APPLICATION NO:
F/2002/7946

LOCATION:
Land Rear Of 1 - 11 Pond Head Lane, Earley Reading.

APPLICANT:
Persimmon Homes C/O Vin Sandhu

PROPOSAL:
Proposed erection of 23 dwellings with conservatories on 12 dwellings only. Amendement to F/2002/5631.

EARLIEST DATE FOR DECISION: **20/12/2002**

APPLICATION WILL HAVE EXPIRED ON:
20/01/2003

CASE OFFICER: **Tánya Davies**

RAILEX
Marbleboard

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



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SECTION 66 CERTIFICATE

Application No. 2002/7946.

25.JAN.2002 7946

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.

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1789/b

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Signed . . Mark Bamell.

On behalf of . Persimmon Homes

Date . 15-11-02

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Signed . . Mark Barnell. . . . . .

On behalf of . Persimmon Homes . . . . . .

Date . 15-11-02 . . . . . .

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Development Control Ref No:	Received	Parish
F/2002/5631	15.01.02	Earley

Applicant: Persimmon Homes (Thames Valley) Ltd.
Location: Land rear of 1-11 Pond Head Lane, Earley.
Proposal: Proposed demolition of 3, 3a, 13 and 15 Pond Head Lane and erection of 23 dwellings with parking and estate road. (Amendment to F/2000/4713).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located on land to the rear of 1-11 Pond Head Lane. The dwellings, which occupied number 3 and 3a were originally granted planning permission in 1974 and are located to the rear of the frontage dwellings. The frontage dwellings numbers 13 and 15, pre-date the planning system. These buildings have now been demolished, under a previous permission. The original application was refused planning permission by the Development Control Committee of the 29 November 2000. The duplicate application had already been appealed for non-determination. The appeal was defended using the Committee's reasons for refusal, but was allowed on the 6 March 2001.

A subsequent application was submitted to amend the development's layout to comply with the requirements of an acoustic mitigation condition for the predicted noise levels for the garden area of the dwellings. This application was granted conditional approval at the Development Control Committee of the 24 October 2000.

Proposal -
The proposed development is for the erection of 23 dwellings, made up of 4 four-bedroomed dwellings, 9 three-bedroomed dwellings, 4 two-bedroomed dwellings and 6 two-bedroomed maisonettes. This is the same housing mix as previously approved under application F/2000/4713. The main proposed alterations to the development would involve changes to the design of some of the dwellings and small changes to the siting of a number of the units.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions.

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

3. **Consultations**:-
   - ***Earley Town Council:*** "Despite the findings of the planning inspector the Town Council remains of the opinion that this proposal should be rejected. (see attached comments.)
   - ***Highways:*** No objection subject a legal agreement and conditions.
   - ***Landscaping:*** No objection subject to conditions.
   - ***Policy and Plans:*** No objection principle established by previous application which was granted on appeal F/2000/1514.
   - ***Railtrack:*** No objection subject to an informative.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Crime Prevention Design Adviser:*** Concerned over the access to the rear of 16, 17 and 18 *(this can be controlled by condition)*. Also concerned about the side entrances to two of the maisonettes. Concerns over the garage location for plot 1 has been addressed by revised plans.
   - ***Letters:*** One letter of objection has been received from Number 19 Pond Head Lane, who is concerned about reflected noise from the acoustic barrier.

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

   A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Changes to the Proposed Development.
   C. Services, Amenities and Infrastructure Provision.
   D. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan.)
   E. Concerns of Residents and Earley Town Council.

A. Principle of Development.

The principle of the proposed redevelopment of this site for 23 residential dwellings was established by the determination of the appeal on application F/2000/1514. The proposed application seeks to make amendments the some of the housing layouts and housing types.

B. Changes to the Proposed Development.

The main changes to the proposed development are:

1. The change in the design of the four-bedroomed dwellings on plots 1 and 2. The replacement dwelling design would no longer have a cat slide roof above the integral garage, instead the roof would be the same as the main dwelling. Neither of these dwellings is shown any closer to the existing dwellings at number 11 and 17. (Originally the dwelling on plot 1 was shown to have a detached garage located to the rear of the dwelling. The proposal was revised in line with concerns that were raised by the Crime Prevention Design Adviser.)

2. The previously approved terrace of three dwellings on plots 3-5, is shown to be proposed 1m wider and with a 5° change in the angle of its siting.

3. The siting and footprint of the pair of maisonettes on plots 10-11 has been corrected to show it as being the same size as the maisonettes on plots 8-9. The proposed siting of units 10-13 would be moved 900mm further to the south.

4. The semi-detached pair of four-bedroomed dwellings on plots 14-15 are proposed to be replaced with two detached four-bedroomed dwellings. The dwelling on plot 14 would be no closer to the boundary than previously approved.

5. The terrace block of 4 dwellings on pots 16-19 are proposed to be located 60cm further back on the site and are 1m narrower than previously approved.

The proposed dwellings would be not be significantly closer to the adjacent existing dwellings and there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

The change in the proposed design of the dwellings on plots 1 and 2 would be in keeping with the character of the development and the wider surrounding area. As such there would be no detrimental impact upon the character or amenity of the streetscene. There is no proposed amendment to the previously approved noise attenuation scheme.

The proposed amended layout of the development together with the alterations to the design of the dwellings would have no greater impact upon the residential amenity of the neighbouring dwellings, the character and appearance of the surrounding area or upon the highway safety of the wider area.

C. Services, Amenities and Infrastructure Provision.

Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. The developments' potential impact upon the existing services, amenities and infrastructure was assessed during the determination of the previous application and appeal. A financial contribution of £20,000 has been agreed for off-site highway improvements and sustainable transport initiatives, together with a contribution of £1,242 towards improvements to the local library facilities, and a financial contribution of £13,480 was also agreed towards education and the future expansion of the existing school. The replacement of the acoustic fencing along part of the A329 was agreed under the previous application to help ensure an acceptable level of noise protection within the gardens of the houses.

There was also a requirement to provide open space or off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £5,000 was agreed on the original application, to provide and install an additional piece of play equipment at the Skelmerdale West Play area.

However on the subsequent application the Town Council and local ward Members asked for the money to go to another existing children's play area. Both the officers of the Leisure Services section and the applicant agreed to this amendment to the legal Agreement for this and the previous application.

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

E. Concerns of local residents and Earley Town Council.
The concerns of the Town Council and local residents have been noted and were addressed at the determination of the original application, appeal and in the above appraisal. However, Earley Town Council is concerned that "It is clear from the conclusions drawn by the inspector that he has taken no account of the traffic congestion which is already present in Wokingham Road, neither has any account been taken of the further increase in already over-stretched infrastructure in this area...". These issues were addressed during the determination of the original application and the subsequent appeal, while section C above sets out the financial contributions, which have been secured to off set the potential impact of the development upon the existing level of services, amenities and infrastructure in the immediate area.

A local resident, who lives at 19 Pond Head Lane, has raised his concern that the proposed acoustic barrier that would run along the rear boundary of the maisonettes on plots 8 and 9 would reflect noise into his property. The gentleman is the owner of the orchard area that is located between the development site and the main rear garden area of his dwelling. The Environmental Health Officer has considered this issue and is satisfied that the proposed development would have no significant detrimental impact upon the residential amenity of this property.

5. **Conclusion** – The proposed amended development would have no significant detrimental impact upon the residential amenity of the existing dwellings within the surrounding area or upon the character or appearance of the streetscene. Similarly, the proposed access arrangements would remain unchanged from those of the development scheme, which was approved on appeal.

6. **Recommendation** – To GRANT planning permission, subject to a legal agreement for £20,000 towards off-site improvements to either safe routes to schools initiatives or to the improvement of local sustainable transport initiatives and local traffic management schemes; £5,000 towards off-site leisure provision, £1,242 towards library provision, £13,480 towards secondary education, together with the funding of the replacement noise barrier along the A329M and the following conditions:

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

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 there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and types of boundary treatment to be erected. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. No dwelling shall be occupied until the vehicle parking and turning space herein approved has been provided, and it shall remain available for that purpose thereafter.

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

9. Prior to commencing work on site, 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 agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

11. No other development of the site shall take place until the access has been constructed in accordance with Drawing No 1351/05D, and the right turn lane on Wokingham Road has been extended to accommodate three cars.

12. The existing access to the site shall be stopped up and abandoned, within one month of the completion of the new access.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

15. Prior to the occupation of the dwellings on Plots 20 and 21 a gate shall be erected at the start on the access/alley way. The gate shall thereafter be maintained in this location.

16. Development shall not begin until a scheme for protecting the proposed dwellings from railway and road traffic noise adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works, which form part of the scheme approved by the Authority, shall be completed before any permitted dwelling is occupied and shall thereafter be maintained.

17. Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to L_{Aeq} 55dB (measured over any 1 hour period) within the first 5 metres from at least one building façade.

18. A gap of at least 24cm shall be left between the existing railtrack fence and any acoustic fence that is erected along the boundary of the site with the railway line.

Reasons.

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

8. To safeguard visual amenities.

9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

10,11 &12. In the interests of highway safety and convenience.

13. In the interests of visual amenity.

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

15. For the security to the rear of these dwellings.

16 & 17. To safeguard the residential amenities of the occupiers of neighbouring properties.

18. To allow for the safe maintenance of the fence.

Informatives.

1. Condition 17 does not apply to the proposed maisonettes units 8-11 of the approved development.

2. 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: H5, H9.
   Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
   Wokingham District Local Plan: WH6, Housing Density Policy, WBE1, WBE11, WT6, WT7.

Nicola Lake.

Development Control Ref No:	Received	Parish
F/2002/7946	25.11.02	Earley

Applicant: Persimmon Homes (Thames Valley) Ltd.
Location: Land rear of 1-11 Pond Head Lane, Earley.
Proposal: 23 Dwellings (with Conservatories on 12 of these dwellings) parking and estate road. (Amendment to Application F/2002/5631 for 23 dwellings, which was approved).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

Planning History -
The site is located on land to the rear of 1-11 Pond Head Lane and was granted planning permission for the demolition of 3, 3a, 13 and 15 Pond Head Lane and the erection of 23 dwellings, parking and estate road 24 April 2002 (Application F/2002/5631). The previous committee report is attached.

The original application to redevelop the site was refused planning permission by the Development Control Committee of the 29 November 2000. The duplicate application had already been appealed for non-determination. The appeal was defended using the Committee's reasons for refusal, but was allowed on the 6 March 2001. A subsequent application was submitted to amend the development's layout to comply with the requirements of an acoustic mitigation condition for the predicted noise levels for the garden area of the dwellings. This application was granted conditional approval at the Development Control Committee of the 24 October 2000

This applications seeks to the vary the approved scheme by adding conservatories to 12 of the 23 dwellings. This is the only change to the scheme as approved.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to the carrying forward of the existing legal agreement and conditions.

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.

3. **Consultations**:-

- ***Policy and Plans:*** no comments, the site already has planning permission.
- ***Access and Movement:*** no objection, subject to the transfer of the exisitng legal agreement and conditions.
- ***Trees:*** no objection.
- ***Earley Town Council:*** comments awaited.
- ***Railtrack:*** detailed comments related to developing near railways, request that reference is made to these details by informative.

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

A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan.
B. Changes to the Proposed Development.
C. Services, Amenities and Infrastructure Provision.
D. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan.)

A. Principle of Development.

The principle of redeveloping this site for 23 residential dwellings was established by the determination of the appeal on application F/2000/1514 and further endorsed by the approval of application F/2002/5631. This application merely seeks to add conservatories on to 12 of the dwellings.

It is likely that most of these conservatories would be classed as 'permitted development' and could be constructed without the need to formally apply for planning permission once the houses are occupied.

B. Changes to the Proposed Development.

The changes to the proposed development are the addition of conservatories to plot numbers 1, 2, 3, 4, 5, 12, 13, 14, 15, 16, 19 and 20.

There are 2 different type of conservatories, proposed type A which will provide an additional 10.3m^2 of floorspace and type B which will provide an additional 9.9m^2 of floorspace. Both conservatory styles are approximately 3m high.

Plot Number	House Type	Conservatory Type
1, 2, 14 15	A	A additional 10.3 m^2 floorspace
3, 5, 16, 19 20	C	A additional 10.3 m^2 floorspace
4	D	B additional 9.9 m^2 floorspace
12, 13,	E	B additional 9.9 m^2 floorspace

It is not considered that the addition of conservatories to 12 of the dwellings would have a greater impact upon the residential amenity of the neighbouring dwellings or the character and appearance of the surrounding area than the previously approved proposals.

C. Services, Amenities and Infrastructure Provision.
Under application F/2002/5631 a financial contribution of £20,000 has been agreed for off-site highway improvements and sustainable transport initiatives. There is also a contribution of £1,242 towards improvements to the local library facilities, and a financial contribution of £13,480 towards education and the future expansion of the existing school. The replacement of the acoustic fencing along part of the A329 was agreed under the previous application to help ensure an acceptable level of noise protection within the gardens of the houses.

There was also a requirement to provide open space or off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £5,000 was agreed on the original application, to provide and install an additional piece of play equipment at the Skelmerdale West Play area. However on the subsequent application the Town Council and local ward Members asked for the money to go to another existing children's play area. Both the officers of the Leisure Services section and the applicant agreed to this amendment to the legal Agreement for this and the previous application.

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

5. **Conclusion** – The proposed addition of conservatories to 12 of the 23 dwellings would not have any significant detrimental impact upon the residential amenity of the existing dwellings within the surrounding area or upon the character or appearance of the streetscene.

6. **Recommendation** – To GRANT planning permission, subject to a legal agreement for £20,000 towards off-site improvements to either safe routes to schools initiatives or to the improvement of local sustainable transport initiatives and local traffic management schemes; £5,000 towards off-site leisure provision, £1,242 towards library provision, £13,480 towards secondary education, together with the funding of the replacement noise barrier along the A329M and the following conditions:

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

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 there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and types of boundary treatment to be erected. The approved scheme

shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. No dwelling shall be occupied until the vehicle parking and turning space herein approved has been provided, and it shall remain available for that purpose thereafter.

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

9. Prior to commencing work on site, 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 agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

11. No other development of the site shall take place until the access has been constructed in accordance with Drawing No 1351/05D, and the right turn lane on Wokingham Road has been extended to accommodate three cars.

12. The existing access to the site shall be stopped up and abandoned, within one month of the completion of the new access.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

15. Prior to the occupation of the dwellings on Plots 20 and 21 a gate shall be erected at the start on the access/alley way. The gate shall thereafter be maintained in this location.

16. Development shall not begin until a scheme for protecting the proposed dwellings from railway and road traffic noise adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works, which form part of the scheme approved by the Authority, shall be completed before any permitted dwelling is occupied and shall thereafter be maintained.

17. Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to L_{Aeq} 55dB (measured over any 1 hour period) within the first 5 metres from at least one building façade.

18. A gap of at least 24cm shall be left between the existing railtrack fence and any acoustic fence that is erected along the boundary of the site with the railway line.

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

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

8. To safeguard visual amenities.

9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

10,11 &12. In the interests of highway safety and convenience.

13. In the interests of visual amenity.

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

15. For the security to the rear of these dwellings.

16 & 17. To safeguard the residential amenities of the occupiers of neighbouring properties.

18. To allow for the safe maintenance of the fence.

19. In the interests of visual amenity.

Informatives.

1. Condition 17 does not apply to the proposed maisonettes units 8-11 of the approved development.

2. Attention is drawn to the letter sent by Mr M Manley of railtrack, reference EARLEY/W/MM dated 20 December 2002.

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: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
Wokingham District Local Plan: WH6, Housing Density Policy, WBE1, WBE11, WT6, WT7.

Development Control Ref No:	Received	Parish
F/2002/5631	15.01.02	Earley

Applicant: Persimmon Homes (Thames Valley) Ltd.
Location: Land rear of 1-11 Pond Head Lane, Earley.
Proposal: Proposed demolition of 3, 3a, 13 and 15 Pond Head Lane and erection of 23 dwellings with parking and estate road. (Amendment to F/2000/4713).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located on land to the rear of 1-11 Pond Head Lane. The dwellings, which occupied number 3 and 3a were originally granted planning permission in 1974 and are located to the rear of the frontage dwellings. The frontage dwellings numbers 13 and 15, pre-date the planning system. These buildings have now been demolished, under a previous permission. The original application was refused planning permission by the Development Control Committee of the 29 November 2000. The duplicate application had already been appealed for non-determination. The appeal was defended using the Committee's reasons for refusal, but was allowed on the 6 March 2001.

A subsequent application was submitted to amend the development's layout to comply with the requirements of an acoustic mitigation condition for the predicted noise levels for the garden area of the dwellings. This application was granted conditional approval at the Development Control Committee of the 24 October 2000.

Proposal -
The proposed development is for the erection of 23 dwellings, made up of 4 four-bedroomed dwellings, 9 three-bedroomed dwellings, 4 two-bedroomed dwellings and 6 two-bedroomed maisonettes. This is the same housing mix as previously approved under application F/2000/4713. The main proposed alterations to the development would involve changes to the design of some of the dwellings and small changes to the siting of a number of the units.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions.

PREVIOUS REPORT FOR 2002/5631

CONFIDENTIAL.

SAI PANEL BRIEFING NOTE.

Application No: F/2002/7946

Address: Land Rear of 1 –11 Pond Head Lane, Earley, Reading.

Proposal: Proposed erection of 23 dwellings, with conservatories on 12 of these dwellings. Amendment to F/2002/5631.

Planning Officer: Tanya Davies

This application is to vary an application that was approved in April 2002 (F/2002/5631) for 23 dwellings by adding conservatories to 12 of the dwellings.

The following contributions have already been agreed (under F/2002/5631)

£20,000	off-site **highway improvements & sustainable transport**
£1,242	towards improvements to the **local library** facilities
£13,480	**Education** and the future expansion of the existing school.

There was also a requirement to provide **open space** or off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £5,000 was agreed on an earlier application, to provide and install an additional piece of play equipment at the Skelmerdale West Play area. However on the subsequent application (F/2002/5631) the Town Council and local ward Members asked for the money to go to another existing children's play area. Both the officers of the Leisure Services section and the applicant agreed to this amendment to the legal Agreement.

Acoustic **fencing** along part of the A329 was agreed under the earlier application to help ensure an acceptable level of noise protection within the gardens of the houses.

Main Issues.

- This application is relatively minor and proposes the addition of 12 conservatories to the 23 dwellings.
- Have there been any changes in circumstance that require the previously agreed contributions to be reconsidered?

No change

Leisure – no additional contribution required

6.12.02 Highway – no change

Education – No change

SAI Panel – no change

MEMBER'S UPDATE

Development Control Committee - 15 January 2003

Site Address: 183-187 Reading Road, Wokingham.
Application No: O/2002/6856, Pages 29 - 50.

The revised informative 11 on page 32 should refer to the Wokingham District Local Plan (as proposed to be modified) rather than the Wokingham District Local Plan (Deposit Draft).

With regard to housing mix (section B of the original report on page 38 of the agenda), the target mix has been slightly revised to 47% one- and two-bedroom units, 21% three-bedroom and 32% four-bedroom road. This does not alter the appraisal set out in the report.

Site Address: Public Open Space, Twycross Road/Binfield Road, Wokingham
Application No: F/2002/8067, Pages 51 - 59.

As the site address has been described as De Vitre Community Hall which does not exist at present and the intention is that this would not be built, for clarity the site address has now been amended to read as follows:

Site Address: Public Open Space at junction of Twycross Road and Binfield Road.

In addition, again for clarity, the description of the development should read as follows:

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

Additional comments have been received from the Crime Prevention Design Officer who following further information relating to the proposed use of the car park accepts that lighting would not be appropriate. A five bar gate, as is currently proposed, would be more suitable than an access barrier. He also recommends that the wording of condition 10 is strengthened to ensure that the gate is locked when the car park is not in use. In view of this it is recommended that the following phrase is added to the end of condition 10.

...."and shall be locked at all times when not in use."

The Arboricultural Officer raises no objection to the revised plan subject appropriate conditions regarding tree protection, construction details etc.

Wokingham Town Council has confirmed no objection to the proposal.

Finally 2 further letters of representation have been received objecting to the proposal. Issues raised are already summarised in the report.

Site Address: North Court, The Ridges, Finchampstead
Application No: F/2002/7632, Pages 60-72.

- Section F. Page 65: Agreement has now been reached on the off-site affordable housing component. £130,200 is to be provided for three units, payable on commencement of development.

- Further comments have been received from a neighbour at Bolney House, Finchampstead, which is located across the B3016. They have concerns that they were not advised of the latest plans dated 20/12/2002 (including the woodland management plan); considers that the felling of trees and disruption to wildlife is unacceptable, and that the light pollution from the parking area and new building will be intrusive. Considers that the application will open up the whole area to development, and that the application should not be allowed.

It is considered that the issues of lighting can be met by way of condition 4 on the list of conditions recommended. The disruption to wildlife and trees will be a managed through a woodland management plan and other conditions imposed on any approval. It is not considered that the application will open up the area to development, as this is an exceptional instance of a replacement building.

- The Conservation Officer has provided additional comments, both for landscaping and conservation aspects, on the latest plans. Should the application be approved it is recommended that the following conditions be included:

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, both hard and soft, which shall include the detailed design for the turning circle immediately in front of North Court, the design of the pedestrian path to the parking court, and replacement details of trees to be removed around the parking court.
Reason: In the interests of visual amenity.

12. No development shall take place until a detailed woodland management plan is submitted to and approved in writing by the Local Planning Authority. The plans shall include reference to the previous landscape plan.
Reason: In order to ensure a satisfactory form of development relative to the surrounding landscape.

13. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

- Additional comments have also been received from the Finchampstead Parish Council (see attached pages 67), who have requested that monies are obtained by way of a s106 agreement for the improvement of the War Memorial Junction. £20,000

will be obtained through a s106 agreement for highways improvements in the vicinity. This may well include works to the War Memorial Junction, although this will inevitably be determined through the Highways Board.

Site Address: Land Rear of 157-163 Reading Road, Wokingham.
Application No: F/2002/7882, Pages 73 - 111.

Comments have now been received from Wokingham Town Council: there is *"no objection to the amendments but regret the loss of landscaping in front of all the plots"*. It is noted that indicative landscaping was shown on the site layout drawing for the original application but is not shown on the current application. However, condition 14 would require submission of a landscaping scheme and, although it is not generally considered reasonable to control individual garden layouts through landscaping schemes, the scheme submitted includes tree and shrub planting in the front gardens of the proposed dwellings, which is considered reasonable in this case. Details of plant species are still to be approved.

There is one additional letter of objection to report: the design of the access road junction should be amended to give priority to the cycle lane. This issue has been given consideration. The junction details are as were approved previously. However, the detailed junction design will require separate approval from the Highway Authority and a cycle/footway cross over junction design will be required at this stage.

Site Address: Former Tesco Stores Ltd, Elm Road/Denmark St, Wokingham
Application No: F/2002/8106, Pages 112 - 121.

Conservation Officer: Supports proposal which would enhance and make this area more user friendly.

Wokingham Town Council: No objection to the proposal.

Site Address: Training College, Meteorological Office, Shinfield Park, Shinfield Road, Shinfield
Application No: O/2001/5053, Pages 122-131.

It is recommended that the recommendation on page 126 is re-worded so as to read:

'Grant planning permission subject to the varied conditions below, which are to be read in conjunction with those required on the 24th of July 2002, *subject to the section 299A agreement for contributions*, and subject to the following additional condition number 37'.

Site Address: Land rear of 1 –11 Pond Head Lane, Earley.
Application No: 2002/7946 Pages 148- 173.

1. The SAI panel have confirmed that no additional contributions are required.

some built

2. Additional Condition
As the addition of conservatories to 12 of the 23 dwellings will increase their size, it would be appropriate to restrict permitted development rights to ensure that no further extensions can be erected without prior permission..

Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out to the dwellings on plots without the prior written permission of the Local Planning Authority.

Reason: To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

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Site Address: McDonalds, The Square, Chalfont Way, Earley
Application No: F/2002/7859, Pages 180-190.

Addition to informative No.2 on p. 185 – add onto end:

"including behind the building in Chalfont Park".

Site Address: Harp Farm, Forest Road, Hurst.
Application No: F/2002/6698, Pages 191 - 198.

With regard to section D of the report (page 194), following the meeting of the SAI group, no contributions towards services, amenity and infrastructure are sought.

The application is for a major development proposal and, therefore, there is a statutory requirement that there should be an advertisement in the local press, followed by a 21 day public consultation period. Unfortunately, it has been realised that this was not done when the application was first received. The press advertisement will be published at the first available opportunity. For this reason the recommendation on page 194 should be revised as follows:

RECOMMENDATION
RESOLVE that the Development Control Manager be authorised to grant planning permission under delegated powers, at the end of the public consultation period, providing no letters raising new substantive planning objections have been received, subject to the conditions set out on pages 194-195 of the agenda.

Site Address: 30 Reading Road, Woodley
Application No: F/2002/7953, Pages 216 - 225.

Additional consultation has been received following revised plans. A letter has been received from No. 32 Reading Road and Woodley Town Council supporting their previous objections to the proposal.

The location of the party boundary between No. 30 and 32 Reading Road is disputed by both parties. The applicant contends that the development will be contained within their curtilage. The boundary dispute is not a planning matter and is therefore not an issue for the committee to consider.

The following informative is to be added to the recommendation:

Whilst it would appear from the application that the proposed development is to be entirely contained within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters will encroach on, under or over the adjoining property. The applicant should also note that this permission does not give any right of access onto the adjoining property for construction or maintenance purposes.

TW refers to DC Office

FINCHAMPSTEAD PARISH COUNCIL

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

PLANNING SERVICES	HPT
POL	TLS
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CS	64897
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10 January 2002

Ms Anna Cronin
Head of Planning Services
Environmental Services Dept
Wokingham Unitary
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Cronin,

APP NO. F/2002/7632 – MILLGATE DEVELOPMENTS LTD – PROPOSED ERECTION OF A BLOCK OF 12 APARTMENTS WITH PARKING COURT AT NORTH COURT, THE RIDGES, FINCHAMPSTEAD, BERKS

You will be aware that the above application is recommended for planning permission when it is considered at the Development Control Committee meeting next Wednesday 15 January, with the proviso that it is subject to a S.106 agreement and conditions.

The Parish Council has informed your department that it has no objections in principal, to the proposal under this application and supported the proposal for a S.106 agreement to make provision for a highways contribution, in view of the inevitable increase in traffic movement to and from the site. It had also been stated that the Parish Council hopes that such contribution would assist in the various improvements identified at the nearby war memorial junction.

A meeting took place in May 2002 with Mr M Parker of Parkmans, District Councillors for this Parish and members of my Council's Roads and Road Safety Committee, to discuss improvements to the junction at the War Memorial junction and subsequently, provision was made for various sign and road improvements at this junction, once funding becomes available.

My Council therefore wish to reiterate their request that any contribution made under a S.106 agreement in respect of the North Court development, would be used to assist in the proposed sign and road improvements at the War memorial junction and I would be grateful if you could bring this request to the attention of members attending the said Development Control Committee meeting next week.

The Parish Council has taken responsibility for maintenance and care of the War Memorial junction for many years now and their decisions in respect of the site are made to reflect the pride and concerns felt by parishioners for this important land mark. The Parish Council would therefore expect to be kept informed by Wokingham Unitary, of any possible proposals made which would affect this monument.

Yours sincerely

C.S. Cole

Cherry Cole
The Clerk
Cc District Cllrs G Cockroft, Mrs M Long, T Charlesworth, R Stanton.

Development Control Ref No:	Received	Listed by:	Parish
F/2002/7886	29 October 2002	Cllr Cowan	Arborfield

Applicant: Mr Bradshaw
Location: Court Gardens, Swallowfield Road, Arborfield
Proposal: Extension and raising of roof of garage to form annexe in roof space (Retrospective)

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Natalie Brown

SUMMARY:

Proposal
Extension and raising of roof to enlarge garage and form annexe in roof space.

The application has been listed by Councillor Cowan, so local residents can exercise their democratic right to publicly express their concerns over the application.

RECOMMENDATION:

GRANT PLANNING PERMISSION subject to conditions

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

09827 – conditional approval of triple garage block, with a condition stating to only be used for garage and storage, not for business purposes.

39906 – conditional approval of new roof to garage block and erection of stable building. (Stable building joined onto the existing garage block, and this gave approval for the existing 'U-shaped' structure which is on site.)

F/2002/6486 – extension to garage to provide dormer window in roof space. This was conditionally approved. Following approval of this application, it was brought to light that the first floor accommodation is being used as an annexe (not as a store as previously stated) and that the dimensions of the building on site was not reflected by the approved plans.

An application (F/2002/7885) has also been submitted for the conversion of one of the garage bays to an office.

2 CONSULTATION

Arborfield Parish Council – has no objections in principle provided that the height of the building does not detract from the character of the listed building, but objects to the living accommodation.

Access and Movement – no objection subject to annexe being ancillary to the dwelling

6 Letters of representation (from 3 individuals) – Concerns that the development has unacceptably altered the scale of development and has provided a new and separate dwelling.

3 APPRAISAL

Main issues:

A. Impact upon the character of the area

Berkshire Structure Plan: C2, LD3

Wokingham District Local Plan (Consolidated Modified Local Plan): WOS3, WCC1

B. Impact upon neighbouring properties

Berkshire Structure Plan: LD3

Wokingham District Local Plan (Consolidated Modified Local Plan): WOS3

C. Impact upon highway safety

Berkshire Structure Plan: LD5

Wokingham District Local Plan (Consolidated Modified Local Plan): WT6, WT7

A. Impact upon the character of the area

The garage block is located on the west-side of the U-shaped structure. 2 of the dormer windows face into the courtyard and three face outwards.

As with application F/2002/6494, it is considered that whilst the dormers do have the effect of being urbanising in nature, they are of such a design (wood clad) to emulate some of the existing character of the building, and it would therefore be unreasonable to refuse permission. It is not considered that the height increase adversely impacts upon the character of the area, given that the materials match existing.

With regards to the provision of first floor accommodation, it is not considered that this would conflict with policy WCC1 which relates to development within the countryside. It is considered to comply with part d) of the consolidated modified local plan which says that development will only be acceptable where it relates to adaptation of existing buildings and also complies with the general policy principles which states that development will only be acceptable where it is acceptable in scale, form, materials and design.

It is not considered that policy WCC5 (relating to re-use and adaptations of buildings for residential purposes outside of the settlement) is relevant in this case. This is because this policy relates to re-use of rural buildings i.e. farm buildings such as barns. It is not considered that a domestic garage can be considered as a rural building.

The development is located over 126m from the listed building ('Arborfield Court'). Due to this distance it is therefore considered that there would be no adverse impact to the setting of the listed building.

B. Impact upon neighbouring properties

The dormer windows are so sited that they would not cause any direct overlooking of neighbouring properties. It is not considered that the provision of first floor accommodation would adversely affect neighbouring properties.

C. Impact upon highway safety

The Access and Movement Officer has no objection to the proposed development, subject to it remaining ancillary and not being sold, leased nor otherwise disposed of separately to the main dwelling. (*Officer's note: should in the future there be a desire to sub-divide the site into 2 separate units, this would require a further planning application to be made)*

D. Concerns of local residents

The issue of scale has been addressed above. With regards to a new and independent unit being provided, as above, it is recommended that conditions be added to ensure that this remains ancillary to the main dwelling.

4 CONCLUSION

It is not considered that the development as built is having any adverse impact upon the character of the area.

5 RECOMMENDATION

GRANT planning permission subject to conditions:

Conditions.

1. The extension to the garage hereby permitted which provides for a first floor annexe hereby permitted shall not be occupied or used at any time other than incidental to the enjoyment of and ancillary to the residential dwelling located on the site.

   The creation of a separate and independent unit would not comply with the policies and standards of the Local Planning Authority.

Informatives.

1. You are advised, in compliance with *The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan policies LD3, LD5
   Consolidated Modified Wokingham District Local Plan policies WOS3, WCC1, WT6, WT7

2. This permission relates to the application as amended with revised 1:50 first floor plan and 1:100 side elevation from house submitted to the Local Planing Authority on 15 November 2002 showing side elevation and first floor plan amended and does not approve the proposals as originally submitted.

Natalie Brown

Tel: (0118) 974 6229
Email: paul.scott@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 15.03.2004
My ref: F/2001/4713
Your ref: PL/pond/c/counc8
File ref:

Mr P Lugard, Engineering Design Manager
Persimmon Homes (Thames Valley) Ltd.
45 – 47 Station Road
Gerrards Cross
Bucks SL9 8ES

Dear Mr Lugard,

DEVELOPMENT AT POND HEAD LANE, EARLEY

I refer to the letter of 3 February 2004 from Cherry Cooke, and the copy of your letters dated 30 October and 3 December, which were received by me on 24 February. I am sorry for the time taken to reply.

The matter relates to the area of public amenity land to the rear of plot 2, 11A Pond Head Lane. The area in question has been landscaped in accordance with the approved landscaping scheme, and now contains seven young trees.

I have visited the site, and am of the opinion that the proposed erection of the 1.8m high boundary fence and the proposed change of use from public amenity land to private residential garden land would both require planning permission.

Furthermore, I consider that permission would be unlikely to be recommended for these in view of the loss of public amenity land which would cause harm to the attractiveness of this part of the development, with the fence leading to more of a restricted 'funnel' effect at this point. This would be contrary to policy WOS3 of the newly adopted Wokingham District Local Plan 2004.

I note that Mr Wooldridge intends to retain the planting. However, in view of the narrow triangular shape of the land I can foresee a situation where a request to remove some or all of the trees could arise in the future.

I hope that this clarifies the situation for you.

Yours sincerely,

Paul Scott
Consultant Planner

Development Control Ref No:	Received	Parish
F/2002/7946	25.11.02	Earley

Applicant: Persimmon Homes (Thames Valley) Ltd.
Location: Land rear of 1-11 Pond Head Lane, Earley.
Proposal: 23 Dwellings (with Conservatories on 12 of these dwellings) parking and estate road. (Amendment to Application F/2002/5631 for 23 dwellings, which was approved).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

Planning History -
The site is located on land to the rear of 1-11 Pond Head Lane and was granted planning permission for the demolition of 3, 3a, 13 and 15 Pond Head Lane and the erection of 23 dwellings, parking and estate road 24 April 2002 (Application F/2002/5631). The previous committee report is attached.

The original application to redevelop the site was refused planning permission by the Development Control Committee of the 29 November 2000. The duplicate application had already been appealed for non-determination. The appeal was defended using the Committee's reasons for refusal, but was allowed on the 6 March 2001. A subsequent application was submitted to amend the development's layout to comply with the requirements of an acoustic mitigation condition for the predicted noise levels for the garden area of the dwellings. This application was granted conditional approval at the Development Control Committee of the 24 October 2000

This applications seeks to the vary the approved scheme by adding conservatories to 12 of the 23 dwellings. This is the only change to the scheme as approved.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to the carrying forward of the existing legal agreement and conditions.

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

PERSIMMON

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

3 February 2004
PL/pond/c/counc8

PLANNING SERVICES	HPT 76629
POL	TLS
DC Paul Scott	ENF
APP	
CS	
04 FEB 2004	
COPIES TO	ACK
	FILE:

Ms Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

Dear Ms Lake

Re: Development at Pond Head Lane, Earley
Planning Approval F/2001/4713

I write with reference to Paul Lugard's letters dated 30 October and 3 December 2003 respectively. 01753 895520

As you will see from the correspondence sent, we are now most anxious to conclude this matter and can only do so with your assistance. We therefore respectfully ask for your response by return.

Should you have a problem in furnishing Mr Lugard with the requested details by return could I please ask that you contact him immediately to discuss the matter further.

Thank you for your co-operation in this matter.

Yours sincerely

Cherry Cooke
Assistant Technical Co-ordinator
PERSIMMON HOMES (THAMES VALLEY) LIMITED

email for missing file put on 6.2
2 letters ↑ to be faxed 6.2

telephone reminder 20.2

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited, Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Directors: R. Wright (Chairman), A. Hammond (Managing Director), J. Carney, P. Lloyd.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

IIA.

2003 / 5631
/ 7946

A 2002/7672

PERSIMMON

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45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax: 01753 892898
www.persimmonhomes.com

Att: Paul Scott

Copies as requested – hope it now casts a little light on the subject and we look forward to hearing from you shortly!

77152

PLANNING SERVICES	HPT	DX 40250 Gerrards Cross
POL	Paul Scott	ELS
DC		ENF
APP		
CS		
24 FEB 2004		
COPIES TO	ACK.	
	FILE:	

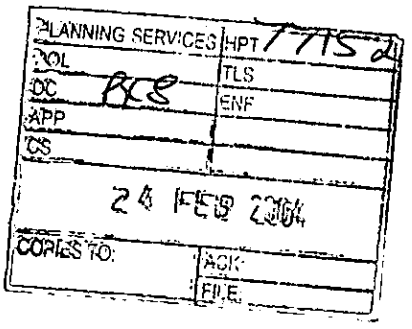
Regards,

Cherry Cole

With compliments

ATT: PAUL SCOTT

30th October 2003
PL/pond/c/counc5



Ms Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

Dear Ms Lake,

Re: Development at Pond Head Lane, Earley
Planning Approval F/2001/4713

I write in relation to our development at the above site and in particular Plot 2, No. 11a Pond Head Lane.

To the rear of this plot is an area of landscaping that has been installed in accordance with the landscaping scheme previously submitted and approved by you. This area was subsequently transferred to the purchaser of this plot (Mr. Wooldridge) on completion. Enclosed for your reference is an extract from the approved landscaping scheme on which I have highlighted the area of landscaping in question and red lined the boundary conveyed to Plot 2.

Mr. Wooldridge wishes to enclose this area of landscaping as part of his usable garden by erecting a 1.8m high close board fence along his boundary line. In doing this it is our understanding that he will not remove any of the planting that has been installed. I would, therefore, be grateful if you would confirm that this is acceptable to yourselves and that Condition 19 of the above Planning Consent concerning landscaping can be amended to suit.

I look forward to receiving your response, but should you require further information then please do not hesitate to contact me.

Yours sincerely,

① 7 trees - Pressure to remove.
② funnel effect
③ needs P.P.

Paul Lugard
Engineering Design Manager
Persimmon Homes (Thames Valley) Ltd

cc: Andrew Hammond - Persimmon Homes (Thames Valley) Ltd
Kevin Wooldridge - 11a Pond Head Lane, Earley, Reading. RG6 7ES

PAUL

These letters had been attributed to KL - Kerrin Lithgow on I.D. 75122 & 74176.

Shaila

ATT: PAUL SCOTT

3rd December 2003
PL/pond/c/counc6

Ms Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

Dear Ms Lake,

Re: Development at Pond Head Lane, Earley
Planning Approval F/2001/4713

I write following my letter dated 30th October 2003 concerning the above development and in particular your agreement to alter Condition 19 of the Planning Consent to allow an area of the approved landscaping scheme to be enclosed by a 1.8m high closeboard fence and used by the owners of Plot 2 (11a Pond Head Lane) as part of their usable garden.

To date I have not received your response and would be grateful of your reply by return to bring this matter to a conclusion.

Yours sincerely,

Paul Lugard
Engineering Design Manager
Persimmon Homes (Thames Valley) Ltd

cc: Kevin Wooldridge - 11a Pond Head lane, Earley

****
*** TX REPORT ***
****

TRANSMISSION OK

TX/RX NO	4332
CONNECTION TEL	901189746484
SUBADDRESS	
CONNECTION ID	
ST. TIME	20/02 14:44
USAGE T	00'21
PGS. SENT	2
RESULT	OK

ATT: PAUL SCOTT

30th October 2003
PL/pond/c/counc5

Ms Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

Telefax
To: PAUL SCOTT
Fax: 01189 746484
From: CHERRY COOKE - PERSIMMON
Date: 20/2/04 Pages: 2
HARD COPIES TO FOLLOW

Dear Ms Lake,

Re: Development at Pond Head Lane, Earley
Planning Approval F/2001/4713

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I look forward to receiving your response, but should you require further information then please do not hesitate to contact me.

TT: PAUL SCOTT 01753 892898

30th October 2003
PL/pond/c/counc5

Ms Nicola Lake
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

Telefax
To: PAUL SCOTT
Fax: 01189 746484
From: CHERRY COOKE - PERSIMMON
Date: 20/2/04 Pages: 2
HARD COPIES TO FOLLOW

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Yours sincerely,

Paul Lugard
Engineering Design Manager
Persimmon Homes (Thames Valley) Ltd

cc: Andrew Hammond - Persimmon Homes (Thames Valley) Ltd
Kevin Wooldridge - 11a Pond Head Lane, Earley, Reading. RG6 7ES

ATT: PAUL SCOTT 01753 892898

3rd December 2003
PL/pond/c/counc6

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Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

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Planning Approval F/2001/4713

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Yours sincerely,

Paul Lugard
Engineering Design Manager
Persimmon Homes (Thames Valley) Ltd

cc: Kevin Wooldridge - 11a Pond Head lane, Earley

Development Control Ref No:	Received	Parish
F/2002/7946	25.11.02	Earley

Applicant: Persimmon Homes (Thames Valley) Ltd.
Location: Land rear of 1-11 Pond Head Lane, Earley.
Proposal: 23 Dwellings (with Conservatories on 12 of these dwellings) parking and estate road. (Amendment to Application F/2002/5631 for 23 dwellings, which was approved).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies.

SUMMARY:

Planning History -
The site is located on land to the rear of 1-11 Pond Head Lane and was granted planning permission for the demolition of 3, 3a, 13 and 15 Pond Head Lane and the erection of 23 dwellings, parking and estate road 24 April 2002 (Application F/2002/5631). The previous committee report is attached.

The original application to redevelop the site was refused planning permission by the Development Control Committee of the 29 November 2000. The duplicate application had already been appealed for non-determination. The appeal was defended using the Committee's reasons for refusal, but was allowed on the 6 March 2001. A subsequent application was submitted to amend the development's layout to comply with the requirements of an acoustic mitigation condition for the predicted noise levels for the garden area of the dwellings. This application was granted conditional approval at the Development Control Committee of the 24 October 2000

This applications seeks to the vary the approved scheme by adding conservatories to 12 of the 23 dwellings. This is the only change to the scheme as approved.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to the carrying forward of the existing legal agreement and conditions.

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.

3. **Consultations**:-

- ***Policy and Plans:*** no comments, the site already has planning permission.
- ***Access and Movement:*** no objection, subject to the transfer of the exisitng legal agreement and conditions.
- ***Trees:*** no objection.
- ***Earley Town Council:*** comments awaited.
- ***Railtrack:*** detailed comments related to developing near railways, request that reference is made to these details by informative.

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

A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan.
B. Changes to the Proposed Development.
C. Services, Amenities and Infrastructure Provision.
D. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan.)

A. Principle of Development.

The principle of redeveloping this site for 23 residential dwellings was established by the determination of the appeal on application F/2000/1514 and further endorsed by the approval of application F/2002/5631. This application merely seeks to add conservatories on to 12 of the dwellings.

It is likely that most of these conservatories would be classed as 'permitted development' and could be constructed without the need to formally apply for planning permission once the houses are occupied.

B. Changes to the Proposed Development.

The changes to the proposed development are the addition of conservatories to plot numbers 1, 2, 3, 4, 5, 12, 13, 14, 15, 16, 19 and 20.

There are 2 different type of conservatories, proposed type A which will provide an additional 10.3m^2 of floorspace and type B which will provide an additional 9.9m^2 of floorspace. Both conservatory styles are approximately 3m high.

Plot Number	House Type	Conservatory Type
1, 2, 14 15	A	A additional 10.3 m^2 floorspace
3, 5, 16, 19 20	C	A additional 10.3 m^2 floorspace
4	D	B additional 9.9 m^2 floorspace
12, 13,	E	B additional 9.9 m^2 floorspace

It is not considered that the addition of conservatories to 12 of the dwellings would have a greater impact upon the residential amenity of the neighbouring dwellings or the character and appearance of the surrounding area than the previously approved proposals.

C. Services, Amenities and Infrastructure Provision.
Under application F/2002/5631 a financial contribution of £20,000 has been agreed for off-site highway improvements and sustainable transport initiatives. There is also a contribution of £1,242 towards improvements to the local library facilities, and a financial contribution of £13,480 towards education and the future expansion of the existing school. The replacement of the acoustic fencing along part of the A329 was agreed under the previous application to help ensure an acceptable level of noise protection within the gardens of the houses.

There was also a requirement to provide open space or off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £5,000 was agreed on the original application, to provide and install an additional piece of play equipment at the Skelmerdale West Play area. However on the subsequent application the Town Council and local ward Members asked for the money to go to another existing children's play area. Both the officers of the Leisure Services section and the applicant agreed to this amendment to the legal Agreement for this and the previous application.

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

5. **Conclusion** – The proposed addition of conservatories to 12 of the 23 dwellings would not have any significant detrimental impact upon the residential amenity of the existing dwellings within the surrounding area or upon the character or appearance of the streetscene.

6. **Recommendation** – To GRANT planning permission, subject to a legal agreement for £20,000 towards off-site improvements to either safe routes to schools initiatives or to the improvement of local sustainable transport initiatives and local traffic management schemes; £5,000 towards off-site leisure provision, £1,242 towards library provision, £13,480 towards secondary education, together with the funding of the replacement noise barrier along the A329M and the following conditions:

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

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 there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and types of boundary treatment to be erected. The approved scheme

shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. No dwelling shall be occupied until the vehicle parking and turning space herein approved has been provided, and it shall remain available for that purpose thereafter.

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

9. Prior to commencing work on site, 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 agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

11. No other development of the site shall take place until the access has been constructed in accordance with Drawing No 1351/05D, and the right turn lane on Wokingham Road has been extended to accommodate three cars.

12. The existing access to the site shall be stopped up and abandoned, within one month of the completion of the new access.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

15. Prior to the occupation of the dwellings on Plots 20 and 21 a gate shall be erected at the start on the access/alley way. The gate shall thereafter be maintained in this location.

16. Development shall not begin until a scheme for protecting the proposed dwellings from railway and road traffic noise adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works, which form part of the scheme approved by the Authority, shall be completed before any permitted dwelling is occupied and shall thereafter be maintained.

17. Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to L_{Aeq} 55dB (measured over any 1 hour period) within the first 5 metres from at least one building façade.

18. A gap of at least 24cm shall be left between the existing railtrack fence and any acoustic fence that is erected along the boundary of the site with the railway line.

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

Reasons.

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

8. To safeguard visual amenities.

9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

10,11 &12. In the interests of highway safety and convenience.

13. In the interests of visual amenity.

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

15. For the security to the rear of these dwellings.

16 & 17. To safeguard the residential amenities of the occupiers of neighbouring properties.

18. To allow for the safe maintenance of the fence.

19. In the interests of visual amenity.

Informatives.

1. Condition 17 does not apply to the proposed maisonettes units 8-11 of the approved development.

2. Attention is drawn to the letter sent by Mr M Manley of railtrack, reference EARLEY/W/MM dated 20 December 2002.

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: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
Wokingham District Local Plan: WH6, Housing Density Policy, WBE1, WBE11, WT6, WT7.

Development Control Ref No:	Received	Parish
F/2002/5631	15.01.02	Earley

Applicant: Persimmon Homes (Thames Valley) Ltd.
Location: Land rear of 1-11 Pond Head Lane, Earley.
Proposal: Proposed demolition of 3, 3a, 13 and 15 Pond Head Lane and erection of 23 dwellings with parking and estate road. (Amendment to F/2000/4713).

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE.

REPORT PREPARED BY: Head of Planning and Transportation and Nicola Lake.

SUMMARY:

Planning History -
The site is located on land to the rear of 1-11 Pond Head Lane. The dwellings, which occupied number 3 and 3a were originally granted planning permission in 1974 and are located to the rear of the frontage dwellings. The frontage dwellings numbers 13 and 15, pre-date the planning system. These buildings have now been demolished, under a previous permission. The original application was refused planning permission by the Development Control Committee of the 29 November 2000. The duplicate application had already been appealed for non-determination. The appeal was defended using the Committee's reasons for refusal, but was allowed on the 6 March 2001.

A subsequent application was submitted to amend the development's layout to comply with the requirements of an acoustic mitigation condition for the predicted noise levels for the garden area of the dwellings. This application was granted conditional approval at the Development Control Committee of the 24 October 2000.

Proposal -
The proposed development is for the erection of 23 dwellings, made up of 4 four-bedroomed dwellings, 9 three-bedroomed dwellings, 4 two-bedroomed dwellings and 6 two-bedroomed maisonettes. This is the same housing mix as previously approved under application F/2000/4713. The main proposed alterations to the development would involve changes to the design of some of the dwellings and small changes to the siting of a number of the units.

RECOMMENDATION:

GRANT PLANNING PERMISSION – subject to a legal agreement and conditions.

PREVIOUS REPORT FOR 2002/5631

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

3. **Consultations**:-
   - ***Earley Town Council:*** "Despite the findings of the planning inspector the Town Council remains of the opinion that this proposal should be rejected. (see attached comments.)
   - ***Highways:*** No objection subject a legal agreement and conditions.
   - ***Landscaping:*** No objection subject to conditions.
   - ***Policy and Plans:*** No objection principle established by previous application which was granted on appeal F/2000/1514.
   - ***Railtrack:*** No objection subject to an informative.
   - ***Environment Agency:*** No objection subject to conditions.
   - ***Crime Prevention Design Adviser:*** Concerned over the access to the rear of 16, 17 and 18 *(this can be controlled by condition)*. Also concerned about the side entrances to two of the maisonettes. Concerns over the garage location for plot 1 has been addressed by revised plans.
   - ***Letters:*** One letter of objection has been received from Number 19 Pond Head Lane, who is concerned about reflected noise from the acoustic barrier.

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

   A. Principle of Development. (Policy H5 of the Berkshire Structure Plan; Policy LH1 of the Loddon Area Local Plan; Policy WH6 and Housing Density Policy of the Wokingham District Local Plan (Deposit Draft) as modified.
   B. Changes to the Proposed Development.
   C. Services, Amenities and Infrastructure Provision.
   D. Flooding Issues. (Policy EN3 of the Berkshire Structure Plan; Policies LPS2 and LPS3 of the Loddon Area Local Plan and Policy WIC16 of the Wokingham District Local Plan.)
   E. Concerns of Residents and Earley Town Council.

A. Principle of Development.

The principle of the proposed redevelopment of this site for 23 residential dwellings was established by the determination of the appeal on application F/2000/1514. The proposed application seeks to make amendments the some of the housing layouts and housing types.

B. Changes to the Proposed Development.

The main changes to the proposed development are:

1. The change in the design of the four-bedroomed dwellings on plots 1 and 2. The replacement dwelling design would no longer have a cat slide roof above the integral garage, instead the roof would be the same as the main dwelling. Neither of these dwellings is shown any closer to the existing dwellings at number 11 and 17. (Originally the dwelling on plot 1 was shown to have a detached garage located to the rear of the dwelling. The proposal was revised in line with concerns that were raised by the Crime Prevention Design Adviser.)

2. The previously approved terrace of three dwellings on plots 3-5, is shown to be proposed 1m wider and with a 5° change in the angle of its siting.

3. The siting and footprint of the pair of maisonettes on plots 10-11 has been corrected to show it as being the same size as the maisonettes on plots 8-9. The proposed siting of units 10-13 would be moved 900mm further to the south.

4. The semi-detached pair of four-bedroomed dwellings on plots 14-15 are proposed to be replaced with two detached four-bedroomed dwellings. The dwelling on plot 14 would be no closer to the boundary than previously approved.

5. The terrace block of 4 dwellings on pots 16-19 are proposed to be located 60cm further back on the site and are 1m narrower than previously approved.

The proposed dwellings would be not be significantly closer to the adjacent existing dwellings and there would be no detrimental impact upon the residential amenity of the neighbouring dwellings.

The change in the proposed design of the dwellings on plots 1 and 2 would be in keeping with the character of the development and the wider surrounding area. As such there would be no detrimental impact upon the character or amenity of the streetscene. There is no proposed amendment to the previously approved noise attenuation scheme.

The proposed amended layout of the development together with the alterations to the design of the dwellings would have no greater impact upon the residential amenity of the neighbouring dwellings, the character and appearance of the surrounding area or upon the highway safety of the wider area.

C. Services, Amenities and Infrastructure Provision.

Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified requires that development proposals will be expected to have some regard to existing levels of infrastructure, services and amenities. The developments' potential impact upon the existing services, amenities and infrastructure was assessed during the determination of the previous application and appeal. A financial contribution of £20,000 has been agreed for off-site highway improvements and sustainable transport initiatives, together with a contribution of £1,242 towards improvements to the local library facilities, and a financial contribution of £13,480 was also agreed towards education and the future expansion of the existing school. The replacement of the acoustic fencing along part of the A329 was agreed under the previous application to help ensure an acceptable level of noise protection within the gardens of the houses.

There was also a requirement to provide open space or off-site financial contributions towards improving existing facilities. In this regard a financial contribution of £5,000 was agreed on the original application, to provide and install an additional piece of play equipment at the Skelmerdale West Play area.

However on the subsequent application the Town Council and local ward Members asked for the money to go to another existing children's play area. Both the officers of the Leisure Services section and the applicant agreed to this amendment to the legal Agreement for this and the previous application.

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

E. Concerns of local residents and Earley Town Council.
The concerns of the Town Council and local residents have been noted and were addressed at the determination of the original application, appeal and in the above appraisal. However, Earley Town Council is concerned that "It is clear from the conclusions drawn by the inspector that he has taken no account of the traffic congestion which is already present in Wokingham Road, neither has any account been taken of the further increase in already over-stretched infrastructure in this area...". These issues were addressed during the determination of the original application and the subsequent appeal, while section C above sets out the financial contributions, which have been secured to off set the potential impact of the development upon the existing level of services, amenities and infrastructure in the immediate area.

A local resident, who lives at 19 Pond Head Lane, has raised his concern that the proposed acoustic barrier that would run along the rear boundary of the maisonettes on plots 8 and 9 would reflect noise into his property. The gentleman is the owner of the orchard area that is located between the development site and the main rear garden area of his dwelling. The Environmental Health Officer has considered this issue and is satisfied that the proposed development would have no significant detrimental impact upon the residential amenity of this property.

5. **Conclusion** – The proposed amended development would have no significant detrimental impact upon the residential amenity of the existing dwellings within the surrounding area or upon the character or appearance of the streetscene. Similarly, the proposed access arrangements would remain unchanged from those of the development scheme, which was approved on appeal.

6. **Recommendation** – To GRANT planning permission, subject to a legal agreement for £20,000 towards off-site improvements to either safe routes to schools initiatives or to the improvement of local sustainable transport initiatives and local traffic management schemes; £5,000 towards off-site leisure provision, £1,242 towards library provision, £13,480 towards secondary education, together with the funding of the replacement noise barrier along the A329M and the following conditions:

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

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 there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and types of boundary treatment to be erected. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission, forward of any wall of that dwellinghouse which fronts onto any highway. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

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

6. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

7. No dwelling shall be occupied until the vehicle parking and turning space herein approved has been provided, and it shall remain available for that purpose thereafter.

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

9. Prior to commencing work on site, 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 agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

10 Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

11. No other development of the site shall take place until the access has been constructed in accordance with Drawing No 1351/05D, and the right turn lane on Wokingham Road has been extended to accommodate three cars.

12. The existing access to the site shall be stopped up and abandoned, within one month of the completion of the new access.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

14. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

15. Prior to the occupation of the dwellings on Plots 20 and 21 a gate shall be erected at the start on the access/alley way. The gate shall thereafter be maintained in this location.

16. Development shall not begin until a scheme for protecting the proposed dwellings from railway and road traffic noise adjacent to the proposed development has been submitted and approved by the Local Planning Authority. Any works, which form part of the scheme approved by the Authority, shall be completed before any permitted dwelling is occupied and shall thereafter be maintained.

17. Each dwelling shall be provided with a garden area which has a predicted noise level of less than or equal to L_{Aeq} 55dB (measured over any 1 hour period) within the first 5 metres from at least one building façade.

18. A gap of at least 24cm shall be left between the existing railtrack fence and any acoustic fence that is erected along the boundary of the site with the railway line.

Reasons.

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

2. To ensure that the external appearance of the building is satisfactory.

3. To safeguard the visual amenities of neighbouring properties and the locality.

4. To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

5. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

6. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

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

8. To safeguard visual amenities.

9. To prevent queuing and parking off site, in the interests of highway safety and convenience.

10,11 &12. In the interests of highway safety and convenience.

13. In the interests of visual amenity.

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

15. For the security to the rear of these dwellings.

16 & 17. To safeguard the residential amenities of the occupiers of neighbouring properties.

18. To allow for the safe maintenance of the fence.

Informatives

1. Condition 17 does not apply to the proposed maisonettes units 8-11 of the approved development.

2. 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: H5, H9.
Loddon Area Local Plan: LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6.
Wokingham District Local Plan: WH6, Housing Density Policy, WBE1, WBE11, WT6, WT7.

Nicola Lake.

HIGHWAYS CONSULTATION SHEET

From: Tanya Davies **Date:** 26 November 2002

Application Number: F/2002/7946

Proposal: Proposed erection of 23 dwellings with conservatories on 12 dwellings only. Amendement to F/2002/5631.

Parish: EARLEY TOWN

Site Address:
Land Rear Of 1 - 11, Pond Head Lane, Earley, Reading.

Applicant:
Persimmon Homes C/O Vin Sandhu.

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, conditions and transfer of legal agreement to this application from previously approved 5631.

Signed: _____ **Print name:** AC 19/12/02

R 19/12

To:
Landscape and Trees

From: Tanya Davies

Date: 26 November 2002 05 DEC 2002

Application Number: F/2002/7946

Proposal: Proposed erection of 23 dwellings with conservatories on 12 dwellings only. Amendement to F/2002/5631..

Site Address:
Land Rear Of 1 - 11, Pond Head Lane, Earley, Reading.

Applicant:
Persimmon Homes C/O Vin Sandhu.

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

I have no objection to the proposed conservatories (there are no arboricultural implications).

Neil Etheridge

9/12/02

Transco Reference : R3304648
Your Reference : Tanya Davies/F/2002/

63915

TB

03 DEC 2002

COPIES TO

Transco

EAST AREA CONNECTIONS
TRANSCO
GREASBROUGH ROAD
ROTHERHAM
SOUTH YORKSHIRE
S61 4QQ

FAO: MRS/MS TANYA DAVIES
WOKINGHAM UNITARY
PO BOX 157
WOKINGHAM DISTRICT COUNCIL
WOKINGHAM
BERKSHIRE
RG40 1WR

Date: 02/12/2002
Contact: ALEX DRAKELEY
Tel: 01709 845347
Fax: 01709 845298

Dear MRS/MS DAVIES,

Re : MULTIPLE CONNECTIONS@,23 DOMESTIC HOUSES,POND HEAD LANE,EARLEY,READING,BERKSHIRE,RG6 7ET

Classification of Quotation Request : Transco lay pipe - multiple infrastructure

Thank you for your Quotation Request dated 26-Nov-2002 which we received on 28-Nov-2002. Unfortunately we are unable to progress it until such time as we receive all minimum information as detailed below.

Please supply us with the proposed Annual and Hourly gas loads in KW (See Corgi registered plumber for advice). Also we need a scaled site plan showing the meter positions, meter box type, first gas date and who will excavate. Thank You

Please use the Transco reference, which is printed at the top of this letter when providing the necessary information.

If you are able to provide the minimum information within 1 working day of receipt of this letter, Transco will continue to progress this request based on the receipt date above for standards of service purposes.

If you are not able to provide the minimum information within 1 working day of receipt of this letter, Transco will maintain your request on file for a period of 28 days, following which time a full new request will be required. Where the minimum information is provided within 28 days from the date of this letter, Transco will acknowledge receipt of the information, issue a revised Transco Reference and commence standards of service monitoring from the date of receipt of the information.

It may be possible to obtain competitive quotations from other Public Gas Transporters for the provision of this work. Please contact the Office for Gas and Electricity Markets for further details.

You should be aware that Transco is a Public Gas Transporter and not a licensed gas Supplier/Shipper. As such we are able to undertake physical works on the gas infrastructure but are not able to supply you with gas. To organise a gas meter installation and make use of the supply, arrangements should be made with a licensed gas Supplier/Shipper.

If required a list of authorised Suppliers/Shippers can be obtained from this office or by contacting the Office for Gas and Electricity Markets.

If you have any queries, please contact ALEX DRAKELEY on the number above.

Yours sincerely,

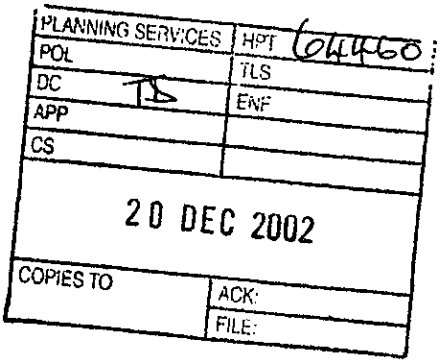
ADrakeley

ALEX DRAKELEY
(ADMIN ASSISTANT)

RAILTRACK

Southern
Railtrack PLC Network Rail group of companies

20th December 2002



FAO: Tanya Davies
Wokingham District Council
Environmental Services Department
Planning Services
P.O. Box 157 Shute End, Wokingham
Berkshire RG40 1WR

Y/r: F/2002/7946
O/R: EARLEY/W/MM

Dear Ms Davies,

TOWN & COUNTRY PLANNING ACT.
PROPOSED ERECTION OF 23 DWELLINGS WITH CONSERVATORIES ON 12 DWELLINGS ONLY.
LAND REAR OF 1-11, POND HEAD LANE, EARLEY, READING.

I acknowledge receipt of your letter dated 26th November, in respect of the above application. It is essential that surface water is directed from local authority sewers to ensure the stability of Railtrack's cutting. A significant stand off will be needed for the properties.

You will appreciate that I need to be satisfied that Railtrack's infrastructure will not be adversely affected by the proposal, both during the period of construction but after completion. I therefore attach a copy of Railtrack's 'Comments / Conditions' Appendix containing conditions I would wish to see observed in order to safeguard the adjoining railway.

Whilst I appreciate that you may not be able to incorporate my observations as a Condition of Planning Consent, I would be grateful if you could include an 'informative' in your Decision Notice to the effect that the Applicant should take due account of any comments on the Application.

I have forwarded a copy of this letter and the Appendix to the Applicant's Agent. I look forward to receiving any details requested at the earliest opportunity, reserving the right to make any additional comments and conditions necessary to ensure the safe operation of the railway at that time.

Please advise me of the outcome of this Application in due course.

Yours sincerely

M. Manley
Regional Outside Parties Manager

PLEASE SEE OUR NEW ADDRESS BELOW AND UPDATE YOUR DATABASE ACCORDINGLY
Engineering Manager. Mercury House, Ist Floor South, 109-119 Waterloo Road, London, SE1 8UL
Tel; 0207 902 3290. Fax; 0207 902 3632

Comments / Conditions To Be Observed In Connection With The Development Of Land Adjacent To The Railway

Planning Matters:

1. If there are any trees on Railtrack's property adjacent to the development site, the design of the foundations of any proposed buildings close to the boundary must take into account the possibility of damage etc. caused by penetration of tree roots. Furthermore, it should be noted that Railtrack cannot accept liability for any such damage caused at a later date. The Building Research Establishment's guidance notes should be implemented.

2. You are no doubt aware that in Autumn leaves falling on to the rails can cause potential hazards to rail traffic, particularly where the railway is at or below the general ground level.

   Any new trees to be planted adjacent to the railway boundary should be in accordance with the attached information sheet on page 5 headed "Tree Species", and be located sufficiently clear of the common boundary not to create a nuisance through penetration of tree roots or overhanging branches which could provide a means of gaining access to the Railtrack's property, or inhibit the maintenance of Railtrack's fencing.

   Proposed tree species should be selected with due consideration for their mature height and root size. Where an inappropriate specie is selected regular maintenance lopping etc. may be required to prevent damage to Railtrack's infrastructure and the train operators' trains. This may be costly if stoppages of the train service are required to undertake maintenance safely.

3. It may be necessary to enhance /renew Railtrack's existing lineside boundary fencing as a result of the development in order to reduce the risk of trespass and possible vandalism. Railtrack will seek payment for any improvements necessary, but would (for their part) continue to maintain the fence for as long as it is required for railway purposes. This will apply only if the enhanced fencing is to a standard acceptable to Railtrack.

   Any additional fencing required on the railway boundary e.g. for screening purposes, must be independent of Railtrack's fencing and allow room for maintenance of both fences.

Building Regulation Matters:

4. One set of detailed and fully dimensional drawings should be submitted for approval prior to commencement of work showing full structural details, particularly in respect of foundations (i.e. size, type and depth), services and drainage.

   A location plan will also be required (scale 1:1250 preferred) showing the distance of the scheme from the railway boundary, with special reference to new / existing structures and the nearest railway feature, such as a level crossing, bridge or station.

5. Full details of any proposed alteration to ground levels adjacent to Railtrack's lineside fencing should be submitted to Railtrack at the earliest opportunity for approval in the form of cross-sections to a natural scale showing existing and proposed levels. In any event the alteration must not reduce the effective height of Railtrack's fencing.

16. Railtrack reserves the right to request the screening of any light, including vehicular lights, which may interfere with the sighting of signalling apparatus and /or train drivers' vision on approaching trains.

17. Any scaffold which is to be constructed adjacent to the railway must be erected in such a manner that at no time will any poles over-sail or fall on to the railway. Black protective netting around the scaffold may need to be installed. A Method Statement for construction and dismantling of the scaffold will need to be provided for acceptance. Scaffolding may need to be erected under a track closure (possession) of the railway because of the dangers to trains and from the electrified conductor rail. A minimum of 16 weeks notice is required to arrange any possessions of the track.

18. Any cranes or other plant to be used on site must be positioned and operate in such a way that, in the event of mishandling or failure of any part of the equipment or subsidence of the ground supporting the equipment, they will not move or fall within 3 metres of the nearest rail. Their loads or jibs should not under any circumstances oversail Railtrack's property.

19. Full details of any tower cranes to be used on site should be submitted for approval, together with a plan showing the relevant jib radius. The cranes (and any other plant) must be positioned in such a way that, in the event of failure, they will not fall within 3 metres of the nearest rail, nor will their loads or jibs under any circumstances oversail Railtrack's property. A Method Statement must be prepared for Railtrack's approval e.g. it may be necessary to down-rate the crane capacity by 25% to reduce the risk of failure.

20. Railtrack is not in favour of play areas immediately adjacent to railway boundary fencing, due to the increased risk of trespass and vandalism. Should the proposal proceed, additional protection will need to be provided by the erection of a 3 metre high security fence adjacent to and parallel with Railtrack's own fence. The additional fence is to be maintained at the Developer's cost.

21. Golf courses will need to be screened to a minimum effective height in relation to the railway track of 6 metres, and in certain cases this may need to be increased. It is recommended that all shots/drives be directed away from the boundary to avoid the potential risk of a miss-hit golf ball causing damage or injury to passing trains, and railway staff or passengers.

22. Any hedge planted adjacent to Railtrack's boundary fencing for screening purposes should be so placed that when fully grown it does not damage the fencing or provide a means of scaling it. No hedge should prevent Railtrack from maintaining its boundary fencing.

23. All costs incurred by Railtrack in connection with the works should be reimbursed by the Developer. A Third Party Works Request Form is to be completed and submitted to this office before work commences. This form is available on request.

TREE SPECIES

Not Recommended	Permitted
Alnus glutinosa (Alder)	Betula (spp) (Birch)
Populus (spp) (Aspen, Poplar)	Malus Sylvestris (Crab Apple)
Fagus Sylvatica (Beech)	Acer Campestre (Field Maple)
Prunus Avium (Wild Cherry)	Prunus Padus (Bird Cherry)
Carpinus Betulus (Hornbeam)	Pyrys Communis (Wild Pear)
Tilia Cordata (Small-leaved Lime)	Pinus (spp) (Fir Trees - Pines)
Quercus (spp) (Oak)	Cretaegus (spp) (Hawthorn)
Salix Willow (spp) (Willows)	Corylus Avellana (Hazel)
Acer (spp) (Sycamore, Norway Maple)	Sorbus (spp) (Mountain Ash, Whitebeams)
Aesculus Hippocastanum (Horse Chestnut)	Robinia (Pseudo) (False Acacia)
Castanea Sativa (Sweet Chestnut)	Shrubby Salix (Willow Shrubs)
Platanus Hispanica (London Plane)	Thuja Plicata 'Zebrina'

BORDER LINE

Fraximus Excelsior (Ash)

OTHER TREES TO BE REFERRED

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

To: Tanya Davies
Development Control

Your Ref: F/2002/7946

From: John Mullaney
Environmental Health

My Ref: 3846

Date: 5/11/02

PROPOSED ERECTION OF 23 DWELLINGS

1-11 POND HEAD LANE, EARLEY READING

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

The site is located close to the A329(M), this is a busy road and hence I have concerns that the dwelling will experience excessive levels of noise from the traffic due to their close proximity to the road. In order to fully assess this a noise assessment needs to be carried out in accordance with the guidance contained in PPG 24. It may not be possible to adequately mitigate this noise with the current proposals so an acoustic assessment should be carried out and submitted prior to any consent being granted. It is also adjacent to a railway line.

Results should be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; comparison of noise levels with appropriate criteria. Where criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met.

Generally the design and site layout should aim to reduce the impact of road traffic noise both internally and externally (in gardens for example). This may be done by careful positioning of structures so that they act as noise barriers, positioning of sensitive rooms furthest from noise sources, the use of single aspect dwellings and siting of gardens furthest from the noise source.

I would not recommend approval of this application until further information has been received and assessed. However, should this application be granted planning consent I recommend that the following conditions be imposed:

1. Development shall not begin until a scheme for protecting the proposed dwellings and gardens/private amenity open space from road traffic noise and noise and vibration from the railway lines adjacent to the proposed development has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the approved scheme shall be completed before any dwelling hereby approved is occupied. The approved scheme shall be retained and maintained for the duration of the use.

Reason - To ensure that the occupants do not suffer from unacceptable high noise levels within the proposed dwellings and garden areas.

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 8am and 7pm 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.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

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

: SAI Report : Guidance on website

F/2002/7946

Land Rear of Pond Head Lane, Earley.
Persimmon Homes

23 dwellings with conservatories on 12 dwellings
Amendment to 2002/5631

2000/1514 } recommended approval, refused
2000/1513 } Allowed on Appeal.

- concerns about motorway noise / noisebarrier / fencing / can't address.

2001/4713 - approved for houses/maisonettes - built
caveat 5506 houses 5706 for maisonettes (flat)
↓
garden not used as much.

Issues
- Traffic?
- Principle of Development (Backland, brownfield, impact neighbours. Settlement, density, housing mix, character + appearance, impact on future occupiers.
- Landscape / Eco
- SAI
- Flooding
- Local residents concerns & TC.
- Local Plan Inspectors.

↓ distances overlooking

- elevations each house type

To:
Policy And Plans Section

From: Tanya Davies

Date: 26 November 2002

Application Number: F/2002/7946

Proposal: Proposed erection of 23 dwellings with conservatories on 12 dwellings only. Amendement to F/2002/5631..

Site Address:
Land Rear Of 1 - 11, Pond Head Lane, Earley, Reading.

Applicant:
Persimmon Homes C/O Vin Sandhu.

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

No observations.
already has planning permission

29/11/02

Application Number : F/2002/7946	**Map No : 52/53**
Case Officer : TO	**Site Area : 0·51**
Valid Date : 25 NOV 2002	**Received Date: 07/11/2002**

Level : Committee Item - No Date Set

Description : Proposed erection of 23 dwellings with conservatories. on 12 dwellings only.
Amendement to F/2002/5631.

Location : Land Rear Of 1 - 11, Pond Head Lane, Earley, Reading.

Parish : EA **Ward : LIT**

Applicant : Persimmon Homes C/O Vin Sandhu.

Fee Required: £0 **Fee Received: £0** resubmission (5631)

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		Faxed.	
S.66 MISSING/INCORRECT/ UNSIGNED	None	14/11	25 NOV 2002
ELEVATION PLANS	Type A Need handed plans for plots 1, 14 & 15. Type C - Show other side elevation	14/11	25 NOV 2002
FLOOR PLANS	~~Type C - Need handed plans for plots~~ 3, 5 & 19 Type D - Supply other side elevation. Type E - Plans not supplied (for plots 12 & 13) will also need handed plans	14/11	25 NOV 2002
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Jan
NB: there don't appear to be cons on all dwellings

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 application

---

INTERNAL CONSULTATIONS 26.11.02 B

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Dinton Pastures Newts. ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish: Woodley ✓

SEB

British Gas

Oil pipeline

Transco ✓

Environment Agency ✓

Railtrack Southern Region. ✓

Police Arch Officer ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

+ pls incl. all people who sent in letters of observation re /5631 (just 1? - see attached).

Applicationo	Name & Address
F/2002/5631	A Wadham 19 Pond Head Lane READING RG6 7ET
Committee letters sent 17/04/02	

Organisation_Name	Building_Name	address1	Postcode
	THE YARD	THE YARDPOND HEAD LANEREADING	RG6 7ET
	3A	3APOND HEAD LANEREADING	RG6 7ET
		387WOKINGHAM ROADREADING	RG6 7EH
		389WOKINGHAM ROADREADING	RG6 7EH
		391WOKINGHAM ROADREADING	RG6 7EH
		393WOKINGHAM ROADREADING	RG6 7EH
		395WOKINGHAM ROADREADING	RG6 7EH
		397WOKINGHAM ROADREADING	RG6 7EH
		399WOKINGHAM ROADREADING	RG6 7EH
		401WOKINGHAM ROADREADING	RG6 7EH
		403WOKINGHAM ROADREADING	RG6 7EH
		34HENLEY WOOD ROADREADING	RG6 7EE
		36HENLEY WOOD ROADREADING	RG6 7EE
		38HENLEY WOOD ROADREADING	RG6 7EE
		40HENLEY WOOD ROADREADING	RG6 7EE
		42HENLEY WOOD ROADREADING	RG6 7EE
		44HENLEY WOOD ROADREADING	RG6 7EE
		46HENLEY WOOD ROADREADING	RG6 7EE
		48HENLEY WOOD ROADREADING	RG6 7EE
		50HENLEY WOOD ROADREADING	RG6 7EE
		52HENLEY WOOD ROADREADING	RG6 7EE
		54HENLEY WOOD ROADREADING	RG6 7EE
		56HENLEY WOOD ROADREADING	RG6 7EE
		58HENLEY WOOD ROADREADING	RG6 7EE
	403A	403AWOKINGHAM ROADREADING	RG6 7EJ
	403B	403BWOKINGHAM ROADREADING	RG6 7EJ
	403C	403CWOKINGHAM ROADREADING	RG6 7EJ
		10POND HEAD LANEREADING	RG6 7ET
		11POND HEAD LANEREADING	RG6 7ET
		12POND HEAD LANEREADING	RG6 7ET
		13POND HEAD LANEREADING	RG6 7ET
		14POND HEAD LANEREADING	RG6 7ET
		15POND HEAD LANEREADING	RG6 7ET
		16POND HEAD LANEREADING	RG6 7ET
		17POND HEAD LANEREADING	RG6 7ET
		18POND HEAD LANEREADING	RG6 7ET
		19POND HEAD LANEREADING	RG6 7ET
		2POND HEAD LANEREADING	RG6 7ET
		20POND HEAD LANEREADING	RG6 7ET
		21POND HEAD LANEREADING	RG6 7ET
		23POND HEAD LANEREADING	RG6 7ET
		4POND HEAD LANEREADING	RG6 7ET
		6POND HEAD LANEREADING	RG6 7ET
		8POND HEAD LANEREADING	RG6 7ET
		9POND HEAD LANEREADING	RG6 7ET
		405WOKINGHAM ROADREADING	RG6 7EL
		407WOKINGHAM ROADREADING	RG6 7EL
		409WOKINGHAM ROADREADING	RG6 7EL
		411WOKINGHAM ROADREADING	RG6 7EL
		413WOKINGHAM ROADREADING	RG6 7EL
		415WOKINGHAM ROADREADING	RG6 7EL
		417WOKINGHAM ROADREADING	RG6 7EL
		419WOKINGHAM ROADREADING	RG6 7EL
		421WOKINGHAM ROADREADING	RG6 7EL
		423WOKINGHAM ROADREADING	RG6 7EL
		425WOKINGHAM ROADREADING	RG6 7EL
		427WOKINGHAM ROADREADING	RG6 7EL
		429WOKINGHAM ROADREADING	RG6 7EL
		431WOKINGHAM ROADREADING	RG6 7EL
		433WOKINGHAM ROADREADING	RG6 7EL
		435WOKINGHAM ROADREADING	RG6 7EL

Organisation_Name	Building_Name	address1	Postcode
		1POND HEAD LANEREADING	RG6 7ET
		3POND HEAD LANEREADING	RG6 7ET
		5POND HEAD LANEREADING	RG6 7ET
		7POND HEAD LANEREADING	RG6 7ET
	1A	1APOND HEAD LANEREADING	RG6 7ET
LAND REAR OF 1-11			
LAND AT			
		1TIGGALL CLOSEREADING	
		3TIGGALL CLOSEREADING	
		5TIGGALL CLOSEREADING	
		4TIGGALL CLOSEREADING	
		2TIGGALL CLOSEREADING	
		6TIGGALL CLOSEREADING	
		8TIGGALL CLOSEREADING	
		10TIGGALL CLOSEREADING	
		12TIGGALL CLOSEREADING	
		14TIGGALL CLOSEREADING	
		16TIGGALL CLOSEREADING	
		18TIGGALL CLOSEREADING	
		20TIGGALL CLOSEREADING	
		23TIGGALL CLOSEREADING	
		21TIGGALL CLOSEREADING	
		19TIGGALL CLOSEREADING	
		17TIGGALL CLOSEREADING	
		7TIGGALL CLOSEREADING	
		9TIGGALL CLOSEREADING	
		15TIGGALL CLOSEREADING	
		11TIGGALL CLOSEREADING	

Received by Wokingham District Council

Application No: F/2002/7946

PROPOSAL:
Proposed erection of 23 dwellings with conservatories on 12 dwellings only. Amendement to F/2002/5631.

LOCATION:
Land Rear Of 1 - 11, Pond Head Lane, Earley, Reading.

The application is available for inspection at the locations & during the times detailed below:

WOKINGHAM DISTRICT COUNCIL, PLANNING RECEPTION, SHUTE END, WOKINGHAM between 8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday. (TEL: (0118) 974 6428)
OR
WOODLEY LIBRARY, HEADLEY ROAD, WOODLEY between 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. (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 F/2002/7946 to enable the library staff to locate the correct information.
OR
EARLEY TOWN COUNCIL, RADSTOCK HOUSE, RADSTOCK LANE, EARLEY between 9.00am – 1.00pm & 2.00pm – 4.30pm Monday to Friday. (TEL: (0118) 986 8995)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2002. 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
26 November 2002

PERSIMMON HOMES (THAMES VALLEY) LTD
45-47 Station Road
Gerrards Cross
Buckinghamshire
SL9 8ES
Tel: 01753 892893
Fax 1: 01753 892898
Fax 2: 01753 895537
DX 40250 Gerrards Cross
www.persimmonhomes.com

22nd November 2002
VS/pond/council11

25.11.2002 7946

25 NOV 2002

Ms Carol Hurst
Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WQ

Dear Ms Hurst,

Re: Development at Pond Head Lane, Earley, Reading, Berkshire
Planning Approval F/2000/7946(Amendment to F/2002/5631)

Further to your recent letter dated 14th November 2002, please find enclosed six copies of the following information:

- **Section 66 Certificate – duly completed and signed**
- **11063/100B - House Type A Plots 1 & 2 Plans and Elevations**
- **11063/108 – House Type A Plots 14 & 15 Plans and Elevations**
- **11063/109 – House Type C Plots 3, 16 & 20 Plans and Elevations**
- **11063/102B – House Type C Plots 5 & 19 Plans and Elevations**
- **11063/103B – House Type D Plans and Elevations**

We trust the above is acceptable and sufficient enough for you to be able to progress with our application, but should you require any further information please do not hesitate to contact the writer.

Yours sincerely

Vin Sandhu
Technical Co-ordinator
PERSIMMON HOMES (THAMES VALLEY) LTD

RECYCLED PAPER

Persimmon Homes (Thames Valley) Limited, Registered Office: Persimmon House, Fulford, York. YO19 4FE.
Directors: R. Wright (Chairman), N. Bloomfield (Managing Director), J. Carney, G. A. Jackson.
Registered in England No. (2142835). A Subsidiary Company of Persimmon plc and a Trading Agent of Persimmon Homes Limited.

25.JN.2002 7946

Tel. (0118) 974 6429 or 6433

Date: 14 November 2002

Your Ref:

My Ref: F/2002/7946

WOKINGHAM UNITARY
Aiming for Excellence

Persimmon Homes
C/O Vin Sandhu
45 - 47
Station Road
Gerrads Cross
Bucks
SL9 8ES

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

Dear Sir/Madam

Reference Number: 2002/7946

Site Address: Land Rear Of 1 - 11, Pond Head Lane, Earley, Reading.

Proposal: Proposed erection of 23 dwellings with conservatories, Amendement to F/2002/5631. or only 12 dwellings.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please supply a Section 66 relating to ownership.

House type A – We require handed plans for plots 1, 14 & 15.

House type C – Please show the other side elevation. We require handed plans for plots 3,5 & 19.

House type D - Please supply the other side elevation.

House type E – Plans have not been supplied for plots 12 & 13. We will require both plans.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

Tel. (0118) 974 6429 or 6433

Date: 14 November 2002

Your Ref:

My Ref: F/2002/7946

WOKINGHAM UNITARY
Aiming for Excellence

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

25.11.02 F/2002/7946

Persimmon Homes
C/O Vin Sandhu
45 - 47
Station Road
Gerrads Cross
Bucks
SL9 8ES

Dear Sir/Madam

Reference Number: 2002/7946

Site Address: Land Rear Of 1 - 11, Pond Head Lane, Earley, Reading.

Proposal: Proposed erection of 23 dwellings with conservatories. Amendement to F/2002/5631.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please supply a Section 66 relating to ownership.

House type A – We require handed plans for plots 1, 14 & 15.

House type C – Please show the other side elevation. We require handed plans for plots 3,5 & 19.

House type D - Please supply the other side elevation.

House type E – Plans have not been supplied for plots 12 & 13. We will require both plans.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

WOKINGHAM UNITARY
Aiming for Excellence

25.NOV.2002 7946

PLANNING SERVICES

Fax Cover Sheet

DATE: 14/11/02

TO: Vin Sandhu

FROM: Carol Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01753 892898

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Planning application

NOTES: Please see attached letter re additional plans required for 1-11 Pond Head Lane.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY
25.10.2002 7946
07 NOV 2002
7946

1.	APPLICANT'S NAME	PERSIMMON HOMES (T.V.) LTD
	ADDRESS	45-47 STATION ROAD, GERRARDS CROSS, BUCKS
	POST CODE	SL9 8ES PHONE 01753 892893.
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	VIN. SANDHU
	ADDRESS	AS ABOVE
	POST CODE	PHONE
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	R/O 1-11 Pond Head Lane Earley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		23 Nº. DWELLINGS WITH CONSERVATORIES. AMENDED APPLICATION
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.59HA, 1.45 ACRES F/2002/5631
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	6X SITE LAYOUT, DRAINAGE LAYOUT & HOUSE TYPES SITE LOCATION.

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.

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.

FACING BRICK: THORNBURY MULTI KENTISH YELLOW

ROOF: FORTICRETE GEMINI BROWN.

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 SITE LAYOUT - 101C

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS. SEE DRAINAGE LAYOUT · ML201835/101 F.

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 SITE LAYOUT - 101 C.

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	23 / 4 *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — * STATE No. OF HABITABLE ROOMS. 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.

NO FEE - AMENDMENT TO ORIGINAL APPLICATION.

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 PERSIMMON HOMES DATE 30th OCTOBER '02

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 by the Chief Officer responsible 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.'

1933

ADDRESS 1 TIGGAL CLOSE PARISH EARLEY

PLOT No. 3 ORD.SHEET No. SU 7571 (53) (52)

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
F/2000/15	14/3 (Dup. No)	Bancroft Dev.	Erect 23 Dwellings	30.11.00		REF
F/2001/4	713	"	23 (Amendment to 1514)	24.10.01		C/A/LA
F/2002/5	631	"	" (Amendment to 4713)	24.4.02	N.I.	C/A/LA

MINISTRY DECISION: 1514/3 - APPEALS ALLOWED - 6/3/01

SPECIAL ORDERS:

1789/a

SECTION 66 CERTIFICATE

Application No. 2002/7946.

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

CERTIFICATE A

25. JN.2002 7946

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.

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

OR

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 Note (a) to Certificate A

OR

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

(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).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

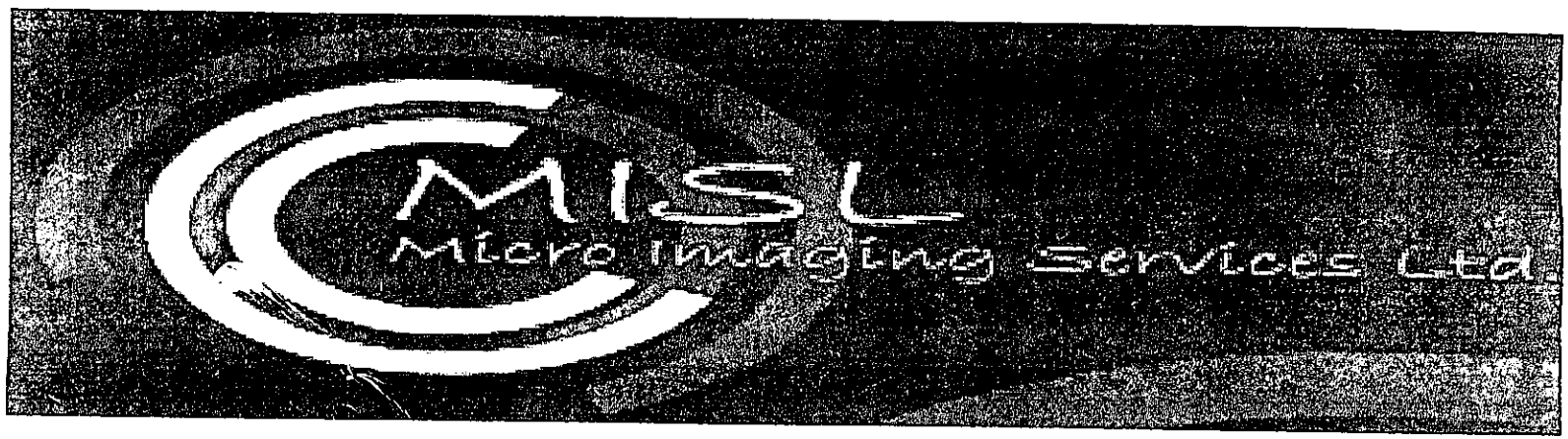
Signed . . Mark Bunnell .....

On behalf of . Persimmon Homes .....

Date . 15-11-02 .....

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

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

* * * COMMUNICATION RESULT REPORT (14.NOV.2002 16:52) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
190	MEMORY TX		901753892898	OK	P. 2/2

25.NOV.2002 7946

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION