **OBJECTED** to this application on the following grounds:

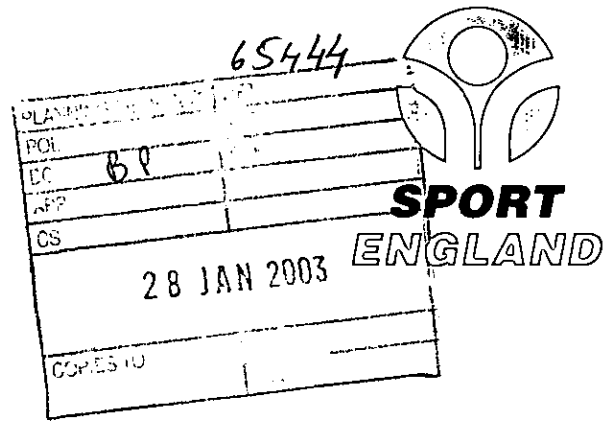
1 There would be a large amount of traffic feeding onto an already busy, small road

2 The development would be an incursion into the open space

3 The oak tree at the entrance to the development would be affected

SIGNED: _____ DATE: 14.01.03

Clerk To Winnersh Parish Council Parish/Town Council.




24 January 2003

Mrs B Polink
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: P/PA/UA/WOM.JF

Dear Mrs Polink

**PROPOSAL: OUTLINE APPLICATION FOR THE PROPSOED ERECTION OF 24 DWELLINGS AND DEMOLITION OF NUMBER 41 WATMORE LANE, AND CONSTRUCTION OF NEW ACCESS ROAD.**
**AT: LAND ADJACENT TO WINNERSH PRIMARY SCHOOL AND 41 WATMORE LANE, GREENWOOD DRIVE, WINNERSH**
**REF: O/2002/8206**

Thank you for consulting Sport England on the above application.

I write further to Sport England's previous correspondence on applications for residential development on this site and the appeal decision, dated 30 October 2001. With regard to the above and in particular to the new PPG17 '*Planning for Open Space, Sport and Recreation*' Sport England wishes to maintain its previous position regarding proposed residential development on the land adjacent to Winnersh Primary School.

It is Sport England's understanding that the last formal use of the land was as part of the school's wider playing fields, until the school declared it surplus in 1996. Since then, it has continued to be used for sports use, albeit informally and not necessarily with a marked-out pitch. As such, I refer again, as was set out in previous correspondence relating to this site, to Sport England's policy position on playing fields. It states that:

> **" Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies."**
>
> Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in

**South East Region 51a Church Street Caversham Reading Berkshire RG4 8AX**
**Tel: 0118 948 3311 Fax: 0118 947 5935 www.sportengland.org**

Chair: Patrick Carter Senior Vice Chair: Des Wilson Vice Chair: Tessa Sanderson OBE Regional Director: David Dolman
Sport England is the brand name of the English Sports Council which is a distributor of Lottery funds to sport

sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

From the information available therefore, it appears that the proposal would involve development upon land that was last used formally as a playing field, and still is so on an informal basis. As such, the proposal is contrary to the policy stated above, and therefore Sport England wishes to register its ***objection*** to the application.

Sport England would be willing to reconsider its objection however, should one of a number of specific exceptional circumstances apply, again as set out in Sport England's policy. They are:

1. ***A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.***

2. ***The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.***

3. ***The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.***

4. ***The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.***

5. ***The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.***

The new PPG17 endorses this stance with specific regard to the fact that open space and playing fields etc should not be regarded as previously developed land and that when a site becomes surplus, alternative uses within open space, sport and recreation should be looked at first before any alternative use is considered. For any alternative use to be acceptable it would need to be demonstrated that there was a clear over supply of such land in the vicinity, which it is clear is not the case.

As I am sure you are aware, the Town and Country Planning (Playing Fields) (England) Direction 1998 requires local planning authorities to notify the Secretary of State of planning applications which Sport England have raised an objection to but where the local planning authority are minded to grant planning permission. The direction applies to local authority owned playing fields and all others which are currently used, or which have been used in the past five years, by educational institutions.

If you require any further assistance or advice please contact me at the address below. I would be grateful if you would advise me of the outcome of the application.

The comments and issues raised in this letter are made without prejudice to any subsequent Lottery application.

Yours sincerely

Sheila Shewry

pp **John Feetam**
**Development Manager (Planning)**

**Tel:** 0118 946 5216
**Fax:** 0118 947 5935
**E-mail:** john.feetam@sportengland.org

Application Number: O/2002/8206

Case Officer : BP

Valid Date : 17/12/02

Map No : 54

Site Area : 0.09

Received Date: 17/12/2002

Level : Committee Item - No Date Set

Description : Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

Location : Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

Parish : WI Ward : WIN

Applicant : Linden Homes South East Ltd C/O Lennon Planning Ltd.

Fee Required: £1760 Fee Received: £1760 (1)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

---

Additional information required for validation;

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | | | |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER | | | |

**Is the site in a Conservation Area:** ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Major development

---

## INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health - Landfill

Housing

Leisure & Cultural Services — Wendy Smith, Chris Hamilton, Gerard Kerslake, Dave Hooper

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

D. Pastures with copy of Newt/Bat Survey

Drainage

Access officer

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency - Landfill

Railtrack

Police Arch Officer

Royal Berks Fire & Rescue

## HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Prot' of Ancient Bldgs
English Heritage

Thames Water
Ramblers Assoc
Open Spaces Society
CPRE
Wok. Dist. Sports Council

## OTHERS

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.....

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.....

## NEIGHBOURS

.....

2 x S/N + see map

+ 41 Walmore Lane (inside red line)

+ all people who commented on 7309, 7310, 7311 & 8154

No pre-apps

**Received by Wokingham District Council**

# Application No: O/2002/8206

**Proposal:**
Outline application for the proposed erection of 24 dwellings and demolition of number 41 Watmore Lane, and construction of new access road.

**Location:**
Land Adjacent To Winnersh Primary School & 41 Watmore Lane, Greenwood Grove, Winnersh, .

**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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number O/2002/8206 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/01/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.**

**Trevor Watson**
**Development Control Manager**

**09 January 2003**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 20MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 21MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 22MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 23MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 24MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 25MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 26MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 27MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 28MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 29MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 3MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 31MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 33MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 35MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 4MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 5MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 6MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 7MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 8MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 9MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 1MAPLE CLOSEWOKINGHAM | RG41 5PE |
| | | 10MAPLE CLOSEWOKINGHAM | RG41 5PE |
| | | 11MAPLE CLOSEWOKINGHAM | RG41 5PE |
| | | 12MAPLE CLOSEWOKINGHAM | RG41 5PE |
| | | 14MAPLE CLOSEWOKINGHAM | RG41 5PE |
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| | | 8MAPLE CLOSEWOKINGHAM | RG41 5PE |
| | | 9MAPLE CLOSEWOKINGHAM | RG41 5PE |
| | | 68ROBINHOOD WAYWOKINGHAM | RG41 5JH |
| | | 70ROBINHOOD WAYWOKINGHAM | RG41 5JH |
| | | 72ROBINHOOD WAYWOKINGHAM | RG41 5JH |
| | EMMBRIDGE HOUSE | EMMBRIDGE HOUSEPOPLAR LANEWOKINGHAM | RG41 5JR |
| | THE FIRS | THE FIRSPOPLAR LANEWOKINGHAM | RG41 5JR |
| | TINKS COTTAGE | TINKS COTTAGEPOPLAR LANEWOKINGHAM | RG41 5JR |
| | WOODFORD | WOODFORDPOPLAR LANEWOKINGHAM | RG41 5JR |
| | 13A | 13AHAREFIELD CLOSEWOKINGHAM | RG41 5NP |
| | FOUR ACRES | FOUR ACRESPOPLAR LANEWOKINGHAM | RG41 5JR |
| | THE SMALL HOLDING | THE SMALL HOLDINGPOPLAR LANEWOKINGHAM | RG41 5JR |
| TYLER ENGINEERING LTD | UNIT A2 | UNIT A2GROVELANDS AVENUE WORKSHOPSWOKI | RG41 5LB |
| LUXFOTO LTD | UNIT A3 | UNIT A3GROVELANDS AVENUE WORKSHOPSWOKI | RG41 5LB |
| METAL GENERATION | UNIT A4 | UNIT A4GROVELANDS AVENUE WORKSHOPSWOKI | RG41 5LB |
| | KUTIR | KUTIRPOPLAR LANEWOKINGHAM | RG41 5JR |
| | ILLETAS | ILLETASPOPLAR LANEWOKINGHAM | RG41 5JR |
| | | 10WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 16WATMORE LANEWOKINGHAM | RG41 5JT |
| ROTARY MOTION | UNIT A5 | UNIT A5GROVELANDS AVENUE WORKSHOPSWOKI | RG41 5LB |
| BROMLEYS GARAGE SERVICES | | | RG41 5JR |
| | | 31GREENWOOD GROVEWOKINGHAM | RG41 5LH |
| WINNERSH CP SCHOOL | | | RG41 5LH |
| FLEXIVEND | UNIT A6 | UNIT A6GROVELANDS AVENUE WORKSHOPSWOKI | RG41 5LB |
| | | 48WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 46WATMORE LANEWOKINGHAM | RG41 5JT |
| | THE OLD BARN | THE OLD BARNPOPLAR LANEWOKINGHAM | |
| Land adj Winnersh Primary School | | | |
| | | 1ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | | 3ALDERNEY GARDENSWOKINGHAM | RG41 5RH |

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| ROTARY ENGINEERING (READING) LT | UNIT A7-A8 | UNIT A7-A8GROVELANDS AVENUE WORKSHOPSWO | RG41 5LB |
| D P E LTD | UNIT A1 | UNIT A1GROVELANDS AVENUE WORKSHOPSWOKI | RG41 5LB |
| | | 53WATMORE LANEWOKINGHAM | RG41 5JS |
| | 49-77 Watmore Lane. | 55WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 57WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 59WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 61WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 63WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 65WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 67WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 69WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 71WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 73WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 75WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 77WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 36WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 38WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 40WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 42WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 44WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 50WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 52WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 54WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 10GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 12GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 14GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 16GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 18GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 20GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 4GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 6GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 8GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | 75A | 75AWATMORE LANEWOKINGHAM | RG41 5JS |
| | | 19WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 21WATMORE LANEWOKINGHAM | RG41 5JS |
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| | | 37WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 39WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 41WATMORE LANEWOKINGHAM | RG41 5JS |
| | | 43WATMORE LANEWOKINGHAM | RG41 5JS |
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| | | 34WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 4WATMORE LANEWOKINGHAM | RG41 5JT |

| Organisation_Name | Building_Name | address1 | Postcode |
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| | | 6WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 8WATMORE LANEWOKINGHAM | RG41 5JT |
| | | 22GROVELANDS AVENUEWOKINGHAM | RG41 5JY |
| | | 1ASTOR CLOSEWOKINGHAM | RG41 5JZ |
| | | 2ASTOR CLOSEWOKINGHAM | RG41 5JZ |
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| | | 8ASTOR CLOSEWOKINGHAM | RG41 5JZ |
| | | 9ASTOR CLOSEWOKINGHAM | RG41 5JZ |
| | | 1GROVELANDS CLOSEWOKINGHAM | RG41 5LA |
| | | 2GROVELANDS CLOSEWOKINGHAM | RG41 5LA |
| | | 3GROVELANDS CLOSEWOKINGHAM | RG41 5LA |
| | | 4GROVELANDS CLOSEWOKINGHAM | RG41 5LA |
| | | 5GROVELANDS CLOSEWOKINGHAM | RG41 5LA |
| | | 6GROVELANDS CLOSEWOKINGHAM | RG41 5LA |
| | | 1GREENWOOD GROVEWOKINGHAM | RG41 5LH |
| | | 10GREENWOOD GROVEWOKINGHAM | RG41 5LH |
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| | | 4GREENWOOD GROVEWOKINGHAM | RG41 5LH |
| | | 5GREENWOOD GROVEWOKINGHAM | RG41 5LH |
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| | | 8GREENWOOD GROVEWOKINGHAM | RG41 5LH |
| | | 9GREENWOOD GROVEWOKINGHAM | RG41 5LH |
| | | 1MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 10MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 11MEADOW VIEWWOKINGHAM | RG41 5PD |
| | | 12MEADOW VIEWWOKINGHAM | RG41 5PD |
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| | | 2MEADOW VIEWWOKINGHAM | RG41 5PD |

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | | 5ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | | 7ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | | 9ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | | 11ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
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| | | 15ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | | 17ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | | 19ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| LAND REAR OF | | | |
| | | 13CHAREFIELD CLOSEREADING | |
| | | 13BHAREFIELD CLOSEREADING | |
| | PORTLAND | PORTLANDPOPLAR LANEWINNERSH | RG41 5JR |
| | | 21ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | | 23ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | WILLOWS | WILLOWSPOPLAR LANEWINNERSH | RG41 5JR |
| | WILLOWS | WILLOWSPOPLAR LANEWINNERSH | RG41 5JR |
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| | | 21ALDERNEY GARDENSWOKINGHAM | RG41 5RH |
| | WILLOWS | WILLOWSPOPLAR LANEWOKINGHAM | RG41 5JR |

Neighbour list 2002/8206

LENNON
*planning ltd*

*4 King Street Lane*
*Winnersh*
*Berkshire*
*RG41 5AS*

TOWN PLANNERS • DEVELOPMENT CONSULTANTS • LOCAL GOVERNMENT CONSULTANTS

17.DEC.2002 8206

Our Ref: DSD/1598/ljw

Head of Planning Services
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
Berkshire RG40 1BH

| PLANNING SERVICES | HPT |
|---|---|
| POL | TLS |
| DC | ENF |
| APP | |
| CS | |
| 17 DEC 2002 | |
| COPIES TO | |
| | FILE |

16 December 2002

F.A.O. Mrs B Polnik

Dear Madam

**Proposed Residential Development on land adjacent to Winnersh Primary School, Greenwood Grove & 41 Watmore Lane, Winnersh**

We have been instructed by Linden Homes South East Limited to submit an outline planning application in respect of the above site for the erection of 24 dwellings.

Accordingly we enclose the following documentation:-

i) 6 copies of the completed planning application forms
ii) A completed Certificate B
iii) 6 copies of a site plan edged in red
iv) 6 copies of the proposed layout (Plan No. 1363/11M)
v) 6 copies of the survey of Great Crested Newts and Bats by CPM
vi) A cheque for the sum of £1,760 being the requisite planning application fee

The majority of the site was the subject of an appeal in 2001 which was allowed. As a result the principle of residential development was accepted. Furthermore the Local Plan Inspector recommended that the site be allocated for residential development.

The proposed development complies with the adopted policy concerning mix and layout.

The applicant's are aware of the Council's concern with regards the impact of the proposed access road on the tree at the front of No. 39 Watmore Lane. It is considered that the tree can be suitably protected and that information is currently being completed.

17.DEC.2002 8206



If you require any additional information then do not hesitate to contact us.

Yours faithfully

Lennon Planning Ltd.

**Lennon Planning Ltd**

Enc.

# Appeal Decision

17 DEC 2002

Inquiry held on 18 and 19 September 2001

by S J Papworth DipArch(Glos) RIBA

an Inspector appointed by the Secretary of State for Transport, Local Government and the Regions

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
30 OCT 2001

**Appeal Ref: APP/X0360/A/01/1065004**
**Land adjacent to Winnersh Primary School, including 37 and 39 Watmore Lane, Winnersh, Berkshire.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a failure to give notice within the prescribed period of a decision on an application for planning permission.
- The appeal is made by Linden Homes (South East) Limited against Wokingham District Council.
- The application (Ref.F/2001/3458), is dated 5 March 2001.
- The development proposed is described as residential development including construction of new access road and demolition of 39 Watmore Road.

**Summary of Decision: The appeal is allowed and planning permission granted subject to conditions set out in the Formal Decision below.**

## Procedural Matters

1. The appeal is made against the failure of the Council to give notice of a decision within the appropriate period. That period expired on 1 May 2001, as stated in the Council's letter acknowledging receipt of the application. The appeal form is dated 4 May 2001 and the Council issued a notice of refusal of planning permission dated 2 May 2001.

2. The site address is Watmore Lane, and not Watmore Road as stated on the application form.

## Planning and Ownership History

3. The land forms a part of the curtilage of Winnersh Primary School. Berkshire County Council was previously the education authority and owner. They declared the land surplus to school requirements in 1996, entering into a contract giving the appellant the option to purchase the land. Land ownership and the contract passed to Wokingham District Council when it became a unitary authority. The Council therefore has, in addition to the planning function, responsibilities as local education authority and landowner. The Council made this separation of responsibilities clear at the Inquiry. A planning application was made in 1998 for the development of the whole site. This was refused and a subsequent appeal is in abeyance.

4. The present application is for 18 dwellings on approximately half the site, and results from negotiations between the appellant and the Council whereby the remaining half would be retained by the Council.

## Main Issues

5. I consider the main issues in this appeal to be:

- The principle of development of the appeal site in relation to the provision of housing land and recreational space in Wokingham.

- The effect of the development on the character and appearance of the Winnersh area of Wokingham.

**Planning Policy**

6. The Development Plan consists of the Berkshire Structure Plan 1991-2006 and the Loddon Area Local Plan, adopted in May 1995. Structure Plan Policy EN1 seeks to protect and enhance the environment of built-up areas, development should be to a high standard, should maintain or where possible, enhance the character of its surroundings. All open land important to the character of settlements will be protected. The redevelopment of derelict or genuinely underused urban land will be supported. Policy R4 requires existing sports grounds and public open space to be retained, loss being acceptable only in the following circumstances; where a suitable replacement is provided, where the development of a small part of the site allows the retention and enhancement of the facility and where the Local Plan shows an excess of provision. The provision of new recreation and open space facilities, on a scale that reflects the needs arising from development, is sought under Policy R6. Policy LD6 states that before development is permitted, local planning authorities will require to be satisfied that infrastructure and facilities are provided, and contributions may be required to this end. Housing Policy H2 states that 7,750 dwellings are to be provided within the Wokingham District area and H5 states that part of the provision will be achieved by building on suitable undeveloped land within built-up areas.

7. Local Plan Policies LBE1 and LBE2 contain similar requirements to those in Policy EN1 of the Structure Plan and Policy LPS1 details the need for infrastructure, by legal agreement if necessary, as outlined in Policy LD6 of the Structure Plan. Policy LTV1 identifies Winnersh as a settlement where development will normally be allowed, subject to the provisions of other policies. The loss of public open space to development will not be allowed unless, as detailed in Policy LR4, alternative provision has received planning permission, and it would diversify and improve recreational facilities for local residents and employees. Policy LH1 provides for housing on unidentified sites, seeking to ensure, among other things, that there is no loss of public open space or recreational facilities. Policy LH8 requires a mix of housing types and sizes. Policies LBE22 and LBE23 provide for the investigation of sites considered to have high archaeological potential.

8. There is emerging policy, contained in the Wokingham District Local Plan Deposit Draft with Proposed Amendments, February 2000. The Inspector's report on a Part I Inquiry, into development south of the M4, has been received and the Council has resolved to accept the recommendations. These include that an Urban Capacity Study (UCS) be carried out and a sequential approach followed to identify sites to accommodate the Structure Plan Policy H2 requirement. The results of a District-wide UCS and the Inspector's report on the Part II Inquiry are anticipated towards the end of 2001. Various draft policies are referred to which would carry forward the thrust of existing Local Plan policies. Policy WR2 seeks the protection of existing open space and recreational facilities, as with Local Plan policy LR4, unless alternative facilities, with planning permission, can be provided by the time that the existing facility is lost, or that the facilities can be retained and enhanced through redevelopment of a small part of the site.

9. A report entitled "The State of Play in Wokingham District" was published in October 1993. The stated aims were to assess the level of provision in the area and also the needs of local clubs and organisations. The findings were to be used in the preparation of the

emerging Local Plan. The appeal site is not identified in this survey, however primary schools were excluded due to what was regarded as a poor response rate of 41%. The land would have been counted as being part of a primary school at that time.

10. I have had regard to Planning Policy Guidance Notes (PPG) 3 "Housing" and 17 "Sport and Recreation".

**Reasons**

Housing Land and Recreational Space

11. The appeal site is within the designated settlement boundary of Winnersh in both the adopted Local Plan and the emerging plan. I heard evidence at the Inquiry regarding the identification and supply of housing land and the preparation of an Urban Capacity Study following the report of the Part 1 Local Plan Inquiry Inspector. The Council considers that it would be premature to decide on the suitability of the appeal site for housing, while the UCS and the emerging Local Plan are in the process of being formulated. The appellant considers that adoption may not be until 2005. From the information before me, I concur that there could be a significant time elapsing between the date of this Inquiry and the publication and adoption of the study and plan. However, it appears to me likely that Wokingham District Council will encounter difficulties in identifying, within the time scale, land for the number of dwellings required of it by the Structure Plan. The Council's document 'Planning Commitments for Housing, March 2001' predicts a shortfall in the order of 1,466 units. The appeal proposals are for a small number of houses on a relatively small site. Against the potential shortfall of housing land, I see no reason to delay consideration of the suitability of this site for housing as proposed.

12. In considering the site in relation to the advice in PPG3, I find that it is not only within the settlement boundary, but the proposed development would be closely integrated with the existing housing development within Winnersh. It would be close to local facilities, including a railway station with access to employment and entertainment at Reading and other towns. The density of development would be above that of immediately neighbouring housing, and I shall consider the effect of this in the second main issue. But, in terms of the efficient use of land, I consider this to be acceptable. The proposed development would include a mix of house types, from 2-bedroom terrace to 5-bedroom detached houses. Whilst a lengthy approach drive would be required to provide access to the rear of dwellings and gardens in Watmore Lane, I do not consider that the space allocated to vehicles is disproportionate to that allocated to the proposed dwellings and their private amenity space.

13. Both the appellant and the officer's report to Committee consider that the site is previously developed land, but there is a difference of opinion as to the justification. I understand that a previous use of the land was agricultural, as a piggery, and that there were buildings on the land associated with that use. From my inspection of the site, I could detect no evidence of those buildings or that use. I consider therefore that the former buildings have blended into the landscape in the process of time, a scenario detailed in Annex C of PPG3. The land is however part of the curtilage of Winnersh Primary School. There is a gate onto the land from the footpath near Astor Close that is of the same style as those elsewhere around the school curtilage. Whilst the school security boundary is now along a different line, closer to the buildings, I consider that the site is previously developed, brownfield, land within the definition in PPG3.

14. The Planning Policy Guidance Note also contains advice at paragraphs 52 and 53 on greening the residential environment, and states that developing more housing within urban areas should not mean building on urban green spaces. Notwithstanding the strict definition of the site as being brownfield, it is in fact an open area of grass and is used, whether with permission or not, as an amenity area. The site is relatively flat and open; I acknowledge that some archaeological investigation may have disrupted the periphery of the area prior to my inspection. There are two metal goalposts facing across a short pitch. These posts show signs of neglect and damage, but would, in my view, serve as goals for informal play. It is apparent that both the school and the public make use of the field. I shall therefore consider these uses of the land.

15. Although once part of the school premises, the school has established a new security line around its grounds, excluding the field just described. Within the school grounds I noted pitches with junior goalposts, hard surfaced play areas and informal areas. The Headteacher describes the site as a second school field and that within the school grounds as being a main field. He has timetabled use of the appeal site for upwards of two hours per week throughout the school year. The appellant considers that the Headteacher makes use of the field, partly because it is there and partly as it relieves pressure on the grassed areas within the school fence. The field is however surplus to school requirements. Notwithstanding the views of the Headteacher, I have been presented with no evidence from the Council that the local education authority has reviewed this decision. A ward Councillor addressed the Inquiry stating that staff resources have not been allocated pending the outcome of this appeal. I cannot accept that the outcome of a planning appeal should inform a discussion on need. If there were a need for additional school grounds, perhaps having become apparent since the decision by Berkshire to declare the field surplus, such a need should have been identified regardless of whether the appeal site could be available to meet the need. I must conclude that, other than as expressed as a wish by the Headteacher, no such need for the land as a school playing field exists.

16. Turning to public use, physically there is unrestricted access. It appears to provide an entry to the school grounds across a gravel area, a material that I consider indicates a high usage that has previously resulted in a muddy section of path. The appellant describes that use by the public as a trespass. From the evidence before me, I consider that public use of the land has been tolerated, the Headteacher of the school states that allowing use of the land has resulted in less vandalism to school premises. I note that the reduced area of the school grounds has been protected by a substantial fence with anti-climb paint. It appears that unauthorised entry to school grounds has been a problem in the past. The Council has not allocated the land as public open space, nor sought to protect its openness by other special designation within the Local Plan, such as a site of urban landscape value in Policy LWE4. The development plan places emphasis on retaining public open space, playing fields and sports grounds, as does PPG17. Whilst its tolerated public use may have formalised the appearance of the land, it is, in my view, vacant land that happens to be in use while it remains vacant, for dog-walking, informal play and similar activities. It does not appear to me appropriate to consider the land as being a sports ground, playing field or other formal description on the basis of a tolerated access and use.

17. Sport England has objected to the appeal proposal. Their stated policy is to oppose the granting of permission for any development which would lead to the loss of all or any part of a playing field, or land last used as a playing field, or land allocated as a playing field in an adopted or draft deposit plan. Exceptions include where the facility would be replaced

with one that is of equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development. In explanation, Sport England states that the requirement regarding a last use applies to a period dating back five years.

18. Whilst I do not consider that the land falls within any of the three categories on which Sport England may object, I note that they mention similar requirements regarding suitable replacement facilities as do the Structure Plan, Local Plan and PPG17. The Council sought a contribution to replacement facilities and as an explicit amount with an explicit use in mind; that is at Dinton Pastures. The appellant has presented a completed unilateral undertaking to the Inquiry, under Section 106 of the Town and Country Planning Act 1990, that among other things, makes provision for funding to be used by the Council for off-site recreational provision in the district. Whether or not the existing fields have taken on the more formal role of a playing field, there is a shortfall in recreational space in the area. The provision of further facilities at Dinton Pastures, which has planning permission, would accord with the aims of Local Plan policy LR4 and emerging plan policy WR2. I consider that the proposed development would increase demand whilst resulting in the loss of an open area, no matter its informal status. In my judgement the funding of additional or enhanced facilities off-site would be entirely related to the development and would be necessary to ensure the continued provision of facilities in the area. The facilities at Dinton Pastures are a greater distance from the residential area close to the school, but I consider that they are near enough to be a satisfactory replacement for the half of the site that would be lost to informal recreational use. I attach considerable weight to the undertaking to provide funding for other facilities in line with Council requirements.

19. Finally in my consideration of the status of the land, it is a fact that the proposed development that is the subject of this appeal is for only approximately half of the land. The remaining half would, as stated in the Resources Sub-committee of 10 October 2000 be retained as public open space, in Council ownership. It would therefore be available to assist in making-up the shortfall previously referred to. A survey of local people offered two alternatives; development of the whole of the site attracted a vote of 10% of respondents, the reduced scheme 68%. A total of 22% sought no development at all, despite that this was clearly signalled by the Council as not being an option. This is not, in my view, a definitive expression of local opinion, and the questionnaire dwelt heavily on the contractual situation rather than on planning merits. Being within the appeal site, a condition could be attached to secure enhancements, however the Council did not suggest this. It appears to me therefore that the contribution sought and offered in relation to Dinton Pastures is considered satisfactory by the Council in pursuance of its aims with regard to the provision of recreation spaces in the district. On the information before me, I concur with that view. The remaining half would, in my view, be suitable as a public open space, whether enhanced in quality or not. The Council has removed the site from its consideration in sift 4 of the UCS. However this exercise appears to relate to the whole of the site. I conclude that the part of the site on which it is proposed to erect houses should be considered as suitable housing land under Structure Plan Policies H2 and H5 ahead of the UCS and further progress on the emerging Local Plan. The partial loss of vacant land would not be contrary to the aims of Structure Plan Policies EN1, R4 and R6, Local Plan Policies LR4 and emerging Policy WR2 or the guidance in PPG17.

Character and Appearance

20. The Council's reasons for refusal dated 2 May 2001 included reference to the loss of recreational space being detrimental to the character and appearance of the area. Whilst the Council did not present specific evidence on this matter, local residents did. In view of my conclusion on the first main issue, I now consider it right to investigate site-specific issues.

21. The appeal site is located at the rear of residential property in Watmore Lane to the west and Astor Close to the south. The northern boundary would adjoin the reduced area of land associated with Winnersh Primary School. Whilst the dwellings on Watmore Lane have long rear gardens, I find that the arrangement of the school buildings, and the built form of Astor Close, provide an enclosure to the proposed development which would not therefore, in my view, appear to intrude into the open countryside to the east. The proposed development would be at a higher density than is presently the case on Watmore Lane and Astor Close. But bearing in mind the long gardens of properties in Watmore Lane and the small-scale of the development, I do not consider that a local increase in density as represented by the proposed development would cause harm to the character and appearance of the area.

22. I consider that the present level of planting is a feature of the site and the area as a whole and contributes to its character and appearance. The area of open land is separated from open countryside to the east by a boundary hedge. In addition, there are only limited views of the dwellings in Watmore Lane, as there are intervening trees and shrubs. Landscaping, secured by condition, would ensure that the present level of boundary treatment along each of the four boundaries could be maintained and enhanced as required. Similarly, the new boundary between the developed half and the retained half could be planted to soften that boundary. There is a large oak tree on the frontage of 39 Watmore Lane, the subject of a tree preservation order. The appellant states that there is no need to disturb this tree, and I note that it is shown on the application drawings to be retained, with the access drive being aligned around it. Again, conditions attached to a permission would allow control of this situation. I conclude that, subject to conditions, the proposed development would not cause harm to the character and appearance of the area and would accord with Structure Plan Policy EN1, Local Plan Policies LBE1 and LBE2, and the advice in paragraph 56 of PPG3.

**Other Considerations**

23. Local residents refer to the present access to the school across the field. I have noted that it appears to be well used. However, there would be opportunities for an alternative entrance to be formed along the proposed new boundary between the school premises and the area of retained land.

24. In addition to the contribution in the unilateral undertaking for off-site recreational provision, two further sums are identified, one towards primary school facilities and one for secondary school facilities. The Council sought these sums and I consider that they are necessary and related to the development of family houses, which would introduce additional school-age residents to the area.

25. Representation has been made regarding the presence of protected species in the locality, specifically great crested newts and bats. A survey, carried out under an English Nature licence, found no evidence of such species. The Council has stated its acceptance of the

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

**Conditions**

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

**Conclusions**

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

half of the site, the retained open space would be well related to open countryside. I consider therefore that there are no site-specific reasons for refusal of permission.

31. The land is within the settlement boundary of Winnersh and the Council predicts a shortfall in housing land provision. The land is in use as an amenity space, albeit informal and without the permission of the landowner. The Council has identified a shortfall in the provision of recreational space in the area. The Council officers have negotiated a proposal with the developer, of developing half the site and retaining half, together with a contribution towards other, appropriate recreational facilities. On balance I conclude that the appeal proposals would provide housing in accordance with the advice in PPG3 regarding the provision of houses in the right place and at the right time, and that the development would make efficient use of land. The retained, undeveloped land would, together with the offsite facilities, safeguard the provision of recreational space in the area. The proposed development would therefore accord with the aims of development plan and emerging plan policies previously identified and would be compatible with the aims of Central Government advice in PPG3 and PPG17.

32. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

**Formal Decision**

33. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for residential development including construction of new access and demolition of No39 Watmore Lane at land adjacent to Winnersh Primary School including Nos 37 and 39 Watmore Lane in accordance with the terms of the application Ref. F/2001/3458, dated 5 March 2001, and the plans submitted therewith or subsequently amended, namely 1363/11F, 12A, 13A, 14A, 16B, 18B, 19B, 20B, 21B, 22D, 23B, and 24, subject to Section 106 agreement to secure contributions and the following conditions:

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

2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

3) No development shall take place until details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

4) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include locations and details of all trees, hedgerows and other planting on the site and those to be retained, proposed finished levels or contours, means of enclosure, surfacing of vehicular and pedestrian access and circulation areas, proposed and existing functional services above and below ground (eg drainage, power, communications cables, pipelines etc. indicating lines, manholes, supports etc.). With

survey methodology employed. There remains however legislation to address any later discovery of a protected species or suspicion that one exists on or about the development.

26. Local residents have also made representation regarding increased traffic and road safety. I have been presented with no further evidence from the highway authority in support of this view. The Council has requested a condition to ensure a visibility splay at the entrance onto Watmore Lane. With that provision, I consider that the development of 18 dwellings would not be likely to exacerbate congestion or compromise road safety.

**Conditions**

27. The Council has suggested a number of conditions regarding the submission of material samples and further details on slab levels, landscaping and other matters. I have considered these suggested conditions relative to the advice in Circular 11/95. In particular, suggested condition number 6 requires a method statement for works to trees. The appellant has provided a statement dated March 2001. I understand that the Council has not approved this in writing and I consider therefore that the condition should be attached along with others requiring further details. With regard to landscaping, the Council suggests in condition 4 that not only should hard landscaping be approved but also retained. I consider that other proposed conditions would provide for the replacement of planted material within a reasonable time-scale. I see no special reason to require the retention of hard landscaping by condition.

28. Conditions are proposed which seek to control the building operations; hours of work, parking and the risk of mud being spread on the highway. The Council considers that other legislation would be slow to enforce. In view of the restricted site frontage to the highway and the proximity of other dwellings, I consider that in this case such conditions would be justified. It is proposed that permitted development rights to add windows to first floor side elevations should be removed and that proposed first floor side windows in close proximity to existing or proposed houses should be obscure glazed and fixed shut. I have studied the floor plans and orientation and find that the plots listed have only bathrooms, toilets, a landing and a dressing room affected. Such a condition appears to me to be necessary to maintain the privacy of existing and future residents. The Council also requests a condition requiring proposals to be submitted for protecting the proposed dwellings from noise from use of the retained half of the land. I note that the proposed gardens are shorter than those existing at Watmore Lane. In order to reduce the likelihood of future problems, I consider that this condition should be attached.

29. From all that I have seen, heard and read, I consider that other conditions regarding the provision and maintenance of parking, turning and visibility splays, surface water disposal, the possibility of landfill gas and the need for archaeological investigation would be necessary.

**Conclusions**

30. The proposed layout and location of the development on one half of the site would be related to the existing built environment of Winnersh and would not cause harm to the character and appearance of the area. Conditions could be attached to a permission in order to safeguard the living conditions of existing and future residents. Conditions would also provide for other matters related to landscaping, landfill gas and surface water. On the other

the exception of planting, seeding and turfing, the approved landscaping scheme is to be implemented prior to the occupation of any of the buildings hereby approved.

5) All soft landscape works shall be carried out in accordance with the approved details in the first planting and seeding seasons following occupation of the buildings or the completion of the development, whichever is the sooner. If within a period of five years from the date of the planting of any vegetation, that plant, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

6) No development shall take place until a scheme (herein called the Approved Method Statement for Arboricultural Works Scheme) has been submitted to and approved in writing by the local planning authority. The scheme should provide for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site and no development shall take place other than in accordance with the approved scheme.

i) No operations shall commence on site (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any other operation involving motorised vehicles or construction machinery) until the tree protection works required by the approved scheme are in place.

ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place inside or within 10m of an area designated as being fenced off or otherwise protected in the approved scheme.

iii) The erection of fencing shall be undertaken in accordance with the approved scheme before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site, unless the prior written approval of the local planning authority has been obtained.

7) No vegetation shown as being retained in the Approved Method Statement for Arboricultural Works Scheme shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority. If within a period of five years from the date of completion of the development hereby permitted, that vegetation, or any vegetation planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

8) Works related to the construction of the development hereby permitted, including demolition or preparation prior to building operations shall not take place other than between 0800hrs and 1800hrs Mondays to Friday, 0800hrs to 1330hrs Saturday and at no time on Sundays, Bank or Public Holidays.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order), no windows/dormer windows or similar openings other than

those expressly authorised by this permission shall be constructed on the first floor or above of the flank elevations of the dwellings.

10) The first floor windows of the flank elevations of Plots 1 and 4 facing the primary school, Plots 5, 6, 7, 8, and 9 facing No6 Astor Close and Plots 10, 11, 12, 13, 14, 16, 17 and 18 shall be obscure glazed and fixed shut with the exception of a top hung opening light if required, and shall be maintained thereafter.

11) No development shall take place until a scheme for surface water source control has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

12) The area shown on the permitted drawings for vehicle parking and/or garaging/turning shall be provided and kept available for such use and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking, re-enacting or modifying that Order) or not shall be carried out on the land that would preclude vehicular access to and use of the parking, garaging or turning area.

13) No dwelling hereby permitted shall be occupied until visibility splays of 2.4m by 2.4m have been provided at the intersection of the driveway and the adjacent footway,(dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6m.

14) The access road serving the development hereby permitted shall be constructed in accordance with the layout plan 1363/11F, prior to the commencement of the construction of dwellings on site.

15) No development shall take place until the access to Watmore Lane has been formed and visibility splays of 2.5m by 60m have been provided at the intersection of the access road and Watmore Lane, in accordance with details to be submitted to and approved in writing by the local planning authority. The land within the visibility splays shall be cleared and thereafter be kept free of all obstructions to visibility above a height of 0.6m.

16) Provision shall be made to accommodate all site operatives', visitors', and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and approved in writing by the local planning authority.

17) Adequate precautions are to be taken during the construction period to prevent the deposit of mud and similar debris on to the adjacent public highways in accordance with details to be submitted to and approved in writing by the local planning authority.

18) No development shall take place until a scheme has been submitted to and approved in writing by the local planning authority for the investigation of, and subsequent measures to be taken in respect of, landfill gas. The scheme should provide for the control of ingress of landfill gas to dwellings and outdoor areas. Any measures thereby approved shall be in place prior to the occupation of the first of the dwellings and shall be retained thereafter.

19) No development shall take place until a scheme has been submitted to and approved in writing by the local planning for the protection of the dwellings hereby permitted from noise emanating from adjoining uses at Winnersh Primary School and the retained land. Any works thereby approved shall be in place prior to the occupation of the first of the dwellings so affected and shall be retained thereafter.

20) No development shall take place within the site boundary until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

**Information**

34. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

35. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

36. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

37. Attention is drawn to the enclosed note relating to the requirements of the Chronically Sick and Disabled Persons Act 1970, as amended.

S J Papworth

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

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| Mr C Boyle | Of Counsel |

He called;

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| Mr D S Dunlop BA(Hons) MRTPI | Lennon Planning Limited, 13 Hermitage Parade, High Street, Ascot, Berkshire, SL5 7HE |

FOR THE LOCAL PLANNING AUTHORITY:

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| Mr J Easton | Of Counsel |

He called;

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| Mr R Ford BA(Hons) MRTPI | Senior Planning Officer, Policy and Plans Section, Environmental Services Department, Wokingham District Council |
| Mr M Evans BA MA MPHIL DIPTP MRTPI | Enforcement Team Leader, Environmental Services Department, Wokingham District Council |

INTERESTED PERSONS

| | |
|---|---|
| Cllr Mrs Siggery | Ward Councillor, Wokingham District Council |
| Cllr Mrs Bray | Ward Councillor, Wokingham District Council |
| Mr D Ball | Chairman Winnersh Parish Council<br>Winnersh Community Centre, New Road, Sindlesham, Wokingham. |
| Mr D Weston | 21 Greenwood Grove, Winnersh, Wokingham. |
| Mr Friend | 37 Watmore Lane, Winnersh, Wokingham. |
| Mrs R Thompson | 24 Watmore Lane Winnersh, Wokingham. |
| Mrs R Ramsdale | 9 Astor Close, Winnersh, Wokingham. |

DOCUMENTS

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| Document | 1 | List of persons present at the Inquiry, 18 and 19 September 2001 |
| Document | 2 | Notification letters dated 25 May and 12 July 2001 and list of those notified |
| Document | 3 | 16 Letters in reply objecting to the proposal |
| Document | 4 | Agreed statement of common ground submitted by appellant |
| Document | 5 | Appendices 1 to 26 to Mr Dunlops' evidence |
| Document | 5 | Appendices 1 to 3 to Mr Ford's evidence |
| Document | 7 | Appendices 1 to 6 to Mr Evans' evidence |
| Document | 8 | Wokingham District Local Plan Housing Round Table. submitted by Council |
| Document | 9 | Primary School Headteacher's letter submitted by Council |
| Document | 10 | Loddon Area Local Plan Policy LWE4 submitted by appellant |

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| Document | 11 | Statement submitted by Cllr Mrs P Bray |
| Document | 12 | List of sites removed from UCS in sift 4, submitted by Council |
| Document | 13 | Various political newsletters and handbills submitted by Mr Friend |
| Document | 14 | Completed unilateral undertaking pursuant to S106 submitted by appellant |

PLANS

| | | |
|---|---|---|
| Plan | A | Application drawing Location plan |
| Plan | B | Application drawing 1363/11F site plan |
| Plan | C | Application drawing 1363/12A Plots 1, 2 & 3 plans elevations |
| Plan | D | Application drawing 1363/13A Plot 4 plans elevations |
| Plan | E | Application drawing 1363/14A Plots 5 & 6 plans elevations |
| Plan | F | Application drawing 1363/16B Plot 9 plans elevations |
| Plan | G | Application drawing 1363/18B Plot 12 plans elevations |
| Plan | H | Application drawing 1363/19B Plot 13 plans elevations |
| Plan | I | Application drawing 1363/20B Plots 14, 15 & 16 plans elevations |
| Plan | J | Application drawing 1363/21B Plots 17 & 18 plans elevations |
| Plan | K | Application drawing 1363/22D Detached garages plans elevations |
| Plan | L | Application drawing 1363/23B Plots 10 & 11 plans elevations submitted by Council |
| Plan | M | Application drawing 1363/24 Plots 7, & 8 plans elevations |
| Plan | N | 1363/23A superseded drawing |

1769a

17 DEC 2002 8206

# 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**

17 DEC 2002 8206

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | LINDEN HOMES SOUTH-EAST LIMITED |
| | ADDRESS | LINDEN HOUSE, GUARDS' AVENUE, THE VILLAGE, CATERHAM-ON-THE-HILL, SURREY |
| | POST CODE | CR3 5ZB PHONE 01883 334400 |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | LENNON PLANNING LIMITED |
| | ADDRESS | 4 KING STREET LANE, WINNERSH, BERKSHIRE |
| | POST CODE | RG41 5AS PHONE 0118 936 6666 |
| 3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE. | SITE LOCATION | LAND ADJACENT TO WINNERSH PRIMARY SCHOOL INCLUDING NO. 41 WATMORE LANE |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | RESIDENTIAL DEVELOPMENT INCLUDING CONSTRUCTION OF NEW ACCESS ROAD AND DEMOLITION OF NO. 41 WATMORE LANE |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.8 ha |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | PROSPECTIVE PURCHASER |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | SEE ATTACHED SCHEDULE |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☐ |
| ERECTION OF NEW BUILDING | ☑ | ALTERATION or EXTENSION | ☐ |

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

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☑ | See question 10 |
| FULL PERMISSION | ☐ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

| | | | |
|---|---|---|---|
| EXTERNAL APPEARANCE | ☐ | SITING | ☑ |
| MEANS OF ACCESS | ☑ | DESIGN | ☐ |
| | | LANDSCAPING | ☐ |

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

SURPLUS PART OF SCHOOL SITE
PART RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED AT DETAILED STAGE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

SEE SUBMITTED PLANS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

SEE SUBMITTED PLANS

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, COMPLETE THE FOLLOWING TABLE

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | 24 / * | * / * | * / * |
| BUNGALOW | / * | * / * | * / * |
| FLAT/MAISONETTE | / * | * / * | * / * |
| OTHER | / * | * / * | * / * |

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£1,760.00

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 [signature] ON BEHALF OF LINDEN HOMES SOUTH-EAST LIMITED DATE 13 DECEMBER 2002

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".

1769c

# PLANNING APPLICATION

**PART 2**

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

| | USE CLASS | Existing floor space | | Proposed additional floorspace created by | |
|---|---|---|---|---|---|
| | | Retained in existing use | Lost by change of use or demolition | New building | Change of use |
| A1 | SHOPS | | | | |
| A2 | FINANCIAL AND PROFESSIONAL SERVICES | | | | |
| A3 | FOOD AND DRINK | | | | |
| B1(a) | OFFICE (other than A2) | | | | |
| B1 (b) | RESEARCH AND DEVELOPMENT | | | | |
| B1 (c) | LIGHT INDUSTRIAL | | | | |
| B2 | GENERAL INDUSTRIAL | | | | |
| B3-7 | SPECIAL INDUSTRIAL | | | | |
| B8 | STORAGE OR DISTRIBUTION | | | | |
| C1 | HOTELS AND HOSTELS | | | | |
| C2 | RESIDENTIAL INSTITUTIONS | | | | |
| D1 | NON-RESIDENTIAL INSTITUTIONS | | | | |
| D2 | ASSEMBLY AND LEISURE | | | | |
| OTHER | Please Specify | | | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | | |

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | | |
| Proposed | | |

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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'.

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| Advertisement Consent: | for the display of advertisements or signs |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or bythe Chief Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

# SECTION 66 CERTIFICATE

17.DEC.2002 0206

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 |
|---|---|---|
| SEE ATTACHED LIST | | 13 DECEMBER 2002 |

## 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

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

on (d) . . . . . .

(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).

---

## 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 . . Linden Homes Limited . . . . . .

On behalf of . . LINDEN HOMES SOUTH-EAST LIMITED . . . . . .

Date . . . . . 13 DECEMBER 2002 . . . . . .

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

**PROPOSED RESIDENTIAL DEVELOPMENT**
**LAND ADJACENT TO WINNERSH PRIMARY SCHOOL**
**AND TO THE REAR OF WATMORE LANE**

**LIST OF OWNERS ON WHOM NOTICE**
**OF APPLICATION SERVED**

| Name of Owner | Address of Services | Date of Services |
|---|---|---|
| Wokingham District Council | Civic Offices<br>Shute End<br>Wokingham<br>Berkshire<br>RG40 1WH | 13 December 2002 |
| Mr & Mrs Morgan | 41 Watmore Lane<br>Winnersh<br>Berkshire<br>RG41 5JS | 13 December 2002 |

① ~~MERRYHILL GREEN PRIMARY SCHOOL~~ WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 (54)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 0/40/61 | Mrs. E.N.D. Hargreave | Outline {Residential Devpt. | 3.3.61 | N/A. Refuse |
| 0/166/65 | Dr. P. Hargreave & Mr. E. Gander | " " | 12.7.65 | N/A. Refuse |
| S/10/68 | Director of Education Shire Hall. | Site for Primary School | 5.6.68 | N/A. C/A. |
| S/16/69 | Royal County of Berks | 7 Class. Primary Sch. | 17.12.69 | N/A. C/A. |
| 874/71 | " | Temporary Classroom | 30.9.71 | N/A. C/A. |
| 286/72 | " | Amendment to app plan including changing rooms | 16-3-73 | N/A C/A |
| 1628/73 | " | outline Enlargement C.P. School | 3.10.73 | N/A C/A ecc. |
| 01646 | Berkshire C.C. | Temp classrooms | 28 11 74 | N/A c/a |
| 66 3268 | Winnersh Branch Royal Scots Assoc | Erection of garage | 18 8 75 | App c/a |
| 03274 | " " | HUT FOR MEETINGS | 4.9.75 | N/A C/A |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 923/1998 6.4.98

DRAINAGE

② WINNERSH COUNTY PRIMARY SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD. SHEET No. SU.7871 SE

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 06860 | WINNERSH PRIMARY SCHOOL | COVERED WAY | 25.8.77 | N/A C/A 31.7.97 TP |
| 17647 | BCC | TEMP. CLASSROOM | 14.7.82 | N/A TP |
| 19963. | B.C.C. | " | 12.9.83 | N/A 31.7.97 |
| 25189 | " | " | 24.3.86 | 31.3.91 |
| 27507 | " | RENEWAL | 18.6.87 | 30.6.92 |
| 29089 | " | " | 16.12.87 | " TP |
| 37311 | | | | |
| 39206 | " | RENEWAL BLOCK D | 30.7.92 | 1.7.97 |
| 39682 | " | " NURSERY BLOCK | 13.8.92 | 31.7.97 |
| 39721 | " | RENEWAL " B | 13.8.92 | 31.8.97 |
| 49699 | " | REPL. DBLE CLASSROOM | 26.8.93 | 31.3.98 |
| 96/63193/2 | " | DBLE. CLASSROOM WITH TOILETS | 2.6.96 | C/A |

DATE OF COMPLETION

SPECIAL ORDERS

③ ADDRESS Winnersh County Primary School Greenwood Grove PARISH Winnersh

PLOT No. ORD. SHEET No. SU 7871 SA

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 96/63320/T | | | | |
| 96/64794/F | County property officer | CLASSROOM UNITS | 4.2.97 | C/A |
| 96/64795/F | " | S/ST. EXTENSIONS | 3.2.97 | C/A |
| 97/65330/F | W/DR. | | | |
| FP97/6171 | H. MASTER & GOVERNORS | NEW ENTRANCE, RECEPTION ETC. | 3.4.97 | C/APP |
| 97/66894/F | LINDEN HOMES | 24 DWELLINGS, ACCESS ROAD, DEM. 4 CARETAKERS DWELLING (RECV. HEAD) | 12.3.98 | Ref |
| 98/68849/F | Property Dept. - W.D.C. | S/St exts - new entrance & toilet block plus remove outside toilets | 25.2.99 | C/A. |
| 99/69541/F | " | S/St add'n girls toilets to new entrance (amend. to app. 98/68849). | 22/7/99 | App |
| FP99/8626 | W.D.C. | 2 No. mod. exts. - toilet accom. | 21.4.99 | APP |
| 99/70431/F | W.D.C. | single storey classroom extensions to school | 08.11.99 | C/A |

SPECIAL ORDERS TPO No. 923/1998

091074

1933 ④ WINNERSH COUNTY PRIMARY SCHOOL, GREENWOOD GROVE

ADDRESS PARISH WINNERSH.

PLOT No. ORD. SHEET No. SU 7871 SA

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 99/70786/F | Property Services Wot. DC. | Temp. permission for access into Poplar Lane, contract only, 16 wks | 16.12.99 | C/A |
| FP/1999/9306 | " | 2 S/St exts. | 3.12.99 | APP |
| F/2000/2561 | Linden Homes L/adj | 16 dwellings | | |
| F/2001/3252 | Land adj | 16 dwellings | withdrawn | 1.3.01 |
| F/2001/3458 | Linden Homes Land adj | Dev of 18 dwell & dem of No 39. | 02/05/01 | Ref |
| F/2001/5116 | WDC Property Dept. | Erect modular classroom with link to school | 30/1/02 | C/A |
| F/2002/7102 | Winnersh CP School | S/St/Ext - School Admin Block | | |
| F/2002/7309 | Linden Homes land adj | 18 dwells, access + dem 41 Watmore | 13.11.02 | Ref |
| F/2002/7310 | " " " | 19 " " " " | 13.11.02 | Ref |
| F/2002/7311 | " " " | 19 " " " " | 13.11.02 | Ref |
| F/2002/7356 | S/St/fr ext + disable facilities + new pitched roof. | | | |

MINISTRY DECISION 3458 - ALLOWED ON APPEAL - 30.10.2001.

SPECIAL ORDERS DD Eng - Yates - fence - 19/7/01 - (4)

TP/2002/7428 The Greenwood Grove Terrapin hut & sheds for pre-school & storage of equipment 13.11.02 C/A

1933 ⑤ WINNERSH C.P. SCHOOL

ADDRESS GREENWOOD GROVE PARISH WINNERSH

PLOT No. ORD.SHEET No.

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision Building | Decision Planning |
|---|---|---|---|---|---|---|

"DAVENANTS,"

ADDRESS 41 WATMORE LANE PARISH WINNERSH

PLOT No. Old Property ORD. SHEET No. SU.7871(54)

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| BR. 7571 | Mr. & Mrs. Winterborne | Further roof space [illegible] | 19.12.77 | APP N/A |
| B(2A) R81/88W | " | GARAGE | 7.3.83 | |
| F/2002/7309 | Linden Homes | Erect 18 dwell access + dem of No 41 | 13.11.02 | Ref |
| F/2002/7310 | " " | Erect 19 dwell, access + dem of No 41 | 13.11.02 | Ref |
| F/2002/7311 | " " | " " " " | 13.11.02 | Ref |
| F/2002/8154 | " | Res. dev - 19 Dwellings - Demolish House | | |
| O/2002/8206 | " " | O/L 24 dwell, Dem of No 41 Watmore Lane | | |

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 1018/2001

DRAINAGE