APPLICATION NO:
F/2001/5440

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

APPLICANT:
Lacken Construction Co Ltd C/O Mr D Dawkins

PROPOSAL:
Proposed erection of three dwellings plus garages.

EARLIEST DATE FOR DECISION: **06/01/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/02/2002

CASE OFFICER: ***Angela Odell***

REFUSED

553

D6

Application No: F/2001/5440 AO

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Lacken Construction Co Ltd
C/O Mr D Dawkins
Low Gables
St Helens Crescent
Benson
Wallingford
Oxon OX10 6RX

Application Number: F/2001/5440

Parish: **SHINFIELD**

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

Proposal: **Proposed erection of three dwellings plus garages and additional parking to rear of High View.**

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

Reason
1. The proposal would be overdevelopment of the site resulting in a cramped appearance that would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policies LD3 and EN1, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Reason
2. Due to its siting and design the proposed terrace of dwellings and garage would have an unacceptably overbearing effect on existing adjacent residential property resulting in unacceptable loss of amenity. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Reason
3. Due to its proximity to their rear gardens, the proposed car park would cause unacceptable disturbance and risk of crime to existing residential properties, thereby resulting in unacceptable loss of amenity and security. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Informative

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

Berkshire Structure Plan Policies H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

A Cronin

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

Notice checked by: _____

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

ENVIRONMENTAL SERVICES DEPARTMENT

PLANNING SERVICES

MEMORANDUM

DATE: July 12, 2002

TO: Colin Lawley - Legal Services

FROM: Ian Jordan, Planning - Support Services.

Extension Number: 6428

RE: Planning Application F/2001/5440 - Appeal and unilateral agreement.

CC:

Colin,

Re: Appeal by Lacken Construction Ltd for site at Pursers Farm, Basingstoke Road, Spencers Wood - F/2001/5440

Angela Odell is the case officer for the above mentioned appeal but is currently unavailable.

I enclose a copy of the letter dated 4th July, 2002 from Chancellors who are acting for the applicants in this appeal.

They have suggested that a unilateral agreement should be in place for the Inspector, the statement relating to this case is due on 2nd August 2002.

I have enclosed all paperwork from the case file that relates to possible SAI contributions and would be grateful if arrangements could be made for an agreement to be produced.

Please let me know if any further information is required to proceed.

Ian Jordan

PLANNING
POL 01256703142
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04 JUL 2002
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FILE:

58222 RR.

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS

Our Ref:MC/jmc/c2254/02
Your Ref:F/2001/5440

BY FAX AND POST

4th July 2002

Head of Planning & Transportation
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Angela Odell

Dear Sir

APPEAL BY LACKEN CONSTRUCTION CO LTD
PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

I refer to the above appeal.

I understand that my client has agreed to make contributions towards education provision, local transport initiatives and community facilities. It seems to me that a unilateral undertaking needs to be in place for the Inspector to consider with the appeal.

I understand that Angela Odell is away from the office for two weeks and that Ian Jordan is dealing with some of her work during that time. I would be grateful if Mr Jordan could contact me on this, or alternatively somebody from the Legal Section.

Yours faithfully

Murray Chrystal

Murray Chrystal Dip.TP MRTPI

c.c. Lacken Construction.

01256 703090
45 High Street, Odiham,
Hook, Hampshire RG29 1LF
01256 703142
chancellors.planning@dial.pipex.com

J. C. Woolf BA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2134477

PLANNING SERVICES	HPT 5/1789
POL	TLS
DC AMO	ENF
APP	
14 JAN 2002	
FILE:	

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Fax & Post

11th January 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

Further to your letter, dated 7th January 2002, and subsequent fax received this morning regarding the level of contributions required by departments within the Authority, on the basis of the above application.

For the purposes of good record I feel it would be useful to record the final figures, as per your correspondence, as follows;

Education	£4,502
Highways & Transportation	£4,000
Community Facilities	£3,500

This gives a final total contribution of £12,002.

Many thanks for your assistance in this matter.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction

Education and Cultural Services Memorandum

To: Marc Sartorio **From:** Tim Green / Iain Root

Re: **SAI Planning Application comments** **Date:**

Marc,

Please accept our apologies for not attending the SAI meeting on Monday. Here are our comments regarding the planning applications detailed on your memo dated 20/12/01, as promised:

F/2001/5440
Proposed erection of 3 dwellings plus garages at Pursers Farm, Basingstoke Road.

AO

No previous contributions sought from initial 9 houses but with the 3 proposed buildings the development will total more than 10 dwellings. Therefore, although no on-site POS is required we would be looking for an off-site contribution of £3,500 towards improvements at Clare's Green Road Recreation Ground, Spencers Wood.

TP/2001/5247
717-727 London Road, Woodley – temporary change of use.

NL

Temporary change of use only and no indication of net increase in number of employees – Leisure contributions not required.

F/2001/5068
Land at Ruscombe Business Park, Ruscombe.

NL

Proposed development is of significant size therefore an off-site contribution for improvements in the Ruscombe area is required. Based on an estimated increase of 144 employees, Leisure Services would require a contribution of £9,072 (this figure based on our standard requirements for office buildings (i.e. 1.5ha/1000 employees x £4.20 /m^2). This would be used towards improvements at Orchard Park play area, Twyford.

F/2001/5453
University of Reading, Whiteknights – change of use of building.

NL

No contribution required.

F/2001/4896
Vortice Ltd, Milley Lane, Hare Hatch, Wargrave – replacement of building.

NL

Site is a long way from POS or play areas and application is to change to less disruptive use which should benefit locally. Therefore we would not seek a contribution in this case.

O/2001/5368
Land at The Garden Cottage, Warren Road, Woodley – outline permission for 40 new dwellings.

NL

Contributions to remain the same as the recent application. Based on adopted standards, a development of 40 dwellings would require an on-site POS provision of 0.43ha. which has been provided.

We would also be looking for a LEAP for a development of this size to the value of £47,000 plus a 10 year commuted maintenance sum. The play area would have to meet the Councils adopted standards. If off-site contributions are necessary we would request a contribution in the region of £20,000 towards upgrading Woodford Park.

F/2001/5068
Land r/o Units 31 & 32 Suttons Business Park, Earley – additional storage space.

AT

No contribution required – open space available at the University plus the site is just outside the district.

F/2001/4970
Fleet works & 37-41 Denmark Street, Wokingham

Contribution to be kept in line previous permission and renewal.

TIM / IAIN

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 January, 2002
My ref. AO/F/2001/5440

David Dawkins Associates
Low Gables
St. Helen's Crescent
Benson, Wallingford
OX10 6RX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawkins

PLANNING APPLICATION F/2001/5440
PROPOSED ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Services and Infrastructure
I advise you that the following contributions are considered appropriate in connection with the above application.

Education
£4,502 (as I understand you have already been advised of by Helen Rowlay).

Highways and Transportation
£4,000 towards local sustainable transport initiatives (as I understand you have already been advised of by our highway officer).

Community Facilities
As no on-site public open space is proposed, a contribution towards enhancement of local open space/play facilities. I suggest that you contact either Iain Root on 0118 974 6264 or Tim Green on 0118 974 6258 to discuss details and amount of contribution.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

cc: Iain Root, Tim Green, Leisure Services

SAI BRIEFING NOTE – F/2001/5440 – PROPOSED ERECTION OF 3 DWELLINGS PLUS GARAGES AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

Whilst this application is for only 3 dwellings the site incorporates a recent permission No. F/2000/1774 for 9 dwellings on the site (8 x 2 bedroom flats and 1 x 3 bedroom house), making 12 dwellings altogether. The current proposal is for 3 x 3 bedroom houses on the site of previously proposed garages. No SAI contributions were asked for as the proposal was for less than 10 dwellings and there was a previous permission for the same development on the site.

Education

A letter written by Helen Rowlay to the agent advises that a contribution of £4,502 on the 3 extra units would be acceptable.

Transport

An alternative application No. O/2000/0560 for 8 houses on the same site as for the 9 dwellings was agreed by Committee on 26 April 2000 subject to a Section 106 agreement for £7,000 towards improvements to safe routes to schools in the vicinity of the site.

As the site is below the threshold for affordable housing both in size (0.235 ha.) and numbers of dwellings proposed, affordable housing would not be applicable.

Angela Odell

Update

Highway Officer has advised that contribution of £4,000 towards local sustainable transport initiatives have been agreed with the applicants.

Should
Contribution to Community Facilities
be some contribution to a local open
spaces (Enhancements of Open Space/Play
Facilities)

MINUTES OF SAI MEETING 7 1 02

F/2001/5440 – Pursers Farm

The amount for highway contributions is incorrectly implied. – It should be £4,000. This is because 8 houses were previously approved on the adjoining site with a £7,000 contribution for safe routes to school. Now only 3 are proposed on the current site (+ one house for the alternative approved scheme, together with 8 flats on the adjoining site. - No highways contribution for this scheme.) The £4,000 is as agreed with Steve Auton (highways).

Angela Odell

AO
Grey

Brief Notes of SAI Group – 7th January 2001

Present: Colin Lawley (Legal), Trevor Watson (Planning DC), Helen Rowlay (Education), Marc Sartorio (Corporate Property), Tom Callaghan (Highways), Jim Dunning (Planning)

Apologies : Sarah Hollamby (Housing), Howard Squires (Housing), Iain Root (Leisure)

ACTION

1) **Reports**

Briefing reports from Development Control were considered by the Group, and the following recommendations made :-

(i) Pursers Farm, Spencers Wood (3 dwellings) - F/2001/5440

- There was an earlier permission on the same site (April 2000) for 9 units (1 house and 8 2-bed flats) and the three extra dwellings take this above the threshold for contributions, n.b. A9 covers incremental schemes.
- Highways require a pro rata increase in the previous contribution of £7K for safe routes to local schools.
- Standard Education contribution towards Primary School places had already been requested (i.e. £4.5K).
- A contribution of £3.5K towards the improvements at Clares Green Recreation Ground at Spencers Wood, in lieu of on-site provision.

(ii) Land at Ruscombe Business Park (2160m^2 B1 Offices) - F/2001/5068

- Highway requirement for a Green Travel Plan, plus contribution towards providing/improving cycle and pedestrian links (via Springfield Gardens) to the local railway station. Additionally, a contribution towards public transport subsidy (buses) or provision of waiting area/s and local footways.
- Standard contribution towards leisure/open space improvements, i.e. £9K for upgrading the play area at Orchard Estate, Twyford.
- A small contribution towards the replacement of Twyford Library or the book stock (if supported by Library Services).

Angela Odell - Planning Officer.

Tel. 0118 974 6255 (Direct Line)

Fax. 0118 974 6259

Email. lisa.jarvis@wokingham.gov.uk

Date. October 24, 2001

My ref. LJ/

Your ref.

Mr David Dawkins
Low Gables
St Helens Crescent
Benson
Wallingford
Oxon
OX10 6RX

Education & Cultural Services Department
Continuing Education, Leisure and Cultural Services
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6107
Fax: (0118) 974 6259
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Dawkins

PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD – PHASE 2

Further to our recent telephone conversations I am writing to confirm the level contribution required from the above development for Leisure provision.

The District Council's adopted standards require that developments provide on site public open space. Where sites cannot physically, or appropriately accommodate all the categories of open space the local plan policy does allow for the balance of open space required to be sought through financial contributions towards the future provision of new or the enhancement of existing off-site facilities.

For this particular development a contribution is requested to enhance the facilities at Shinfield Parish Council's recreation ground located near to the development site. I can confirm that a contribution of £5,000 is sought.

Yours sincerely

L.J.

Lisa Jarvis (Mrs)
Project Officer

cc. Angela Odell.

F.A.O - Angela Odell - Planning
Copy for your Records

Tel: (0118) 974 6156 (Direct Line)
Fax: (0118) 974 6259
Email: Helen.Rowlay@wokingham.gov.uk
Date: 24 October, 2001
Our ref:

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr David Dawkins
David Dawkins Associates
Low Gables
St Helens Crescent
Benson
Wallingford
Oxon.
OX10 6RX

Dear David

PURSERS FARM DEVELOPMENT

Further to our recent telephone conversation, I can confirm that the education contributions required for an additional 3 dwellings at the above site is £4,502.

This increase has been calculated on a pro-rata basis, using the October 2000 planning application as a base. The request assumes a total of 15 dwellings will now be constructed on site. The total education contribution from this development is now calculated at £22,513, and will be used towards education provision in the primary sector.

Yours sincerely

Helen Rowlay.

School Planning and Asset Management Team leader.

C.c. Angela Odell - Planning

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 11.1.02

TO: David Dawtrey

FROM: Angela Odell. **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 1

RECIPIENT FAX NUMBER: 01491 824 196.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Pursers Farm.

NOTES: I have been advised by the Recreation Officer that the contribution sought for off-site provision would be £3,500 towards improvements at Clare's Green Road Recreation Ground, Spencers Wood.

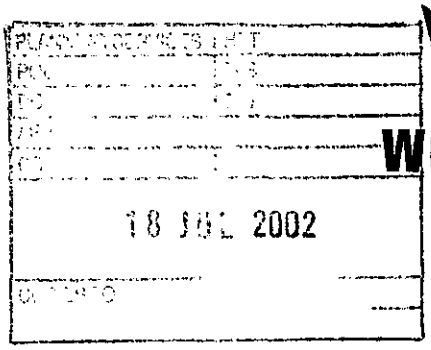
TO IAN JORDAN DEVELOPMENT CONTROL)
for info)

Direct Line: 0118 974 6524

Date: 17th July, 2002

Your Ref: MC/jmc/c2254/02

My Ref: CJL/cma



WOKINGHAM UNITARY
Aiming for Excellence

Murray Chrystal Dip. TP MRTPI
Chancellors
45, High Street
Odiham
Hook
Hampshire RG29 1LF

Legal Services
Support Services
Department
P.O. Box 151
Civic Offices
Shute End
Wokingham, Berkshire
RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 9746542
DX: 33506 Wokingham

Dear Sirs

APPEAL BY LACKEN CONSTRUCTION CO. LTD.
PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

Thank you for your letter dated 4th July which has been passed to me by the Planning Department.

As you know, it is up to the appellant to produce the Unilateral Agreement. I understand in this case the amount of contribution has been the subject of negotiation. In order to help you, I enclose a copy of the standard Unilateral Agreement to use for the basis of the Agreement to be submitted by your clients.

Please let me know if you have any questions about the proposed Agreement.

Yours faithfully

C. J. Lawley

Colin Lawley
Principal Solicitor

Ian Jordan

From: Ian Jordan
Sent: 12 July 2002 17:09
To: 'chancellors.planning@dial.pipex.com'
Subject: YOUR REF MC/jmc/c2254/02 - FAO MURRAY CHRYSTAL

Re: Appeal by Lacken Construction Ltd - Planning Application Number F/2001/5440.

I refer to your letter dated 4th July and apologise for the delay in reply.

I have sent instructions to the Authorities Solicitor to look at the preparation of a unilateral undertaking as suggested and they should contact you in due course regarding this.

Regards,

Ian Jordan
Principal Planning Services Officer
Wokingham District Council

file copy

ENVIRONMENTAL SERVICES DEPARTMENT

PLANNING SERVICES

MEMORANDUM

DATE: July 12, 2002

TO: Colin Lawley - Legal Services

FROM: Ian Jordan, Planning - Support Services.

Extension Number: 6428

RE: Planning Application F/2001/5440 - Appeal and unilateral agreement.

CC:

Colin,

Re: Appeal by Lacken Construction Ltd for site at Pursers Farm, Basingstoke Road, Spencers Wood - F/2001/5440

Angela Odell is the case officer for the above mentioned appeal but is currently unavailable.

I enclose a copy of the letter dated 4th July, 2002 from Chancellors who are acting for the applicants in this appeal.

They have suggested that a unilateral agreement should be in place for the Inspector, the statement relating to this case is due on 2nd August 2002.

I have enclosed all paperwork from the case file that relates to possible SAI contributions and would be grateful if arrangements could be made for an agreement to be produced.

Please let me know if any further information is required to proceed.

Ian Jordan

01256703142 58222 RR.
IJJ
04 JUL 2002
COPIES TO ACK: FILE:

CHANCELLORS

CHARTERED TOWN PLANNING CONSULTANTS

Our Ref:MC/jmc/c2254/02
Your Ref:F/2001/5440

BY FAX AND POST

4th July 2002

Head of Planning & Transportation
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

For the attention of Angela Odell

Dear Sir

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PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD

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I understand that my client has agreed to make contributions towards education provision, local transport initiatives and community facilities. It seems to me that a unilateral undertaking needs to be in place for the Inspector to consider with the appeal.

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45 High Street, Odiham,
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J. C. Woolf MA DipTP MRTPI D. C. B. Bond BA MRTPI M. Chrystal DipTP MRTPI
Chancellors is a trading name of Chancellors Associates. Registered Office: 3 Worcester Street, Oxford OX1 2PZ. Registered in England No. 2124427

PLANNING SERVICES	HPT 5178 9
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14 JAN 2002	
	FILE:

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Fax & Post

11th January 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
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Many thanks for your assistance in this matter.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction

Education and Cultural Services Memorandum

To: Marc Sartorio **From:** Tim Green / Iain Root

Re: **SAI Planning Application comments** **Date:**

Marc,

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Fleet works & 37-41 Denmark Street, Wokingham

Contribution to be kept in line previous permission and renewal.

TIM / IAIN

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 January, 2002
My ref. AO/F/2001/5440

David Dawkins Associates
Low Gables
St. Helen's Crescent
Benson, Wallingford
OX10 6RX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawkins

PLANNING APPLICATION F/2001/5440
PROPOSED ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Services and Infrastructure
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I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

cc: Iain Root, Tim Green, Leisure Services

SAI BRIEFING NOTE – F/2001/5440 – PROPOSED ERECTION OF 3 DWELLINGS PLUS GARAGES AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, READING

Whilst this application is for only 3 dwellings the site incorporates a recent permission No. F/2000/1774 for 9 dwellings on the site (8 x 2 bedroom flats and 1 x 3 bedroom house), making 12 dwellings altogether. The current proposal is for 3 x 3 bedroom houses on the site of previously proposed garages. No SAI contributions were asked for as the proposal was for less than 10 dwellings and there was a previous permission for the same development on the site.

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Angela Odell

Update

Highway Officer has advised that contribution of £4,000 towards local sustainable transport initiatives have been agreed with the applicants.

Should
Contribution to Community Facilities
be some contribution to a local open
spaces (Enhancements of Open Space/Play
Facilities)

MINUTES OF SAI MEETING 7 1 02

F/2001/5440 – Pursers Farm

The amount for highway contributions is incorrectly implied. – It should be £4,000. This is because 8 houses were previously approved on the adjoining site with a £7,000 contribution for safe routes to school. Now only 3 are proposed on the current site (+ one house for the alternative approved scheme, together with 8 flats on the adjoining site. - No highways contribution for this scheme.) The £4,000 is as agreed with Steve Auton (highways).

Angela Odell

AO
Grey

Brief Notes of SAI Group – 7th January 2001

Present:	Colin Lawley (Legal)	Marc Sartorio (Corporate Property)
	Trevor Watson (Planning DC)	Tom Callaghan (Highways)
	Helen Rowlay (Education)	Jim Dunning (Planning)

Apologies : Sarah Hollamby (Housing), Howard Squires (Housing), Iain Root (Leisure)

ACTION

1) **Reports**

Briefing reports from Development Control were considered by the Group, and the following recommendations made :-

(i) Pursers Farm, Spencers Wood (3 dwellings) - F/2001/5440

- There was an earlier permission on the same site (April 2000) for 9 units (1 house and 8 2-bed flats) and the three extra dwellings take this above the threshold for contributions, n.b. A9 covers incremental schemes.
- Highways require a pro rata increase in the previous contribution of £7K for safe routes to local schools.
- Standard Education contribution towards Primary School places had already been requested (i.e. £4.5K).
- A contribution of £3.5K towards the improvements at Clares Green Recreation Ground at Spencers Wood, in lieu of on-site provision.

(ii) Land at Ruscombe Business Park (2160m^2 B1 Offices) - F/2001/5068

- Highway requirement for a Green Travel Plan, plus contribution towards providing/improving cycle and pedestrian links (via Springfield Gardens) to the local railway station. Additionally, a contribution towards public transport subsidy (buses) or provision of waiting area/s and local footways.
- Standard contribution towards leisure/open space improvements, i.e. £9K for upgrading the play area at Orchard Estate, Twyford.
- A small contribution towards the replacement of Twyford Library or the book stock (if supported by Library Services).

Angela Odell - Planning Officer.

Tel. 0118 974 6255 (Direct Line)
Fax. 0118 974 6259
Email. lisa.jarvis@wokingham.gov.uk

Date. October 24, 2001

My ref. *LJ/*

Your ref.

Mr David Dawkins
Low Gables
St Helens Crescent
Benson
Wallingford
Oxon
OX10 6RX

Education & Cultural Services Department
Continuing Education, Leisure and Cultural Services
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6107
Fax: (0118) 974 6259
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Dawkins

PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD – PHASE 2

Further to our recent telephone conversations I am writing to confirm the level contribution required from the above development for Leisure provision.

The District Council's adopted standards require that developments provide on site public open space. Where sites cannot physically, or appropriately accommodate all the categories of open space the local plan policy does allow for the balance of open space required to be sought through financial contributions towards the future provision of new or the enhancement of existing off-site facilities.

For this particular development a contribution is requested to enhance the facilities at Shinfield Parish Council's recreation ground located near to the development site. I can confirm that a contribution of £5,000 is sought.

Yours sincerely

L.J.

Lisa Jarvis (Mrs)
Project Officer

cc. Angela Odell.

F.A.O - Angela Odell - Planning

Copy for your Records

Tel: (0118) 974 6156 (Direct Line)
Fax: (0118) 974 6259
Email: Helen.Rowlay@wokingham.gov.uk
Date: 24 October, 2001
Our ref:

Education & Cultural Services Department
Quality and School Support
P.O. Box 156
Shute End, Wokingham
Berkshire RG40 1WN
Tel: (0118) 974 6106
Fax: (0118) 974 6103
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Mr David Dawkins
David Dawkins Associates
Low Gables
St Helens Crescent
Benson
Wallingford
Oxon.
OX10 6RX

Dear David

PURSERS FARM DEVELOPMENT

Further to our recent telephone conversation, I can confirm that the education contributions required for an additional 3 dwellings at the above site is £4,502.

This increase has been calculated on a pro-rata basis, using the October 2000 planning application as a base. The request assumes a total of 15 dwellings will now be constructed on site. The total education contribution from this development is now calculated at £22,513, and will be used towards education provision in the primary sector.

Yours sincerely

Helen Rowlay.

School Planning and Asset Management Team leader.

C.c. – Angela Odell - Planning

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5440	Alan Hale 15 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	Mr Kevin Morrison 11 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	Mr & Mrs P Morgan 17 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	G. White The Grove Basingstoke Road SPENCERS WOOD RG7 1AL
F/2001/5440	C. Hill The Beeches Basingstoke Road SPENCERS WOOD RG7 1AL
F/2001/5440	Mr & Mrs P Brown 18 Pursers Farm Basingstoke Road SPENCERS WOOD RG7 1AQ
F/2001/5440	Mr & Mrs Kevin Jordan 16 Sevenoaks Drive SPENCERS WOOD Reading. RG7 1AZ
F/2001/5440	Mr & Mrs C West 17 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ
F/2001/5440	Philip Dawson 1 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ

F/2001/5440

Colin West
18 Sevenoaks Drive
SPENCERS WOOD
Reading
RG7 1AZ

WOKINGHAM UNITARY
Aiming for Excellence

Committee letters
sent 14/02/02

F/2001/5440

Lisa West
19 Sevenoaks Drive
SPENCERS WOOD
Reading
RG7 1AZ

Committee letters
sent 07/03/02

Date: 13 March 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Angela Odell

The new plans show the following: Revised section through proposed car park. Drawing no 01/PF/09.

For information only.

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

(RING ONE)

1970

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

App No. (Planaps) / F/2002/5440 (Ludhouse) Date Rec. 12.3.02

Location: Pursers Farm, Basingstoke Road, Spencers Wood.

Parish Shinfield.

Applicant: Lacken Construction Co. Ltd.

Description of attached plans Revised section through proposed car park.

Drawing No's: 01/PF/09

CONSULTEES

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

Please tick which of the following you wish consulted.

↑ ↑

for info. only.

OTHERS: _____

_____

_____

_____

Drawing No's

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

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

NEIGHBOURS: _____

_____ Date for Responses None.

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AO.

Consultations Sent by Admin. on 13.03.02

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	RPT 5440
POL	TLD
DC Amo	ENF
APP	
CS	
12 MAR 2002	
COPIES TO	ACK:
	FILE

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

ADDITIONAL PLAN

5440

11th March 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

As requested please find enclosed copies of drawing 01/PF/09 which show the proposed handling of the new car park in relation to the flats, presently under construction, and the gardens of specific houses in Sevenoaks Drive.

We have taken the lowest part of the extended parking area and fixed this as the finished level of the car park as a whole. We have then graded back on a constant incline to the level of the existing road. This has resulted in our forming a retaining wall between the flats access path and the now lower car park.

This has resulted in two further benefits namely;

1. The rate of the decline has increased and this will mean that the headlights of any vehicle will be directed further downwards than before thus ensuring that this potential nuisance to the neighbouring properties is now sure to be avoided.
2. That with the parking now lower, in relation to the flats, those on the ground floor with windows facing north will not now have their view obscured by parked cars.

I trust this provides you with the information you require.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction

Paul Scott

From: Paul Scott
Sent: Monday, September 06, 2004 3:40 PM
To: Catherine Brimble
Cc: Richard Lettin
Subject: Pursers Farm, Spencers Wood

Catherine & Richard

I did a site visit at the above site last week and noticed that the approved landscaping scheme (Drawing 01/PF/11) has only been implemented in part, and landscaping work seems to have finished now. Some of the trees and hedgerows have not been planted.

The fencing has been implemented satisfactorily.

For your information and any action deemed appropriate.

Paul Scott
Consultant Planner

PLANNING SERVICES | HPT 79369
POL | TLR
DC PKS | TME
APP |
CS |
OX10 6RX AY 2004
COPIES TO | ACR
FILE:

DMD Architecture Ltd

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX
Tel/Fax : 01491 824196 Mob : 07850 387282

Registered in England No. 4581816

Wokingham District Council
Planning Department
Shute End
Wokingham
Berkshire
RG40 1BN

19th May 2004

For the attention of : Mr Paul Scott – Consultant Planner

Dear Mr Scott

Re : Pursers Farm, Spencers Wood, Reading
Planning Reference F/2001/5440

With reference to your letter, dated 14th May 2004, to Lacken Construction and copied to me, concerning the discharging of planning conditions relating to the above. I note the conditions which you refer to in your last paragraph as 'on-going' and would make the following observations;

Condition 3 – Side Elevation Fenestration
As was clearly indicated on drawings 01/PF/01, 02 and 04, submitted with the original application in November 2001, there were no windows proposed in either side elevations and there are therefore none in the built structure.

Condition 4 – Use of Garages
These structures have been constructed solely for use by the future residents for the parking of vehicles related to those properties.

X Condition 10 – Provision of Approved Landscaping
It is Lacken Construction's intention to carry out all of the remaining approved landscaping works as soon as it is practical to do so upon completion of the building works.

X Condition 11 – Details of Boundary Treatment
Your letter confirms that this condition has been discharged to the authorities satisfaction.

Condition 12 – External Lighting
The recently submitted detailed landscape drawings identified the locations of three low level free standing 750mm high lighting bollards, each with 75 watt luminaries, set within the planting bed along the northern car park boundary. These low level, low intensity, fittings are well below the level of the perimeter fencing and therefore can cause no visual disturbance to neighbouring properties – which was why the condition was imposed. Please find enclosed copies of manufacturers data for these fittings for your information.

Cont.

Condition 14 – Site Operating Times
Lacken Construction have, and are continuing to, work on site only within the hours identified in the Appeal Decision document.

I trust that the above provides adequate confirmations and assurances so as to satisfy the authorities requirements with regard to all planning conditions.

Yours sincerely

David Dawkins R.I.B.A.
For and on behalf of DMD Architecture Ltd.

Encs.

c.c. Lacken Construction Co. Ltd.

JCC LIGHTING PRODUCTS

INSTALLER'S INSTRUCTIONS FOR LUMINAIRES

IMPORTANT

It is recommended that this luminaire is installed by a qualified electrician.
Ensure that electricity is switched off at the mains before installing or maintaining this luminaire.

WARNING **CLASS 1 LUMINAIRES MUST BE EARTHED.**
CLASS 2 LUMINAIRES ARE DOUBLE INSULATED.

The following notes are intended as a reminder and check list to aid the installer who has an understanding of the current Electrical and Building Regulations and must not be taken as a set of instructions allowing anyone unqualified to undertake the installation work.

Check that the location is suitable for the luminaire and check for hidden cables and pipes.
Luminaires not designed and specifically marked for external use or for other special purpose should only be used in locations, free from steam or damp, such as living rooms, bedrooms or hallways.
Thought must be given to the heat given off by the luminaire itself. (See section on Galleries and close fitting ceiling luminaires.)
Luminaires designed for use with separate control gear, for example, transformers or ballast's, *must* only be installed by a *qualified* electrician.

Unsuitable fixing materials such as, for example, plasterboard, softboard or lath and plaster, if not backed by a solid material such as a joist at the fixing point, will require suitable fixing material to be installed. The fixing screws, where provided, may not always be suitable for the material or the construction at the intended site. Where screws have not been provided or it is necessary to use an alternative the screws must be made of steel and be the largest diameter the part to be fixed is capable of taking and long enough to ensure a secure and safe fixing.

Wires and connections must not be packed tightly into connecting boxes or behind plates (special provision may have to be made) and extra care must be taken with screws to avoid trapping or damaging the wiring or connections. Take special care not to damage, trap or leave wiring exposed as cover-plates are fixed down.
Where a mounting plate is part of the luminaire it will have been supplied with the correct screws, on no account should different screws be used.

Take care to support the luminaire to prevent strain being placed on any wiring.
Where the luminaire is suspended by a chain, for neatness and safety the flexible lead should be kept as straight as possible and threaded by the most direct route through every link of the chain.

GALLERIES AND CLOSE FITTING LUMINAIRES

Particular attention must be paid to the heat generated in this type of luminaire. Only luminaires carrying the 'F' mark should be fitted onto a combustible surface.
Fittings not carrying the 'F' mark will have a warning 'Do not fix to a combustible surface'. This warning *must* be adhered to at all times.
Where it is acceptable to connect the supply cables directly to the luminaire, the heat resisting sleeves provided must be fitted over the connecting wires up to the lampholder connections. Prepare the supply cable for sleeves as follows: Carefully remove outer covering for a distance of 150mm (6 inches). Remove 6mm of insulation from ends for connections.
Where heat resisting leads and heat resisting sleeves are supplied with the luminaire the connections should be kept at a safe distance from the heat source in the luminaire. Care must be taken to keep any unprotected wiring or combustible material (wood dust, paper etc) from coming into contact with the back of the luminaire, particularly over the heat source.
Unless fixed or otherwise stated the lamp should be set not less than 25mm (1 inch) clear of the back plate.
Fit the lamp of type and wattage indicated on the luminaire. Never exceed the wattage marked.
These user instructions should be read and then kept at hand for future reference.

METAL HALIDE FITTINGS AND HEADS

Care should be taken when installing these luminaires with special attention to the fitting of the lamp as these lamps should not be touched with bare hands, the 250w double ended lamp when fitted correctly will sit about 5mm below the porcelain lampholder surface.

FITTING GLASS SHADES

Glass wall bracket shades held by a clamping device should be secured firmly, care being taken not to overtighten.
Glass shades held by shade rings or screws should be secured with very light pressure. Take care with screws to correctly position under the rim of the glass.

TABLE LAMPS AND FLOOR STANDARDS

Table lamps and floor standards should be positioned to prevent accidental dangers arising from the heat generated by the lamp or by the flexible cord becoming entangled or damaged. Special thought should be given to children and the elderly. Do not run flexible cords under carpets, rugs or other floor covers. ***Do not use table lamps or floor standards in damp or steamy conditions.***

FUSE RATING

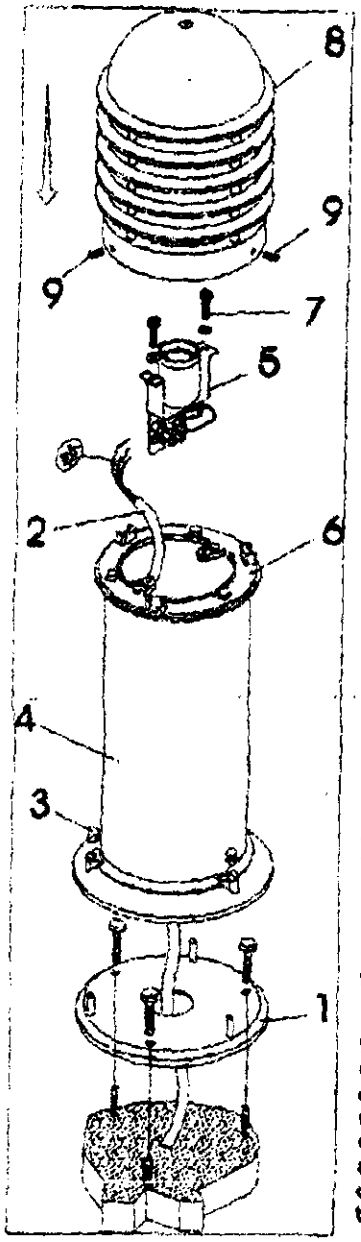
The fuse rating used for lighting circuits must not exceed 6 amps and for table lamps and floor standards with 13 amp plugs, fuses must not exceed 3 amps. In addition, it is recommended that a Residual Current Circuit Breaker (RCCB) be considered for use with table lamps and floor standards.
If a fuse blows immediately or soon after replacement a qualified electrician must be consulted

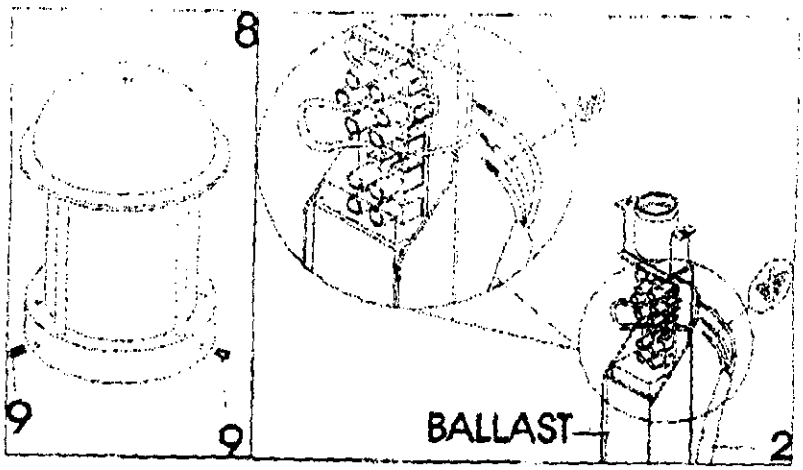
LAMP TYPE AND WATTAGE

Only fit a lamp of type and wattage indicated on the luminaire, never exceed the wattage marked. JCC lighting products recommend only branded lamps be used in discharge and low voltage products, HQI, SON Etc.
Recommended lamp manufacturers are: Sylvania, Philips, Osram GE, and BLV.

CE

400.100





FOGLIO DI ISTRUZIONI

La lampada deve essere installata da personale competente, in conformità alle norme vigenti. Accertarsi che sia stata tolta la tensione prima di qualsiasi operazione di installazione o manutenzione. Fissare la basetta (1) su una superficie piana. Posizionare il tubolare (4) sulla basetta (1) e bloccarlo con i dadi ciechi (3) dopo aver inserito il cavo di alimentazione (2) come da figura. Collegare il cavo di alimentazione (2) al'apposita morsettiera del portalampada (5) e bloccare il tutto sul disco (6) per mezzo delle viti e rondelle (7). Posizionare infine la gabbia (8) e bloccarla con i grani (9).

INSTRUCTION LEAFLET

The lamp must be fitted by qualified staff in accordance with the regulations in force. Make sure that the power supply has been switched off before carrying out any installation or maintenance operation. Fix the base (1) to a flat surface. Position the tube (4) on the base (1) and fit the tube with the cap nuts (3) after inserting the power cable (2) as shown in the drawing. Connect the power cable (2) to the terminal board of the lamp socket (5) and fix it on the disk (6) using the screws and the washers (7). Finally, put the cage in place (8) and secure it using the grub screws (9).

ANLEITUNGSBLATT

Die Lampe ist von fachkundigem Personal in Übereinstimmung mit den gültigen Vorschriften zu installieren. Vor jedem beliebigen Installations - oder Wartungsvorgang ist die Spannung zu entfernen.
Die Platte (1) auf einer ebenen Oberfläche befestigen. Das Rohr (4) auf die Platte (1) positionieren und mit den Hutmuttern (3) befestigen, nachdem das Speisekabel (2) wie in der Abbildung dargestellt eingeführt wurde. Das Speisekabel (2) an das Klemmenbrett der Lampenfassung (5) anschließen, und dasselbe mit den Schrauben und den Unterlegscheiben (7) auf der Scheibe (6) befestigen. Letztlich das Gehäuse (8) positionieren und mit den Gewindestiften (9) befestigen.

MODE D'EMPLOI

La lampe doit être installée par le personnel compétent et conformément aux normes en vigueur. Vérifier que le courant a été coupé avant d'effectuer toute opération d'installation ou d'entretien. Fixer la base (1) sur une surface plate. Positionner le tube (4) sur la base (1) et le bloquer à l'aide des écrous borgnes (3) après avoir introduit le câble d'alimentation (2) et en suivant les indications de la figure. Connecter le câble d'alimentation (2) à la boîte à bornes de la douille (5) et la bloquer sur le disque (6) à l'aide des vis et des rondelles (7). Monter ensuite la cage (8) et la visser à l'aide des vis sans tête (9).

INSTRUCCIONES

La lámpara debe ser instalada por personal competente y conformemente con las normas vigentes. Antes de toda operación de instalación o manutención asegúr ese de haber cortado la tensión. Fije la base (1) sobre una superficie plana. Coloque el tubular (4) sobre la base (1), y bloquéelo con las tuercas ciegas (3) después de haber introducido el cable de alimentación (2) como indicado en la figura. Conecte el cable de alimentación (2) al tablero de bornes del portalámparas (5) y bloquéelo en el disco (6) por medio de los tornillos y arandelas (7). Finalmente coloque la jaula (8) y bloquéela con los tornillos sin cabeza (9).

Tel: (0118) 974 6229
Email: paul.scott@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 14 May 2004
My ref: PAS/
Your ref:
File ref: F/2001/5440

Mr J Behan
Lacken Construction Co. Ltd.
Whitfields Farm House
Hungerford Lane
Shurlock Row
Nr Twyford
Berks RG10 0NY

Dear Mr Behan,

LAND AT PURSERS FARM, SPENCERS WOOD, READING

I write in connection with the approval of details for the planning permission F/2001/5440 granted on appeal at the above site, and following receipt of details of proposed planting from Pockett Wilson.

I am pleased to be able to inform you that the information submitted in relation to the following conditions attached to the above-mentioned planning permission have now been approved.

Condition 5 - Details of Slab levels
Details submitted in your letter dated 30.01.04 are acceptable.

Condition 9 Details of Proposed Landscaping
Soft landscaping details shown on Drawings 1964/31 and 1964/32 from Pockett Wilson received on 26 April 2004 are acceptable.
Hard landscaping details shown on Drawing 01/PF/11 and mentioned in your letter dated 7.08.03 are acceptable.

Condition 11 Details of Boundary Treatments
Fencing details shown on Drawing 01/PF/11 and mentioned in your letter dated 7.08.03 are acceptable.

Condition 13 Surface water source control measures
Details shown on Drawing 1740/01G (Proposed Surface Water Drainage and Storage) received 3.02.04 are acceptable.

The requirements under these conditions have now been discharged. I would, however, draw your attention to the ongoing requirements under Conditions 3, 4, 10, 11, 12, 14.

Yours sincerely,

Paul Scott
Consultant Planner

cc. Graham Pockett, Pockett Wilson
David Dawkins, DMD Architecture Ltd

Date: 13 May 2004

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: PAUL SCOTT

The new plans show the following: Details pursuant to conditions. Drawing nos: 1964/31 - existing landscaping, 1964/32 - proposed landscaping.

For information only.

Should you have any queries regarding this application please contact the case officer PAUL SCOTT on 0118 974 6463.

(RING ONE)

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

App. No. F/2001/5440 Date Rec. 26-4-04

Location: LAND AT PURSERS FARM, BASINGSTOKE RD, SHINFIELD Parish: SHINFIELD

Applicant: LACKEN CONSTRUCTION LTD

Description of attached plans:
1964/31 – EXISTING LANDSCAPING
1964/32 – PROPOSED LANDSCAPING

Drawing No's: ↗

CONSULTEES

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

Please tick which of the following you wish consulted.

Landscape & Trees ALREADY DONE	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application ~~Y~~ (N) From:

New Site Notice ~~Y~~ (N)

Revised Proposal Description: N/A

CASE OFFICER PXS

Consultations Sent by Admin. on 13.05.PS

Yellow - Case Officer Copy
Green - Part One Copy

TO: **DEVELOPMENT CONTROL**
Paul Scott

FROM: Environmental Design

DATE: 10 May 2004

Location:	Land at Pursers Farm, Basingstoke Road, Shinfield
Proposal:	Proposed erection of three dwellings plus garages and additional parking to rear of High View.
Application Number:	F/2001/5440

In response to your informal consultation dated 27 May 2004 for the above application, the landscape comments are as follows:

The revised landscape plan, drawing no. 1964/32 showing additional planting on the site, is now acceptable. The landscape condition can now be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

POCKETT WILSON

CB.

GARDEN DESIGN & LANDSCAPE ARCHITECTURE

23 April 2004

(21)

MAY	MT
	A+T
DATE REC'D 26 APR 2004	EP
	GM
ACK	HD
	HO
ANS'D	TM
	WS
FILE REF SEE WEES	

The Environment Division
P O Box 153
Wokingham District Council
Civic Offices
Shute End
WOKINGHAM, Berkshire
RG40 1WN

f.a.o. Katherine Brimble

Dear Mrs Brimble,

PLANNING REFERENCE F/2001/5440
PURSERS FARM, SPENCERS WOOD, READING - LANDSCAPING

Following our telephone conversation about the proposed planting for the above site, I have surveyed the planting carried out to date, and prepared a plan showing the existing situation. I have also prepared larger scale planting plans for beds / borders where further planting is to be carried out. I enclose for your reference 4 copies of drawings nos. 1964/31 and 1964/32.

The schedule on drawing no 31 shows planting already implemented, and is a revision of the original drawing prepared in December 2001. Borders in the car park area, and to the front of the houses are shown in more detail, and a revised schedule for the additional planting is included on drawing no 32. Shaded parts of the schedule have already been planted.

I have shown some of the shrubs already planted in the triangular bed at the entrance to the car park to be transplanted to the middle of the bed. These Viburnums are large plants and if they are left in their present position, will overhang the paths and road into the car park and need constant pruning. I have therefore shown smaller shrubs at the edges, with the larger plants filling the middle of the border.

I trust that these revised and more detailed proposals will meet with your approval, and will be sufficient to discharge any outstanding landscape conditions, subject to completion and maintenance of the planting on site. If you have any questions, or require additional detail, please do not hesitate to give me a call.

Yours sincerely,

Graham Pockett

Copies to:
David Dawkins RIBA
John Behan, Lacken Construction

Andrew Wilson BA Hons Dip LA FSGD
Laurel Cottage 12 Bridge Road
Chertsey Surrey KT16 8JL
Tel: 01932 563613 Fax: 01932 563293

&

Graham Pockett BA Dip LA MLI
8 Sleekstone Cottages Grange Road
Cookham Maidenhead Berkshire SL6 9TG
Tel: 01628 810672 Fax: 01628 850980

A Joint Venture Company

Tel: (0118) 974 6000
Email: paul.scott@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 21 April 2004
My ref: PAS
Your ref:
File ref: F/2001/5440

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

Mr D Dawkins
DMD Architecture Ltd
Low Gables
St Helens Crescent
Benson
Wallingford
Oxon OX10 6RX

Dear Mr Dawkins,

LAND AT PURSERS FARM, SPENCERS WOOD, READING

I write in connection with the approval of details for the planning permission F/2001/5440 at the above site, and your fax dated 16 March 2004 to Catherine Brimble (Landscape Architect) regarding the landscaping scheme. I am keen to complete my work on this case, but cannot determine the application for approval of details until the landscaping matters are resolved.

I am still awaiting additional detail concerning species and density of shrub planting, which was to be reviewed and submitted by Mr Pockett, the project landscape architect (my previous letters dated 21 January and 1 March 2004 to Mr Behan of Lacken Construction refer).

Also, regarding the information you stated was submitted previously to the then case officer, would you please forward another copy of that landscape drawing (1964/30 is quoted in your letter) so that the information can be brought forward for the current considerations.

I look forward to hearing from you in order that the matter can be resolved.

Yours sincerely,

Paul Scott
Consultant Planner

F.A.O Paul Scott 16/3.

For information.

I presume further information will follow

Catherine.

44 01491 824196

DMD Architecture Ltd

LOW GABLES ST. HELENS CRESCENT BENSON
WALLINGFORD OXFORDSHIRE OX10 6RX
TEL/FAX : 01491 824196 MOB : 07850 387232

FAX

Message to : Wokingham District Council — Fax No. : 0118 974 6484

For the attention of : Katherine Brimble — Sheet 1 of : 1

Message from : David Dawkins — Date : 16th March 2004

Job Name : Pursers Farm, Spencers Wood — Job No. : PF

Dear Ms Brimble

Further to our telephone conversation yesterday I have since spoken to both my client, The Lacken Construction Co. Ltd., and the project landscape architect, Graham Pockett. It has been agreed that Mr Pockett will review the draft proposals previously submitted and provide, where necessary, additional detail concerning species and density of shrub planting within the 'public areas'.

You raised the question, during our discussion, of the identification of both new and existing trees and the initial size of those newly planted. I can confirm that the original landscape drawing (1964/30), submitted to the planning officer, Mrs Odell, in December 2001, included all of the information that you are seeking and that those details are still current.

I would be grateful if you could advise your colleague, Mr Paul Scott, of our intended action which should ensure a prompt resolution of the present situation.

Yours sincerely

David Dawkins R.I.B.A.

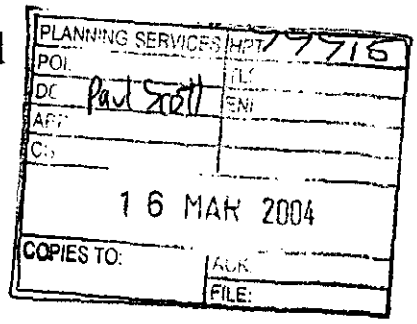
For and on behalf of DMD Architecture Ltd

c.c. Lacken Construction Co. Ltd.
Graham Pockett

Lacken Construction Co Ltd

Whitfields Farm House
Hungerford Lane
Shurlock Row
Near Twyford
Berkshire RG10 0NY

TEL (0118) 9342286
FAX (0118) 9343912



11th March, 2004.

Your ref: PAS/2001/5440.

Dear Mr. Scott,

Re: Land at Pursers Farm,
Spencers Wood, Reading.

Thank you for your letter of the 1st March. This letter is to confirm that I have asked David Dawkins of DMD Architecture Limited, to contact you regarding the landscape drawing 01/PF/11 already in your possession, and I have asked him to amend the plan to show where the shrubs are to be planted and to let you have the 4 copies you requested.

I am sure he will have already made contact. Hopefully this matter can be drawn to a conclusion now. If you need to contact me again - please do so.

Yours sincerely,

J. Behan

Paul Scott, Esq.,
Consultant Planner,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, Berks,
RG40 1WR.

Directors: J Behan, L K Behan
Registered in England No. 981187
VAT Reg: 208 2856 61

Planning Message Pad

Message To: Paul S

Caller: Mr Dawkins

Tel No: 01491 824196

Of:

☑ Please Phone ☐ Will Call Back

☐ URGENT ☐ Has Called Before ☐ Is Upset/Angry

Application Reference/Site: 2001 / 5460

☐ General ☐ Pre-App Enquiry ☑ App in Progress ☐ Post-App Enquiry

☐ Complaint ☐ Duty ☐ Enforcement ☐ Other

Message:

re: letter to applicant about conditions.

Needs to check what you require

Pursers Farm. will prepare scheme after talking with Catherine Brindle

Message Taken By: Carol

Time: 12.55 Date: 10/3

11/03/04

Tel: (0118) 974 6000
Email: paul.scott@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 1 March 2004
My ref: PAS/2001/5440
Your ref:
File ref:

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

J Behan
Lacken Construction Co. Ltd
Whitfields Farm House
Hungerford Lane
Shurlock Row
Nr Twyford
Berks RG10 0NY

Dear Mr Behan,

LAND AT PURSERS FARM, SPENCERS WOOD, READING

I write in connection with the approval of details for the planning permission F/2001/5440 at the above site, and your letter dated 19 February 2004 containing additional information regarding the landscaping scheme.

Unfortunately, your letter does not answer the issues raised previously, namely, confirmation of the numbers of each species of shrub to be planted, so as to give an indication of the proposed density of shrub planting, and also the location of the planting.

Your letter of 30 January 2004 gives the numbers (but not location) for four of the shrubs to be planted. However Drawing 01/PF/11 lists about 20 shrubs in total.

The landscape plan must be amended to include details of the specific numbers and/or densities, and the location, of each of the species of shrubs to be planted. Until this information has been submitted, the landscaping scheme cannot be approved, and the building work carried out remains in breach of planning control.

I look forward to receiving 4 copies of an amended landscape drawing in order that the matter can be resolved.

Yours sincerely,

Paul Scott
Consultant Planner

TO: **DEVELOPMENT CONTROL**
Paul Scott

FROM: Environmental Design

DATE: 25 February 2004

Location:	Land at Pursers Farm, Basingstoke Road, Shinfield
Proposal:	Proposed erection of three dwellings plus garages and additional parking to rear of High View.
Application Number:	F/2001/5440

In response to your informal consultation dated 20 February 2004 for the above application, the landscape comments are as follows:

The fax from Mr Behan dated 19th February 2004 does not answer the issues I raised previously. We do not expect the planting to have been undertaken, the applicant will just need to clarify the points raised in my previous comments as given below:

The applicant has given the numbers for four of shrubs to be planted, in his letter dated 30 January 2004, however this does not seem to relate to the plan for the site. Where are these shrubs located, as there are not that many listed compared to the drawing? The landscape plan should give details on the numbers and/or densities of shrubs to be planted per species and for all the shrubs planted.

Catherine Brimble

Catherine Brimble
Landscape Architect

Paul

Not sure how we progress this – all we need is a detailed landscape scheme for the site showing the location of the individual species etc.
Thanks. Catherie.

Catherine

Somehow I don't think this is what you were looking for ?! Any suggestions to progress this. Paul S. 20-2-04

Lacken Construction Co Ltd
Whitfields Farm House
Hungerford Lane
Shurlock Row
Near Twyford
Berkshire RG10 0NY

TEL (0118) 9342286
FAX (0118) 9343912

PLANNING SERVICES	HPT 77036
POL	TLS
DC PYS	ENF
APP	
CS	
19 FEB 2004	
COPIES TO	ACK
	FILE:

19th February, 2004.

Dear Mr. Scott,

3 Houses at Pursers Farm
F/2001/5440.

In response to your fax of the 18th February with memo attached from Catherine Brimble. Re our letter to you dated the 30th January re the shrubs - 22 in total - 4 different species - together with 16 trees have been planted to enable the carparking area to be completed.

As you are aware from your site visit the 3 houses are still under construction and it is not practical, at this moment, to carry out any planting in this area.

Perhaps you could bear with us until the site is completed.

Yours sincerely,

J. Behan

J. Behan

P. Scott, Esq.,
Consultant Planner,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End, Wokingham,
Berks, RG40 1WR.

Lacken Construction Co Ltd

Whitfields Farm House
Hungerford Lane
Shurlock Row
Near Twyford
Berkshire RG10 0NY

TEL (0118) 9342286
FAX (0118) 9343912

PLANNING SERVICES	HPT 77036
POL	TLS
DC PXB	ENF
APP	
CS	
20 FEB 2004	
COPIES TO:	ACK
	FILE:

19th February, 2004.

Dear Mr. Scott,

3 Houses at Pursers Farm
F/2001/5440.

In response to your fax of the 18th February with memo attached from Catherine Brimble. Re our letter to you dated the 30th January re the shrubs - 22 in total - 4 different species - together with 16 trees have been planted to enable the carparking area to be completed.

As you are aware from your site visit the 3 houses are still under construction and it is not practical, at this moment, to carry out any planting in this area.

Perhaps you could bear with us until the site is completed.

Yours sincerely,

J. Behan

J. Behan

P. Scott, Esq.,
Consultant Planner,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End, Wokingham,
Berks, RG40 1WR.

CC to CB 20-2-04 PS

* * * COMMUNICATION RESULT REPORT (18. FEB. 2004 13:06) * * *

FAX HEADER:

TRANSMITTED/STORED : 18. FEB. 2004 13:04

FILE	MODE	OPTION	ADDRESS	RESULT	PAGE
158	MEMORY TX		99343912	OK	2/2

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

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES

Fax Cover Sheet

DATE: 18-2-04

TO: J. BEHAN

FROM: PAUL SCOTT

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 9343912

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: LAND AT PURSERS FARM, SHINFIELD
F/2001/5440

NOTES: Additional information re. Landscaping Proposals required. Your response to the attached memo dated 17.2.04 from the Council's Landscape Architect is awaited.

Paul Scott.

TO: **DEVELOPMENT CONTROL**
Paul Scott

FROM: Environmental Design

DATE: 17 February 2004

Location:	Land at Pursers Farm, Basingstoke Road, Shinfield
Proposal:	Proposed erection of three dwellings plus garages and additional parking to rear of High View.
Application Number:	F/2001/5440

In response to your informal consultation dated 10 February 2004 for the above application, the landscape comments are as follows:

The applicant has given the numbers for four of shrubs to be planted, in his letter dated 30 January 2004, however this does not seem to relate to the plan for the site. Where are these shrubs located, as there are not that many listed compared to the drawing? The landscape plan should give details on the numbers and/or densities of shrubs to be planted per species and for all the shrubs planted.

Catherine Brimble

Catherine Brimble
Landscape Architect

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Roger Johnson, Drainage

From: Paul Scott, Consultant Planner
Tel:

Date: 10 Feb 2004
Subject: LAND AT PURSERS FARM, SPENCERS WOOD, SHINFIELD

I am considering an application to discharge conditions attached to the planning permission granted on appeal in January 2003 for the residential development of the above site. Condition 13 relates to surface water source control measures.

I attach a letter and drawing no 1740/01G from the applicant, Lacken Construction Co. Ltd, which states that the scheme shown on the drawing has already been approved by yourselves.

Please confirm whether this is the case or not, and if not, any comments you might have on the proposed scheme.

Thank you,

Paul Scott

Paul Scott
Consultant Planner

Roger confirmed he is happy with scheme & the condition can be discharged.

PS
10.2.04

Lacken Construction Co Ltd

Whitfields Farm House
Hungerford Lane
Shurlock Row
Near Twyford
Berkshire RG10 0NY

TEL (0118) 9342286
FAX (0118) 9343912

PLANNING SERV. CHG	MRT 76572
POL	TLS
DC Paul Scott	SPE
APP	
CS	
03 FEB 2004	
COPIES TO:	ACK:
	FILE:

30th January, 2004.

Your ref: PAS/2001/5440.

Dear Mr. Scott,

Re: Land at Pursers Farm, Spencers Wood, Reading.

Thank you for your letter of the 21st January. With regard to Condition 5 the slab level for the houses is 67.075 which is .200 lower than the flats slab level of 67.275. This was referred to in the report prepared for the Development Control Committee.

With regard to Condition 13, I enclose plan showing the design for the surface water and drainage storage for the whole site which was submitted to the Drainage Engineers Department at Wokingham District Council, and approved in 1997.

Re the landscaping scheme - the shrubs are as follows:-

6 Ilex aquifolium
5 Viburnum Lantana
7 Viburnum Opulus
4 Prunus lusitanica

The discrepancy on the north boundary of the carpark shown on the landscaping plan will be addressed. I hope this now clarifies all the points you have raised. If you need to contact me further please do so.

Yours sincerely,

J. Behan

J. Behan

P. Scott, Esq.,
Consultant Planner,
Wokingham District Council,
Planning Services, P.O. Box 157,
Shute End, Wokingham,
Berks, RG40 1WR.

Directors: J Behan, L K Behan
Registered in England No. 981187
VAT Reg: 208 2856 61

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Roger Johnson, Drainage

From: Paul Scott, Consultant Planner
Tel:

Date: 10 Feb 2004
Subject: LAND AT PURSERS FARM, SPENCERS WOOD, SHINFIELD

I am considering an application to discharge conditions attached to the planning permission granted on appeal in January 2003 for the residential development of the above site. *Condition 13 relates to surface water source control measures.*

I attach a letter and drawing no 1740/01G from the applicant, Lacken Construction Co. Ltd, which states that the scheme shown on the drawing has already been approved by yourselves.

Please confirm whether this is the case or not, and if not, any comments you might have on the proposed scheme.

Thank you,

Paul Scott
Consultant Planner

Lacken Construction Co Ltd

Whitfields Farm House
Hungerford Lane
Shurlock Row
Near Twyford
Berkshire RG10 0NY

TEL (0118) 9342286
FAX (0118) 9343912

76572

PLANNING SERVICES	INPT
POL	TELE
DC Paul Scott	SPT
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CS	
03 FEB 2004	
COPIES TO:	ACK
	FILE

30th January, 2004.

Your ref: PAS/2001/5440.

Dear Mr. Scott,

Re: Land at Pursers Farm, Spencers Wood,
Reading.

Thank you for your letter of the 21st January. With regard to Condition 5 the slab level for the houses is 67.075 which is .200 lower than the flats slab level of 67.275. This was referred to in the report prepared for the Development Control Committee.

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1740/016

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7 Viburnum Opulus
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The discrepancy on the north boundary of the carpark shown on the landscaping plan will be addressed. I hope this now clarifies all the points you have raised. If you need to contact me further please do so.

Yours sincerely,

J. Behan

J. Behan

P. Scott, Esq.,
Consultant Planner,
Wokingham District Council,
Planning Services, P.O. Box 157,
Shute End, Wokingham,
Berks, RG40 1WR.

File

Yellow

Tel: (0118) 974 6000
Email:
Fax: (0118) 974 6484
Date: 21 January 2004
My ref: PAS/2001/5440
Your ref:
File ref:

WOKINGHAM DISTRICT COUNCIL

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

J Behan
Lacken Construction Co. Ltd
Whitfields Farm House
Hungerford Lane
Shurlock Row
Nr Twyford
Berks RG10 0NY

Dear Mr Behan,

LAND AT PURSERS FARM, SPENCERS WOOD, READING

I write in connection with the approval of details for the planning permission F/2001/5440 at the above site, and your letter (with enclosed plan no 01/PF/11) dated 7 August 2003. I noted from my recent site visit that the building work is well under way.

It would appear that the situation with regard to the details is as follows –

Condition 5 Slab levels – details outstanding
Condition 9 Landscaping – details received 8.08.03
Condition 11 Boundary treatments – some information in your letter 8.08.03.
Condition 13 Surface water source control details – outstanding.

I am sorry for the time taken to resolve these matters, and hope to be in a position where the details can be determined shortly. In the meantime, would you please submit details in relation to Conditions 5 and 13. I need these, even if they were submitted in relation to earlier phases of the development.

With regard to the landscaping scheme, would you please confirm the numbers of each species of shrub to be planted, so as to give an indication of the proposed density of shrub planting. I would draw your attention to a discrepancy between the approved plan and the car park as currently laid out. The proposed landscaped bay between two parking spaces on the north boundary has not been provided. Please confirm that this will be rectified so that the site is laid out according to the approved plan.

I look forward to hearing from you.

Yours sincerely,

Paul Scott
Consultant Planner

Pursers Farm

1 Check with Landscape Team.
* Nos / Density of shrub planting per species *

2 Site Visit. 16.1.04

3. Details Grid 5 + 13 awaited?

- Block built & fully occupied - some landscaping in.
- Terrace 3 hses being fitted out inside, site fenced off
  JCB in front gdn. NOT occupied.
  NOT landscaped.
- C5 - slab levels ?
- C13 - s. water ?

Pursers Farm, Spencers WA, Reading

3 dwellings + garages + c. pkng spaces.

F/2001/5440 – rec'd 10.12.2001
Ltter 20.2.2002 Rec' CPP
Members SV. 8.3.02
Ltter 13.3.02 Refused.
Contribns of £12,000 legally agreed – Jan/Feb 2002
Refusal – 3 Reasons 13/3/02

Appeal Allowed 15/1/03 – 14 Conditions

Details Submitted

1. Time limit
2. Ext app to matls
3. No windows E or W elevns
4. Garages to be kept for houses use
5. Details of slab levels to be approved
6. Access road
7. No occupation before prov of pkg/turning sp.
8. No constn .. c.pk space provided
9. Details of landscaping (hard + soft) (ex + prop) to be app. pre-devel. (see 8.8.03 & 10.11.03 to L+Trees)
10. Maintenance of lands cp'g
11. Details bdy treatments prior to devel commencing 8.8.03
12. No ext lighting
13. Details of surface water source/control measures to be app pre-commencemt devel.
14. Constn hours

Conds 9 + 11 details – in
" 5 & 13 " – not in

Date: 10 November 2003

To: Case Officer

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Kerrin Lithgow

The new plans show the following: Details pursuant to conditions 9 and 11 of consent F/2001/5440. Phase 3 Site and Landscape plan no 01/PF/11.

Comments are required by 20/11/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

Date: 10 November 2003 10 NOV 2003

To: Landscape & Trees

We have received Details to Comply with Conditions for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Kerrin Lithgow

The new plans show the following: Details pursuant to conditions 9 and 11 of consent F/2001/5440. Phase 3 Site and Landscape plan no 01/PF/11.

Comments are required by 20/11/2003.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on 0118 974 6441.

21.1.04

Need info on shrub planting density

CB.

Lacken Construction Co Ltd

Whitfields Farm House
Hungerford Lane
Shurlock Row
Near Twyford
Berkshire RG10 0NY

TEL (0118) 9342286
FAX (0118) 9343912

PLANS TO MEET CONDITIONS
--5440

7186

PLANNING SERVICES	DEPT.
POL	FILE:
DC	SAKL
APP	
CS	
08 AUG 2003	
COPIES TO:	ACK:
	FILE:

7th August, 2003.

Your ref: RFS.03/6310/RAL.

Dear Sir,

Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield. Conditions nine and eleven.

Further to your recent letter.

I enclose 4 copies of the site and landscape plan which gives all the information you require to clear conditions nine and eleven and Planning Consent F/2001/5440.

I confirm that the fencing around the carparking area to be 1.8m. close boarding with additional trellis topping. The hard landscaping area to the entrance to the site - the first 15 metres is block paving - the second 16 metres in front of the proposed garages is tarmac. The carparking area is completed with grass grids.

If you require any more information please do not hesitate to contact me.

Yours faithfully,

J. Behan

For the attn. of Shaun Andrewartha,
Principal Planning Officer,
Wokingham Unitary,
Wokingham District Council,
Environmental Services Dept.,
P.O. Box 157,
Shute End,
Wokingham, Berks,
RG40 1 WR.

1970/0102

(RING ONE)

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

App. No. F/2001/5440 Date Rec. 8th August 2005

Location: Pursers Farm, Basingstoke Rd, Spencers Wood, Shinfield.

Parish: Shinfield.

Applicant: Lacken Construction Co Ltd.

Description of attached plans: Details pursuant to conditions 9 and 11 of consent F/2001/5440.

Drawing No's: Phase 3 Site & Landscape Plan no. 01/PF/11.

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: N/A.

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y N From:

New Site Notice Y N

Revised Proposal Description: N/A.

CASE OFFICER KAL.

Consultations Sent by Admin. on 10.11.05.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. F/2001/5440 Date Rec. 8th August 2025.

Location: Pursers Farm, Kennington Rd. Spencers Wood, Shinfield.

Parish: Shinfield.

Applicant: Lucken Construction Co Ltd.

Description of attached plans: Details pursuant to conditions 9 and 11 of consent F/2001/5440.

Drawing No's: Phase 1 Site & Landscape Plan no. 01/PF/11.

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: N/A

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description: N/A.

CASE OFFICER KAL

Consultations Sent by Admin. on 10.11.25.

Yellow - Case Officer Copy
Green - Part One Copy

- File copy -

Trevor Watson

To: Colin West
Cc: Kerrin Lithgow
Subject: RE: Fw: Planning application F/2001/5440
Sent: 13-2-03

Thank you for your note. The approval process for conditions requires that the details be submitted to the authority. These are then considered and the Council are in a position to either approve them, request modifications to the details or to refuse them. In the latter 2 cases there is a right of appeal against the decision.

Kerrin Lithgow is due to take up the post of Principal Planning Officer (Team Leader) for the area in question as from 24th February and I will draw your concerns to her attention and also ask that a copy of your note be placed on the file for future reference.

Trevor Watson
Development Control Manager
Planning & Transportation Services
Wokingham District Council
Direct Line: (0118) 974 6487
Fax: (0118) 974 6484
Email: Trevor.Watson@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: Colin West [SMTP:colinw@musicradio.com]
Sent: 11 February, 2003 6:26 PM
To: trevor.watson@wokingham.gov.uk
Subject: Re: Fw: Planning application F/2001/5440

Post I.D. ref. 66088

Dear Mr Watson,

I write to you in connection with the above application.

First of all we are not entirely clear on what the approval process will be for the boundary landscaping and fencing as required by the Planning Inspector as part of his condition for granting planning permission for the additional 3 houses. We would be grateful if you would let us know what the process will be and how the affected neighboroughing houses should make their representations on this matter.

Meanwhile we echo all of the points already made to you by our neighbours Mr and Mrs P Morgan of 17 Sevenoaks Drive, Spencers Wood in their email to you of 9th February concerning boundaries, hard and soft landscaping and security & privacy. For clarity and also for the official record we include below those points so that you have them as also being from us and endorsed by us.

As Mr and Mrs Morgan have said in the email and as you will see from the various letters/petition/presentation to WDC which we and the immediate neighbours have said in the past we are most concerned about these issues. To that end we would ask that the additional fencing is made as high and strong as possible all around the perimeter to minimise the amount/risk of pollution, noise, crime etc. Ideally we would want to have a brick wall of say 8 feet high all around the perimeter and in particular around the edge of the car park for safety of people and children in the neighboroughing gardens (nos 15, 17 & 18 Sevenoaks Drive). I do not know what your powers are in this area but if a brick wall cannot be insisted on then we would ask for a fence of 2 metres high with a trellis of 2 feet on top. As Mr Morgan says the ground is considerably higher on the Pursers Farm side and unless there is a high wall/fence it will be very easy for someone to scale it as indeed we recently experienced when 2 people were in our back garden one evening uninvited. I would be grateful for your feedback on this

point.

Thanks,

Mr and Mrs C West

---------- Forwarded by Colin West/Radio on 11/02/2003 17:45

Lisa West <lisa.west@cppuk.co.uk> on 11/02/2003 16:30:15

To: Colin West/Radio@Radio

cc:

Subject: Re: Fw: Planning application F/2001/5440

>----------
>
>"paul morgan" <pmorgan@morganap.fsnet.co.uk> on 09/02/2003 20:22:08
>
> To: Colin West/Radio@Radio, lisa.west@cppuk.co.uk
>>
> Subject: Fw: Planning application F/2001/5440
>
>
>FYI
>>
>
>> Dear Mr Watson,
>>
>> Re: Planning application F/2001/5440 that was rejected by the WDC planning
>> committee and subsequently approved by the inspectorate by appeal.
>>
>> I have spoken with Angela Odell and she has informed me that she is no
>> longer the case officer, however as yet no one is assigned and she
>> recommended that we submit our concerns to you and to request that our
>> letter (email) is put in the file.
>>
>> Having read the conditions set out by the inspectorate and I would like to
>> take this opportunity to express my concerns/views for consideration
>please.
>> In particular regarding:
>>
>> 1. Boundaries.
>> 2. Hard and soft landscaping.
>> 3. Security & Privacy.
>>
>>
>>
>> 1. Boundaries.
>> The existing fence between Highview and 17, Sevenoaks Drive is owned by,

>> constructed by and lies within the property boundary of 17 Sevenoaks
>Drive.
>>
>> A single larch lap fence panel and established hedge/planting in Highview
>> mark the original boundary.
>>
>> 2. Hard and soft landscaping.
>> One of my concerns is the preservation and well being of the mature (25 to
>> 30ft) Beech tree that borders 17, Sevenoaks Drive and the site of the car
>> park. Please can you involve Neil Everton, the Wokingham District Council
>> tree officer, in any decisions that are made in order to protect this
>tree.
>> This tree currently offers us our only significant form of screening and
>> thus privacy. Also I would like to make you aware that the tree is
>> immediately next to our boundary fence and request consideration is given
>to
>> the tree when constructing another higher fence adjacent to ours. I.e.
>> please don't just fell all the branches off.
>>
>> 3. Security and Privacy.
>> I observe the condition by the Inspectorate that the car park and road is
>> completed before the constructing the houses at the site entrance.
>> I would like to request an additional condition, that all the fencing and
>> planting around the said car park is also completed before the houses are
>> started. By all fencing I mean, fences between: Sevenoaks Drive houses
>(15,
>> 17 & 18) and the car park and on the other side between the car park and
>the
>> flats as detailed in the police design against crime recommendations
>letter.
>> In addition I would also like to request that the defensive planting is in
>> accordance with the police design against crime recommendations and is
>also
>> completed at this stage.
>>
>> The fencing and planting mentioned above is considered to be particularly
>> important for privacy and security due to the fact that when the existing
>> fence between Highview and the site is removed, the ground and walkways
>are
>> at least 1.2metres higher than the ground level of our boundary fence.
>> People will be clearly visible from the waist upwards, thus invading our
>> privacy and giving rise to security concerns.
>>
>>
>> Yours sincerely,
>>
>>
>> Mr & Mrs P Morgan. 17, Sevenoaks Drive, Spencers Wood. (09/02/03)
>>
>>
>>
>>
>>
>
>
>
>
>
>**********
>GWR on the Web
>
>http://www.koko.com http://www.classicfm.com
>
>http://www.corefreshhits.com http://www.planetrock.com
>
>http://www.opusonline.co.uk http://www.gwrgroup.com

Appeal Decision

Site visit made on 10 December 2002

by Geoffrey Hill BSc DipTP MRTPI

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
15 JAN 2003

Appeal Ref: APP/X0360/A/02/1092890
Pursers Farm, Old Basingstoke Road, Spencer's Wood, Shinfield, Reading

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Lacken Construction Co Ltd against the decision of Wokingham District Council.
- The application (Ref.F/2001/5440), dated 4 December 2001, was refused by notice dated 13 March 2002.
- The development proposed is the construction of three two storey terraced houses + 1 single, 1 double garage and additional parking.

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

Procedural Matters

1. On the application form the proposed development is described as being only for the construction of three two storey terraced houses + 1 single, 1 double garage. However, it is clear that the scheme also includes the formation of 16 parking spaces to the north of the recently constructed block of flats, High View. I will determine the appeal on this basis.

2. A unilateral undertaking (dated 3 September 2002) made under section 106 of the Town and Country Planning Act 1990 has been drawn up and submitted to the local planning authority. The undertaking provides that, should planning permission be granted, the developer will make appropriate contributions to unspecified improvements to highway, education and leisure facilities on or before the commencement of development.

3. A drawing showing further revisions to the ramped access to the car parking area has been included for consideration as part of the appeal submissions (drawing 01/PF/09 – dated March 2002). The Council has had the opportunity to comment on this revised drawing and I will take it into account in my determination of the appeal.

Main Issues

4. There are two main issues in this appeal; the first is the effect of the proposed development on the character and appearance of the area, and the second is the effect on the living conditions of people living in nearby houses, with particular regard to outlook, privacy, noise and disturbance, and the risk of crime.

Planning Policy

5. Development Plan policies which have been drawn to my attention are those of the adopted Berkshire Structure Plan (BSP) and the adopted Loddon Area Local Plan (LALP). I also note that policies of the emerging Wokingham District Local Plan (WDLP) also apply this proposal. In view of the fact that WDLP is at an advanced stage in the adoption process and that the Inspector's report and recommendations have been considered by the Council I propose to give the WDLP considerable weight in this appeal. I will refer to the relevant development plan policies as I discuss the main issues.

Reasons

Effect of the Proposed Development on the Character and Appearance of the Area

6. There is no objection to the principle of housing development on the appeal site, but BSP policies LD3 and EN1, and LALP policies LH1, LBE1 and LBE2 require, in general terms and amongst other matters, that new development should maintain and, if possible, enhance the character of its surroundings. This is carried through into WDLP policiesWBE1 and WH1. BSP policy EN1 also seeks the optimum use of land and buildings in built-up areas, as does WDLP policy WH1. This is consistent with government advice expressed in Planning Policy Guidance 3 *Housing* which looks for, amongst other matters, development at densities between 30-50 dwelling per hectare, but not disregarding the character and identity of surrounding development.

7. The appeal site lies at the edge of a new development of flats and houses at Pursers Farm. To the east are houses fronting Basingstoke Road, and to the north is a small estate of fairly recently built houses in Sevenoaks Drive. The houses on Basingstoke Road and Severnoaks Drive are larger, detached dwellings, but Pursers Farm is at a higher density, with terraces of houses and a small block of flats. The proposed development would bring the overall density of development at Pursers Farm to about 40 dwellings per hectare.

8. The new houses would be built to a design and in materials which follow the style of the other houses and flats at Pursers Farm. Whereas the scheme would be at a higher density than the houses to the east and north, the proposed houses would be seen as part of the Pursers Farm development, rather than as an isolated pocket of higher density housing. In this context I consider the new development would be entirely in keeping with the character and appearance of the area.

Effect on Living Conditions

9. Turning now to the second main issue, there are several development policies which seek to protect the amenities of local residents. LALP policies LBE2 and LBE5 seek, to some degree, to safeguard the living conditions of those living near to proposed new developments. WDLP policies WOS3(A) WBE1(h) WH1(c) carry these concerns into the emerging local plan.

10. Looking firstly at the effect on the occupiers of other properties in Pursers Farm, there would be 21m separation between facing elevations of houses across the access road (19-21 Pursers Farm). This would be sufficient separation to safeguard privacy between these houses and the ones proposed in the appeal scheme. I appreciate that the

new houses would alter the outlook from the existing houses, but preservation of a view from private houses is not a material planning consideration.

11. The land to the east and north falls away from the appeal site, with the houses in Sevenoaks Drive and on Basingstoke Road standing on slightly lower ground. The garden to 'The Grove' is about 12m long, and the end house of the proposed terrace would be set back about 4m from the boundary, giving some 16m separation. There would be no windows in the side of the proposed houses and hence there would be no overlooking into the garden of 'The Grove'. Because of the separation between the properties and the receding slope of the hipped roof on the new houses, I do not consider the new development would appear unacceptably overbearing. Given this degree of separation, and being to the west of the existing house, the new block would not unduly interfere with conditions of daylight or sunlight for the occupants of 'The Grove'. The garage proposed on the end of the new terrace would also have a hipped roof and would not be particularly obtrusive in views from the garden or living rooms of 'The Grove'. There would be a much less marked effect on the occupants of 'The Beeches', being further away and further to the north than 'The Grove'.

12. Looking now at Sevenoaks Drive, the gardens of Nos. 11, 15 and 17 run up to the site boundary. A 1.8m fence stands along the boundary. The gardens of the new houses would be between 10 and 18m long, and the gardens of the Sevenoaks Drive Houses are not less than 20m long. With At least 30m separation between the facing elevations, I consider this would ensure adequate standards of privacy for the occupants of both the both the existing and proposed houses. At my site visit I noted the difference in ground levels between the existing and proposed houses. I acknowledge that the new houses might appear more obtrusive than if the ground were level, but I do not consider the impact would be so great as to be wholly unacceptable, particularly talking account of any revised fencing and boundary planting which may be provided to meet concerns over security and the risk of crime (see paragraph 14 below). That is, I consider the new houses would not appear unreasonably overbearing, nor would conditions of daylight, sunlight and privacy be unacceptably eroded for the occupants of houses in Sevenoaks Drive.

13. The car park for the flats be mostly behind No.17 Sevenoaks Drive and adjacent to the garden of No.18. Whereas there would inevitably be a degree of noise, activity and exhaust fumes generated by use of the car park, this would on an irregular and fairly random basis. That is, it would not be a constant disturbance and would be for fairly short periods of time whilst cars departed or arrived at the parking area. Furthermore, as advised by the Council's Environmental Health Officer, fencing and planting would offer a degree of noise attenuation, albeit not as great as the garage block previously approved for this part of the site. Accordingly, I do not consider the degree of disturbance would be so great as to justify dismissing this appeal.

14. WDLP policy WBE1(g) requires safety and security to be taken into consideration. I note the concerns over the possibility of an increased risk of crime expressed by the Council and local residents and I have taken account of the views of the police's Crime Prevention Design Adviser. The view of the local police is that that the present boundary fencing is not particularly secure and new boundary treatment including raised fencing and planting would be advisable. This can be required by a condition on a planning permission.

15. Taking all of the above points together, I acknowledge that the proposed new houses would bring about some changes to the amenities of those who live in the houses surrounding the appeal site. However, it is my view that the impact would not be so great as to unreasonably harm or erode the living conditions of the people living in the nearby houses.

Conditions

16. The Council has requested that 15 conditions be attached to the planning permission of the appeal is to be allowed. I have looked at these suggested conditions in the light of the advice and guidance contained in Circular 11/95.

17. In view of the fact that the scheme would relate to the character of the rest of the Pursers Farm development, I agree that the materials used should match those of the present development. Taking account of the appearance of fences etc., as well as concerns over security and the risk of crime and noise attenuation, details of the boundary treatment should be considered in detail by the local planning authority, as should details of all landscaping works proposed for the site. External lighting has the potential to be unreasonably disturbing to neighbours and this should be subject to specific controls. To safeguard the privacy of the neighbours there should be no windows inserted in the side elevations of the houses. Because of the limited amount of parking provision and circulation space on Pursers Farm I agree that the garages for the houses should not be converted to other uses without specific consideration. Similarly, no houses should be occupied until the parking area has been laid, out and that it should be retained as parking space thereafter.

18. Because of the difference in ground levels between the appeal site and neighbouring development, the precise level of the new dwellings and the slope of the access to the parking area should be carefully controlled: this includes a requirement to build the car park access in accordance with the submitted revised plan. I agree that to ensure surface water is properly controlled details of the drainage of such water from the site should be subject of detailed consideration. Finally, in view of the proximity of the site to other houses, the hours of working on the site during construction should be restricted in order to minimise the disturbance to local residents. The reason for the suggested condition requiring the first seven metres of the driveways to be surfaced has not been properly explained and I do not consider proper justification has been given to include this.

19. I shall vary the wording of the suggested conditions either to relate more precisely to the development to be permitted, or to follow more closely the advice and guidance set out in Circular 11/95.

Conclusions

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

Formal Decision

21. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the construction of three two storey terraced houses + 1 single, 1 double garage and additional parking at Pursers Farm, Old Basingstoke Road, Spencer's

Wood, Shinfield, Reading, in accordance with the terms of the application Ref. F/2001/5440 dated 4 December 2001, and the plans submitted therewith, subject to the conditions listed below.

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

2) The external appearance of all works shall match the size, colour, texture and profile of those of the existing adjacent houses in Pursers Farm.

3) 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 windows or similar openings shall be constructed in the east or west side elevations of the dwellings hereby permitted.

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), the garage accommodation for the houses hereby permitted shall be kept available for the parking of vehicles ancillary to the houses at all times. The garages shall not be used for any business or as habitable space.

5) Prior to the commencement of development, details of the slab levels of the proposed houses and double garage building shall be submitted to and approved in writing by the local planning authority. The constructed development shall not vary from the approved levels.

6) The access road to the car park shall be ramped down in accordance with the levels shown on drawing No. 01/PF/09.

7) No dwelling shall be occupied until the vehicle parking and turning space shown on the approved drawings has been provided. The parking and turning space shall be retained thereafter and used for no other purpose.

8) Construction of the 3 houses hereby permitted shall not commence until the parking spaces in the north-west corner of the site, and shown on the approved drawings, have been constructed, laid out and surfaced.

9) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include hard surfacing materials and indications of all existing trees and hedgerows and details of those to be retained, together with details of measures for the protection of retained trees and hedgerows during the course of development.

10) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the houses or the completion of the development, whichever is the sooner. Any trees or plants which, within tha period of 5 years from the completion of the lanscaping scheme die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size or species unless otherwise agreed in writing by the local planning authority.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 April, 2002
My ref. AO/F/2001/5440

David Dawkins Associates
Low Gables
St. Helen's Crescent
Benson, Wallingford
OX10 6RX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawkins

PLANNING APPLICATION F/2001/5440
PROPOSED ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

Thank you for your letter of 11 April. The reasons for refusal (and policies quoted in them) are the Committee's reasons for refusing the application. Whilst I appreciate that your are seeking understanding, I can add little further to this, except to explain what I interpreted the members objections to be.

Reason No. 1
Density at 40.7 dwellings per ha. too high and too cramped compared with the existing and consented development and character of the area.

Reason No. 2
Unacceptably overbearing effect on The Grove (and The Beeches) due to levels difference in combination with proximity of the proposed easternmost dwelling and garage.

Reason No. 3
Effect of proposed car park at rear and approach to it on Sevenoaks Drive houses - crime risk and disturbance from noise of cars and people and car headlights.

I trust this is of some assistance.

Yours sincerely

AO

MRS A ODELL
Senior Planner

PLANNING SERVICES | HPT 55369
POL | TLS
DC Anno | ENF
APP |
GS |
16 APR 2002
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FILE

DAVID DAWKINS ASSOCIATES
David Dawkins R.I.B.A.
Architect & Designer
Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon OX10 6RX
Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11th April 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

Thank you for sending me the formal refusal notification for the above. I apologise for not responding sooner but I have been on holiday and your correspondence arrived whilst I was away.

Having now had the opportunity to study the grounds for refusal I am somewhat perplexed as all of the policy documents referred to in this response, with the exception of Structure Plan Policy LD3, were confirmed in your earlier report to the development committee as being satisfied – hence your recommendation for approval.

Unless all of these policies have been revised during the time between the first and second planning meetings – some three weeks – I find it hard to understand how there can have been such a reversal.

I would be very grateful if you could write to explain how this situation can have occurred as my client is about to seek expert guidance on the formulation and submission of an appeal against the committee's decision to refuse the application.

Thanking you in anticipation.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Lacken Construction Co Ltd
C/O Mr D Dawkins
Low Gables
St Helens Crescent
Benson
Wallingford
Oxon OX10 6RX

Application Number: F/2001/5440

Parish: **SHINFIELD**

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

Proposal: **Proposed erection of three dwellings plus garages and additional parking to rear of High View.**

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

Reason
1. The proposal would be overdevelopment of the site resulting in a cramped appearance that would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policies LD3 and EN1, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Reason
2. Due to its siting and design the proposed terrace of dwellings and garage would have an unacceptably overbearing effect on existing adjacent residential property resulting in unacceptable loss of amenity. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Reason
3. Due to its proximity to their rear gardens, the proposed car park would cause unacceptable disturbance and risk of crime to existing residential properties, thereby resulting in unacceptable loss of amenity and security. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Informative

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

Berkshire Structure Plan Policies H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

Anna Cronin
Head of Planning & Transportation
Date: 13/03/2002

Notice checked by: _____

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

Development Control Ref No:	Received	Parish
F/2001/5440	10.12.01	Shinfield

Applicant: Lacken Construction Co. Ltd.
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield
Proposal: Erection of 3 dwellings plus garages and additional parking to rear of High View.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell

SUMMARY:

1. This application was considered by the Development Control Committee at the meeting on 20th February2002 and was deferred for a Members' site visit. This was scheduled to take place on 8th March. Any issues arising as a result of the site visit will be reported verbally at Committee.

2. The following additional consultations were reported verbally to the Committee on 20th February.

22 signature petition:

"We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses built.

The design/layout is totally unacceptable due the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), security (crime against property, cars and people) and loss of amenities (light) for 'The Beeches' and 'The Grove'. This intensification of the development will 'unreasonably damage' the quality of life of existing residents and the prospective residents of the flats."

3 additional letters of objection received from Sevenoaks Drive in response to additional plans:

- Reiterate previously expressed objections about disturbance and intrusion from noise, car lights, burglary risk and effect on outlook and privacy.
- Change in road to make it slope down to the car park will do little to prevent light pollution from car lights.
- Layout and height of properties are likely to be poor for acoustics and sound reflection.
- Concerns about surface water drainage.

Shinfield Parish Council (on revised plans).
"We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11,15, 17 and 18 Sevenoaks Drive.
2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbated the tendency for flooding of properties in Sevenoaks Drive.
3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site."

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 agreement and conditions as set out in the attached report.

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.

Development Control Ref No:	Received	Parish
F/2001/5440	10.12.01	Shinfield

Applicant: Lacken Construction Co. Ltd.
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield
Proposal: Erection of 3 dwellings plus garages and additional parking to rear of High View.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell

SUMMARY:

1. **Planning History** – On this site a block of 8 flats and one house are currently under construction. These dwellings were granted permission No. F/2000/1774 on 23 August 2000, and followed previous permissions for the same proposal (Application No. 35879 [with siting and access determined] granted on 3 September 1991 – subsequently Application No. 43303 granted on 7 October 1994 and Application No. 99/70464/O granted on 17 April 2000). At the Development Control Committee on 26 April 2000 a resolution to grant permission for an alternative scheme, Application No. O/2000/0560, for 8 houses on the site was agreed but the decision notice was not issued as the legal agreement (for £7,000 towards improvements to local safe routes to school) was not completed. The indicative plan for this application and the layout plan for Application F/2000/1774 are attached.

   There is a row of 3 terraced houses, Nos. 19-21 Pursers Farm, opposite the proposed houses. The Grove and The Beeches which front onto Basingstoke Road and the houses on Sevenoaks Drive are on lower ground than the application site. (The rear gardens of Nos. 11, 15 and 17 Sevenoaks Drive now adjoin the application site. This is not apparent from the Ordnance Survey map which shows this land as being rear garden land to 'Saddlers'.)

   The application is before the Committee because a section 106 agreement is proposed involving financial contributions.

2. **Proposal** – is to erect a terrace of 3 x 3 bedroom houses with an attached single garage at the east end and a detached double garage at the rear (north). Parking for the flats is now proposed to be on their north side on land which is part of the rear garden of High View. (Under Application No. F/2000/1774, the approved parking is in garages and parking spaces on the site of the currently proposed 3 houses and their gardens). Tree planting is proposed on the north and east sides of the site. Materials are to match materials on the existing adjacent dwellings at Pursers Farm.

   Revised plans show the proposed houses and adjoining garage re-sited 4 metres further northwards. Additional plans show sections through the site. Regarding the

north-south section drawing, the agent has explained that it is proposed to ramp down the car park access road in order to direct headlights downwards until the existing 1.8m. fence ensures that lights will be obscured from view. He has confirmed that the position of the flats has been re-measured and is correct, and that it is the GIS (Ordnance Survey) plan that is incorrect.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 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** -
   - ***Shinfield Parish Council:*** "No comment".
   - ***8 letters of objection from 9 addresses.***
     6 of these letters from Sevenoaks Drive: Object to the proposed car parking for the flats to the rear of High View on the following grounds:
     - Noise, smell and pollution especially early in the morning and late in the evening/at night will be unacceptable. Cars manoeuvring and car headlights will shine into the bedroom windows due to Sevenoaks Drive houses being on lower ground.
     - View out of rear of Sevenoaks Drive houses will be spoilt as will see cars, people carriers, etc. from ground and first floor windows.
     - Risk of burglary, additional disturbance from car alarms and security lighting in the car park.
     - Over-development and overcrowding. Density too high, out of character and contrary to the Council's density policy.
     - Overlooking and overshadowing and loss of light as the development will be on higher ground.
     - The loss of any garages for the flats will leave them without storage space, including for bicycles.
     - Dangerous access of Pursers Farm onto Basingstoke Road as on inside bend. Extra traffic generated by the extra houses will add to danger.

     One joint letter from The Grove and The Beeches. Also object on the following grounds:
     - Proposed roofline will be dominant and encroach on surrounding buildings.

- Concerned about foundations and retaining wall. Want reassurance given by applicants previously to be reiterated.

Letter of objection from 19 Pursers Farm on the following grounds:

- Proposed houses will be overbearing and cause overlooking, resulting in loss of privacy and view to the north. Are already overlooked from the rear and tall trees in the grounds of Hill House cut out light.
- Insufficient parking proposed – likelihood of on road parking and congestion on already restricted road.
- Loss of value to house. When purchased the house from the applicants, were assured there would be no further development, other than the garages and parking approved under Application No. F/2000/1774.

Revised plans: 6 letters stating that the changes do not overcome already stated objections and reiterating objections. By moving the houses back they will be relatively higher in their effect on The Grove and The Beeches.

- ***Highway Officer:*** No objection subject to conditions and proposed contribution to local sustainable transport initiatives.
- ***Environmental Health Officer:*** No objection subject to conditions restricting hours of construction, and to retention of existing 1.8m. close boarded fence (along the north side of the site adjacent to the proposed car park) in order to limit any noise disturbance.
- ***Landscape Officer:*** No objection subject to conditions covering landscaping proposals.
- ***Crime Prevention Design Adviser:*** Explains that the main crime risk is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. If permission is granted, recommends close boarded fencing of at least 1.8m. with additional trellis topping and use of defensive planting to deter climbing. Advises that lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings. Also recommends that the communal space to the west of the flats be enclosed with fencing (or railings) to create privacy and some secure amenity space.
- ***Environment Agency:*** No objection subject to conditions covering surface water and soakaways.

4. **Appraisal** – Main issues are:

A. Principle of Residential development, including density and housing mix: (Berkshire Structure Plan Policies H2 and H9; Loddon area Local Plan Policies LH1 and LH8; Wokingham District local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; PPG3).

B. Effect on character and appearance of the area: (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WOS3, WH1, WBE1, WBE11 and WLL7).

C. Effect on neighbouring properties: (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policies WOS3 and WBE1).

D. Traffic, access and parking: (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

E. Services and Infrastructure: (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).

F. Flooding Issues (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 & 3; Wokingham District Local plan policy WIC16; PPG25).

G. Concerns of local residents.

H. Local Plan Inspector's Recommendations.

A. Principle of Residential Development

As the site is within a settlement boundary, the principle of residential development is acceptable under Policy WOS2. As the area of the whole site is o.295 ha., the density would be 40.7 dwellings per ha. This complies with PPG3 and the Council's density policy which require a density of between 30 and 50 dwellings per ha. The latter is 'subject to development at such a density not comprising the quality of the environment.' This particular point is addressed in section B below. (The density of the approved development for 9 dwellings under Application F/2000/1774 would be 34.6 dwellings per ha.)

As the proposal is for 3 x 3-bedroom houses, taken together with the existing permission for 8 x 2-bedroom flats and 1 x 4-bedroom house, the housing size mix would be as follows:

No. of Bedrooms	Proposed	Percentage	Percentage required by Policy WH6
2	8	67%	At least 45%
3	3	25%	25%
4+	1	8%	Not more than 30%
Total	12	100%	100%

The proposed dwelling sizes therefore comply with the requirements of Policy WH6.

B. Effect on the Character and Appearance of the Area

The proposed houses would be broadly similar in style to the existing houses and to the block of flats under construction. The proposed height, 8.2 metres would be slightly lower than that of the flats (8.4 metres). There would be existing/under construction dwellings on 3 sides and the rear (north) elevation would be short of the north elevation of the flats. Whilst the density would be quite high, the plot sizes would be similar to those of the existing houses in Pursers Farm. The effect on the character and appearance of the area is therefore considered acceptable.

C. Effect on Neighbouring Properties

Nos. 19-21 Pursers Farm: The revised plans show that the front elevations of the proposed houses would be moved back to be 21 metres from the front elevations of Nos. 19-21 Pursers Farm. This is the minimum distance considered acceptable.

The Grove and The Beeches: The east side elevation of the nearest proposed house would be a minimum of 16 metres from the rear of The Grove and the proposed garage would be a minimum of 13.5 metres from the rear of The Grove. Whilst the submitted section plan shows that the proposed houses would be on ground 1.2 metres higher, as the roofs on the side of the proposed garage and nearest house would slope away, there would be no daylighting infringement (see attached section plan). The Beeches would not be directly opposite the proposed houses and any overlooking would be oblique.

Sevenoaks Drive: The proposed parking spaces to the rear (north) of the flats would be a minimum 19.5 metres from the rear elevations of Nos. 15 and 17 Sevenoaks Drive. Tree planting is proposed in this strip and there is existing 1.8m. high close boarded fencing along the north boundary of the proposed car park, and the Environmental Health Officer has advised that this would limit any noise disturbance. Although the Sevenoaks Drive houses are on lower ground, the proposed ramp down the car park access road should direct headlights downwards until the existing fence ensures that headlights are obscured from view, providing the access road is ramped down as shown. The rear elevations of the proposed houses would be at least 53.5 m. from the rear of 11 Sevenoaks Drive. Conditions 3 and 4 below require submission of details of fencing and lighting, and Informative No.5 advises that these details should take into account the advice of the Crime Prevention Design Adviser.

The effect on neighbouring residential properties is therefore considered acceptable.

D. Traffic, Access and Parking

One car parking space and one garage are proposed for each of the 3 proposed houses, which complies with the District's parking standards. 16 car parking spaces are proposed for the 8 flats, which is also sufficient to comply with the District's standards. The highway officer has also raised no objection on traffic generation or access grounds.

E. Services and Infrastructure

The following contributions have been requested and agreed:

£4,502 towards education provision.
£4,000 towards local sustainable transport initiatives.
£3,500 towards community facilities, as no on-site public open space proposed.

Whilst contributions would not normally be requested for a net increase of 3 dwellings, the site is effectively an extension of the existing recently approved development for 9 dwellings, and therefore takes the total number of dwellings to 12, which is above the 10 dwelling threshold at which contributions are normally sought.

F. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flood. Recommended conditions would cover surface water and land drainage.

G. Concerns of Local Residents
These have been noted and addressed above. The proposed informative covers structural matters. Some of the existing adjacent houses have 4 bedrooms for which 3 parking spaces are required. Only 2 spaces are required for 3-bedroom houses under the Council's parking standards.

H. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WH3(a): The Inspector recommends that the Council adopts this new policy on density guidelines, which recommends densities of 30-50 dwellings per ha., or higher in particular circumstances.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3 and WBE11: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – The principle of residential development on the site is considered acceptable. The effects of the proposal on the character and appearance of the area and on neighbouring properties are also considered acceptable, and there is no objection on access and parking grounds. Satisfactory contributions to services and infrastructure have been proposed. The proposed development is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure provisions and financial contributions, as set out in Section 4 E. above, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing adjacent houses in Pursers Farm.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the

development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. 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 windows or similar openings shall be constructed in the east or west side elevations of the dwellings hereby permitted.

6. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

8. 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.

9. The access road to the proposed car park shall be ramped down in accordance with the levels shown on additional drawing No. 01/PF/08.

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

11. Before development commences on construction of the 3 houses hereby approved, the proposed parking for the flats shall be provided in accordance with the approved plan.

12. Driveways shall be surfaced with a hard bound material for a distance of at least 7 metres.

13. 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.

14. 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.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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. In the interests of visual amenity.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In order to ensure a satisfactory form of development relative to surrounding buildings.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. In the interests of highway safety and convenience.
13. In the interests of visual amenity.
14. In the interests of visual amenity.
15. To prevent the increased risk of flooding and to improve water quality.

Informatives

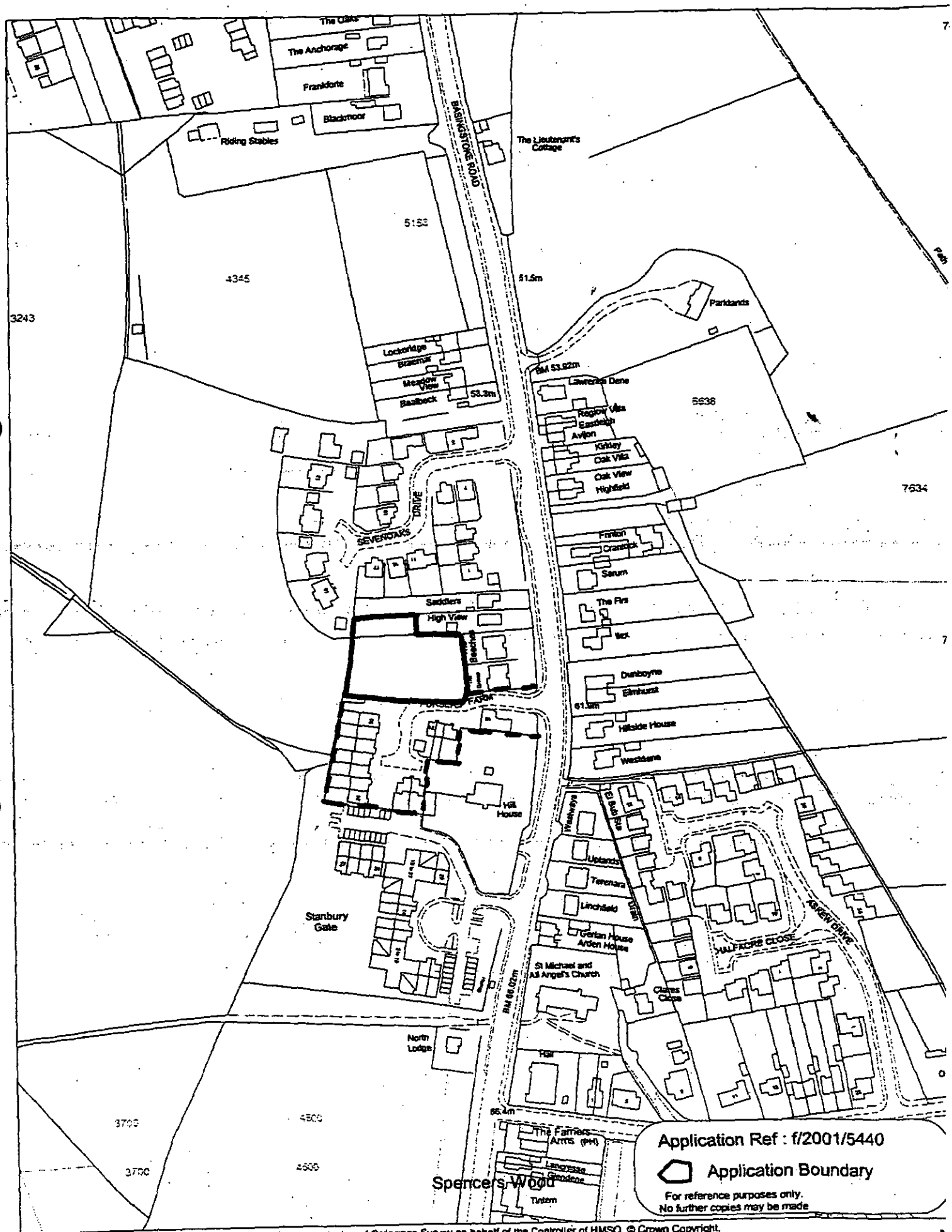
1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level.

3. This permission relates to the application as amended with revised drawing number 01/PF/05B submitted to the Local Planning Authority on 10th January 2002, showing re-siting of proposed dwellings plus garage and does not approve the proposals as originally submitted.

4. The Building Control Section should be advised of the need to ensure that adjoining sites are safeguarded from the potential effects of subsidence as a result of the development.

5. Details of proposed fencing and lighting required under conditions Nos. 3 and 4 above should take into account the advice of the Crime Prevention Design Adviser.



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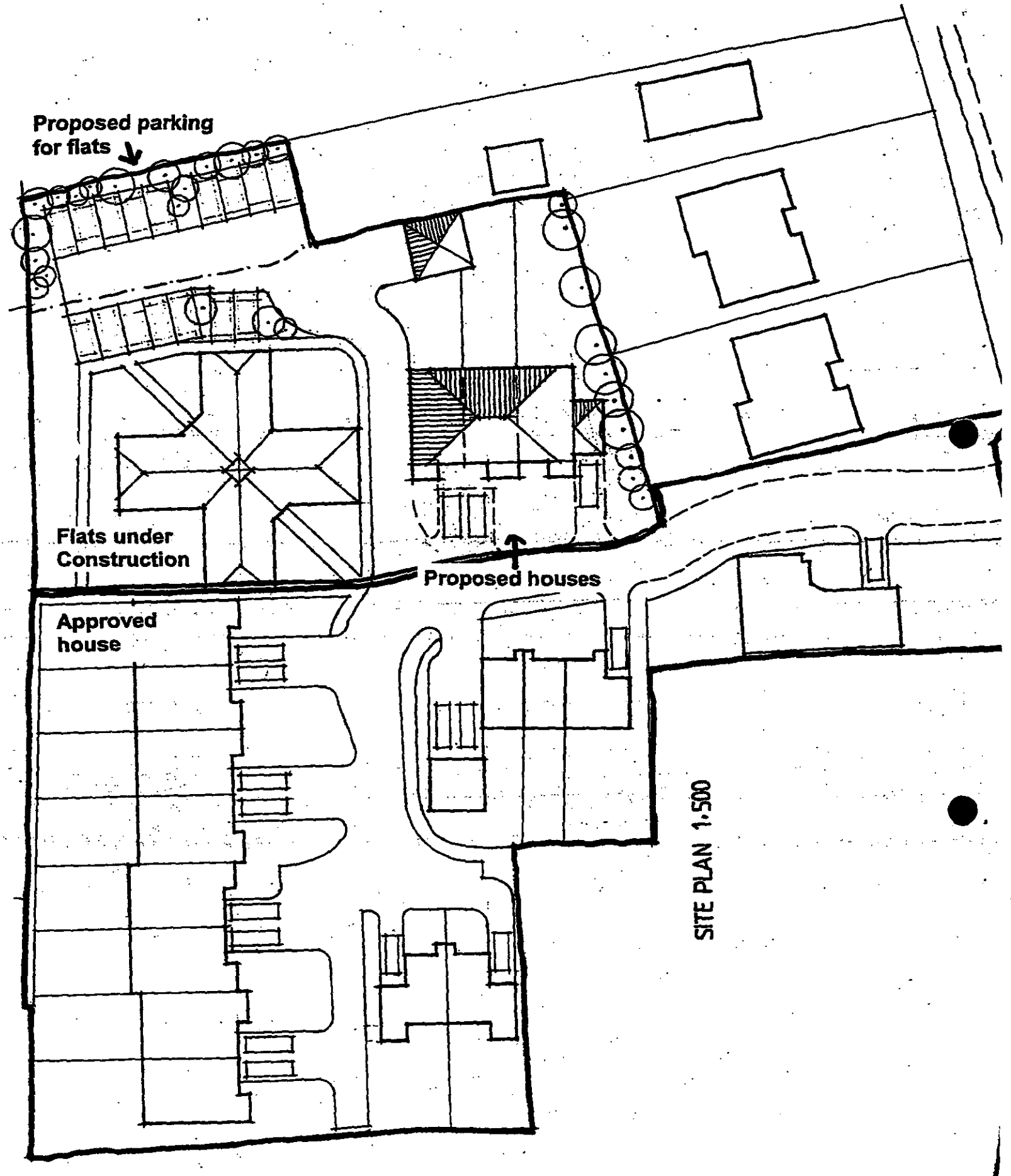
Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

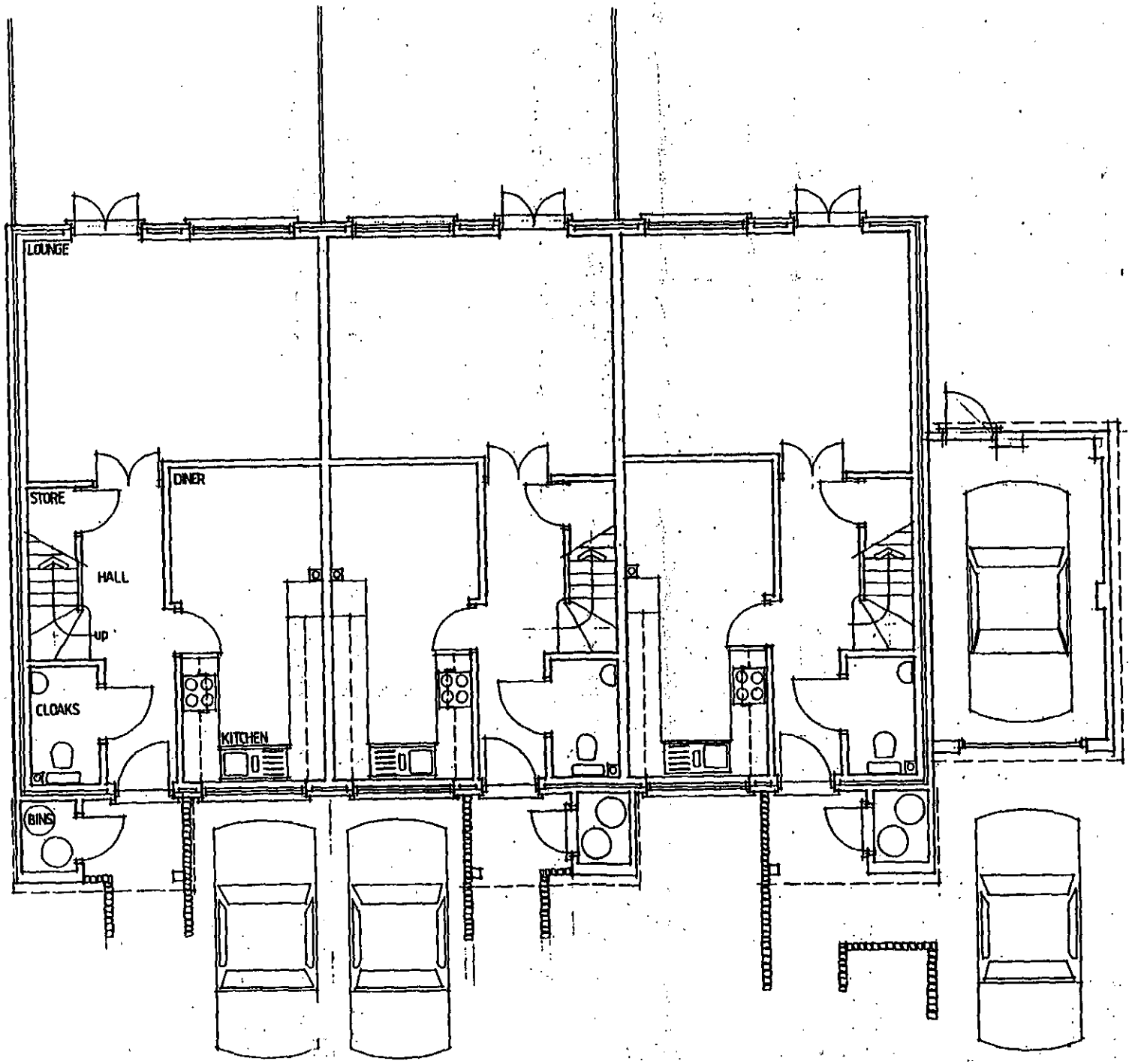
2410

Scale: 1 : 2500

2589


Proposed parking for flats
Flats under Construction
Proposed houses
Approved house
SITE PLAN 1:500

2411. 2590



2412

2591

10.DEC.2001 5440

THE LACKEN CONSTRUCTION COMPANY

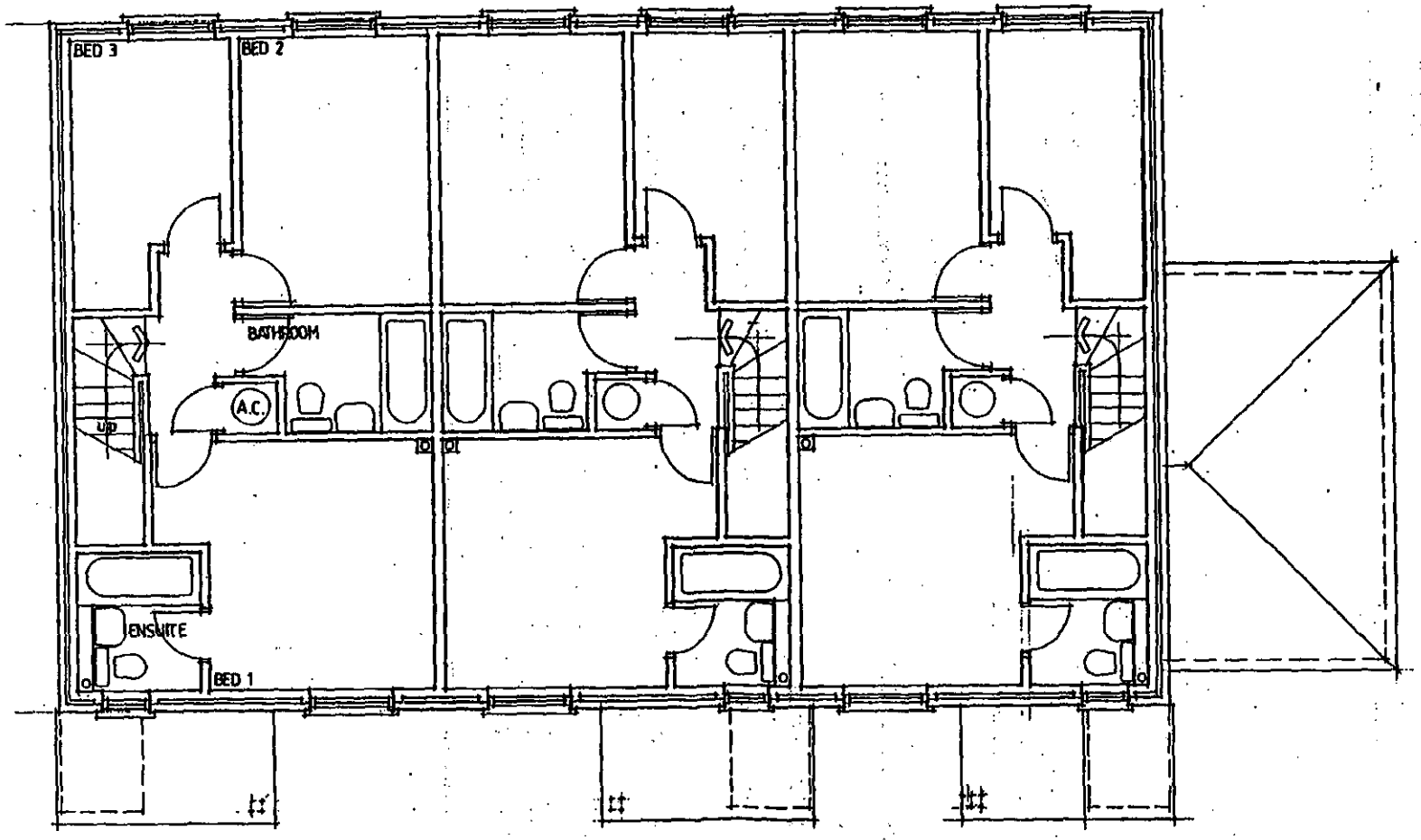
PROJECT
PURBERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
GROUND FLOOR PLAN

SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/01



2413

2592

THE LACKEN CONSTRUCTION COMPANY

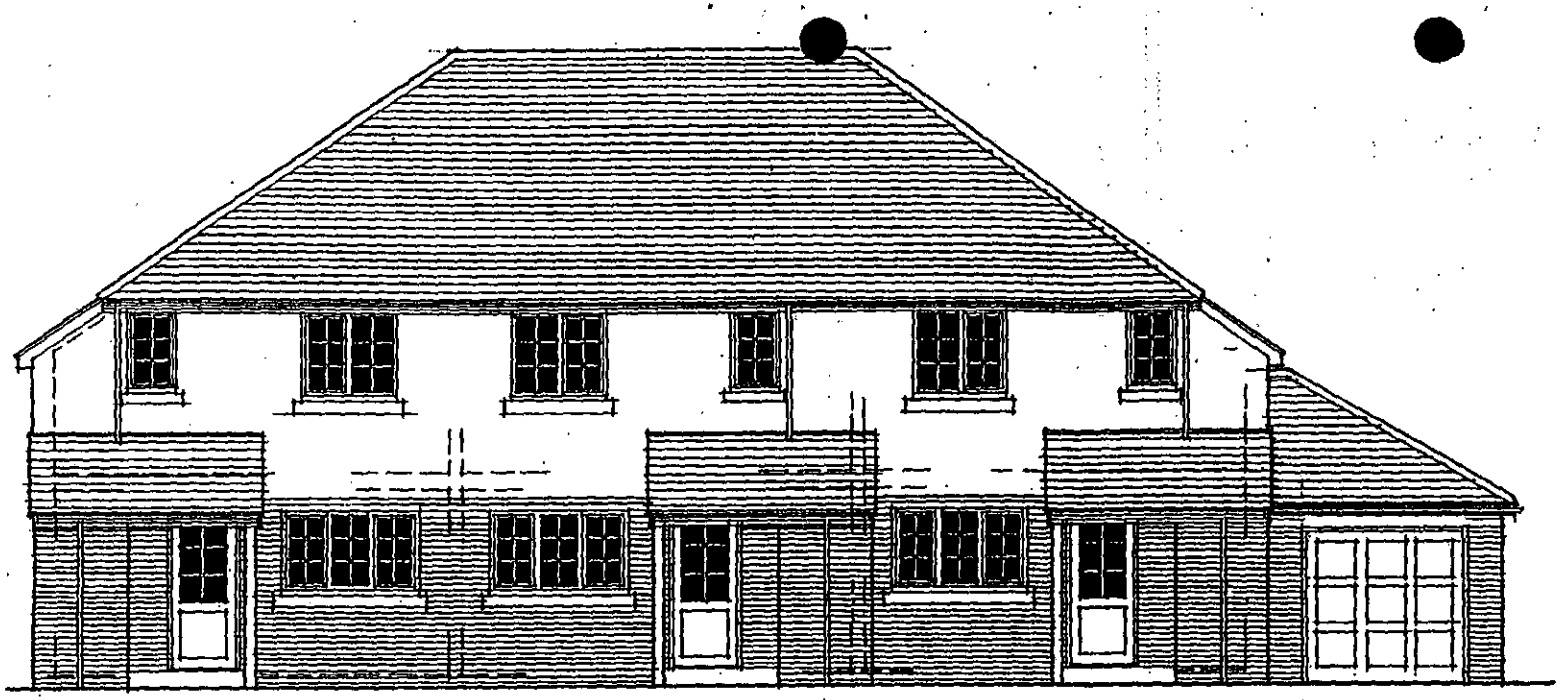
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
FIRST FLOOR PLAN

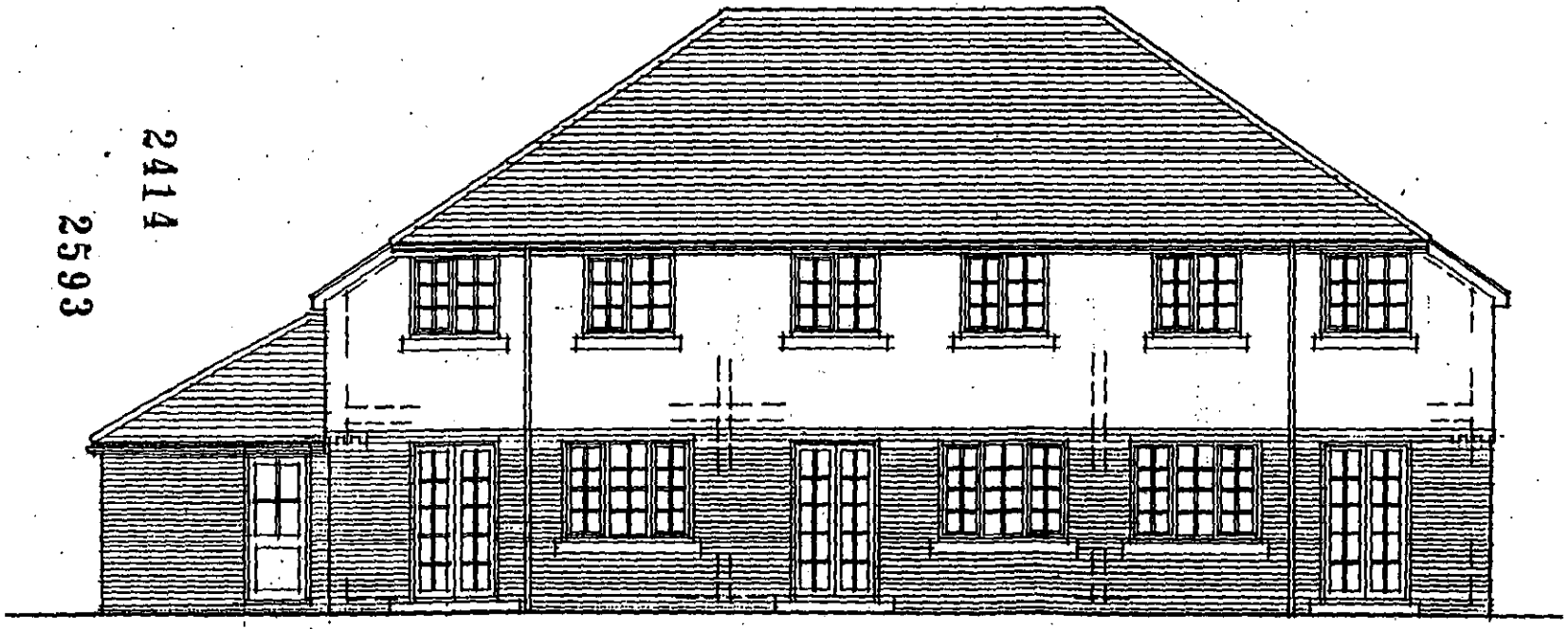
SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/02



SOUTH ELEVATION



NORTH ELEVATION

2414
2593

10.DEC.2001 5440

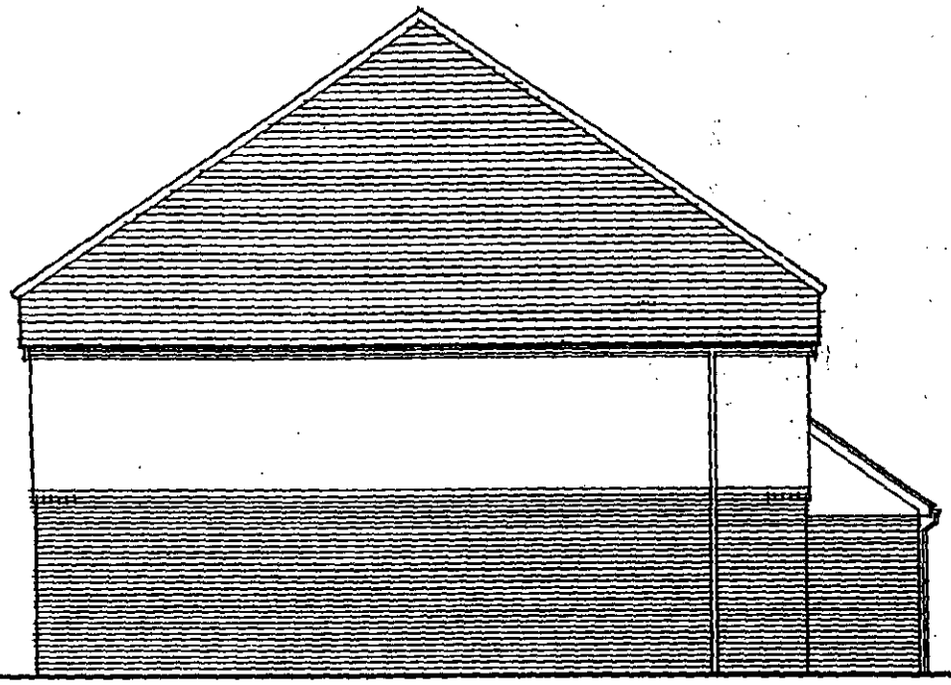
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

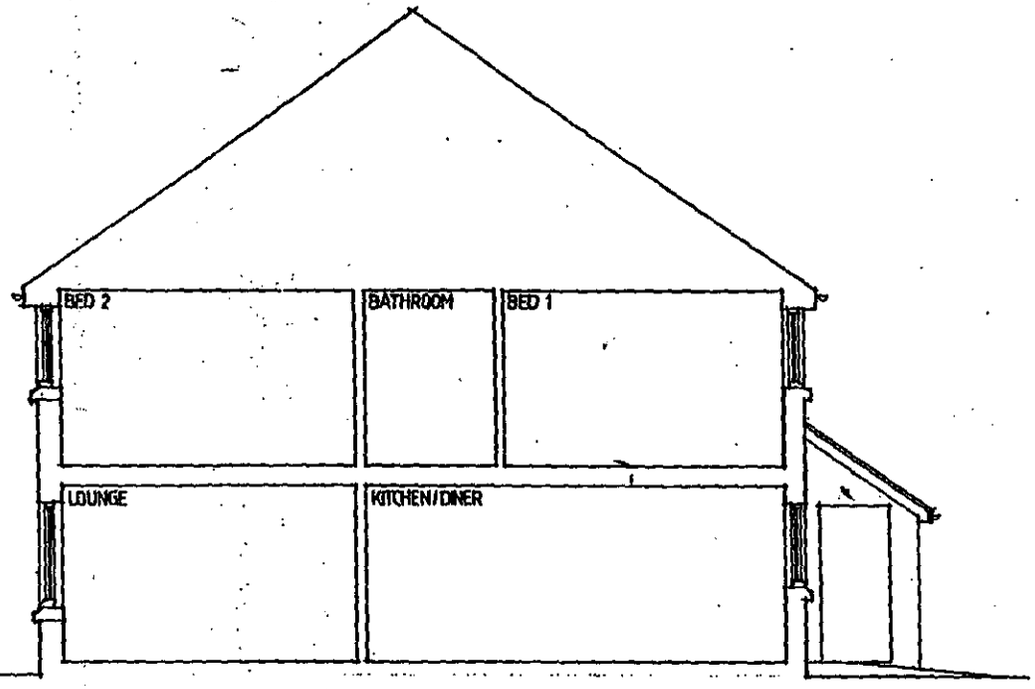
DRAWING
PHASE 3 HOUSING
SOUTH AND NORTH ELEVATIONS

SCALE 1:50

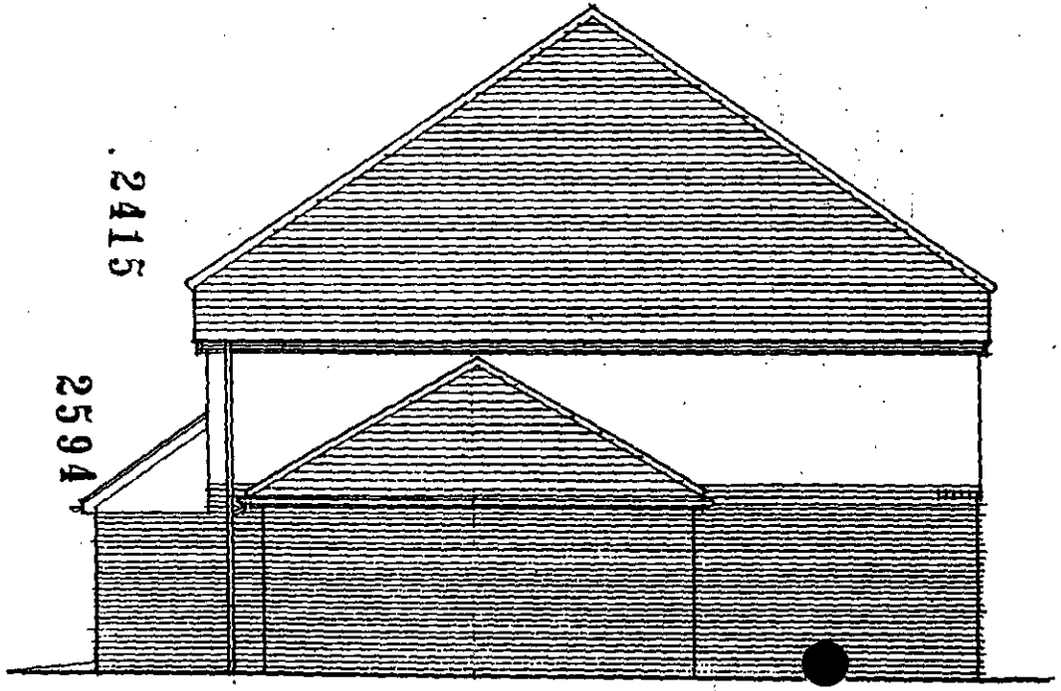
DATE NOVEMBER 2001



WEST ELEVATION



TYPICAL SECTION



EAST ELEVATION

2415
2594

10.DEC.2001 5440

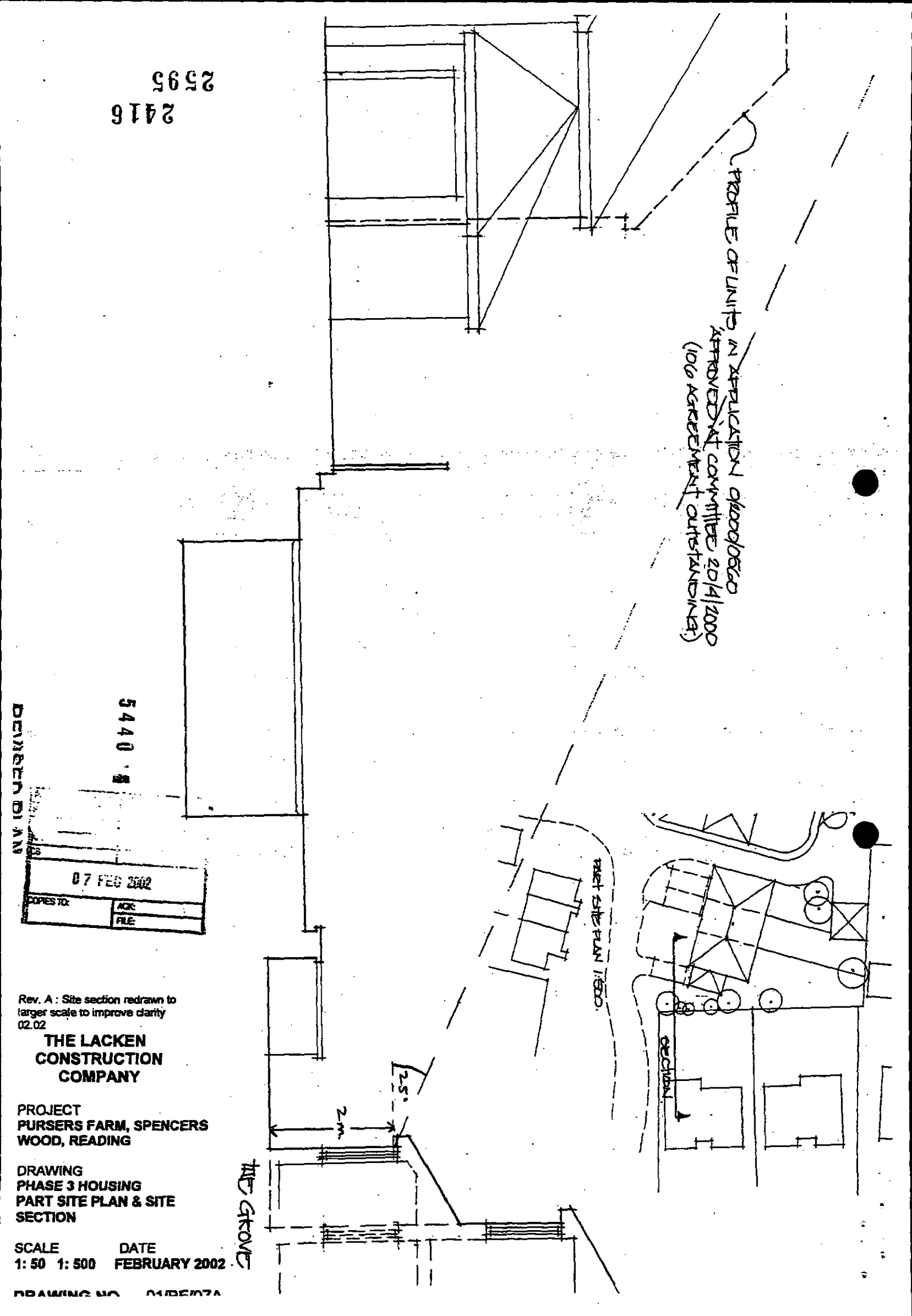
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
EAST AND WEST ELEVATIONS AND TYPICAL SECTION

SCALE 1:50

DATE NOVEMBER 2001



Rev. A : Site section redrawn to larger scale to improve clarity 02.02

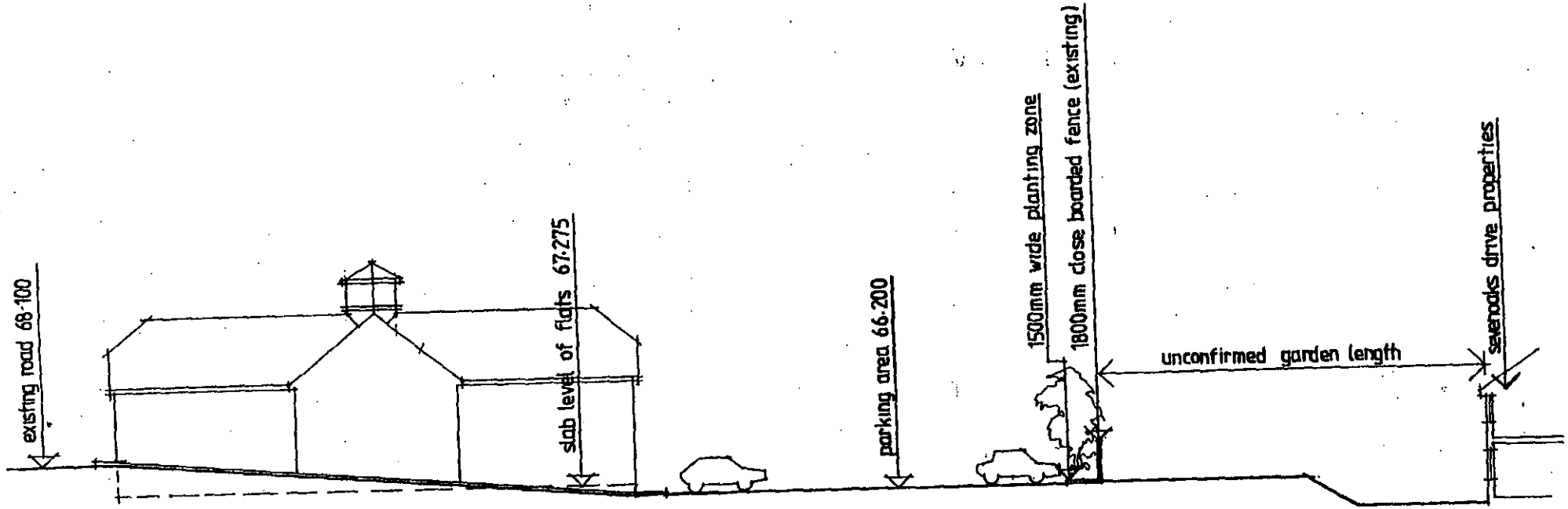
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
PART SITE PLAN & SITE SECTION

SCALE **1: 50 1: 500**
DATE **FEBRUARY 2002**

DRAWING NO. 01/PF/07A



THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

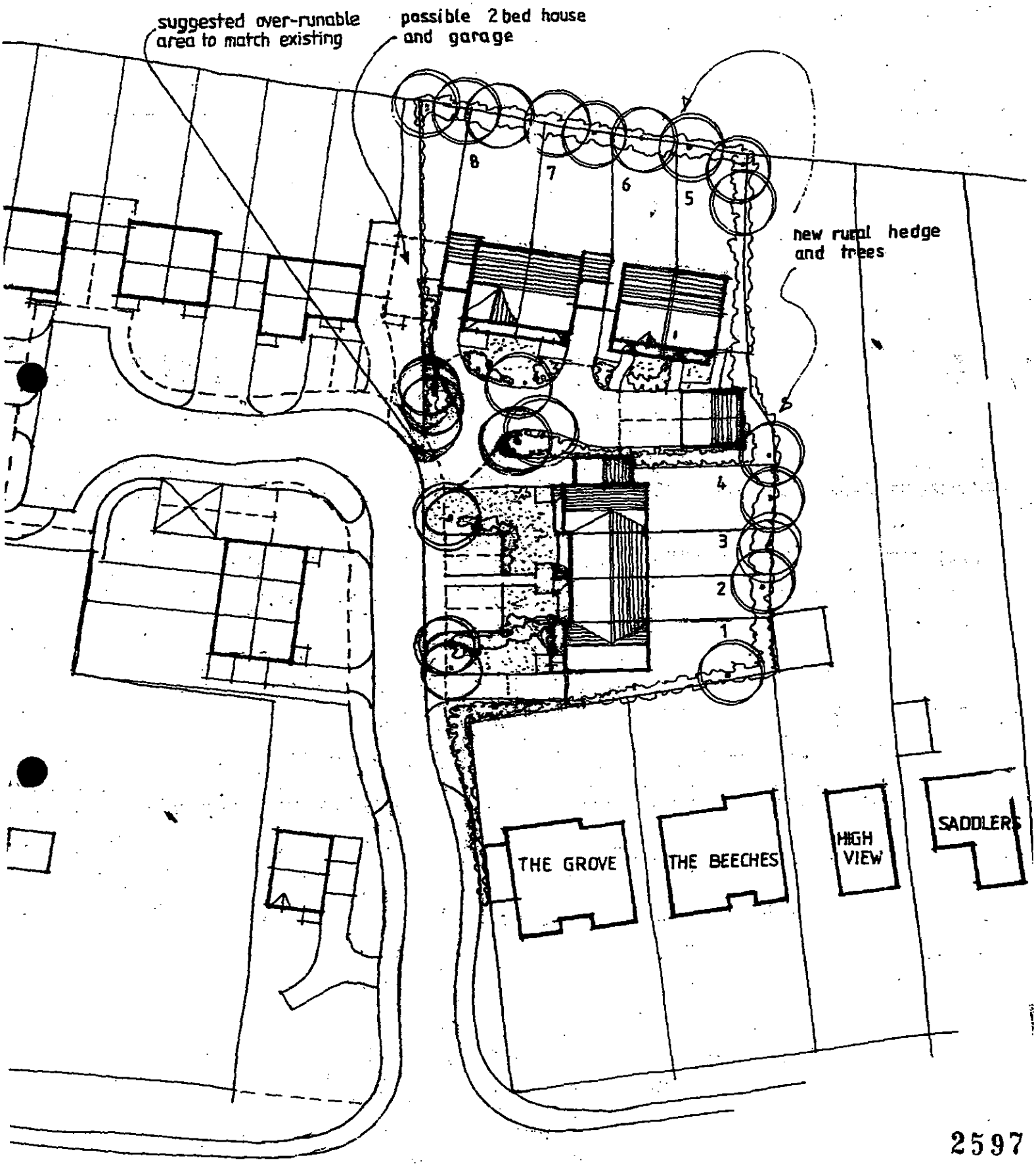
DRAWING
PHASE 3 HOUSING
PART NORTH-SOUTH
SITE SECTION

SCALE
1: 200

DATE
FEBRUARY 2002

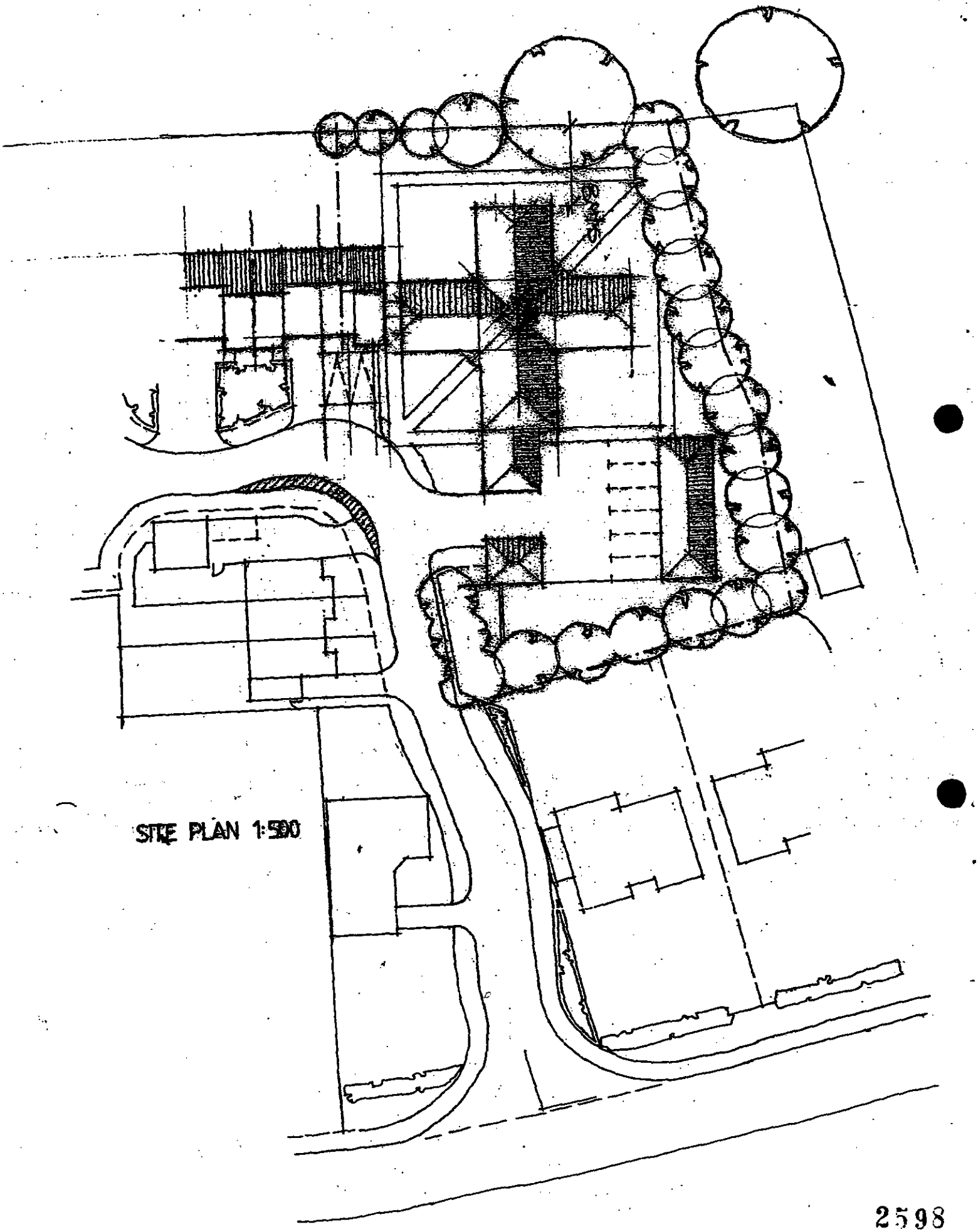
2417 2396

INDICATIVE LAYOUT PLAN FOR APPLICATION O/2000/0560



Site Plan – for illustrative purposes only

APPROVED LAYOUT PLAN FOR APPLICATION F/2001/1774



SITE PLAN 1:500

2598

2419

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 20TH FEBRUARY 2002 FROM 7.00 PM TO 10.20 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr MJ Bryant, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose, Mr AJ Ross and Mrs C Smith.

Also present: Mr. GM Storry

PART I

189. MINUTES

The Minutes of the meeting of the Committee held on 30th January 2002 were confirmed as a correct record and signed by the Chairman subject to the amendment of Minute No: 174,(Minutes of the Meeting of 9th January 2002) to state that Mrs. MA Long proposed the amendment in relation to Minute No: 154.

190. APOLOGIES

An apology for absence was submitted from Mr. SR Conway.

In explaining the report, officers informed Members of the receipt of a petition containing twenty-two signatures in opposition to the proposal. Members were also informed of the comments of Shinfield Parish Council in opposition to the proposal that had been received since the dispatch of the Agenda.

Mr. J Heggadon representing Shinfield Parish Council attended the meeting and gave that authority's view against the proposal.

Mr. West a local resident attended the meeting and spoke in opposition to the proposed development.

In discussing the application a number of Members commented on the density of the proposed development in relation to the local surroundings, impact on local visual amenity and flooding concerns.

In the circumstances it was;

RESOLVED: That consideration of Application No: 2001/5440 be deferred to enable a site visit to be undertaken.

196. APPLICATION NO: 2001/5440, ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW, LAND AT PURSERS FARM BASINGSTOKE ROAD SPENCERS WOOD SHINFIELD, FOR: LACKEN CONSTRUCTION CO LTD

The Committee considered a report about this application set out on Agenda pages 2402 to 2419.

Development Control Ref No:	Received	Parish
F/2001/5440	10.12.01	Shinfield

Applicant: Lacken Construction Co. Ltd.
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood, Shinfield
Proposal: Erection of 3 dwellings plus garages and additional parking to rear of High View.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of Planning and Transportation & Angela Odell

SUMMARY:

1. **Planning History** – On this site a block of 8 flats and one house are currently under construction. These dwellings were granted permission No. F/2000/1774 on 23 August 2000, and followed previous permissions for the same proposal (Application No. 35879 [with siting and access determined] granted on 3 September 1991 – subsequently Application No. 43303 granted on 7 October 1994 and Application No. 99/70464/O granted on 17 April 2000). At the Development Control Committee on 26 April 2000 a resolution to grant permission for an alternative scheme, Application No. O/2000/0560, for 8 houses on the site was agreed but the decision notice was not issued as the legal agreement (for £7,000 towards improvements to local safe routes to school) was not completed. The indicative plan for this application and the layout plan for Application F/2000/1774 are attached.

   There is a row of 3 terraced houses, Nos. 19-21 Pursers Farm, opposite the proposed houses. The Grove and The Beeches which front onto Basingstoke Road and the houses on Sevenoaks Drive are on lower ground than the application site. (The rear gardens of Nos. 11, 15 and 17 Sevenoaks Drive now adjoin the application site. This is not apparent from the Ordnance Survey map which shows this land as being rear garden land to 'Saddlers'.)

   The application is before the Committee because a section 106 agreement is proposed involving financial contributions.

2. **Proposal** – is to erect a terrace of 3 x 3 bedroom houses with an attached single garage at the east end and a detached double garage at the rear (north). Parking for the flats is now proposed to be on their north side on land which is part of the rear garden of High View. (Under Application No. F/2000/1774, the approved parking is in garages and parking spaces on the site of the currently proposed 3 houses and their gardens). Tree planting is proposed on the north and east sides of the site. Materials are to match materials on the existing adjacent dwellings at Pursers Farm.

   Revised plans show the proposed houses and adjoining garage re-sited 4 metres further northwards. Additional plans show sections through the site. Regarding the

north-south section drawing, the agent has explained that it is proposed to ramp down the car park access road in order to direct headlights downwards until the existing 1.8m. fence ensures that lights will be obscured from view. He has confirmed that the position of the flats has been re-measured and is correct, and that it is the GIS (Ordnance Survey) plan that is incorrect.

RECOMMENDATION: GRANT PLANNING PERMISSION – subject to a section 106 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. <u>Consultations</u> -
   - ***Shinfield Parish Council:*** "No comment".
   - ***8 letters of objection from 9 addresses.***
     6 of these letters from Sevenoaks Drive: Object to the proposed car parking for the flats to the rear of High View on the following grounds:
     - Noise, smell and pollution especially early in the morning and late in the evening/at night will be unacceptable. Cars manoeuvring and car headlights will shine into the bedroom windows due to Sevenoaks Drive houses being on lower ground.
     - View out of rear of Sevenoaks Drive houses will be spoilt as will see cars, people carriers, etc. from ground and first floor windows.
     - Risk of burglary, additional disturbance from car alarms and security lighting in the car park.
     - Over-development and overcrowding. Density too high, out of character and contrary to the Council's density policy.
     - Overlooking and overshadowing and loss of light as the development will be on higher ground.
     - The loss of any garages for the flats will leave them without storage space, including for bicycles.
     - Dangerous access of Pursers Farm onto Basingstoke Road as on inside bend. Extra traffic generated by the extra houses will add to danger.

     One joint letter from The Grove and The Beeches. Also object on the following grounds:
     - Proposed roofline will be dominant and encroach on surrounding buildings.

- Concerned about foundations and retaining wall. Want reassurance given by applicants previously to be reiterated.

Letter of objection from 19 Pursers Farm on the following grounds:

- Proposed houses will be overbearing and cause overlooking, resulting in loss of privacy and view to the north. Are already overlooked from the rear and tall trees in the grounds of Hill House cut out light.
- Insufficient parking proposed – likelihood of on road parking and congestion on already restricted road.
- Loss of value to house. When purchased the house from the applicants, were assured there would be no further development, other than the garages and parking approved under Application No. F/2000/1774.

Revised plans: 6 letters stating that the changes do not overcome already stated objections and reiterating objections. By moving the houses back they will be relatively higher in their effect on The Grove and The Beeches.

- ***Highway Officer:*** No objection subject to conditions and proposed contribution to local sustainable transport initiatives.
- ***Environmental Health Officer:*** No objection subject to conditions restricting hours of construction, and to retention of existing 1.8m. close boarded fence (along the north side of the site adjacent to the proposed car park) in order to limit any noise disturbance.
- ***Landscape Officer:*** No objection subject to conditions covering landscaping proposals.
- ***Crime Prevention Design Adviser:*** Explains that the main crime risk is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. If permission is granted, recommends close boarded fencing of at least 1.8m. with additional trellis topping and use of defensive planting to deter climbing. Advises that lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings. Also recommends that the communal space to the west of the flats be enclosed with fencing (or railings) to create privacy and some secure amenity space.
- ***Environment Agency:*** No objection subject to conditions covering surface water and soakaways.

4. **Appraisal** – Main issues are:

A. Principle of Residential development, including density and housing mix: (Berkshire Structure Plan Policies H2 and H9; Loddon area Local Plan Policies LH1 and LH8; Wokingham District local Plan (Deposit Draft) Policies WOS2, WH2 and WH6; PPG3).

B. Effect on character and appearance of the area: (Berkshire Structure Plan Policy EN1; Loddon Area Local Plan Policies LBE1, LBE2 and LBE9; Wokingham District Local Plan (Deposit Draft) Policies WOS3, WH1, WBE1, WBE11 and WLL7).

C. Effect on neighbouring properties: (Loddon Area Local Plan Policies LBE2 and LBE5; Wokingham District Local Plan (Deposit Draft) Policies WOS3 and WBE1).

D. Traffic, access and parking: (Berkshire Structure Plan Policy LD5; Loddon Area Local Plan Policies LT5 and LT6; Wokingham District Local Plan (Deposit Draft) Policies WT6 and WT7; PPG13).

E. Services and Infrastructure: (Berkshire Structure Plan Policy LD6; Loddon Area Local Plan Policy LPS1; Wokingham District Local Plan (Deposit Draft) Policy WOS4).

F. Flooding Issues (Berkshire Structure Plan policy EN3; Loddon Area Local Plan policies LPS2 & 3; Wokingham District Local plan policy WIC16; PPG25).

G. Concerns of local residents.

H. Local Plan Inspector's Recommendations.

A. Principle of Residential Development

As the site is within a settlement boundary, the principle of residential development is acceptable under Policy WOS2. As the area of the whole site is o.295 ha., the density would be 40.7 dwellings per ha. This complies with PPG3 and the Council's density policy which require a density of between 30 and 50 dwellings per ha. The latter is 'subject to development at such a density not comprising the quality of the environment.' This particular point is addressed in section B below. (The density of the approved development for 9 dwellings under Application F/2000/1774 would be 34.6 dwellings per ha.)

As the proposal is for 3 x 3-bedroom houses, taken together with the existing permission for 8 x 2-bedroom flats and 1 x 4-bedroom house, the housing size mix would be as follows:

No. of Bedrooms	**Proposed**	**Percentage**	**Percentage required by Policy WH6**
2	8	67%	At least 45%
3	3	25%	25%
4+	1	8%	Not more than 30%
Total	12	100%	100%

The proposed dwelling sizes therefore comply with the requirements of Policy WH6.

B. Effect on the Character and Appearance of the Area

The proposed houses would be broadly similar in style to the existing houses and to the block of flats under construction. The proposed height, 8.2 metres would be slightly lower than that of the flats (8.4 metres). There would be existing/under construction dwellings on 3 sides and the rear (north) elevation would be short of the north elevation of the flats. Whilst the density would be quite high, the plot sizes would be similar to those of the existing houses in Pursers Farm. The effect on the character and appearance of the area is therefore considered acceptable.

C. Effect on Neighbouring Properties

Nos. 19-21 Pursers Farm: The revised plans show that the front elevations of the proposed houses would be moved back to be 21 metres from the front elevations of Nos. 19-21 Pursers Farm. This is the minimum distance considered acceptable.

The Grove and The Beeches: The east side elevation of the nearest proposed house would be a minimum of 16 metres from the rear of The Grove and the proposed garage would be a minimum of 13.5 metres from the rear of The Grove. Whilst the submitted section plan shows that the proposed houses would be on ground 1.2 metres higher, as the roofs on the side of the proposed garage and nearest house would slope away, there would be no daylighting infringement (see attached section plan). The Beeches would not be directly opposite the proposed houses and any overlooking would be oblique.

Sevenoaks Drive: The proposed parking spaces to the rear (north) of the flats would be a minimum 19.5 metres from the rear elevations of Nos. 15 and 17 Sevenoaks Drive. Tree planting is proposed in this strip and there is existing 1.8m. high close boarded fencing along the north boundary of the proposed car park, and the Environmental Health Officer has advised that this would limit any noise disturbance. Although the Sevenoaks Drive houses are on lower ground, the proposed ramp down the car park access road should direct headlights downwards until the existing fence ensures that headlights are obscured from view, providing the access road is ramped down as shown. The rear elevations of the proposed houses would be at least 53.5 m. from the rear of 11 Sevenoaks Drive. Conditions 3 and 4 below require submission of details of fencing and lighting, and Informative No.5 advises that these details should take into account the advice of the Crime Prevention Design Adviser.

The effect on neighbouring residential properties is therefore considered acceptable.

D. Traffic, Access and Parking

One car parking space and one garage are proposed for each of the 3 proposed houses, which complies with the District's parking standards. 16 car parking spaces are proposed for the 8 flats, which is also sufficient to comply with the District's standards. The highway officer has also raised no objection on traffic generation or access grounds.

E. Services and Infrastructure

The following contributions have been requested and agreed:

£4,502 towards education provision.
£4,000 towards local sustainable transport initiatives.
£3,500 towards community facilities, as no on-site public open space proposed.

Whilst contributions would not normally be requested for a net increase of 3 dwellings, the site is effectively an extension of the existing recently approved development for 9 dwellings, and therefore takes the total number of dwellings to 12, which is above the 10 dwelling threshold at which contributions are normally sought.

F. Flooding Issues
The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flood. Recommended conditions would cover surface water and land drainage.

G. Concerns of Local Residents
These have been noted and addressed above. The proposed informative covers structural matters. Some of the existing adjacent houses have 4 bedrooms for which 3 parking spaces are required. Only 2 spaces are required for 3-bedroom houses under the Council's parking standards.

H. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's recommendations are a material consideration in the determination of applications.
Policy WH1: The Inspector recommends alterations to this policy to place greater emphasis on sustainability criteria.
Policy WH3(a): The Inspector recommends that the Council adopts this new policy on density guidelines, which recommends densities of 30-50 dwellings per ha., or higher in particular circumstances.
Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy. He has also given more weight to sustainability issues, especially in transport terms.
Comment: It is considered that the Inspector's recommendations have been complied with.
Policies WOS3 and WBE11: The Inspector recommends changes to these policies, but they would impact in a similar way on the proposed development.
Policy WT6: The Inspector recommends that the Council carry out a review of parking standards.
Comment: The proposed parking is to the District Council's current standards, which are now viewed as a maximum. This is still considered acceptable as the review has not yet been undertaken.

5. **Conclusion** – The principle of residential development on the site is considered acceptable. The effects of the proposal on the character and appearance of the area and on neighbouring properties are also considered acceptable, and there is no objection on access and parking grounds. Satisfactory contributions to services and infrastructure have been proposed. The proposed development is therefore considered acceptable.

6. **Recommendation** – GRANT planning permission subject to completion of a Section 106 Agreement to secure provisions and financial contributions, as set out in Section 4 E. above, and to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing adjacent houses in Pursers Farm.
3. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the

development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. 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 windows or similar openings shall be constructed in the east or west side elevations of the dwellings hereby permitted.

6. 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) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

8. 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.

9. The access road to the proposed car park shall be ramped down in accordance with the levels shown on additional drawing No. 01/PF/08.

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

11. Before development commences on construction of the 3 houses hereby approved, the proposed parking for the flats shall be provided in accordance with the approved plan.

12. Driveways shall be surfaced with a hard bound material for a distance of at least 7 metres.

13. 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.

14. 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.

15. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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. In the interests of visual amenity.
5. To safeguard the residential amenities of the occupiers of neighbouring properties.
6. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.
7. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
8. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.
9. In order to ensure a satisfactory form of development relative to surrounding buildings.
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
11. In the interests of highway safety and convenience.
12. In the interests of highway safety and convenience.
13. In the interests of visual amenity.
14. In the interests of visual amenity.
15. To prevent the increased risk of flooding and to improve water quality.

Informatives

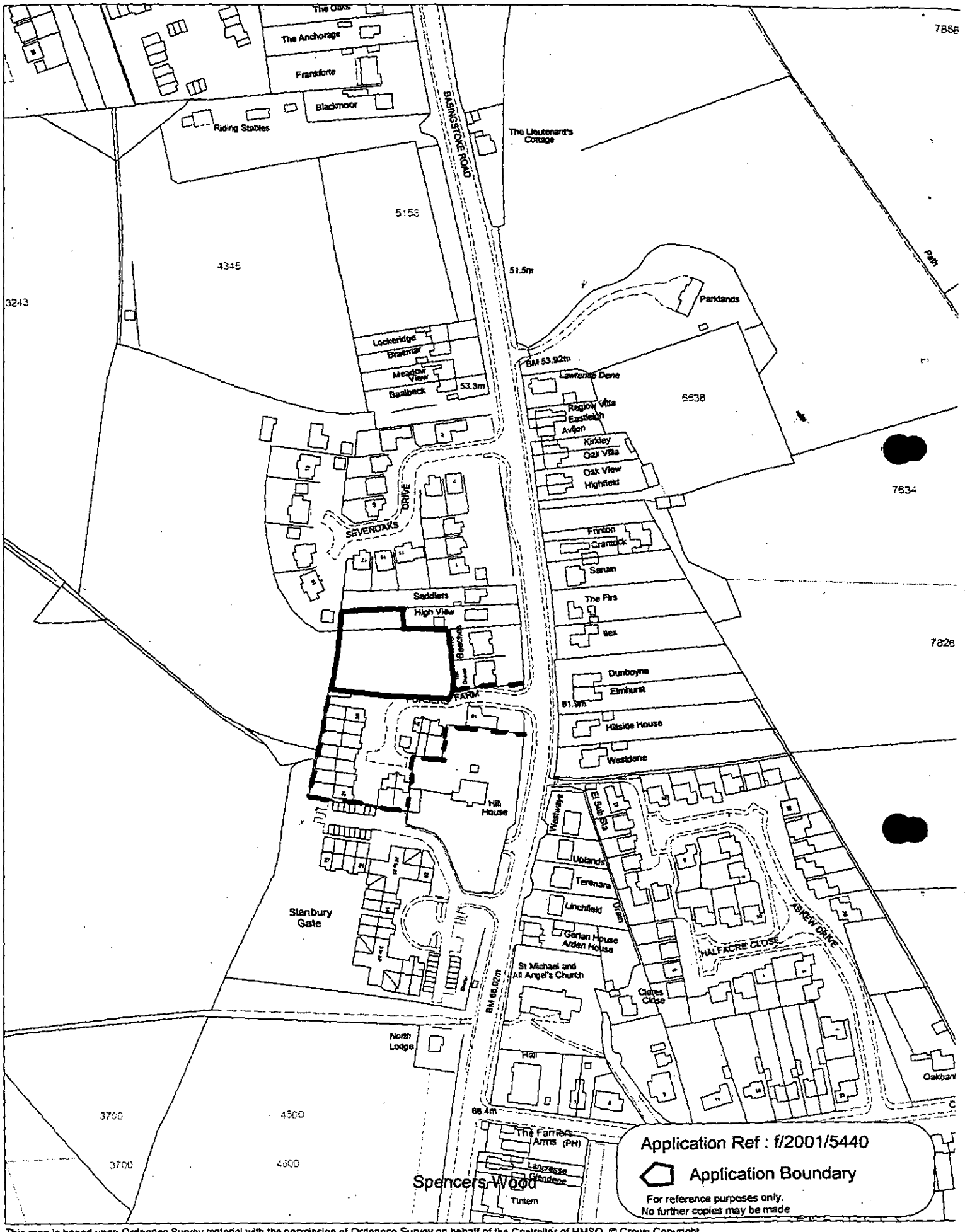
1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

2. No soakaways should be constructed such that they penetrate the water table, and they should not in any event exceed three metres in depth below existing ground level.

3. This permission relates to the application as amended with revised drawing number 01/PF/05B submitted to the Local Planning Authority on 10th January 2002, showing re-siting of proposed dwellings plus garage and does not approve the proposals as originally submitted.

4. The Building Control Section should be advised of the need to ensure that adjoining sites are safeguarded from the potential effects of subsidence as a result of the development.

5. Details of proposed fencing and lighting required under conditions Nos. 3 and 4 above should take into account the advice of the Crime Prevention Design Adviser.



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Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

2410

Scale: 1 : 2500

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W E
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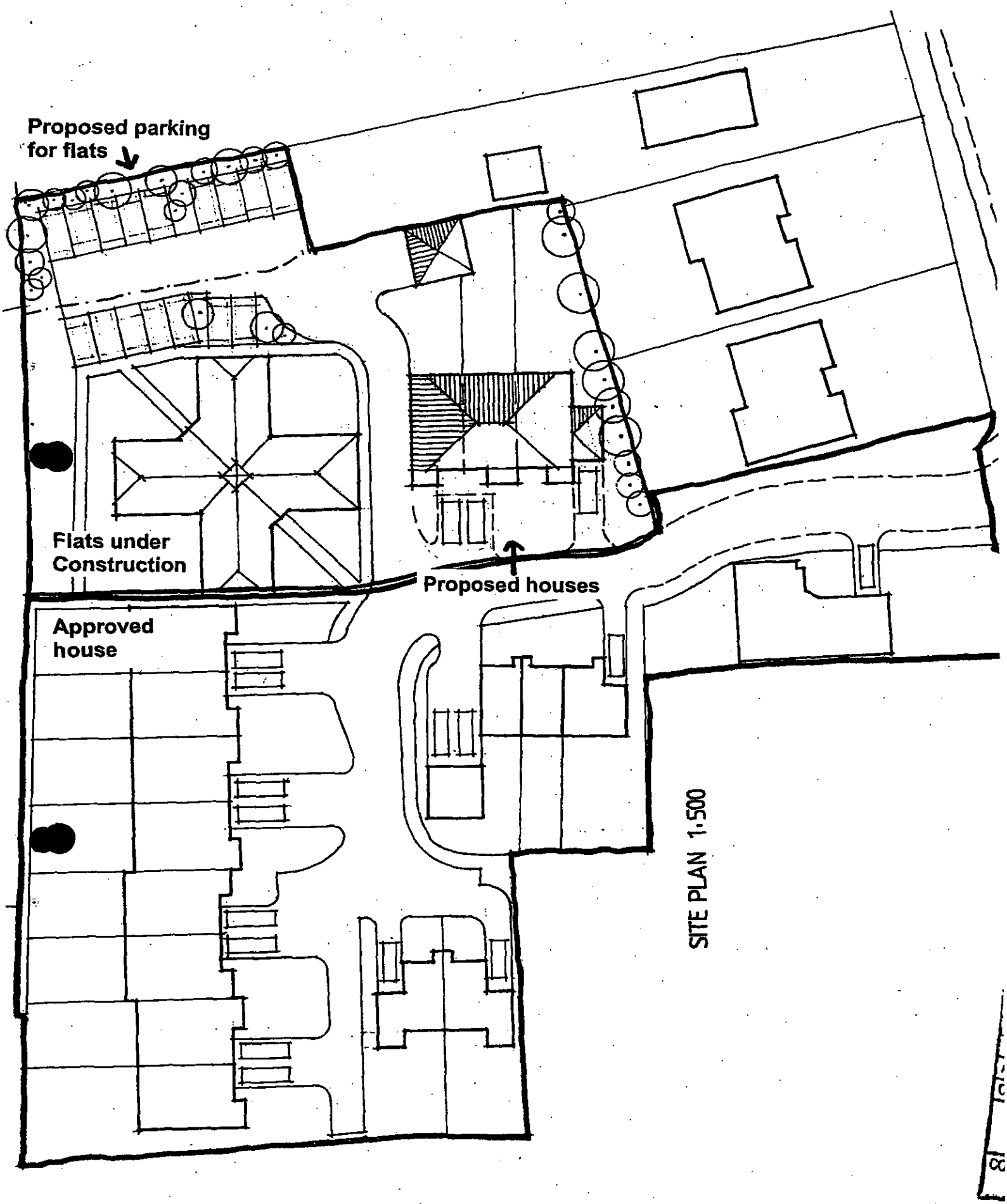
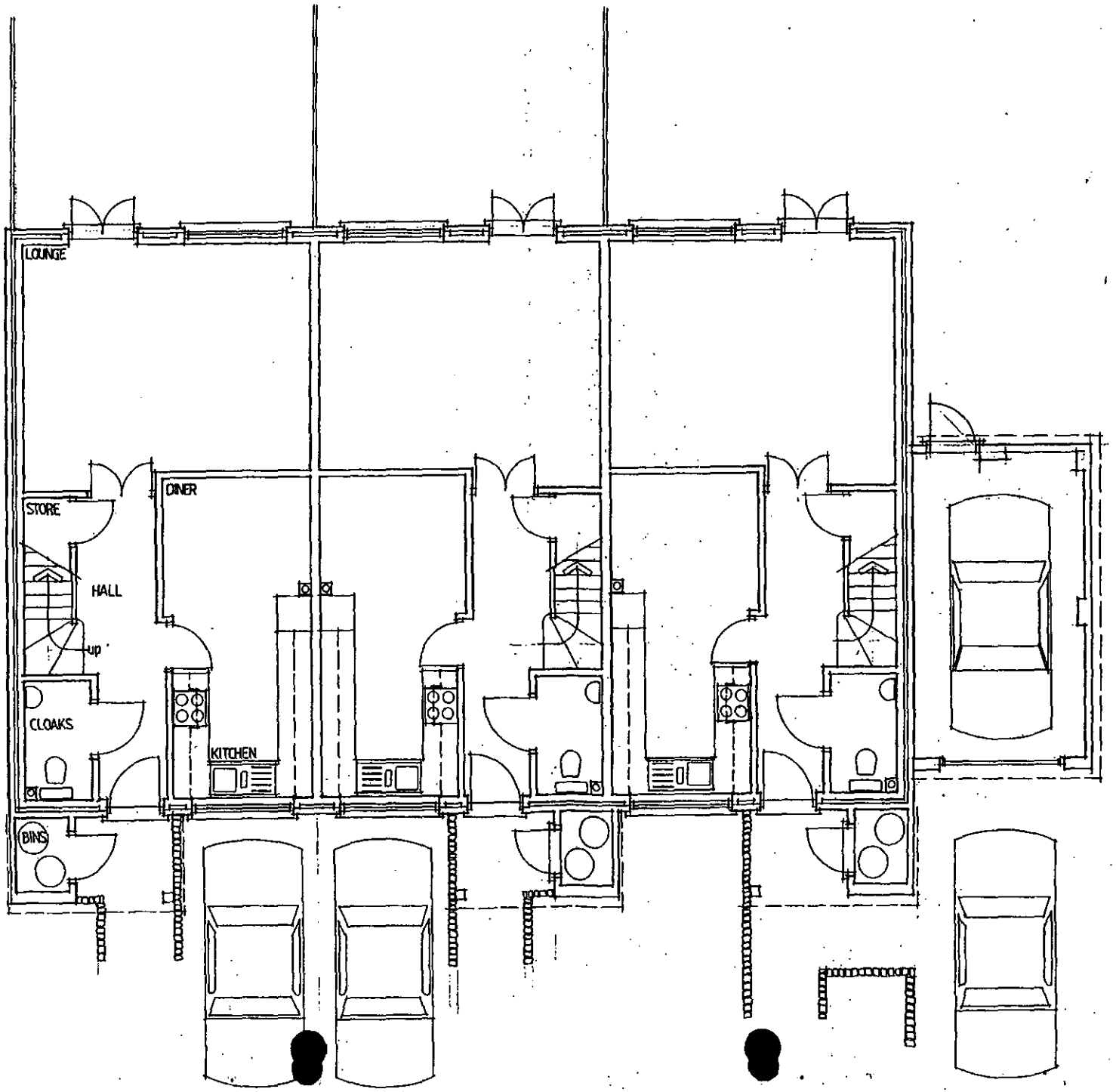

Proposed parking for flats
Flats under Construction
Proposed houses
Approved house
SITE PLAN 1:500

2412



10.DEC.2001 5440

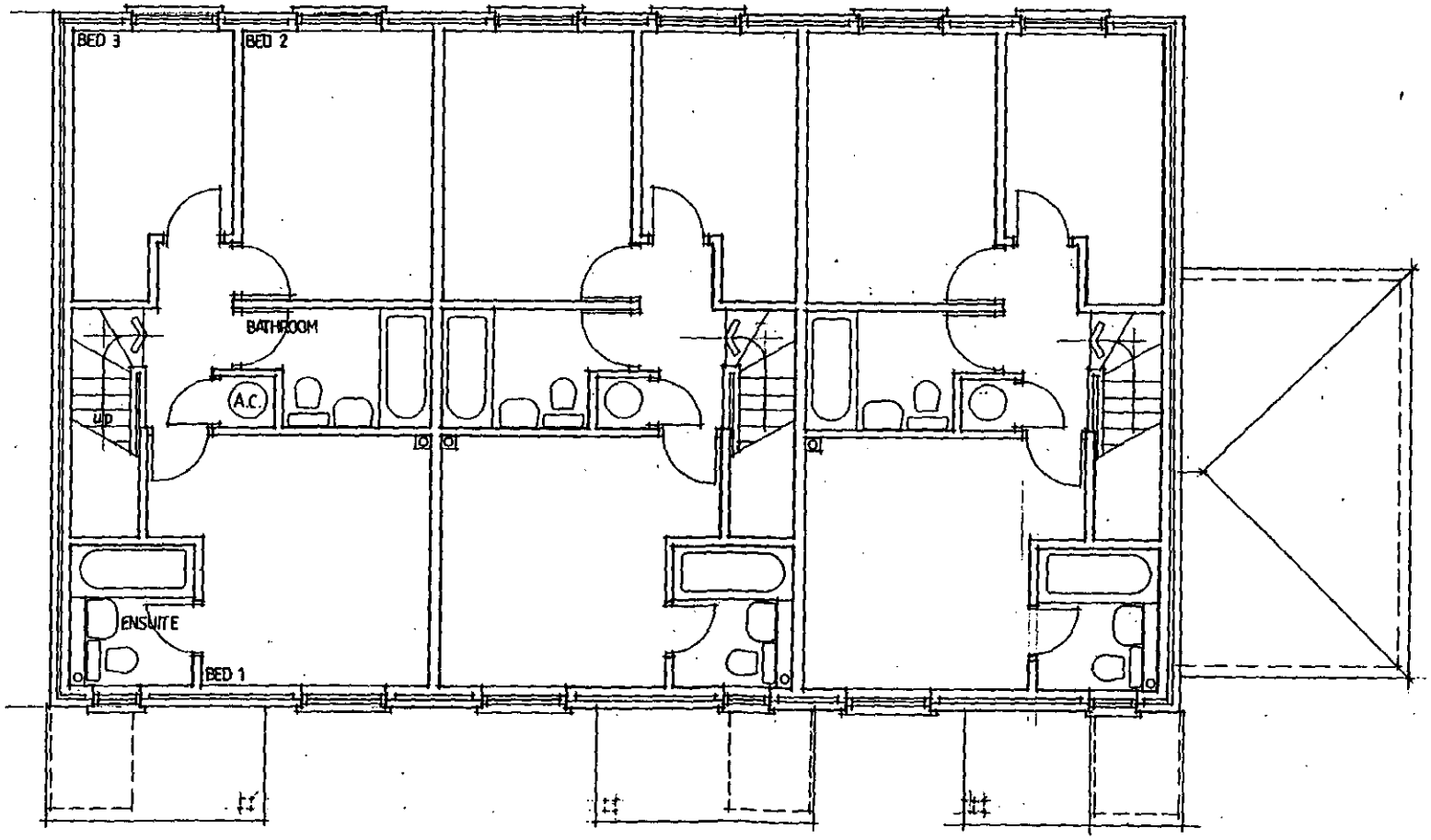
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
GROUND FLOOR PLAN

SCALE 1:50
DATE NOVEMBER 2001

DRAWING NO.- 01/PF/01



2413

THE LACKEN CONSTRUCTION COMPANY

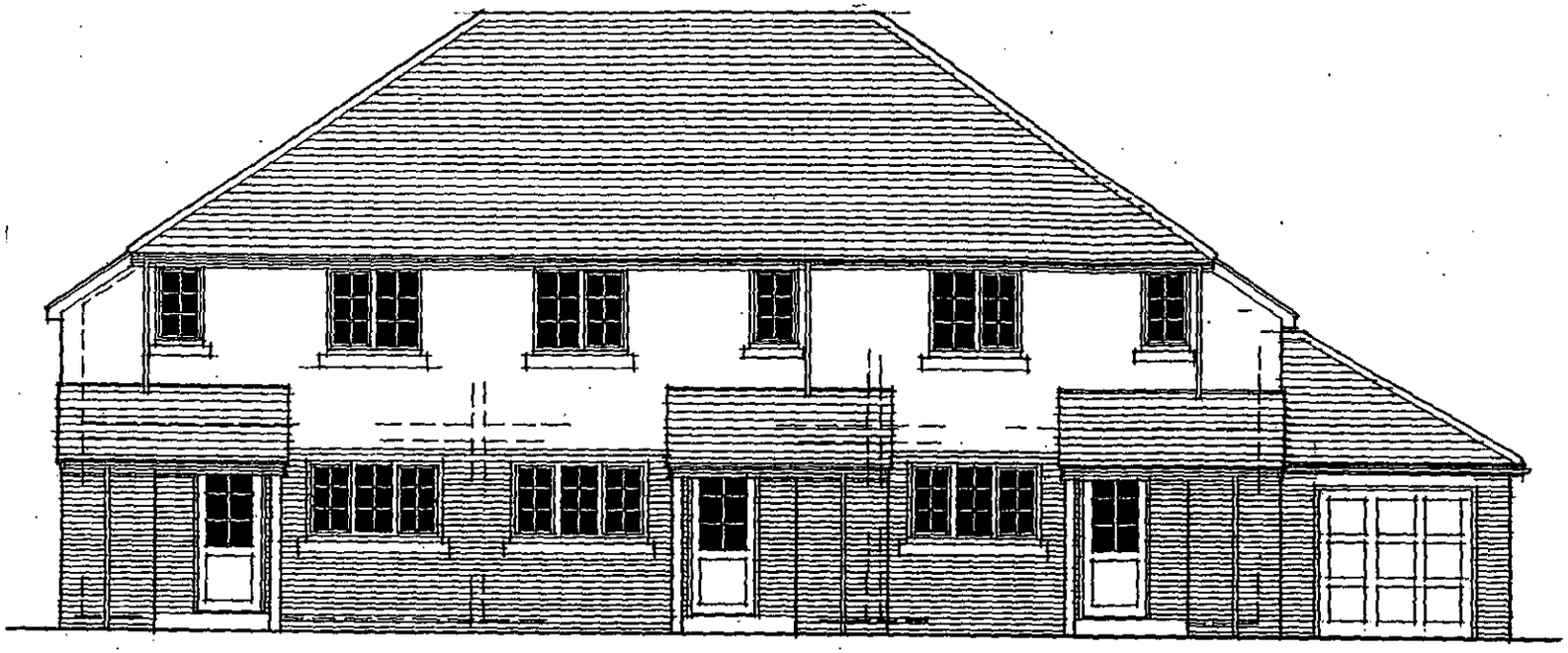
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
FIRST FLOOR PLAN

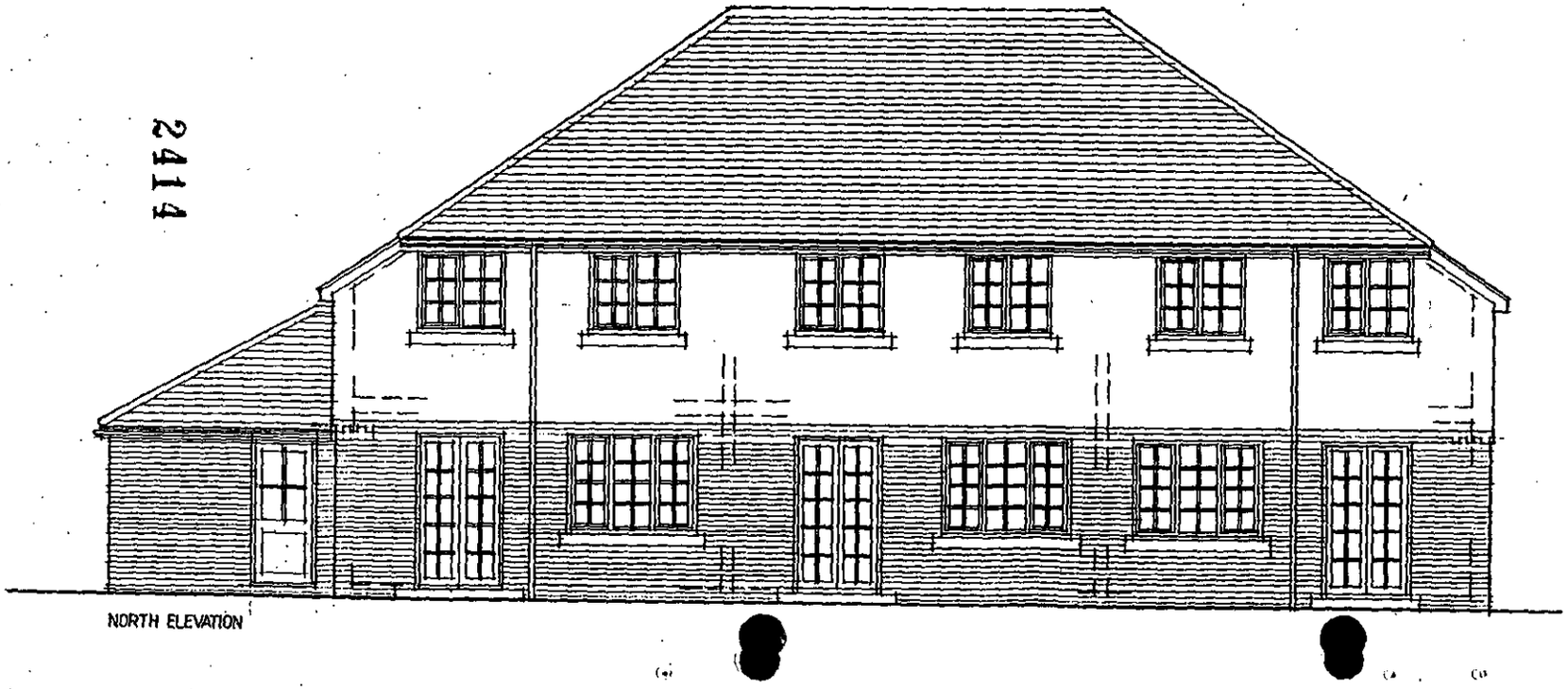
SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/02



SOUTH ELEVATION



NORTH ELEVATION

2414

10.DEC.2001 5440

THE LACKEN CONSTRUCTION COMPANY

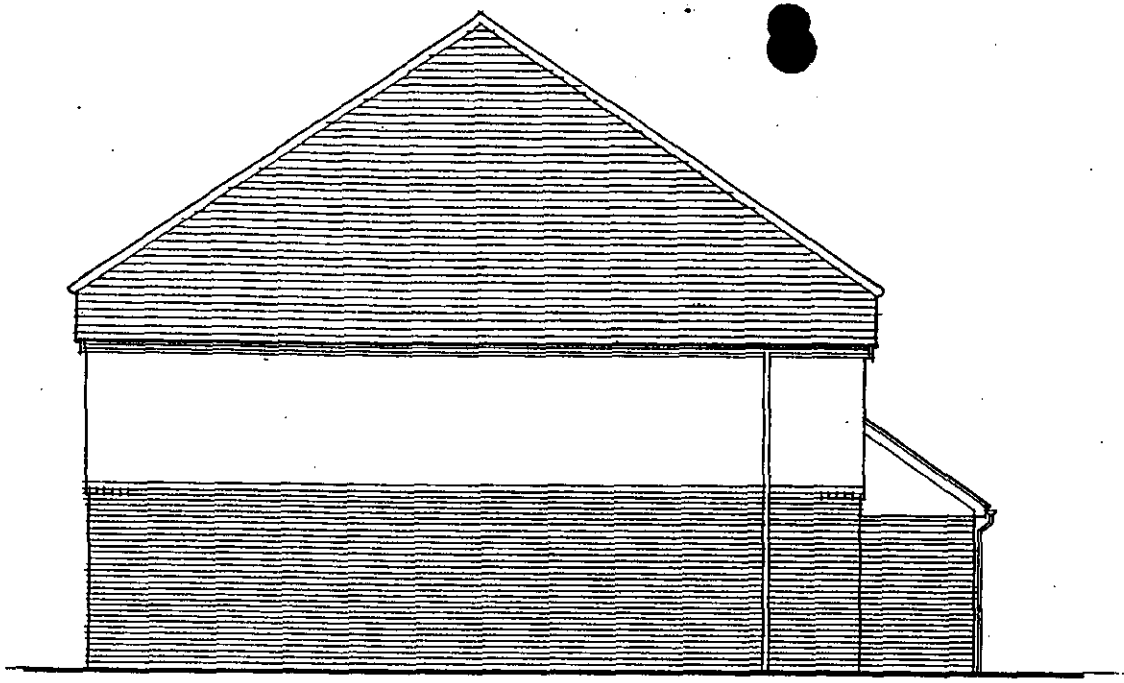
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
SOUTH AND NORTH ELEVATIONS

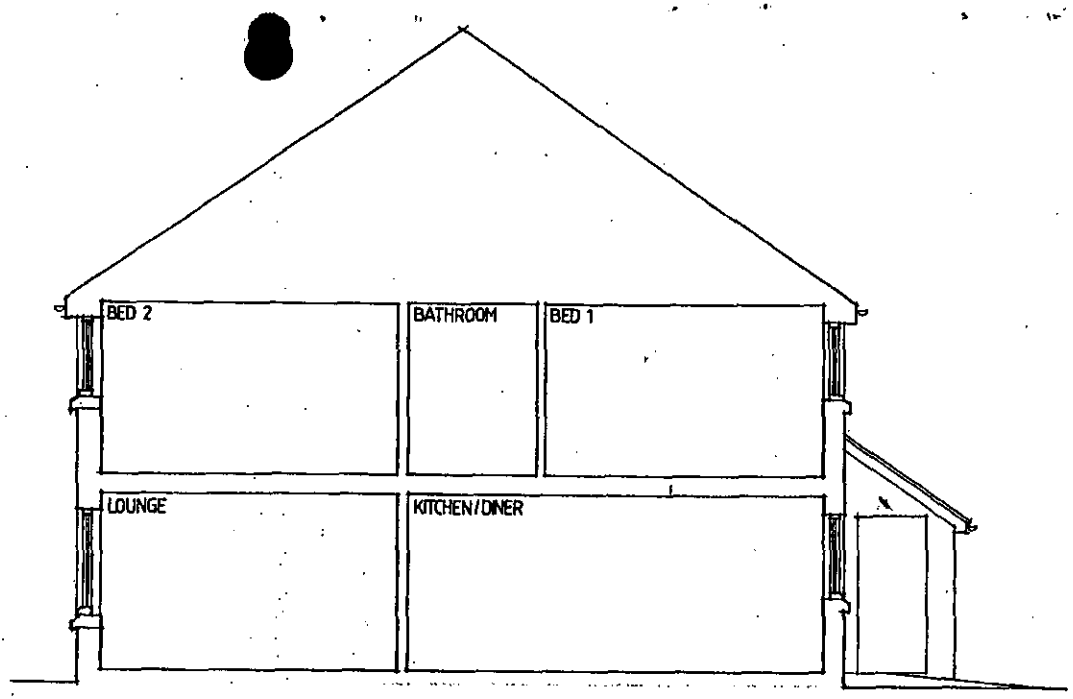
SCALE 1:50

DATE NOVEMBER 2001

DRAWING NO. 01/PF/03

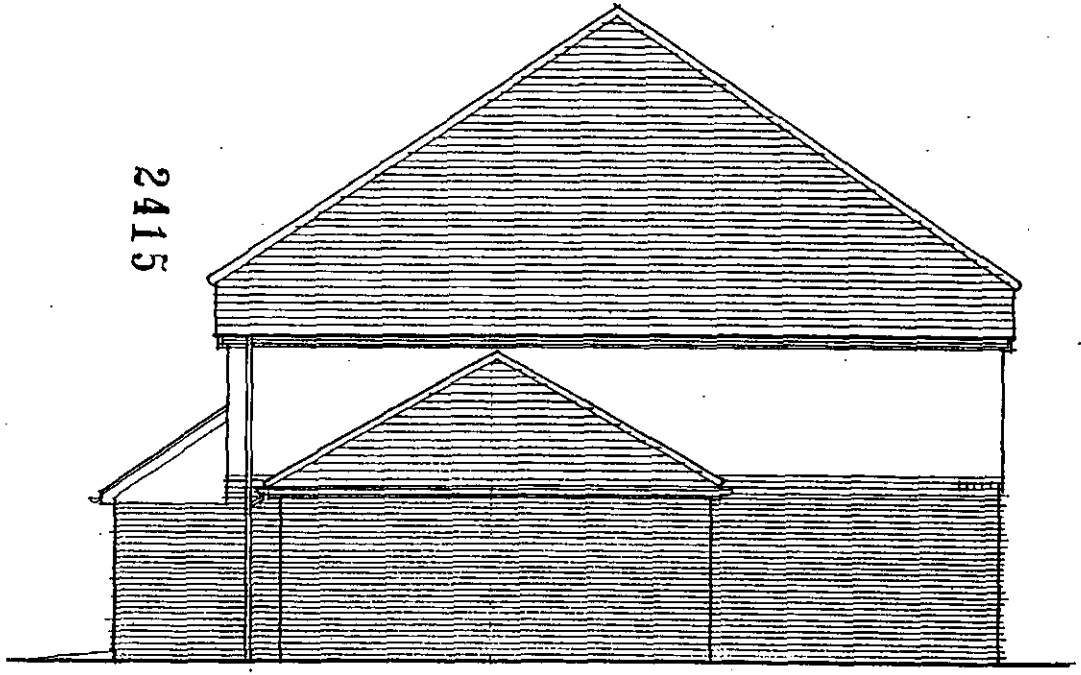


WEST ELEVATION



TYPICAL SECTION

10.DEC.2001 • 5440



EAST ELEVATION

2415

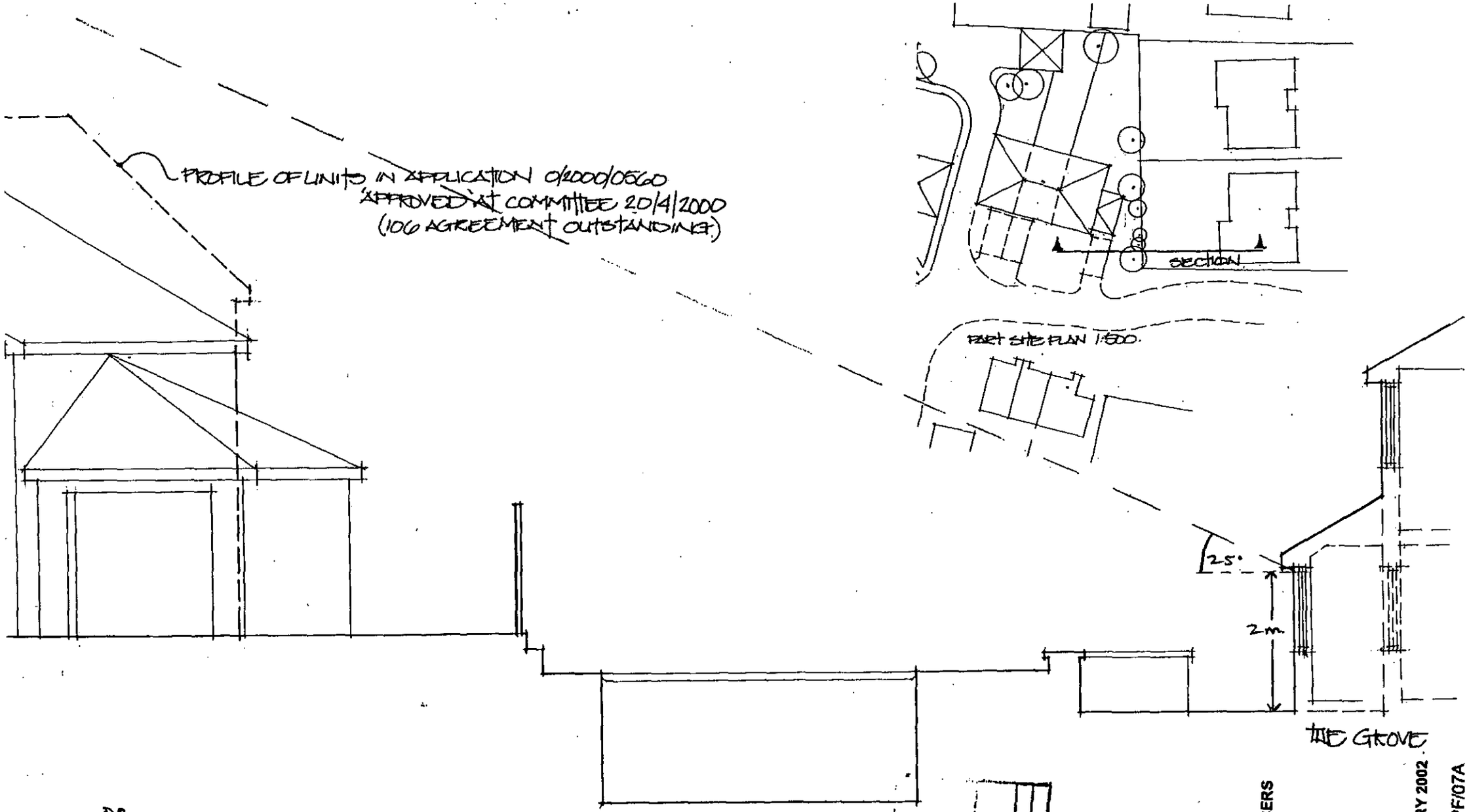
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
EAST AND WEST ELEVATIONS AND TYPICAL SECTION

SCALE 1:50
DATE NOVEMBER 2001

DRAWING NO. 01/PF/04



2416

5440

07 FEB 2002

COPIES TO: ACK: FILE:

REVISED PLAN

Rev. A : Site section redrawn to larger scale to improve clarity 02.02

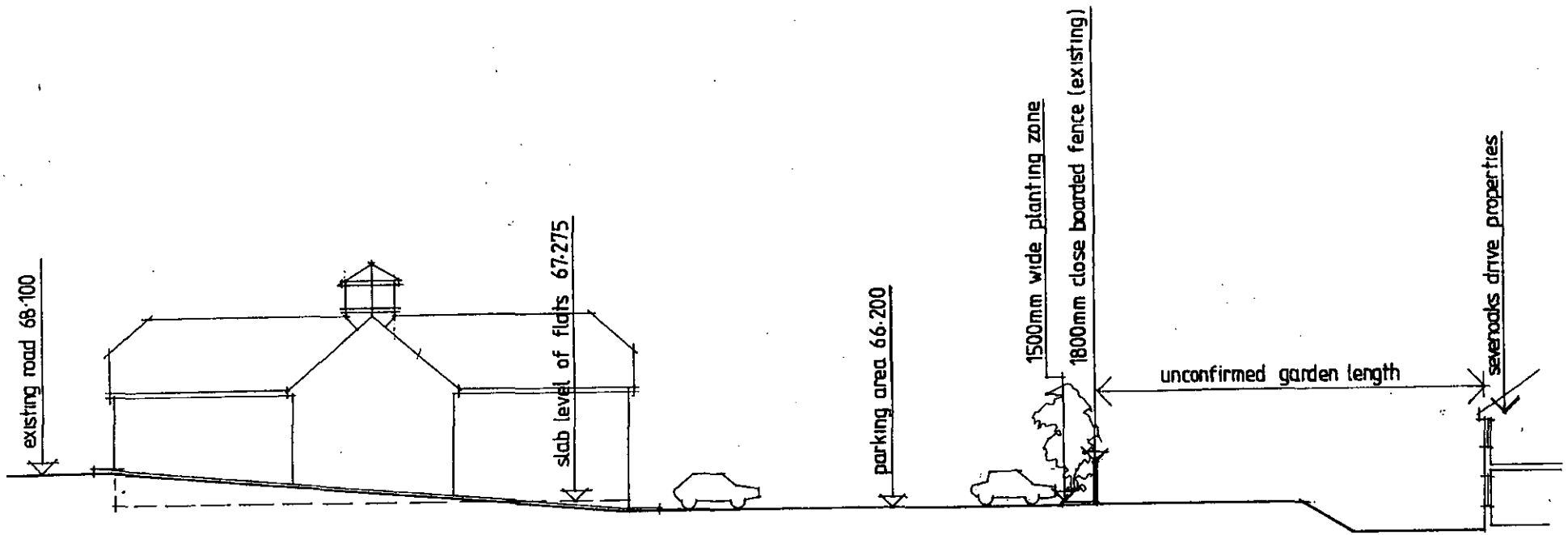
THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING PART SITE PLAN & SITE SECTION

SCALE 1: 50 1: 500 DATE FEBRUARY 2002

DRAWING NO. 01/PF/07A



11 FEB 2002

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING PART NORTH-SOUTH SITE SECTION

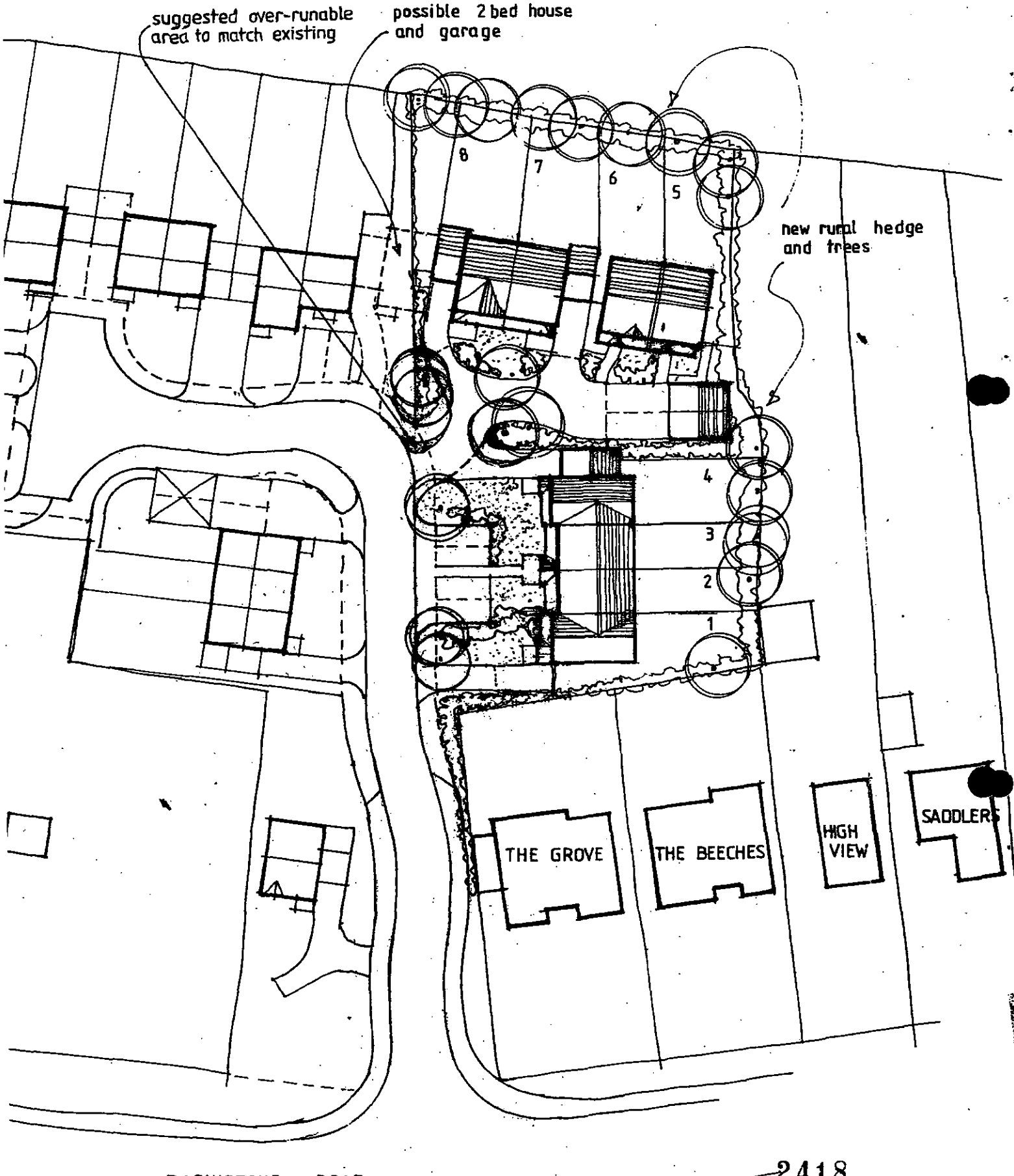
SCALE
1: 200

DATE
FEBRUARY 2002

DRAWING NO. 01/PF/08

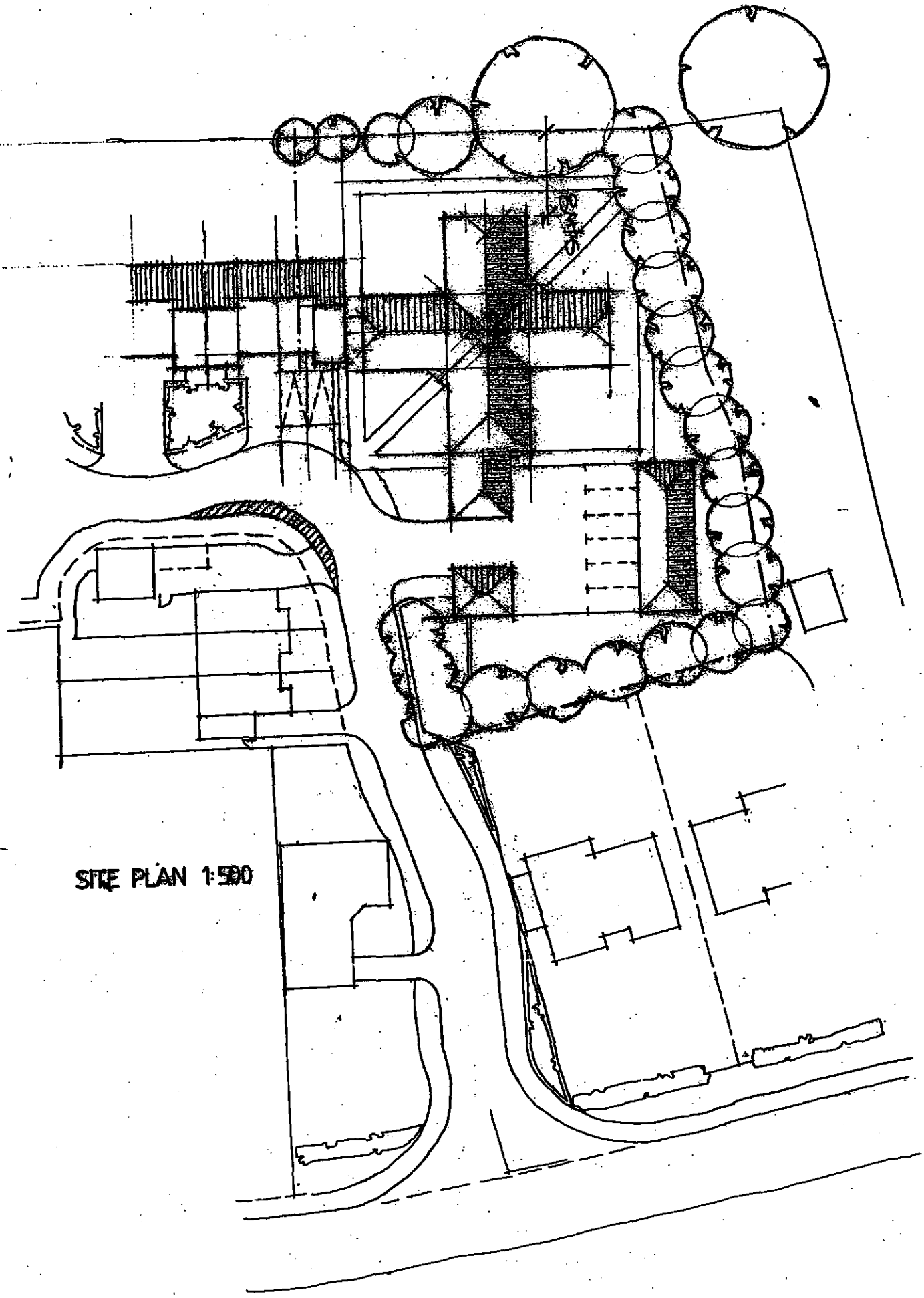
2417

INDICATIVE LAYOUT PLAN FOR APPLICATION O/2000/0560



Site Plan – for illustrative purposes only

APPROVED LAYOUT PLAN FOR APPLICATION F/2001/1774



SITE PLAN 1:500

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5440	Alan Hale 15 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	Mr Kevin Morrison 11 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	Mr & Mrs P Morgan 17 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	G. White The Grove Basingstoke Road SPENCERS WOOD RG7 1AL
F/2001/5440	C. Hill The Beeches Basingstoke Road SPENCERS WOOD RG7 1AL
F/2001/5440	Mr & Mrs P Brown 17 Pursers Farm Basingstoke Road SPENCERS WOOD RG7 1AQ
F/2001/5440	Mr & Mrs Kevin Jordan 15 Sevenoaks Drive SPENCERS WOOD Reading. RG7 1AZ
F/2001/5440	Mr & Mrs C West 18 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ
F/2001/5440	Philip Dawson 1 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ

WOKINGHAM UNITARY
Aiming for Excellence

F/2001/5440	Colin West 18 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ
Committee letters sent 14/02/02	
F/2001/5440	Lisa West 18 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ
Committee letters sent 07/03/02	
Application Refused	Letters sent 19.03.02

WORK SHEET FOR : Angela Odell

Application Number : F/2001/5440

Applicant : Lacken Construction Co Ltd C/O Mr D Dawkins.

Location : Land At, Pursers Farm, Basingstoke Road, Spencers Wood, Reading.
Proposal : Proposed erection of three dwellings plus garages.

Site Notice Displayed ? :	YES	NO	DATE
	✓		7.1.02

Date of Neighbour Notifications : .....

Date of Site Visit : 7.1.02

Date Registered : 10/12/2001

Earliest Date for Decision : 06/01/2002

Latest Consultation Date/Site Notice Expiry Date : 06/01/2002

This application will have expired on: 04/02/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/5440

Appraisal :

Refused at Committee 13.3.02

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

Application Number F/2001/5440
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

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

APPLICATION NUMBER: F/2001/5440

OFFICER: Angela Odell

DATE OF SITE VISIT: 7.1.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 7.1.02

2. DESCRIPTION OF SURROUNDINGS Mix of dwelling types in area (Adjacent to edge of settlement on W. side)

3. DESCRIPTION OF SITE/BUILDING ~~Empty~~ Block of flats under construction. Site of proposed houses cleared. Rear garden of High View is grass.

4. RELATIONSHIP TO ADJOINING PROPERTIES New housing estate 'Pursers Farm' to south: Nos. ~~49~~ 19–21 terrace opposite site of proposed houses. On E side The Grove & The Beeches are on lower land. To N. rear gardens of Sevenoaks houses (on lower land) back onto proposed car park.

5. SITE CONSTRAINTS

TREES a few on boundary with Sevenoaks Drive houses.

ACCESS/PARKING from Pursers Farm.

LEVELS land falls to E & N.

BOUNDARY TREATMENT 1.8m fence (+some hedges) to E & N. sides.

OTHERS

1. The proposal would be overdevelopment of the site resulting in a cramped appearance that would have a detrimental effect on the character and appearance of the area. The proposal would therefore be contrary to Berkshire Structure Plan Policies LD3 and EN1, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

2. Due to its siting and design the proposed terrace of dwellings and garage would have an unacceptably overbearing effect on existing adjacent residential property resulting in unacceptable loss of amenity. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

3. Due to its proximity to their rear gardens, the proposed car park would cause unacceptable disturbance and risk of crime to existing residential properties, thereby resulting in unacceptable loss of amenity and security. The proposal would therefore be contrary to Berkshire Structure Plan Policy LD3, Loddon Area Local Plan Policy LBE2 and to Wokingham District Local Plan Policies WOS3, WH1 and WBE1.

Informatives

1. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000,* that the following policies and/or proposals in the development plan are relevant to this
decision:
Berkshire Structure Plan Policies H2, H9, EN1, LD5 and LD6.
Loddon Area Local Plan Policies LH1, LH8, LBE1, LBE2, LBE5, LBE9, LT5, LT6 and LPS1.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS4, WH1, WH2, WH6, WBE1, WT6 and WT7.

Date: 07 March 2002

Your Ref:

My Ref: **Angela Odell - F/2001/5440**

Lacken Construction Co Ltd
C/O Mr D Dawkins
Low Gables
St Helens Crescent
Benson, Wallingford
Oxon
OX10 6RX

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

Dear Sir/Madam

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View..

Your application is to be determined at the Development Control Sub-Committee meeting on the 13.03.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

PLANNING SERVICES	HPT 53790
POL	TLS
DC AMO	ENF
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CS	
04 MAR 2002	
COPIES TO	

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

By Fax and Post

28th February 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

Thank you for your fax, dated 22nd February 2002, advising me of the actions you require us to take prior to the committee's visit to site on 8th March 2002.

Obviously we were very disappointed that the application was deferred at the Planning Committee meeting on 20th February particularly as we had, I believe, successfully addressed all of the issues raised by the objectors. This was borne out by the contents of your report to committee in which you confirmed that all relevant policy documents and standards had been met by the proposal and that in planning terms the scheme satisfied all current criteria.

That being said I can understand the Committee's wish, given the local opposition, to visit the site and to verify for themselves the situation 'on the ground'. I shall be on site myself that morning and will be more than happy to answer any questions the members might wish to ask.

Given the strength of our case, if viewed in purely planning terms, we are of a mind that, should the application be eventually rejected at the next meeting on 13th March 2002, we will seriously consider going to appeal which, based on specialist advice taken by my client, we are confident we would win. Such action would of course involve all concerned in additional work and expense but we believe that when the situation is considered dispassionately an approval will be forthcoming.

Finally, even at this late stage, there appears to be misinformation being circulated by those opposed to the scheme. I understand that a petition was submitted at the planning meeting on 20th February 2002 objecting to the proposal. The signatories were, I am advised, generally from Sevenoaks Drive and specific properties in Basingstoke Road, however, in an attempt to add credence to their objections they tried to approach the existing residents in Pursers Farm of whom I believe two or three did sign.

One of these has since approached my client to discuss with him the proposal. From his comments it became clear that he had been given false information by those seeking his signature who had warned him that an approval for the additional houses would result in the parking for the flats being in the road, which is of course entirely untrue. Having now appreciated the true picture he is in fact in favour of the proposal as he would prefer to look out on houses rather than a car park! My client has now spoken to a further signatory in Pursers Farm who has in turn recounted the same approach having been made to him based on similar spurious information. This must, I suggest, call into question the entire validity of the petition that was presented as well as the tactics being employed by those opposed to the application.

I look forward to seeing you and the members of the committee on 8th March 2002 when I hope it will be possible to dispel the various incorrect impressions that I believe have been given regarding the proposals.

Yours sincerely



David Dawkins R.I.B.A.

c.c. Lacken Construction
Planning Committee Chairman - Councillor Malvern, 98, Woosehill Lane, Wokingham, Berks. RG41 2TS

Shinfield
Parish Council

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

18 January 2002

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

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

RM/2001/5187
Location: Land at Church Farm & Cattle breeding Centre, Church Lane, Shinfield
New Plans show: Alterations to plots 1,2, 79 and 80, private gated rear paths to terraced houses and showing forward visibility corner,
Case Officer: Mrs A Odell
Observations: Whilst we note that the provision of bin stores at the fronts of houses has not proved popular, this is not the same as saying that in all cases the bin stores have not been used. We therefore welcome the provision of privately gated rear paths but recommend the retention of the bin stores at the fronts of terraced houses for those families who will prefer to use them.

LB/2002/5609
Location: The Elms, Lambwood Hill, Grazeley
Proposal: Proposed demolition of existing sun room attached to listed building and erection of replacement sun room
Case Officer: Helen Pollock
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood,
New pans show: Resiting of proposed dwellings plus garages.
Case Officer: Mrs A Odell
Observations: We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11, 15, 17 and 18 Sevenoaks Drive.

Continued...

2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbate the tendency for flooding of properties in Sevenoaks Drive.

3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site.

F/2002/5720
Location: 9 Salmon Close, Spencers Wood
Proposal: proposed front porch canopy to dwelling
Case Officer: Louise Smith
Observations: No comment

LB/2002/5619
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5585
Location: Hartley Court, Hartley Court Road, Three Mile Cross
Proposal; Single storey extension to listed building to form conservatory
Case Officer: Francis Leo
Observations: No comment

F/2001/5547
Location: 17 Grovelands Road, Spencers Wood
Proposal: Proposed single storey rear extension, new double detached garage to rear of dwelling plus replace flat roof with pitched roof to side of dwelling
Case Officer: Natalie Brown
Observations: No comment

F/2002/5686
Location: Warings Bakery, The Limes, Basingstoke Road, Spencers Wood
Proposal; Proposed installation of air conditioning unit to front of shop
Case Officer: Helen Pollock
Observations: We must emphasis that this is a retrospective application as the units have already been erected and we call for mitigation measures to elevate the visual impact on the street scene and that any potential noise complies with the existing legislation.

F/2002/5675
Location: Royal Oak 39 School Green, Shinfield
Proposal: Proposed single storey extension to public house to form dining area.
Case Officer: Natalie Brown
Observations: No comment

O/2001/5053
Location: Training College Meteorological Office, Shinfield Park, Shinfield Road
Proposal: Outline application for proposed residential development to a maximum of 325 dwellings with retained and new open space plus community centre and security fence to (European Centre for Medium Range Weather Forecast)
Case Officer: Mrs A Odell
Observations: The proposed Bus Loop appears to be an overly complicated and costly provision, especially as it would appear to exclude other large vehicles from using the turning arrangement. There will be numerous
large removals vehicles entering the estate as well as large emergency and service vehicles, which could benefit from the provision of this loop. Gating it would be costly and limit its value.

Continued....

VAR/2001/5477

Location:	Plot 13 Reading Business Park, Basingstoke Road, Shinfield
Proposal:	Proposed variation to condition 2 of consent 99/70362/F in relation to water recycling
Case Officer:	Elaine Vashi
Observations:	No comment

F/2002/5737

Location:	The Barn adjacent to Barn Close, Cutbush Lane Shinfield
Proposal:	Proposed conversion of barn to dwelling. Renewal of consent 97/65800/F
Case Officer:	Natalie Brown
Observations:	No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

Date: 14 February 2002

Your Ref:

My Ref: **Angela Odell - F/2001/5440**

Lacken Construction Co Ltd
C/O Mr D Dawkins
Low Gables
St Helens Crescent
Benson, Wallingford
Oxon
OX10 6RX

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

Dear Sir/Madam

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View..

Your application is to be determined at the Development Control Sub-Committee meeting on the 20/02/02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

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

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
Aiming for Excellence

Applicationo	Name & Address
F/2001/5440	Alan Hale 15 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	Mr Kevin Morrison 11 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	Mr & Mrs P Morgan 17 Sevenoaks Drive Spencers Wood READING RG7 1AZ
F/2001/5440	G. White The Grove Basingstoke Road SPENCERS WOOD RG7 1AL
F/2001/5440	C. Hill The Beeches Basingstoke Road SPENCERS WOOD RG7 1AL
F/2001/5440	Mr & Mrs P Brown 18 Pursers Farm Basingstoke Road SPENCERS WOOD RG7 1AQ
F/2001/5440	Mr & Mrs Kevin Jordan 16 Sevenoaks Drive SPENCERS WOOD Reading. RG7 1AZ
F/2001/5440	Mr & Mrs C West 17 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ
F/2001/5440	Philip Dawson 1 Sevenoaks Drive SPENCERS WOOD Reading RG7 1AZ

F/2001/5440

Colin West
18 Sevenoaks Drive
SPENCERS WOOD
Reading
RG7 1AZ

WOKINGHAM UNITARY
Aiming for Excellence

Committee letters
sent 14/02/02

DAVID DAWKINS ASSOCIATES
LOW GABLES ST. HELENS CRESCENT BENSON
WALLINGFORD OXFORDSHIRE OX10 6RX
TEL/FAX : 01491 824196 MOB : 07850 387232

PLANNING SERVICES	54147
POL	
DC AMO	ENF
APP	
13 MAR 2002	
COPIES TO	ACK:
	FILE:

FAX

Message to : Wokingham D.C. Fax No. : 0118 974 6484

For the attention of : Mrs A. Odell (Planning) Sheet 1 of : 1

Message from : David Dawkins Date : 13/3/2002

Job Name : Pursers Farm. Job No. :

With reference to your fax this morning I can confirm that the level for the carpark will be 65.450

I trust this provides the outstanding information

Regards

D Dawkins

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

11th March 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

As requested please find enclosed copies of drawing 01/PF/09 which show the proposed handling of the new car park in relation to the flats, presently under construction, and the gardens of specific houses in Sevenoaks Drive.

We have taken the lowest part of the extended parking area and fixed this as the finished level of the car park as a whole. We have then graded back on a constant incline to the level of the existing road. This has resulted in our forming a retaining wall between the flats access path and the now lower car park.

This has resulted in two further benefits namely;

1. The rate of the decline has increased and this will mean that the headlights of any vehicle will be directed further downwards than before thus ensuring that this potential nuisance to the neighbouring properties is now sure to be avoided.
2. That with the parking now lower, in relation to the flats, those on the ground floor with windows facing north will not now have their view obscured by parked cars.

I trust this provides you with the information you require.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction

54141
12 MAR 2002

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

By Fax and Post

10th March 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

Thank you for your fax, dated 8th March 2002, enclosing a copy of the letter from ISVR Consultancy Services concerning their conjectural observations regarding the effect of the relocated parking for the flats on the adjoining properties in Sevenoaks Drive.

Their conclusions seem to be generally based on two unsubstantiated presumptions, namely

1. That people who live in flats have a more active nocturnal social life than people who live in houses.
2. That there is some form of curfew in operation in Sevenoaks Drive, after dark, that prevents their neighbours, whose vehicles are parked much closer to their properties than those of the flats, from using the cars and thus generating noise in the process.

As to the first point can I remind you that these are two bedroom flats and as such will quite possibly attract young families who will be particularly concerned about noise issues in their own right. In addition it could be argued that those in Sevenoaks Drive, almost certainly higher earners, are likely to have more disposable income and are therefore more likely to be able to 'take part in social activities in the evening'. This argument has just as much validity, I would suggest, as that put forward by ISVR.

Regarding the second point it is quite clear that vehicles parked adjacent to the properties in Sevenoaks Drive are much nearer than those of the flats and noise generated by these is far more likely to be audible to the residents.

As you are aware the issue of noise generated by the car parking relocation was raised in February and I established at the time, with John Mullaney your Public Health Inspector, that the present boundary fence – 1800mm high and close boarded – complied fully with the requirements. My client is quite prepared to take any further reasonable and practical steps as may be deemed appropriate to mitigate the situation, if this will allay the fears of the neighbours.

Cont.

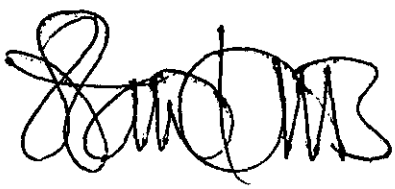
The author of the report seems to gloss over the fact that, whilst in the present application the vehicles are sited closer to Sevenoaks Drive, they would be much further away from the properties in Basingstoke Road, – perhaps not surprising given that the report was presumably commissioned by the Sevenoaks Drive residents.

Despite all the spurious attempts to suggest that the new arrangement will significantly affect the local residents, in the penultimate paragraph the author admits that it is impossible to predict the actions of the future residents. It is clear therefore that all of his comments are simply conjectural and I trust the committee will see them as such and determine the application based only on tangible planning criteria.

If it is the case that the ISVR 'report' is put before the committee I trust that this response will also be submitted in order that a balanced view can be reached.

Thanking you in anticipation

Yours sincerely



David Dawkins R.I.B.A.

c.c. Lacken Construction

ISVR CONSULTANCY SERVICES

ISVR
Consultancy Services

Institute of Sound and Vibration Research

University of Southampton
Highfield
Southampton
SO17 1BJ
United Kingdom

Telephone +44 (0)23 8059 2162
Fax +44 (0)23 8059 2728

Our Ref: RAD/DJF E22024-L01

6 March 2002

Mr P Morgan
17 Sevenoaks Drive
Spencers Wood
Reading
Berkshire
RG7 1AZ

Dear Mr Morgan

Noise from Proposed Car Park – New Development in Pursers Lane

You have asked for our preliminary comments on the noise implications of the proposed car park to the rear of the new apartments being built in Pursers Lane. Your property backs on to the development site, as do Nos 11,15 and 18 Sevenoaks Drive.

You have supplied copies of parts of two site layout plans, which I attach.

Plan 1 shows the layout as defined in the current Planning Consent. In this arrangement, the nearest point of the car park is approximately 20 metres from the rear facades of The Beeches and The Grove, and about 40 metres from the rear of 11, 15 and 17 Sevenoaks Drive. The plan shows some planting to the boundaries of the new site, which will provide some visual screening, although it will have little or no effect on noise emission from the site.

Plan 2 shows a modified layout, which I understand is the subject of a further Planning Application. In this layout, the development site is extended into the strip of land (currently a private garden) behind your property, and the car park is relocated into this area. This allows additional dwellings to be built adjacent to The Grove and The Beeches. The car park would be less than 20 metres, at its nearest point, from the rear of your house, separated only by the boundary fence.

You have sent photographs with various views of the site and surroundings, which are helpful in judging the relative positions and levels of the various buildings and fences.

I accept that you are concerned about the potential for disturbance caused by activities in the car park, especially if it is located into the position shown on Plan 2. I agree that this is a potential problem, especially in a relatively quiet suburban area. I recall addressing a Planning Committee meeting here in Southampton about a similar application. My main concern would be the possibility of noise from the car park at night. I think that occupiers of apartments are more likely to take part in social activities in the evening, and to arrive home later, than occupiers of houses. This is obviously a broad generalisation, and should not be taken as a criticism of any particular lifestyle, but I think it is a reasonable assumption. Noise

from car parks at night, particularly from car doors being closed and conversations being held, is a very common cause of complaints in uiet residential areas. I think it would be difficult to establish with any certainty what levels of noise might be expected to result from the new car park, and to what extent this noise might be disturbing, whichever location is approved. So much depends upon the habits of the new neighbours and on their degree of consideration if they return home late or leave early.

However, the original (Plan 1) layout is clearly preferable in terms of noise affecting Sevenoaks Drive. The car park is further away, and is largely screened by the row of garages. I would say that noise from the car park, affecting Sevenoaks Drive, will be at least 10 dB(A) lower if the Plan 1 layout is adopted, rather than the revised (Plan 2) layout. My overall judgement, based on the information I have, is that car park noise is very unlikely to be conspicuous in Sevenoaks Drive if the original (Plan 1) layout is adopted. The revised (Plan 2) layout offers no mitigation to deal with car park noise. The location of the car park to the rear of the apartment building will also have the effect of enhancing the transmission of car park noise in the direction of Sevenoaks Drive, because of sound reflections from the building façade. I conclude that the layout shown in Plan 2 does have the potential for car park noise to cause disturbance to residents in Sevenoaks Drive.

The situation at The Beeches and The Grove is rather different. The revised (Plan 2) arrangement moves the car park further from these properties, and introduces some additional screening from the new dwellings (behind the Grove) and the garage block. I would therefore say that the revised (Plan 2) arrangement is, from a noise point of view, slightly preferable as far as these houses are concerned. Obviously there are visual aspects to consider as well, but I am not qualified to comment on these.

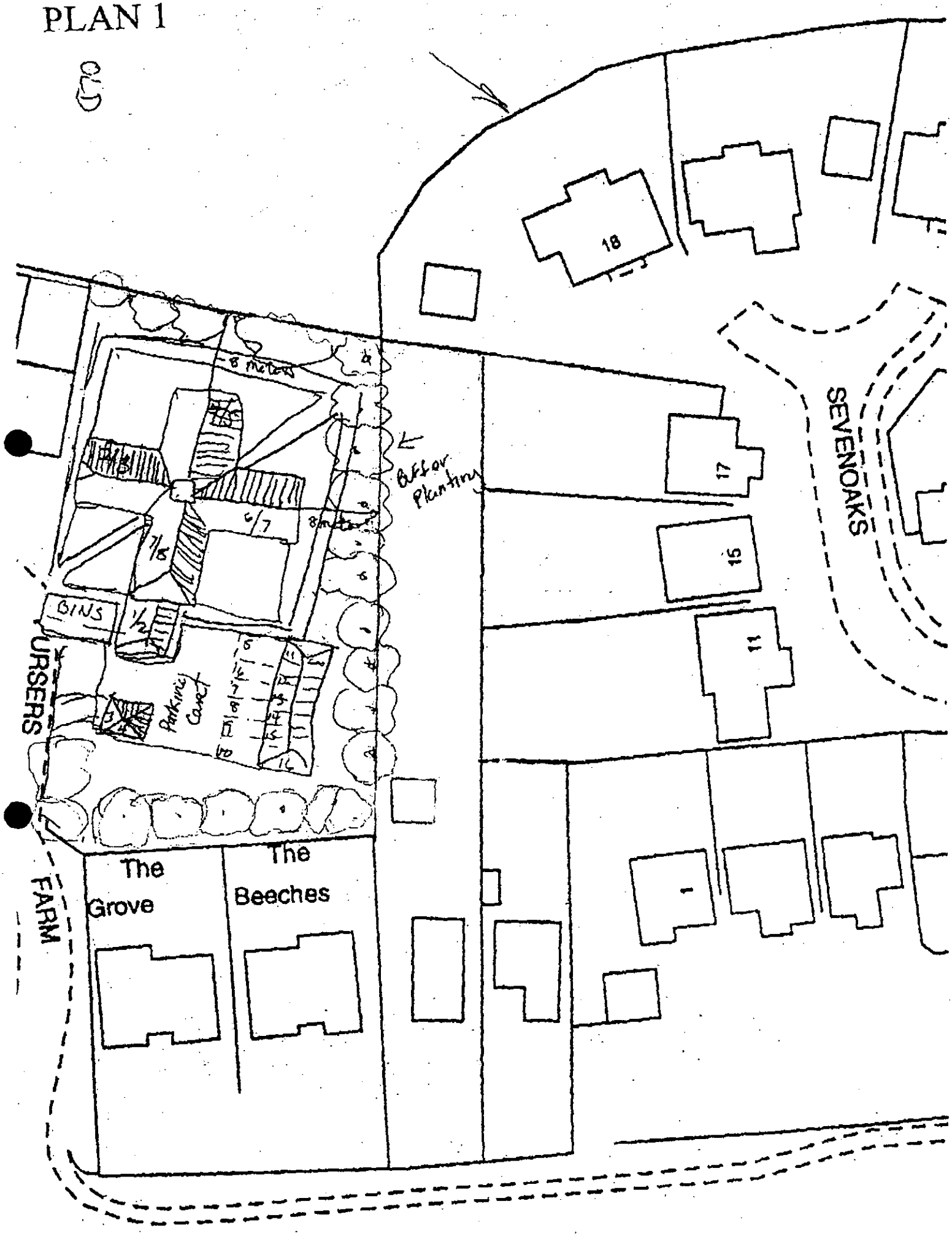
I do not think that further technical evidence on noise will greatly assist the planning Authority in reaching a decision. As I say above, it would be very difficult to carry out any precise or informative calculations to predict the noise levels which might be expected to arise from the car park. There is also a balance between the potential effects on Sevenoaks Drive, and on The Beeches and The Grove. However, my assessment is that on noise grounds the original layout (Plan 1) is preferable, since it leads to a much better situation at Sevenoaks Drive and only a marginal disbenefit (compared with Plan 2) at The Beeches and The Grove. I think that you must rely on the Planning Committee's common-sense judgement, based on a site visit and experience of similar developments in the locality, to reach the proper decision on the new application. However, I am sure that your concern about the potential noise issue is fully justified.

I hope that these comments are useful, although I appreciate that they do not provide the definitive view (in terms of actual noise levels and comparisons with accepted criteria) you might have hoped for.

Yours sincerely

pp R A Davis
Associate Consultant
Email: rad@isvr.soton.ac.uk

PLAN 1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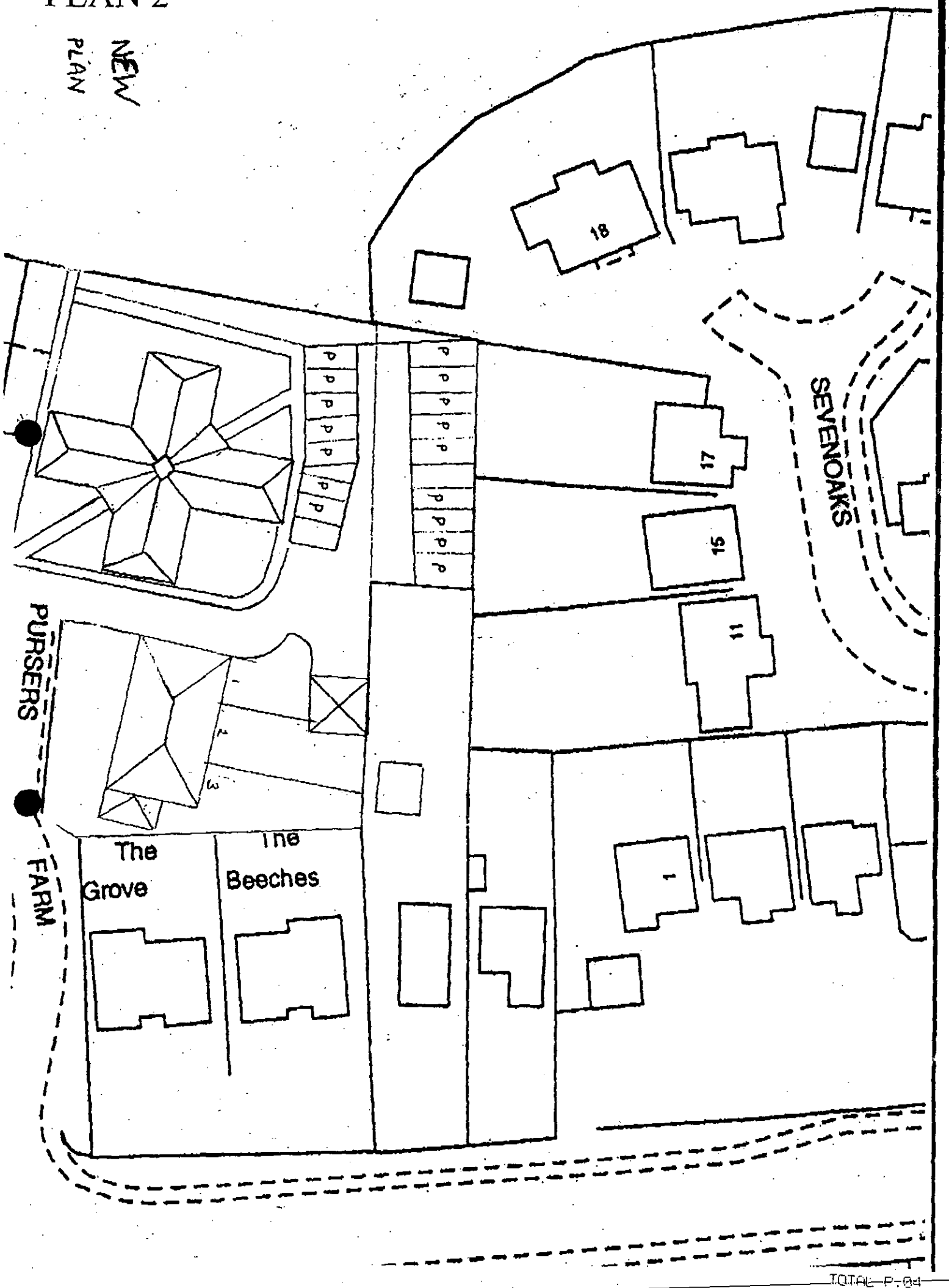
Parking Court
The Grove
The Beeches
FARM

PLAN 2

NEW PLAN



DEVELOPMENT CONTROL COMMITTEE – 20 FEBRUARY 2002.

MEMBER'S UPDATE.

CHURCH FARM & CATTLE BREEDING STATION, CHURCH LANE, SHINFIELD

Applications RM/2001/5187 & F/2001/5188

Additional Comments

Shinfield Parish Council (on revised plans):
"Whilst we note that the provision of bin stores at the fronts of houses has not proved popular, this is not the same as saying that in all cases the bin stores have not been used. We therefore welcome the provision of privately gated rear paths but recommend the retention of the bin stores at the fronts of terraces for those families who prefer to use them.
The proposed Bus Loop appears to be an overly complicated and costly provision, especially as it would appear to exclude other large vehicles from using the turning arrangement. There will be numerous large removal vehicles entering the estate as well as large emergency and service vehicles, which could benefit from the provision of this loop. Gating it would be costly and limit its value."

LAND ADJACENT TO HARTMAN HOUSE, DANEHILL, CUTBUSH LANE.

Application O/2001/4949. Pages 2367-2376.

A further informative is recommended to clarify what is being determined.

2. Siting in not agreed as part of this application and is a reserved matter. The siting as shown on drawing AH/S/656 is for illustrative reasons only and has not been approved.

LAND ADJOINING SAFEWAY CAR PARK, WOOSEHILL COURT, WOKINGHAM.

Application F/2001/5535. Pages 2390-2401.

Public consultation on the proposal, prior to submission of the planning application

During August and early September 2001, a public consultation exercise was conducted, by the Council's Property Services Section, regarding development of a doctors surgery on the application site, and this was reported to Cabinet on 8 October 2001. The consultation paper was sent to approximately 750 households on the area, asking whether they supported the idea of developing the land for a new health centre. 142 residents responded, 136 (95.8%) of whom supported the proposal, while 6 (4.2%) were opposed to the use of the land for a health centre.

Inspector's report on part two of the Wokingham District Local Plan

The inspector's comments are a material consideration in determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements would be developed first.

Comment: The proposal lies within a category A settlement and, hence, would comply with this principle.

Policy WOS3: The changes proposed would not affect the assessment of this proposal.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues. It is also recommended that issues of safety and security, which are currently contained in Policy WBE5, are incorporated in this policy.

Comment: It is considered that the proposal would comply with the Inspector's recommendations.

Policy WBE5: The Inspector considers that this is an important issue but has suggested that "incorporation of features that maximise the safety and security of people living in or using the development" should be a criteria of policy WBE1 and that Policy WBE5 should be deleted.

Comment: The recommendation does not alter the principles of designing for safety and security and it is considered that the proposal would comply with this requirement.

Policy WBE10: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that appropriate landscaping should be required and the proposal would comply with the Inspector's recommendations.

Policy WBE11: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that the impact on existing trees should be taken into consideration and that trees that are to be retained should be protected during construction. The proposal would comply with the Inspector's recommendations.

Proposal WIC6: The Inspector suggests that the proposal should be re-assessed and, unless there is clear evidence of need and that the proposal would progress during the lifetime of the plan, it should be deleted.

Comment: The application under consideration demonstrates that there is a need and the proposal is likely to progress within the lifetime of the plans.

Policy WT7: The Inspector recommends replacement of this policy.

Comment: The recommendation does not alter the principle that the road safety implications should be examined and the proposal would comply with the recommendation.

Policy WIC10: The Inspector has not commented on this policy.

Policy WIC16: The Inspector has suggested amendments to the wording of the policy but these would not alter the principle involved or the assessment of the proposal.

Additional informative:

4. The trees adjacent to Smiths Walk are protected by a group tree preservation order 12/1973 and removal or work to the protected trees would require the written consent of the Council's Arboricultural Officer.

LAND AT PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD
Application F/2001/5440

Additional Consultations

22 signature petition:

"We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses built.

The design/layout is totally unacceptable due the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), security (crime against property, cars and people) and loss of amenities (light) for 'The Beeches' and 'The Grove'. This intensification of the development will 'unreasonably damage' the quality of life of existing residents and the prospective residents of the flats."

3 additional letters of objection received from Sevenoaks Drive in response to additional plans:

- Reiterate previously expressed objections about disturbance and intrusion from noise, car lights, burglary risk and effect on outlook and privacy.
- Change in road to make it slope down to the car park will do little to prevent light pollution from car lights.
- Layout and height of properties are likely to be poor for acoustics and sound reflection.
- Concerns about surface water drainage.

Shinfield Parish Council (on revised plans).
"We object strongly to these revised plans. Whilst we had no comment to make on the original submission which featured buffer planting and a garage block serving to mitigate the impact of vehicles on the adjoining properties, we have the following grave concerns about the significantly revised site layout and increased density of development:

1) The modified communal parking proposals for this site will significantly compromise the residential amenity and quality of the local environment especially for the residents of 11,15, 17 and 18 Sevenoaks Drive.
2) In view of its elevated position over these properties, light, noise and atmospheric pollution will ensue and any attempt to ramp down the parking apron will exacerbated the tendency for flooding of properties in Sevenoaks Drive.
3) The revised positioning of the communal parking area would create an increased security risk for adjoining properties and expose them to an increased threat of crime.

Whilst we consider the original proposals to be acceptable in this rural environment, we urge you to reject these revised plans as being over-development and inappropriate for this site."

LUCKLEY OAKFIELD SCHOOL, LUCKLEY ROAD. WOKINGHAM
Application F/2001/5482, Pages 2420-2432

Inspector's report on part two of the Wokingham District Local Plan

The inspector's comments are a material consideration in determination of applications.

Policy WOS2: The Inspector recommends replacement of this policy by a sequential approach whereby previously developed land and buildings within or on the edges of category A settlements would be developed first.

Comment: The proposal lies within a category A settlement and, hence, would comply with this principle.

Policy WOS3: The changes proposed would not affect the assessment of this proposal.

Policy WOS10: The Inspector has not commented on this policy.

Policy WLL7: No amendments to this policy are recommended.

Policy WBE1: The Inspector recommends that the importance of good design is more strongly emphasised within the policy and has given more weight to sustainability issues, especially in transport terms.

Comment: It is considered that the proposal would comply with the Inspector's recommendations.

Policy WHE11: The Inspector recommends replacement of this policy but the revised policy wording would not alter the principle that the setting of the listed building is a consideration.

Comment: This would not alter the assessment of this proposal.

Policy WIC16: The Inspector has suggested amendments to the wording of the policy but these would not alter the principle involved or the assessment of the proposal.

Policy WIC17: No amendments to this policy are proposed.

THE BARN, SWALLOWFIELD ROAD, ARBORFIELD
Applications F/2001/4984 and LB/2001/5494

Corrections to report

1. Application number should be F/2001/4984 not F/2000/2807
2. Title should be:
   "External alterations, including single storey front and side extensions, bin store and landscaping.

(Application F/200/2807, is in abeyance. The Committee had resolved to undertake a site visit but this has not yet been programmed).

VICTORIA, HEATH RIDE, FINCHAMPSTEAD
Application F/2002/5683

Correction to report

Page 2466 of the agenda. The title to the minutes should be MINUTES OF THE DEVELOPMENT CONTROL COMMITTEE OF 9th JANUARY.

Additional Consultations

Letter of objection received from Little Oaks. Re-iterates previous objections:

- Height, width and massing would be obtrusive and out of keeping in the street scene.
- Proposed dwelling should be built on the existing building line (i.e. no nearer to Little Oaks than the existing bungalow).
- Would result in loss of light to side dining room window. This may contravene law under the Prescription Act 1832.
- Overlooking from windows in proposed front, side and rear elevations resulting in loss of privacy.
- Unacceptable noise from driveway alongside Little Oaks.
- 'Existing garage' shown is misleading as this was erected in May of last year. Asks that if permission is granted a condition is attached preventing it from being moved from its current position.
- Considers that had incorrect drawings not been put in front of the Committee (on 14 November 2001) the application would have been recommended for refusal.

1 other letter of objection received:– points covered above.

Additional Condition No. 13 (to cover bats)

Before the existing building (dwelling) on the site is demolished, a survey to ascertain whether there are bats in the building shall be submitted to and approved by the Local Planning Authority. If evidence of bats is found, no further demolition in the affected building shall take place until English Nature have been informed and a mitigation scheme has been submitted to and approved by the Local Planning Authority in consultation with English Nature. Demolition shall not recommence until the mitigation scheme has been

implemented in accordance with the approved details, and written approval to recommence demolition has been given by the Local Planning Authority.
Reason: To comply with the requirements of the Wildlife and Countryside Act 1996.

15 NEW ROAD, TWYFORD
Application F/2001/5110, Pages 2479-2485.

Correction to report

Paragraph 1 on page 2479 - The previously refused, outline application for the erection of a detached dwelling (O/2001/4105) included details of siting and the means of access. The reserved matters were design, external appearance and landscaping.

The reason for refusal of the outline application was: *"It has not been demonstrated that an additional dwelling can be erected on this site without giving rise to a cramped appearance on the street scene and a layout of dwelling could be achieved that would meet contemporary standards."*

Additional condition

Prior to commencement of the development hereby approved, details of the proposed car port at 15 New Road shall be submitted to and approved in writing by the Local Planning Authority and the car port shall be constructed in accordance with the approved details.

WOODLEY CE PRIMARY SCHOOL, HURRICANE WAY, WOODLEY.
Application F/2001/5201, Pages 2527 – 2534.

Further letter of objection

A further letter of objection has been received from a local resident who is concerned that building works have commenced.

Angela Odell

From: John Mullaney
Sent: 27 February 2002 16:06
To: Angela Odell
Subject: pursers farm F/2001/5440

I don`t think I have any further comments to make on this one as we discussed it already and I have commented.

I`m on leave till the 11th March now.

thanks

John

We the undersigned wish to object in the strongest terms to the proposed development at Pursers Farm, application Number F/2001/5440.

Since the original planning application was approved the developer has been given the opportunity to purchase additional land and in an attempt to increase the density of the housing, their latest proposal is to build a communal car park at the rear for 16 cars. In addition the original garage block, parking and amenities are to be scrapped to have three houses build.

The design/layout is totally unacceptable due to the location of the access road, communal car park and positioning of the additional dwellings.

The layout is bad for pollution (noise, light, air), Security (crime against property, cars and people) and loss of amenities (light) for "The Beeches" and "The Grove". This intensification of the development will "unreasonably damage" the quality of life of the existing residents and the prospective residents of the flats.

Name	Address	Signature
Colin West	18 Sevenoaks Drive, Spencers Wood Reading	[signature]
Lisa West	18 Sevenoaks Drive Spencers Wood Reading	[signature]
Paul Morgan	17 Sevenoaks Drive	[signature]
Angela Morgan	17 Sevenoaks Drive	[signature]
John Hon	14 Sevenoaks Drive	[signature]
Lesley Hale	15 Sevenoaks Dr	[signature]
Kevin Morrison	11 Sevenoaks Dr	[signature]
Claire Morrison	11 Sevenoaks Dr	[signature]
[signature]	1 Sevenoaks Drive	[signature]
[signature]	1 Sevenoaks Drive	[signature]
CHRIS POTTER	3 Seven Oaks	[signature]
Glenn White	THE GROVE [illegible]	[signature]
Karen White	"	[signature]
[signature]	THE BEECHES	[signature]
Jacqueline Hyde	The Beeches	JACKY HYDE
[signature]	19 Pursers Farm	[signature]
BONNARDOT	20 PURSERS FARM	Eric Bonnardot
W RICHARDSON	21 PURSERS FARM	[signature]

Name	Address	Signature
J H COOK	Hall Hse, Basingstoke	J H Cook
BAYLEY TUSTIN.	SADDLERS. SPENCERS WOOD.	Bayley Tustin.
R JORDON.	16 SEVENOAKS DRIVE	R Jordon
ALAN HALE	15 SEVENOAKS DRIVE	

Angela,

Petition received

1.45 19th Feb. 2002

5440

OBS

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	FILE:

WOKINGHAM DISTRICT COUNCIL

Shute End, Wokingham
Berkshire RG40 1BN
Tel: (0118) 974 6000

With Compliments Lynn Oliver.

Date: 12 February 2002

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Angela Odell

The new plans show the following: North-south section through proposed car park to flats and access road to it. Drawing no 01/PF/08.

Comments are required by 19/02/2002.

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

(RING ONE)

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

App No. F/2001/5440 (Planaps) / (Ludhouse) Date Rec. 11. 2. 02.

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

Parish Shinfield

Applicant: Lacken Construction Co. Ltd.

Description of attached plans Showing north – south section through proposed car park to flats and access road to it.

Drawing No's: 01/PF/08

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Environmental Health Officer: (John Mullaney)

		Drawing No's	
1.	NK (Landscape & Trees)		
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: Nos. 1, 11, 15, 16, 17, 18-19 Sevenoaks Drive, The Grove, The Beeches, High View, Saddlers & Basingstoke Rd, Nos. 19-21 Pursers Farm

Date for Responses 7 days - i.e. by 19. 2. 02.

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 12.02.PS

Yellow - Part One Copy
Green - Officer's Copy

ADDITIONAL PLAN

5440

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	FILE:

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

By Fax and Post

8th February 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

With reference to our telephone conversation today.

Thank you for your advice that more specific information should be submitted with regard to the potential situation when vehicle headlights may disturb residents in Sevenoaks Drive.

Please find enclosed therefore 6no. copies of drawing 01/PF/08, which shows our proposed ramping down of the car park access road. By maintaining a steady decline from the existing road level (68.100) down to the car park (66.200), the level of which does and will match the adjoining gardens, we can ensure that headlights are also directed downwards until the existing 1800mm close boarded boundary fence ensures that lights will be obscured from view.

I trust that the above adequately explains our proposals and hopefully allays the fears of the neighbouring properties.

Yours sincerely

David Dawkins R.I.B.A.

Encs.

c.c. Lacken Construction

Date: 08 February 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Angela Odell

The new plans show the following: Corrected red line around boundary of application site and detailed section. Drawing nos: 10/PF/05C & 07A.

Comments are required by 18/02/2002.

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

Penny Please can you do this today Fri 8 Feb as end date needs to be before Committee on 20 Feb.

Thanks

Ayo

(RING ONE)

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

App No. F/2001/5660 (Planaps) / (Ludhouse) Date Rec. 7.2.02

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

Parish Shinfield

Applicant: Laken Construction Co. Ltd.

Description of attached plans Showing corrected red line around boundary & application site and detailed section.

Drawing No's: 10/PF/05C & 07A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

_____

_____

_____

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

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

NEIGHBOURS: The Grove, The Beeches, High View & Saddlers ⇐ Basingstoke Rd.
Nos. 1, 11, 15, 16, 17, 18 & 19 Sevenoaks Drive, 19-21 Pursers Farm. Date for Responses 10 days

FURTHER ACTION

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

Redate Application Ⓨ / N From _____

New Site Notice Ⓨ / N

New Description _____

CASE OFFICER AO

Consultations Sent by Admin. on 08.02.PS

Yellow - Part One Copy
Green - Officer's Copy

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DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

REVISED PLAN

5440

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

4th February 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

With reference to your letters dated 22nd & 31st January and our recent telephone conversations I would address the issues raised as follows;

I have reviewed the measurements taken to establish the relationship between the properties in Basingstoke Road and the proposed level of our units on site and would reaffirm, within the constraints of access, that these are correct. In an attempt to show the relationship more clearly I enclose a larger scale section drawing as a further revision to drawing 01/PF/07 which includes both the single storey projection to the rear of these properties and the swimming pool profile. I can confirm that the dimension from the two storey rear elevations of The Grove and The Beeches is 12.000mts. Measuring from 1:500 site plans, which have been reproduced by photocopying, does almost inevitably cause some minor discrepancies.

Again by site survey I have been able to verify that the flats have been constructed in the correct position i.e. eight metres from both the north and west boundaries. The only inconsistency between the earlier and current application site plans relates to the north boundary with High View. Following receipt from your department of the GIS plan, credited to Ordnance Survey, I had taken this to be definitive and based the present site plan upon its contents. Following your comments I have since remeasured this boundary and find that the profile shown on the earlier application was correct and that on the GIS plan is in error. Given that this area is now contained within the proposed extended site this point is no longer relevant but for the purposes of good record I have now dotted the present boundary line onto the site plan, 01/PF/05C, copies of which are enclosed with this letter.

Cont.

I note your comments regarding the status of the application made by the previous site owner, Mrs Doe, which went to committee on 20th April 2000. I believe it is true to say that the application was 'passed' in so much as its built form and location were approved, the only matter remaining being the payment of a contribution towards education in the area. As the ownership changed to my client very shortly afterwards this was obviously never made. I still believe that the committee's agreement to that scheme should very much be taken into account when any recommendations or assessments are made of the present application.

The apparent anomaly between the site plan of the Doe application (O/2000/0560) and the block position on drawing 01/PF/07 is again due to reprographic distortion. The print I have, which shows a building to building dimension of 14.5mts, has come from a copy made, I understand, from the drawings held on your planning file and obtained by my client from your department. Presuming that you have verified that the comments made to you are correct I have amended drawing 01/PF/07 accordingly.

My client appreciates that the height relationship between the proposed new units and the properties in Basingstoke Road, which abut the site, is particularly sensitive. As determining the slab level will be fundamental to this issue can I suggest that, as with the previous phase, the fixing of this slab level, to the Authority's satisfaction, be a condition of any approval given as it is also our wish that the slab be kept as low as reasonably possible to reduce the impact of the building.

You have mentioned concerns raised by residents in Sevenoaks Drive regarding the affect of headlights shining into their first floor windows, as vehicles enter the parking area, due to the local topography. As you have requested I have examined the relative levels between the extended site, where the parking to the flats is proposed to be located, and the gardens backing onto it. What I have found is that the level is consistent on both sides of the boundary. This level continues into the gardens for some significant distance before it drops to meet the lowered area adjacent to the buildings. Again my client is sympathetic to these concerns and is willing to adjust the approach road levels so as to avoid this problem. Once again can I suggest that the agreement of gradient and levels be a condition of any approval.

You also requested that I confirm the relative densities for both the original Phase 2 scheme and that of the presently extended proposal and I can confirm the following;

Application F/2000/1774 (approval issued 23/8/2000)	0.26 hectares with nine units
Application F/2001/5440	0.295 hectares with twelve units (now including additional parking area)

I believe that the above adequately answers the various points made and objections raised and trust that your department continues to be able to support the application which you have advised will go before committee on 20th February 2002.

Yours sincerely

David Dawkins R.I.B.A.
Encs.

c.c. Lacken Construction

(RING ONE)

1970

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

App No. (Planaps) IF/2001/5460 (Ludhouse) Date Rec. 7.1.02

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

Parish Swinfield.

Applicant: Laeken Construction Co. Ltd.

Description of attached plans Showing existing & proposed dwellings plus garages.

Drawing No's: 01/PF/05B.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: As already consulted.

Date for Responses 3 weeks.

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description As above

CASE OFFICER AO.

Consultations Sent by Admin. on 10.01.02

Yellow - Part One Copy
Green - Officer's Copy

Date: 10 January 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Angela Odell

The new plans show the following: Resiting of proposed dwellings plus garages. Drawing no:01/PF/05B.

Comments are required by 31/01/2002.

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

Planning Application

Received by Wokingham District Council

Application No: F/2001/5440

Proposal:
Proposed erection of three dwellings plus garages and additional parking to rear of High View.

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

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5440 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 31/01/2002. 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.

Head Planning and Transportation

10 January 2002

Revised Plans

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 17 January 2002

Location:	Land at Pursers Farm, Basingstoke Road, Shinfield
Proposal:	Proposed erection of three dwellings plus garages and additional parking to rear of High View.
Application Number:	F/2001/5440

In response to your consultations dated 13, 19 and 20 December 2001 and 10 January 2002 for the above application, the landscape comments are as follows:

I have no objection to the proposals.

The landscape scheme as shown on drawing no. 1964/30 is generally acceptable, however the drawing should be amended to take account of the change in position of the dwellings within the site as per drawing no. 01/PF/05B.

The landscape plan should also give details on the numbers and/or densities of shrubs to be planted per species.

Catherine Brimble

Catherine Brimble
Landscape Architect

Angela Odell

From: John Mullaney
Sent: 18 December 2001 11:45
To: Angela Odell
Subject: Land at Pursers Farm F/2001/5440

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Angela Odell

From: Glenn White [glennw@elements.co.uk]
Sent: 14 February 2002 10:23
To: 'angela.odell@wokingham.gov.uk'
Subject: Pursers Farm Phase 3

PLANNING SERVICES	HPT
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18 FEB 2002	
COPIES TO	ACK:
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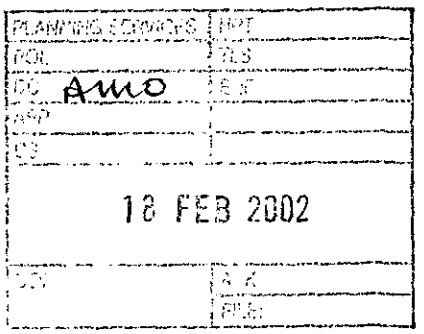
Dear Angela

I am in receipt of your letter regard to the revised plans introduced by Larkin Builders, i understand that they intend to revise the Landscaping , as per my previous corrispondances i feel that these changes are part of the proceedure to create diversion to move the attention away from the proposed new dewllings,and the impact that they will have to the surrouding area.The resident of pursers farm will not object to the new scheme as a large proportion are still owned by Larken Builders and therefore are tennants to the main contractorand have no issue regarding the numbers of houses and the enviromental issues.

Regards Glenn White The Beeches

Angela Odell

From: Morgan, Paul [paul.morgan@nectech.co.uk]
Sent: 18 February 2002 08:20
To: 'Angela. Odell (E-mail)
Subject: FW: Latest Objection



-----Original Message-----
From: Kevin Morrison [mailto:Kevin@morrison.org.uk]
Sent: 14 February 2002 21:45
To: Paul. Morgan (E-mail)
Subject: Latest Objection

Paul – I do not have Angela Odell's email address – I have therefore posted this on the web site – Would you be able to forward this to Angela Odell just in case it is lost in the system. – Thanks

Having studied the drawings in the above application I wish the following objections to be considered.

The fact that the access road to the car park slopes gently downwards is not going to significantly affect the amount of light being dispersed by car headlights. These will shine directly into the windows of the houses on Sevenoaks Drive, this can be demonstrated now by the fact that the downstairs windows of the flats can easily be seen from the upstairs windows of the houses on Sevenoaks Drive. As the proposed road is not significantly lower than the ground level of the flats, car headlights will shine as described above.

The fence that is being considered the boundary line is also built in such a way that the arris rails are on the wrong side of the fence, this poses a definite security risk, as identified by the Crime Prevention Design Adviser, in his letter.

The most significant problem is however the amount of surface water that will gather on the car park. As the council are aware the drainage in and around Spencers Wood, and in particular Sevenoaks Drive, is a major problem. All houses facing pursers farm from Sevenoaks Drive suffer from water logged gardens. There is no adequate means of drainage from the car park that is apparent, and one can only assume that the water would drain into the gardens of the surrounding property, this would undoubtedly cause flooding in these gardens.

Kevin Morrison
11 Sevenoaks Drive

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 14 February 2002 21:39
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
Aiming for Excellence

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Kevin Morrison
Correspondent_StreetAddress: 11 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1 AZ
Correspondent_Telephone:
Correspondent_Email: kevin@morrison.org.uk

083
AO
Ack ✓

Comments:

Having studied the drawings in the above application I wish the following objections to be considered.

The fact that the access road to the car park slopes gently downwards is not going to significantly affect the amount of light being dispersed by car headlights. These will shine directly into the windows of the houses on Sevenoaks Drive, this can be demonstrated now by the fact that the downstairs windows of the flats can easily be seen from the upstairs windows of the houses on Sevenoaks Drive. As the proposed road is not significantly lower than the ground level of the flats, car headlights will shine as described above.

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The most significant problem is however the amount of surface water that will gather on the car park. As the council are aware the drainage in and around Spencers Wood, and in particular Sevenoaks Drive, is a major problem. All houses facing pursers farm from Sevenoaks Drive suffer from water logged gardens. There is no adequate means of drainage from the car park that is apparent, and one can only assume that the water would drain into the gardens of the surrounding property, this would undoubtedly cause flooding in these gardens.

Ian Jordan

OBS

PLANNING SERVICES	NPT
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20 FEB 2002	
COPIES TO	ACK:
	FILE:

From: WebComments@wokingham.gov.uk
Sent: 19 February 2002 17:40
To: ian.jordan@wokingham.gov.uk
Subject: *Comments on Planning Applications*

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Alan Hale
Correspondent_StreetAddress: 15 sevenoaks Drive,,
Correspondent_Address2: Spencers wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883488
Correspondent_Email: alanhale@imagethroughquality.com

Comments:

My previous two objections are confirmed(held by Angela O`dell.)
I would like to add further comment for consideration and would strongly urge the council to deny the application in it`s entirety.
The planned relocation of the very large car park to a place hidden away behind the flats already being built is going to create a haven for crime and will be an ideal place not just for petty crime but also for personal attacks and burglaries.The previous plan which had been approved by the council was much more sensible placing the car park in a more accessible , public area that provided little or no difficulties.This is high density over development and is totally out of keeping with it`s surroundings.The council has a duty and a responsibility not only to existing residents but also to the future flat owners to provide, as best they can, safety and security for people and their posessions.Allowing the car park to be built behind the flats instead of in front of them is tantamount to inviting criminals to a `party`.It is common knowledge that these type of car parks in this type of location cause crime and should be a strong enough reason to deny the application.None of us want to say "told you so" after the event.The council should already be aware that crime figures are growing in Spencers Wood,please don`t add to our problems by approving this application.

Other major issues are loss of light and car headlights shining upon the houses numbered 11,15,17,18. The location of the car park being dark and quiet would mean people would want to use full beam headlighting at night and the developers suggestion of a slight reduction of ground level is not going to change the fact that the route to the car park is ludicrous.

PLANNING SERVICES	RPT 53342
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20 FEB 2002	
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Confirmation page for comment on a planning application

Dear Alan Hale ,
Thank you for contacting Wokingham District Council about application F/2001/5440 .
You chose to Object on the application and made the following comments:
My previous two objections are confirmed(held by Angela O`dell.) I would like to add further comment for consideration and would strongly urge the council to deny the application in it`s entirety. The planned relocation of the very large car park to a place hidden away behind the flats already being built is going to create a haven for crime and will be an ideal place not just for petty crime but also for personal attacks and burglaries.The previous plan which had been approved by the council was much more sensible placing the car park in a more accessible , public area that provided little or no difficulties.This is high density over development and is totally out of keeping with it`s surroundings.The council has a duty and a responsibility not only to existing residents but also to the future flat owners to provide, as best they can, safety and security for people and their posessions.Allowing the car park to be built behind the flats instead of in front of them is tantamount to inviting criminals to a `party`.It is common knowledge that these type of car parks in this type of location cause crime and should be a strong enough reason to deny the application.None of us want to say "told you so" after the event.The council should already be aware that crime figures are growing in Spencers Wood,please don`t add to our problems by approving this application. Other major issues are loss of light and car headlights shining upon the houses numbered 11,15,17,18. The location of the car park being dark and quiet would mean people would want to use full beam headlighting at night and the developers suggestion of a slight reduction of ground level is not going to change the fact that the route to the car park is ludicrous.
Please use the **BACK** button on your browser to get back to the form.

0188

Angela Odell

From: Kevin Jordan [mail@sevenoaks97.freeserve.co.uk]

Sent: 18 February 2002 16:52
To: Angela.Odell@wokingham.gov.uk
Subject: Drawing Nos: 10/PF/O5C & 07A & 01/PF/08

19 FEB 2002

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Both myself and my husband are writing to address the above application and our concerns and objections to the revised planning application F/2001 5440 for Pursars Farm Development.

We strongly are arguably believe that the layout of this proposed development will cause several problems for ourselves and our neighbours.

The road and entrance to the flats now mean that we will be subject to a great amount of traffic noise from the vehicles coming to and fro to the carpark as well as the noise from the goings on of the residents of these flats.

The light from the vehicles would have a great impact to our home and many of our neighbours. The lighting would illuminate the bedrooms of most of our properties, in particular two of our own.

When we purchased our home we opted for a semi-rural location, but with the current proposal it appears that we are among some sort of inner-city development and feel that both our own and our neighbours quality of life is less as we are now subject to noise, air pollution, increased crime from a car park vacinity directly on the back of our properties which is totally unacceptable.

The new prosposal is totally unacceptable.

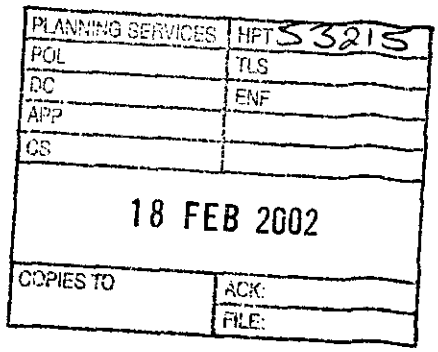
Kevin and Rachel Jordan
16 Sevenoaks Drive
Spencers Wood
Reading

Angela Odell

From: paul morgan [pmorgan@morganap.fsnet.co.uk]
Sent: 17 February 2002 18:23
To: Angela.Odell@wokingham.gov.uk
Cc: Paul Morgan
Subject: F2001/5440 Pusers Farm Objection Letter



objection 170202.doc



Hello Angela,

I have also attached a word document containing the same text.

We are writing to object to the revised planning application F/2001 5440. Intensification of the Pursers farm development!

Drawing nos: 10/PF/05C & 07A & 01/PF/08

We believe that the change to the road layout to make it slope down to the car park will do little to prevent light pollution from car lights. The ground level of the car would need to be significantly lower than the existing ground level of High View.

Angela, the height of the ground levels specified in he planning application don't match up with the heights specified on my drawing of Sevenoaks drive (4436:96:002) and the surrounding area.

My drawings state that the existing ground level of proposed car park area (High View) is 61.96m and not 66.2m!

Is the road width of the access road suitable for 2-way traffic?

In addition to this, we would like to comment that we would be concerned about water run off from the road and car park into our back gardens and potential risk of flooding. Also we are concerned about water contamination by oil and petrol residues for the vehicles in the car park.

We would like re-iterate that we strongly believe that the design and layout of this proposed development will impact the quality of life of the residents in the surrounding area. It is unreasonable for the following:

- Location of access road and communal car park will mean:

- Significant noise disturbance

Given that this proposed layout will give a road around the flats to the rear door, this will mean that the rear door will become the main entrance, hence houses No18, 17, 15, (Indirectly No 16, 14, 11, 1) Sevenoaks Drive and Saddlers, High View, The Beeches, The Grove, would be subject to the noise of people (talking/shouting/music etc.) and vehicles coming and going. The road will be a thoroughfare!

This layout also means that roads would then exist in front of, and behind all the properties mentioned, surely this is unreasonable!

Also, due to the nature of the new dwellings (flats) they are likely to attract younger people whose lifestyle is probably going to involve them coming and going at all times of the day or night, perhaps with less noise consideration as well.

Wokingham district councils "Environmental health department" have not done any analysis of the impact of noise. The proposed layout will be particularly bad! The noise may not be like a main road and cannot be modelled by CRTN, but it will certainly impact the surrounding residents!

I have spoken to the Institute of Sound and Vibration Research (ISVR) at the University of Southampton and they have commented that the layout and height of the properties is likely to be extremely poor for acoustics. Sound/noise will be bounced and reflected by all the properties surrounding the development. Vehicle noises and peoples voices will be propagated all around.

The ISVR have commented that defensive measures such as tree planting would only offer visual support! and even if you had extremely high fences is it unlikely to do much, the layout is extremely poor for noise/acoustics!

If necessary the ISVR can be commissioned to do a study to provide physical evidence to substantiate their advice.

Noise from 18+ cars.

The location and principle of having a communal car park instead of garages is likely to attract children and become and play area.

The car park is bigger than most pub car parks in the area!

- Light

Light from vehicles, direct and indirect and from site lighting around the building/road/car park will impact all the properties surrounding it. The lights will illuminate most people's bedrooms and generally be an intrusion to their privacy.

Light disturbance from 18+ cars

- Air

Exhaust fumes from 16 cars! Carbon Monoxide will seep into the garden areas. This is especially dangerous to children and will contaminate produce growing in the gardens.

- Safety

Unacceptable increased risk of crime against

Property (the back gardens of the surrounding houses will be exposed as well as the flats)

Vehicles (high risk to communal car park, they are now doing away with the garages)

People

The access road to the car park has an undesirable dogleg design, rather than a conventional and safer radius bend. Also it is possible for a car to crash into the garden of No 15, 17 putting the life of children and adults at risk.

The location and principle of having a communal car park instead of garages is likely to attract crime.

- Loss of privacy

It will be extremely easy for people to intentionally or unintentionally look over fences and directly into windows or gardens of the houses around/below. Our gardens will now be effectively open to the public as opposed to private.

The flats will now have a road around approximately ¾ of the building!

It is also observed that the proposed layout damages the residential amenities of the flats. They now have less recreational/garden area. This new proposal not only means that the flats don't have an area for peace and tranquillity but it also deprives it from the properties surrounding them.

- Other points

The car park would be very close to existing established trees and hence is likely to damage the roots and kill the tress, these are necessary to provide screening from the flats!

In summary this proposal has a serious negative impact on the surrounding area. It will "unreasonably damage" the quality of life of many residents in Sevenoaks Drive and on the Basingstoke Road. The development proposal is more in keeping with an inner-city development than a semi-rural village location.

Please observe our views. The residents accepted the original layout of the flats, but this new proposal is totally unacceptable!

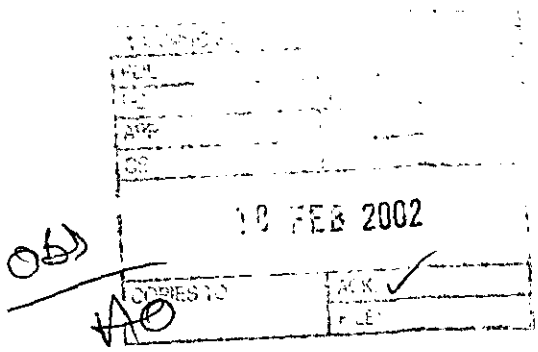
Yours,

Paul and Angela Morgan

17, Sevenoaks Drive.

Cancelda

From: WebComments@wokingham.gov.uk
Sent: 17 February 2002 18:43
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications



****

NatureofEmail: Object
ApplicationNumber: F2001/5440
Correspondent_FullName: Mr & Mrs P Morgan
Correspondent_StreetAddress: 17, Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: READING
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email: paul.morgan@nectech.co.uk

Comments:

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Drawing nos: 10/PF/05C & 07A & 01/PF/08

We believe that the change to the road layout to make it slope down to the car park will do little to prevent light pollution from car lights. The ground level of the car would need to be significantly lower than the existing ground level of High View.

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My drawings state that the existing ground level of proposed car park area (High View) is 61.96m and not 66.2m!

Is the road width of the access road suitable for 2-way traffic?

In addition to this, we would like to comment that we would be concerned about water run off from the road and car park into our back gardens and potential risk of flooding. Also we are concerned about water contamination by oil and petrol residues for the vehicles in the car park.

We would like re-iterate that we strongly believe that the design and layout of this proposed development will impact the quality of life of the residents in the surrounding area. It is unreasonable for the following:

- Location of access road and communal car park will mean:

- Significant noise disturbance

Given that this proposed layout will give a road around the flats to the rear door, this will mean that the rear door will become the main entrance, hence houses No18, 17, 15, (Indirectly No 16, 14, 11, 1) Sevenoaks Drive and Saddlers, High View, The Beeches, The Grove, would be subject to the noise of people (talking/shouting/music etc.) and vehicles coming and going. The road will be a thoroughfare!

This layout also means that roads would then exist in front of, and behind all the properties mentioned, surely this is unreasonable!

Also, due to the nature of the new dwellings (flats) they are likely to attract younger people whose lifestyle is probably going to involve them coming and going at all times of the day or night, perhaps with less noise consideration as well.

Wokingham district councils "Environmental health department" have not done any analysis of the impact of noise. The proposed layout will be particularly bad! The noise may not be like a main road and cannot be modelled by CRTN, but it will certainly impact the surrounding residents!

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propagated all around.

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- Other points

The car park would be very close to existing established trees and hence is likely to damage the roots and kill the tress, these are necessary to provide screening from the flats!

In summary this proposal has a serious negative impact on the surrounding area. It will "unreasonably damage" the quality of life of many residents in Sevenoaks Drive and on the Basingstoke Road. The development proposal is more in keeping with an inner-city development than a semi-rural village location.

Please observe our views. The residents accepted the original layout of the flats, but this new proposal is totally unacceptable!

Yours,

Paul and Angela Morgan

17, Sevenoaks Drive.

Angela Odell

From: Morgan, Paul [paul.morgan@nectech.co.uk]
Sent: 18 February 2002 08:20
To: 'Angela. Odell (E-mail)
Subject: FW: Latest Objection

-----Original Message-----
From: Kevin Morrison [mailto:Kevin@morrison.org.uk]
Sent: 14 February 2002 21:45
To: Paul. Morgan (E-mail)
Subject: Latest Objection

Paul – I do not have Angela Odell's email address – I have therefore posted this on the web site – Would you be able to forward this to Angela Odell just in case it is lost in the system. – Thanks

Having studied the drawings in the above application I wish the following objections to be considered.

The fact that the access road to the car park slopes gently downwards is not going to significantly affect the amount of light being dispersed by car headlights. These will shine directly into the windows of the houses on Sevenoaks Drive, this can be demonstrated now by the fact that the downstairs windows of the flats can easily be seen from the upstairs windows of the houses on Sevenoaks Drive. As the proposed road is not significantly lower than the ground level of the flats, car headlights will shine as described above.

The fence that is being considered the boundary line is also built in such a way that the arris rails are on the wrong side of the fence, this poses a definite security risk, as identified by the Crime Prevention Design Adviser, in his letter.

The most significant problem is however the amount of surface water that will gather on the car park. As the council are aware the drainage in and around Spencers Wood, and in particular Sevenoaks Drive, is a major problem. All houses facing pursers farm from Sevenoaks Drive suffer from water logged gardens. There is no adequate means of drainage from the car park that is apparent, and one can only assume that the water would drain into the gardens of the surrounding property, this would undoubtedly cause flooding in these gardens.

Kevin Morrison
11 Sevenoaks Drive

Angela Odell

To: Morgan, Paul
Subject: RE: F2001/5440 Pursars Farm

I asked the applicants to take a level reading on the site of the proposed car park near its boundary with the rear of the Sevenoaks Drive houses and to forward this information to me before the Committee on Wednesday, to which I will report it.

-----Original Message-----
From: Morgan, Paul [SMTP:paul.morgan@nectech.co.uk]
Sent: 11 March 2002 10:31
To: 'Angela. Odell (E-mail)
Subject: F2001/5440 Pursars Farm
Importance: High

Hello Angela,

re: slope of the road down to the potential site of the car park (ground levels).

Have you had confirmation about the height figures ? ie differences between the Bewley plans and the Lacken construction plans ?

I saw the builders taking some crude measurement's on Friday afternoon. Can you now confirm that the figures now match up with the Bewley plans please ?

Kind Regards,

Paul

Paul Morgan
Software Consultant
NEC Technologies (UK) Ltd
Level 3, Imperium, Imperial Way,
Reading, Berkshire, RG2 0TD, UK
Tel: +44 118 965 4602
Fax: +44 118 925 7191
E-Mail: paul.morgan@nectech.co.uk

Cancel□da

From: WebComments@wokingham.gov.uk
Sent: 18 February 2002 18:13
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

20 FEB 2002
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****

NatureofEmail: Object
ApplicationNumber: F/2001/544
Correspondent_FullName: Lisa West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

I write in objection to plan 14th Feb 2002, Application no F/2001/5440
Three dwellings at Pursers Farm, Basingstoke Road, Spencers Wood, Reading (and parking at Highview Cottage, Basingstoke Road) on the following grounds:

1) Design, appearance and layout

The Council's own policy states that "subject to development at such a density not compromising the quality of the environment" The density of housing at Pursers Farm is already very high and it is inappropriate to have three further small dwellings densely packed compared to the surrounding area of Sevenoaks Drive and other surrounding houses on the Basingstoke Road. The density of the plan is now 40 houses per hectare – whilst this is in within Government guidelines it is high for a semi-rural area.

2) Water run off

The Gardens of 17, 15, 13 & 18 on Sevenoaks Drive are waterlogged most of the year and by slopping the proposed access road on Pursers Farm down torwards the property levels of Sevenoaks Drive, this will only add to an already bad situation. It will make the drainage situation even worse for these houses.

3) Highway safety

The entrance to Pursers Farm is on a blind bend on a narrow but major road (Basingstoke Road). Pursers Farm road entrance itself is very narrow too. This location is not conducive to highway safety.

4) Loss of light

As the development is on higher ground to the south of Sevenoaks Drive (affecting numbers 5,11,15 & 17) and to the west of "Beeches" and the "Grove" on Basingstoke Road, there will be a loss of light to those houses, particularly the latter two.

5) Overshadowing and overlooking (loss of privacy)

As the development is on higher ground to the south of Sevenoaks Drive, there will be overshadowing and overlooking to those houses (numbers 5,11,15 16, 17 & 18) and esepcially "Beeches" and the "Grove" on the Basingstoke Road. The Council's own guidance for large housing sites; i.e. those for 10+ dwellings (which this development, along with the 8 flats and 1 house currently being built) says that
"proposed layouts will be expected to have an acceptable effect on the amenity of any existing adjacent dwellings in terms of privacy, outlook, sunlight and daylight. Direct overlooking between windows across gardens at a distance of 21 metres will rarely be acceptable, and greater distances may be sought between proposed and existing dwellings". The plans have been revised yet again and I require clarification that these dwellings are 21 metres apart from neighbouring properties..

6) Noise, disturbance and pollution

Placing the parking to 11 dwellings (the 3 new ones plus the 8 which are in the process of being built at Pursers Farm) will mean that what is now the garden of Highview will become the parking area for up to 22 regular cars (there being negligible public transport as stated in point 7 "Other" below) plus visitor cars.
This is going to cause considerable noise and pollution (both atmospheric and light) at day and night to the closest houses in Sevenoaks Drive (numbers 5, 11, 14, 15, 16, 17 & 18), far more than one would expect to be concentrated in a semi-rural area and far more than existed with the mobile homes before. It will also be a visual eyesore to these houses.

7) Crime

Building the car park in Highview Cottage land will make access to these houses in Sevenoaks Drive much less secure. At a neighboroughing development in Stanbury Gate the police regularly attend due to the crime being committed in and around the garage/parking areas even to the extreme extent that police helicopters have been called out at least 3 times in the last 3 years to search for criminals (I have witnessed these from our house)so I think that the likelihood of crime in Pursers Farm and Sevenoaks Drive will substantially increase. The Crime Prevention Design Adviser has already written to Wokingham District Council expressing his reservations about the plan, in particular about the car park – I will not repeat the contents here.

8) Other

There will be very little room to accommodate all the vehicles, nine dwellings are already just being built so this would make twelve in total. Given that there Reading railway station is 4 miles away and there is only an infrequent limited bus service then there will be up to 24 extra cars for which there will be insufficient space, let alone visitor parking and turning. This could prove dangerous for pedestrians, especially children. Furthermore this will add to the already bad congestion along Basingstoke Road (and subsequent roads) at peak times. I think that extra housing should be placed near to good public transport rather than this location.

The flats are very small in size and the garages proposed would have provided good storage space for them. There is no storage room built into the block of flats (e.g. lockable space could have been provided in the basement if it had been thought through at the outset) so if the garages are not provided then the flats will be very impracticable and will not e.g. encourage the use of environmental transport such as bicycles.

Therefore coupled with our previous replies I believe that this plan is entirely inappropriate to the area and surroundings for a number of significant reasons. I would urge that high density housing is kept in towns where existing facilities are much better with a developed infrastructure than put in semi-rural areas which have negligible nearby facilities of any type.

Lisa West
18 Sevenoaks Drive
Spencers Wood
Reading
RG7 1AZ

DAVID DAWKINS ASSOCIATES
LOW GABLES ST. HELENS CRESCENT BENSON
WALLINGFORD OXFORDSHIRE OX10 6RX
TEL/FAX : 01491 824196 MOB : 07850 387232

PLANNING SERVICES HPT 52988
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CS
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FAX

Message to : Wokingham District Council — Fax No. : 01189746484

For the attention of : Mrs A Odell — Sheet 1 of : 1

Message from : David Dawkins — Date : 11.02.02

Job Name : Pursers Farm – F/2001/5440 — Job No. : 01/PF

Dear Mrs Odell

Further to our telephone conversation earlier this afternoon I am writing to confirm the following;

1. 6no. copies of drawing 01/PF/08 were delivered by hand to your offices today, as required, in order that the above application can be included in your report writing for the committee meeting on 20th February 2002
2. That following you advice that a further objection had been received, this being made after the due cut off date of 31st January 2002, regarding the suggested additional noise caused by the car parking I contacted Mr John Mullaney in your Public Health Department.
   He confirmed that the present near-new 1800mm high close boarded fence would be adequate to provide the degree of noise screening to satisfy the applicable standards. I advised him that I had already made an undertaking, in my letter to you dated 7th February, on behalf of my client that any area not already enclosed within a suitable height fence would be as part of the works.
   He advised that, on the basis of the above, he was satisfied that the question raised by local residents was now adequately answered.

I trust that now at this late stage no further queries will be raised and the proposals are allowed to proceed to committee.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction 0118 934 3912

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Angela Odell Development Control	Your Ref:	F/2001/5540
From:	John Mullaney Environmental Heath	My Ref:	20016149
		Date.	11/02/02

PROPOSED 3 DWELLINGS PLUS ADDITIONAL PARKING

PURSERS FARM, BASINGSTOKE ROAD, SHINFIELD

In order to limit any disturbance caused by noise from the car parking area I recommend that a noise barrier fence is erected around the boundary of the proposed site.

John Mullaney

J R MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

Spoke to John M. 11/2/02
& the agreed this could be a 1.8m close boarded fence

PLANNING SERVICES | HPT 52926
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AMO
11 FEB 2002
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FILE:

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

By Fax and Post

7th February 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

With reference to your fax, sent earlier today, enclosing the Thames Valley Police Crime Prevention Design Advisor's comments regarding the present application at Pursers Farm.

I would respond as follows to the points he has raised;

1 Fencing, 1800mm high, already exists around much of the site. The proposed boundary with properties in Sevenoaks Drive has a new fence, constructed when the units were built, curiously though the arris rails were put on the non-private side. My client is quite happy to complete the enclosure of the development with suitable height fencing with trellis topping, as he has already erected to the rear of the main terrace, along the western boundary in Phase 1.

2 As to the creation of secure amenity space around the flats this was not raised, as far as I am aware, when the earlier approval was given. I would be pleased to discuss this further with P.C. Stubbs but am concerned that additional fencing could create concealed areas which could not be 'policed' by the residents.

3 We appreciate the need to provide adequate lighting in the parking area and would be pleased to receive P.C. Stubbs suggestions in this regard.

Yours sincerely

David Dawkins R.I.B.A.

c.c. Lacken Construction

PLANNING SERVICES	HPT 52837
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CC	
	07 FEB 2002
COPIES TO:	ACK:
	FILE:

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

REVISED PLAN

5440

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

4th February 2002

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Planning Application F/2001/5440

With reference to your letters dated 22nd & 31st January and our recent telephone conversations I would address the issues raised as follows;

I have reviewed the measurements taken to establish the relationship between the properties in Basingstoke Road and the proposed level of our units on site and would reaffirm, within the constraints of access, that these are correct. In an attempt to show the relationship more clearly I enclose a larger scale section drawing as a further revision to drawing 01/PF/07 which includes both the single storey projection to the rear of these properties and the swimming pool profile. I can confirm that the dimension from the two storey rear elevations of The Grove and The Beeches is 12.000mts. Measuring from 1:500 site plans, which have been reproduced by photocopying, does almost inevitably cause some minor discrepancies.

Again by site survey I have been able to verify that the flats have been constructed in the correct position i.e. eight metres from both the north and west boundaries. The only inconsistency between the earlier and current application site plans relates to the north boundary with High View. Following receipt from your department of the GIS plan, credited to Ordnance Survey, I had taken this to be definitive and based the present site plan upon its contents. Following your comments I have since remeasured this boundary and find that the profile shown on the earlier application was correct and that on the GIS plan is in error. Given that this area is now contained within the proposed extended site this point is no longer relevant but for the purposes of good record I have now dotted the present boundary line onto the site plan, 01/PF/05C, copies of which are enclosed with this letter.

Cont.

I note your comments regarding the status of the application made by the previous site owner, Mrs Doe, which went to committee on 20th April 2000. I believe it is true to say that the application was 'passed' in so much as its built form and location were approved, the only matter remaining being the payment of a contribution towards education in the area. As the ownership changed to my client very shortly afterwards this was obviously never made. I still believe that the committee's agreement to that scheme should very much be taken into account when any recommendations or assessments are made of the present application.

The apparent anomaly between the site plan of the Doe application (O/2000/0560) and the block position on drawing 01/PF/07 is again due to reprographic distortion. The print I have, which shows a building to building dimension of 14.5mts, has come from a copy made, I understand, from the drawings held on your planning file and obtained by my client from your department. Presuming that you have verified that the comments made to you are correct I have amended drawing 01/PF/07 accordingly.

My client appreciates that the height relationship between the proposed new units and the properties in Basingstoke Road, which abut the site, is particularly sensitive. As determining the slab level will be fundamental to this issue can I suggest that, as with the previous phase, the fixing of this slab level, to the Authority's satisfaction, be a condition of any approval given as it is also our wish that the slab be kept as low as reasonably possible to reduce the impact of the building.

You have mentioned concerns raised by residents in Sevenoaks Drive regarding the affect of headlights shining into their first floor windows, as vehicles enter the parking area, due to the local topography. As you have requested I have examined the relative levels between the extended site, where the parking to the flats is proposed to be located, and the gardens backing onto it. What I have found is that the level is consistent on both sides of the boundary. This level continues into the gardens for some significant distance before it drops to meet the lowered area adjacent to the buildings. Again my client is sympathetic to these concerns and is willing to adjust the approach road levels so as to avoid this problem. Once again can I suggest that the agreement of gradient and levels be a condition of any approval.

You also requested that I confirm the relative densities for both the original Phase 2 scheme and that of the presently extended proposal and I can confirm the following;

Application F/2000/1774 (approval issued 23/8/2000)	0.26 hectares with nine units
Application F/2001/5440	0.295 hectares with twelve units (now including additional parking area)

I believe that the above adequately answers the various points made and objections raised and trust that your department continues to be able to support the application which you have advised will go before committee on 20th February 2002.

Yours sincerely

David Dawkins R.I.B.A.
Encs.

c.c. Lacken Construction

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 31 January, 2002
My ref. AO/F/2001/5440

David Dawkins Associates
Low Gables
St. Helen's Crescent
Benson, Wallingford
OX10 6RX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawkins

PLANNING APPLICATION F/2001/5440
PROPOSED ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

It has been brought to my attention that the swimming pool at The Grove is not shown on the profile drawing 01/PF/07. I have been advised that it is 6 feet deep and goes very near to the boundary of the fence. I have also been informed that the 8 flats on the approved drawing do not seem to be in the same place as shown on the submitted drawing for the current application. Please could you check this and show that the siting of the 8 flats and currently proposed 3 houses are based on an accurate site survey.

I also note that the reference on drawing No. 01/PF/07 is to 'profile of previous approval September 1999'. However, it presumably should be to application No. O/2000/0560 which went to Committee on 20 April 2000, but the decision notice was not issued as the section 106 agreement was never completed. There also appear to be discrepancies. The distance from the rear elevation of The Beeches to the side of the proposed house (under application O/2000/0560) is shown to be 15.9 metres. However, on your drawing this is shown to be 14.5 metres. Plans submitted must be accurate both in what is being proposed and also any comparisons with previous proposals before we can put the application to the Committee.

It is important that the additional information is submitted to me within two weeks, i.e. by 7 February 2002, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 January, 2002
My ref. AO/F/2001/5440

David Dawkins Associates
Low Gables
St. Helen's Crescent
Benson, Wallingford
OX10 6RX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Dawkins

PLANNING APPLICATION F/2001/5440
PROPOSED ERECTION OF 3 DWELLINGS PLUS GARAGES AND ADDITIONAL PARKING TO REAR OF HIGH VIEW AT PURSERS FARM, BASINGSTOKE ROAD, SPENCERS WOOD, SHINFIELD

It has been brought to my attention that the part section drawing no. 01/PF/07 submitted with the revised plans on 7 January may not be correct, and that the difference in levels between The Grove/The Beeches and the application site may be greater than shown. Please therefore submit a site survey with levels, and section drawings certified as being correct. Whilst I appreciate that you may not be able to obtain levels data for the rear garden of The Grove, it will be possible to obtain correct information about the height of the rear ground floor window in The Grove and the height of the rear fence from the adjacent road (Pursers Farm). I also note that the length of the garden of The Grove on this section drawing scales at 12.15 m. whereas the site plans 01/PF/05B shows it to be about 11.6 m. The dimensions of the application site should also be consistent with the above survey drawing. Please also submit a section drawing of the proposed car park to the rear of the flats, again based on a site survey. This should also show a level taken from Sevenoaks Drive.

It is important that the additional information is submitted to me within two weeks, i.e. by 5 February 2001, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

ADDITIONAL PLAN

5440

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.
Architect & Designer
Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX
Tel/Fax : 01491 824196 Mob : 07850 387232

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Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

14th December 2001

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Phase 3

Please find enclosed 6no. copies of drawing 1964/30, this being the Proposed Landscape Plan for the site area identified in the phase 3 application recently submitted to your office.

We trust that this provides all necessary information in order to both discharge the earlier planning condition on phase 2 and satisfy any subsequent requirements under the present application.

Should you or your landscape colleagues require any further details please do not hesitate to contact us.

Yours sincerely

David Dawkins R.I.B.A.
Encs.

c.c. Lacken Construction
Pockett Wilson

THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126
Mobile 07970 211 772

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07 FEB 2002

Mrs. A. Odell
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Date 6th February 2002

For 'Secured by Design' standards and application forms, visit the 'SBD' website at :-
www.securedbydesign.com

Your Ref. F/2001/5440

Dear Mrs. Odell

Pursers Farm, Basingstoke Road, Spencers Wood

Thank you for the details of this application.

The main crime risk associated with opening up sites such as this is the loss of security to existing dwellings, as the creation of public access up to their garden boundaries materially increases the risk of burglary. The loss of the garage provision brought about by the increase in density over earlier proposals is regretted, and will of course reduce the security of parking on the new development.

I would strongly recommend that if this application is considered for approval, the applicant should be required to address the security of the entire site boundary where it abuts the private gardens of existing dwellings. Close boarded fencing to at least 1.8 meters, with and additional trellis topping, and the use of suitable defensive planting to deter climbing, would be the minimum recommended specification. It would be highly preferable for the arris rails of such fencing to be on the 'private' side, rather than facing the development site.

You will also know my concern in respect of 'free standing' blocks of flats where casual intrusion is possible around all elevations. Flat dwellers have an equal right to privacy and some secure amenity space and I would ask that the communal space to the west of the block be enclosed with fencing (or railings) to create this.

Lighting to the car parking courtyard will need to be carefully specified to create safety and security without nuisance to nearby dwellings.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks generated by this proposal include burglary, car crime and casual intrusion.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when deciding this application.

I trust the above observations will be of help and thank you for your consultation.
Yours sincerely.
P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Date: 10 January 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/5440

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

Proposal: Proposed erection of three dwellings plus garages and additional parking to rear of High View.

Applicant: Lacken Construction Co Ltd C/O Mr D Dawkins.

Case Officer: Angela Odell

The new plans show the following: Resiting of proposed dwellings plus garages. Drawing no:01/PF/05B.

Comments are required by 31/01/2002.

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

As previous.

14/1/02

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 13 December 2001

Application Number: F/2001/5440.

Proposal: Proposed erection of three dwellings plus garages.

Parish: SHINFIELD PARISH

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

Applicant:
Lacken Construction Co Ltd C/O Mr D Dawkins.

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).

Comment.

Contributions of £4000 towards local sustainable transport initiatives have been agreed with the applicant.

1, C049, R049
2, C122, R122.
3, Driveways to be surfaced with a hard bound material for a distance of 7 metres. R:IHS&C.

Signed: _____ **Print name:** AC 19/12/01

Shinfield
Parish Council

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

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02 January 2002

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

Dear Sir/Madam

PLANNING APPLICATIONS
SHINFIELD PARISH COUNCIL'S OBSERVATIONS

I submit the comments of the Planning and Transportation Committee on the following applications:

Anio F/2001/5250 REVISED PLANS
Location: Pearmans Glade, Shinfield Road, Shinfield Green
New plans show: Drive access widened to 4.0 m – drawing no 1620-01B.
Observations: No comment

F/2001/5377
Location: Loddon Reach, Reading Road, Arborfield
Proposal: Proposed single storey side extension to dwelling to form granny annexe
Officer: Helen Pollock
Observations: No comment

F/2001/5383
Location: Shetlands, Brookers Hill, Shinfield
Proposal: Proposed single storey front and rear extension to dwelling
Officer: Heidi Lynch
Observations: No comment

F/20001/5405
Location: 285 Hyde End Road, Spencers Wood
Proposal: Proposed two storey rear extension to dwelling and single storey side extension.
Officer: Heidi Lynch
Observations: No comment

F/2001/5440
Location: Land at Pursers Farm, Basingstoke Road, Spencers Wood
Proposal: Proposed erection of three dwellings plus garages.
Officer: Angela Odell
Observations: No comment

Continued.....

ADDITIONAL PLANS As above
New plans: Proposed landscape Plans, drawing no 1964/30

TL/2001/5445
Location: Lane End Farm House, Shinfield Road, Shinfield
Proposal: Proposed erection of 15m high monopole, equipment cabin and ancillary development
Officer: Natalie Brown
Observations: No comment

F/2001/5538
Location: Loddon Court Farm, Beech Hill Road, Spencers Wood
Proposal: Proposed change of use of land from touring caravan site to extension to mobile home park.
Officer: Angela Odell
Observations: We strongly object as it is exposed in open countryside, outside settlement boundary and fails to comply with the requirements of the District Local Plan. We are also concerned about the traffic generation on to an already busy highway.

F/2001/5465
Location: 124 Shirley Avenue, Whitley
Proposal: Proposed single storey front extension to dwelling to form replacement porch.
Officer: Louise Smith
Observations: No comment

F/2001/5557
Location: Glengarry, Basingstoke Road, Three Mile Cross
Proposal: Proposed erection of replacement dwelling. Demolition of existing dwelling.
Officer: Natalie Brown
Observations: No comment

CON/2001/5578
Location: Land at Cottage Lane, Pingewood, Reading
Proposal: Consultation from West Berks Council on application for change of use of land for off road driving tuition at speeds not exceeding 10 mph and erection of portakabin and portaloo
Observations: No comment

F/2001/5410 ADJOINING PARISH CONSULTATION
Location: Whiteknights Cp. School, Fairlawn Green, Reading
Proposal: Proposed extension to modular classroom to form 2 new classrooms
Officer: Andrew Thorley
Observations: No comment

VAR/2001/5488
Location: 225-227 Hyde End Road, Shinfield, Reading
Proposal: Proposed variation to condition 4 of consent F/2001/3212 to allow for bathroom windows to be openable.
Officer: Lousie Smith
Observations: No comment

F/2001/5479
Location: 7 Hyde End Lane, Ryeish Green, Reading
Proposal: Proposed two storey and single storey rear extension to dwelling
Officer: Philip Taylor
Observations: No comment

F/2001/5562
Location: 75 Oatlands Road, Shinfield
Proposal: Proposed single storey front extension to dwelling
Officer: Richard Kelly
Observations: No comment

Continued.....

RM/2001/5187
Location: Land at Church Farm & Cattle Breeding Centre, Church lane, Shinfield
The new plans show: Alteration to red line area, exclusion of balancing pond, alteration to description of development to 67 dwellings and alteration to siting on plots 1-8.
Officer: Angela Odell
Observations: No comment

F/2001/5541 – ADJOINING PARISH CONSULTATION
Location: 7 Cinnamon Close, Earley, Reading
Proposal: Proposed erection of single storey rear extension to form conservatory
Officer: Louise Smith
Observations: No comment

CON/2001/5600 – ADJOINING PARISH CONSULTATION
Location: Plot 7, Brook Drive, Green Park, Reading
Proposal: Application for the erection of two 5 storey B1 office buildings with associated surface car parking and landscaping.
Officer: Elaine Vashi
Observations: No comment

Yours faithfully

Mrs Tracy Sampson
Assistant Clerk

ENVIRONMENT AGENCY

Our Ref : SP/2001/005032-1/1
Your Ref : F/2001/5440

Date : 15 January 2002

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District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Ms Odell

ERECTION OF THREE DWELLINGS PLUS GARAGES ON LAND AT PURSERS FARM, BASINSTOKE ROAD, SPENCERS WOOD, READING

Thank you for your letter dated 19th December 2001, received on 21st December 2001. Please quote the following reference in any correspondence: **SU76NW/12/18**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

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

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: The Environment Agency asks to be consulted on any details submitted pursuant to the above condition)

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

ENVIRONMENT AGENCY

Our Ref : SP/2001/005032-1/1
Your Ref : F/2001/5440

Date : 15 January 2002

Mr D Dawkins
RIBA
Low Gables
St Helens Crescent
Benson, Wallingford
Oxen
OX10 6RX

Dear Ms Odell

ERECTION OF THREE DWELLINGS PLUS GARAGES ON LAND AT PURSERS FARM, BASINSTOKE ROAD, SPENCERS WOOD, READING

This is a copy of the Environment Agency's response to the Local Planning Authority with respect to the planning application which you submitted for the above site.

Thank you for your letter dated 19th December 2001, received on 21st December 2001. Please quote the following reference in any correspondence: **SU76NW/12/18**. The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

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Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Contact David Walters on 01276 454365 for further details.

ADVICE TO PLANNING AUTHORITY

Surface Water Discharge

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

Our general criteria are:

- The discharge from the developed site should mimic that from an existing greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as for a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods a natural greenfield runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

We are not aware of any watercourses on the site, but should there be any, we advise that:

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

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

ADVICE TO APPLICANT

Surface Water Discharge

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water

run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

The Environment Agency takes a proactive approach towards its involvement in the planning system and we see this as an integral part of our work to protect and enhance the environment. The enclosed case study illustrates how the surface water from a small housing development can be managed in a sustainable manner which deals with runoff as close as possible to where the water falls. We encourage you to look at this example as an illustration of the range of possibilities for environmental enhancements and as an opportunity for securing better standards of development.

Pollution Control

Clean Roof and Surface Water

The site is not situated within a currently designated public water supply groundwater source protection zone. In this case, shallow soakaways would be acceptable for the disposal of clean surface and roof water provided they are not constructed so that they penetrate the water table, or in any event exceed 3 metres in depth below existing ground level.

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar. Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

Foul Water

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

Pollution Prevention

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 6; provides advice to assist those in the construction and demolition industry with responsibility for managing the environmental impact of their activities.

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection

Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and holes, where possible. The incorporation of bat roosts into the design of the building should also be considered.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens

As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Sustainable Construction

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Email: matthew.rose@environment-agency.gov.uk

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ. Tel no:01276 454300, Fax no:01276 454301

Angela Odell

From: John Mullaney
Sent: 18 December 2001 11:45
To: Angela Odell
Subject: Land at Pursers Farm F/2001/5440

I have no objections to this proposed development but would recommend that standard planning condition C070 regarding hours of construction is attached should planning consent be granted.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 24 January 2002 19:18
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

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29 JAN 2002	
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08)

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NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Colin & Lisa West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

We write in objection to plan F/2001/5440 Three dwellings at Pursers Fam, Basingstoke Road, Spencers Wood, Reading (and parking at Highview Cottage, Basingstoke Road) on the following grounds:

1) Design, appearance and layout

The Council's own policy states that "subject to development at such a density not compromising the quality of the environment" The density of housing at Pursers Farm is already very high and it is inappropriate to have three further small dwellings densely packed compared to the surrounding area of Sevenoaks Drive and other surrounding houses on the Basingstoke Road.

2) Highway safety

The entrance to Pursers Farm is on a blind bend on a narrow but major road (Basingstoke Road). Pursers Farm road entrance itself is very narrow too. This location is not conducive to highway safety.

3) Loss of light

As the development is on higher ground to the south of Sevenoaks Drive, there will be a loss of light to those houses (numbers 5,11,15 & 17 particularly).

4) Overshadowing and overlooking (loss of privacy)

As the development is on higher ground to the south of Sevenoaks Drive, there will be overshadowing and overlooking to those houses (numbers 5,11,15 16, 17 & 18) particularly
The Council's own guidance for large housing sites; i.e. those for 10+ dwellings (which this development, along with the 8 flats and 1 house currently being built) says that
"proposed layouts will be expected to have an acceptable effect on the amenity of any existing adjacent dwellings in terms of privacy, outlook, sunlight and daylight. Direct overlooking between windows across gardens at a distance of 21 metres will rarely be acceptable, and greater distances may be sought between proposed and existing dwellings".
It does not appear that these dwellings are 21 metres apart from neighbouring properties in at least 2 if not 3 or 4 directions.

5) Noise, disturbance and pollution

Placing the parking to 11 dwellings (the 3 new ones plus the 8 which are in the process of being built at Pursers Farm) will mean that what is now the garden of Highview will become the parking area for up to 22 regular cars (there being negligible public transport as stated in point 7 "Other" below) plus visitor cars.
This is going to cause considerable noise and pollution at day and night to the closest houses in Sevenoaks Drive (numbers 5, 11, 14, 15, 16, 17 & 18), far more than one would expect to be concentrated in a semi-rural area and far more than existed with the mobile homes before. It will also be a visual eyesore to these houses.

6) Crime

Building the car park in Highview Cottage land will make access to these houses in Sevenoaks Drive much less secure. At a neighboroughing development in Stanbury Gate the police regularly attend due to crime being committed in and around the garage/parking areas even to the extreme extent that police helicopters have been called out at least 3 times in the last 3 years to search for criminals (we have witnessed these from our house)so we think that the likelihood of crime in Pursers Farm and Sevenoaks Drive will substantially increase.

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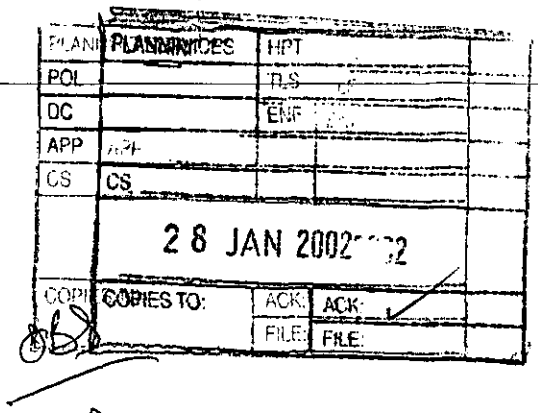
7) Other

There will be very little room to accommodate all the vehicles, nine dwellings are already just being built so this would make twelve in total. Given that there Reading railway station is 4 miles away and there is only an infrequent limited bus service then there will be up to 24 extra cars for which there will be insufficient space, let alone visitor parking and turning. This could prove dangerous for pedestrians, especially children. Furthermore this will add to the already bad congestion along Basingstoke Road (and subsequent roads) at peak times. We think that extra housing should be placed near to good public transport rather than this location.

The flats are very small in size and the garages proposed would have provided good storage space for them. There is no storage room built into the block of flats (e.g. lockable space could have been provided in the basement if it had been thought through at the outset) so if the garages are not provided then the flats will be very impracticable and will not e.g. encourage the use of environmental transport such as bicycles.

Therefore coupled with our previous replies we believe that this plan is entirely inappropriate to the area and surroundings for a number of significant reasons. We would urge that high density housing is kept in towns where existing facilities are much better with a developed infrastructure than put in semi-rural areas which have negligible nearby facilities of any type.

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 28 January 2002 12:44
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Alan Hale
Correspondent_StreetAddress: 15 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883488
Correspondent_Email: imagethroughquality.com

Comments:

I would firstly like to confirm my previous objections still apply to this planning application revision.(These were e-mailed to you using my home e-mail address adhale1@aol.com.on 31.12.2001)
I am using my work e-mail address for additional objections and comments.
Drawing number 01/PF/05B.
The plans to build in the area detailed in this revision are without doubt an overdevelopment of the site and will effectively create a three storey wall of buildings because the ground level of the site is approx one storey higher than the ground level of my house - 15 Sevenoaks Drive. I already have a block of flats towering above me and to compound this and block the light and view further is unacceptable.The gap between the flats and the proposed terraced houses is only 16 feet through which cars must pass and the plan is to site the houses 13 feet closer to Sevenoaks Drive which will make the development even more imposing than the flats being built.Only a dramatic mature landscaping scheme using say 4 metres of ground along the length of the proposed site between Sevenoaks Drive and Highview could limit the damage.

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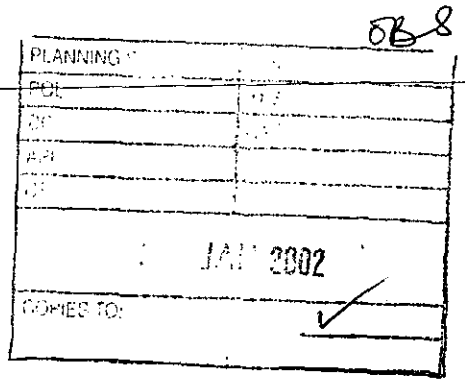

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 23 January 2002 08:14
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Mr & Mrs P Morgan
Correspondent_StreetAddress: 17, Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9654602
Correspondent_Email: paul.morgan@nectech.co.uk

Comments:

We have reviewed the revised/additional plans (drawing No 01/pf/05b) for the planning application F/2001/5440 and we still strongly object to the proposed planning application. Our original comments still stand.

We consider the proposal of having a car park behind us as detrimental to our general health and well-being.

The primary reasons for our concern are:

We would be subjected to noise pollution from vehicles at all times of the day and night, e.g. starting/reversing etc. and from the thoroughfare access to the parking area. The noise would be amplified by echo from the flats in Pursers Farm and the houses in the Sevenoaks Drive cul-de-sac.

We would be subjected to air population from car exhaust fumes (e.g. carbon monoxides), which would drop down and linger in our rear garden and potentially seep into our house. Our children's play area and vegetable gardens would be subject to harmful pollutants. The vehicles exhaust pipes would just be a couple of metres away!

Increased security risk to our property. It would be easy to gain access to the rear of our property from the car park. This not only increases the security risk to our property but also increases the safety risk for our children playing in the garden.

Increased security risk of car crime (criminal activity) in the general area. The original proposal of garages associated with the flats was a much better idea. It is a know fact that semi-enclosed open space car parking areas are subject to increased risk of car crime (theft and break-in), an activity which is already high in Spencers Wood!

In addition we believe this proposal is an over development of neighbourhood.

We would appreciate it if you would take our concerns into account when you are considering this planning application.

OBJ

Angela Odell

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From: Glenn White [glennw@elements.co.uk]
Sent: 23 January 2002 13:53
To: 'angela.odell@wokingham.gov.uk'
Cc: 'karen@global-integration.com'
Subject: REf: F/2001/5440 Pursers Farm development.Phase 3

Dear Mrs Odell

Following our conversation 21/01/02 with regard to the above development, i hereby put in writing the following objections to the
revised layout, indicating the realignment of the three number houses a further 10meters back from the highway.
This will impose on the Beeches and the Grove as the levels shown appear incorrect, and actualy the land lay is approxcimately ONE meter higher on the new development than shown thus Making the Ridge line higher and not providing the correct pitch and level of light required for neighbouring houses.
Once again i would like to reitterate the point indicated in my last letter,in the ammount of traffic that will be using this junction on a blind corner.
There is a view that this area is becomming over populated and will cause some social problems in the near future.As this Phase 3 development is in progress
the signs are that the Grove and Beeches will lose the charictor of there houses and priverse that attracted them to this area.
The propoesd development of the Eight dewlings was in all a fair decision by all, but we feel thw this proposal of the three new dewllings will do nother for the community
except overcrowd and cause traffic problems which are developing at present.

In conculsion i hope that Council will look into this matter before any decision will be made.

Yours Sincerely

G White

Mr G White The Grove
Basingstoke Road Spncers Wood
Mr C Hill The Beeches

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 23 January 2002 21:32
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

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****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Kevin Morrison
Correspondent_StreetAddress: 11 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email: kevin@morrison.org.uk

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Comments:

I refer to the revised drawings submitted and wish my earlier objections to the scheme to be carried forward to this application. In addition I would addthe following comments. The boundry between the propsed car parking and the existing fencing is not of suuficient depth to allow for any proper landscaping and shielding. The inclsuion of the three houses is an overdevlopment of an already cramped site.

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk

Reply

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Angela Odell

From: Morgan, Paul [paul.morgan@nectech.co.uk]
Sent: 07 February 2002 11:20
To: 'Angela.Odell@wokingham.gov.uk'
Cc: Paul Morgan (E-mail)
Subject: Changes to Pursers Farm Development F2001/5449

Hello Angela,

I am not having much joy getting through to you by phone so I thought I would drop you a quick introductory email.

I am writing to you to seek your views and assistance on this planning application as I understand that it is going to a committee meeting.

The residents around the proposed development are strongly opposed to the layout, in particular the idea of having an access road going all the away behind our properties and then a communal open plan parking area. In our view this layout would have a significant negative impact on the living conditions of the existing dwelling and also on the properties currently being constructed!

To summarise our key areas of concern are :

* Noise pollution
* Light pollution
* Air pollution
* Significant increase risk of crime

to just name the keys ones ....

From my research into the covenants associated with the land being offered off by High View, is this scheme already in violation of them or do you have the authority to override covenants ?

We are currently trying to gather information to support our objections as we believe that any counter measures such as building fences and adding a few more trees will offer no more than superficial value/protection. The proposed layout is just not suitable!

I will keep trying to call you to discuss the above.

Kind Regards,

Paul

Paul Morgan
Software Consultant
NEC Technologies (UK) Ltd
Level 3, Imperium, Imperial Way,
Reading, Berkshire, RG2 0TD, UK

Tel: +44 118 965 4602
Fax: +44 118 925 7191
E-Mail: paul.morgan@nectech.co.uk

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Angela Odell

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52875
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From: Morgan, Paul [paul.morgan@nectech.co.uk]
Sent: 07 February 2002 11:20
To: 'Angela.Odell@wokingham.gov.uk'
Cc: Paul Morgan (E-mail)
Subject: Changes to Pursers Farm Development F2001/5440

Hello Angela,

I am not having much joy getting through to you by phone so I thought I would drop you a quick introductory email.

I am writing to you to seek your views and assistance on this planning application as I understand that it is going to a committee meeting.

The residents around the proposed development are strongly opposed to the layout, in particular the idea of having an access road going all the away behind our properties and then a communal open plan parking area. In our view this layout would have a significant negative impact on the living conditions of the existing dwelling and also on the properties currently being constructed!

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* Air pollution
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to just name the keys ones ....

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We are currently trying to gather information to support our objections as we believe that any counter measures such as building fences and adding a few more trees will offer no more than superficial value/protection. The proposed layout is just not suitable!

I will keep trying to call you to discuss the above.

Kind Regards,

Paul

Paul Morgan
Software Consultant
NEC Technologies (UK) Ltd
Level 3, Imperium, Imperial Way,
Reading, Berkshire, RG2 0TD, UK

Tel: +44 118 965 4602
Fax: +44 118 925 7191
E-Mail: paul.morgan@nectech.co.uk

Angela Odell

To: Morgan, Paul
Subject: RE: F/2001/5440 Committee Meeting

No - the application is to go to the Committee on 20 Feb. Comments on the revised plans are required before Committee. If any comments are received before 20 Feb. but after the report has gone to printing, they will be reported verbally to the Committee and/or on an 'up-date' report.

-----Original Message-----
From: Morgan, Paul [SMTP:paul.morgan@nectech.co.uk]
Sent: 11 February 2002 09:24
To: 'Angela. Odell (E-mail)
Subject: F/2001/5440 Committee Meeting
Importance: High

Hello Angela,

Has the committee meeting date now changed ?

ie because the plans have been revised and are circulated for comment.

Regards,

Paul

Paul Morgan
Software Consultant
NEC Technologies (UK) Ltd
Level 3, Imperium, Imperial Way,
Reading, Berkshire, RG2 0TD, UK
Tel: +44 118 965 4602
Fax: +44 118 925 7191
E-Mail: paul.morgan@nectech.co.uk

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The Beeches
Basingstoke Road
Spencers Wood
Reading
BerkshireRG7 1AL
(Telephone 01189 884905)

Environmental Services Department
Planning Services
Shute End
Wokingham
Berkshire
RG40 1WR

Tuesday 29th January 2002

Re : Application F/2001/5440

Dear Ms. Odell
Further to recent correspondence and my visit to the Council Offices on Monday to look at the plans, we notice that on Drawing no. 01/PF/07 dated January 2002 (copy enclosed) it shows 'Profile of Previous Approval – September 1999'

I requested drawings of the approval but no approval could be found on record in the office despite considerable searching; nothing could be found on the record card and the approval that we had seen for 1999 shows a garage on this sight, not a house.

Therefore, I was wondering if you could possible supply the drawing showing the approval of the profile in the position shown on the drawing.

I would also like to mention that the swimming pool at The Grove is not shown on the drawing, bearing in mind that it is 6' deep and goes very near to the boundary of the fence. It is also noted that the eight flats on the approved drawing do not seem to be in the same place as the new drawing – how could this be when the building has already been erected .

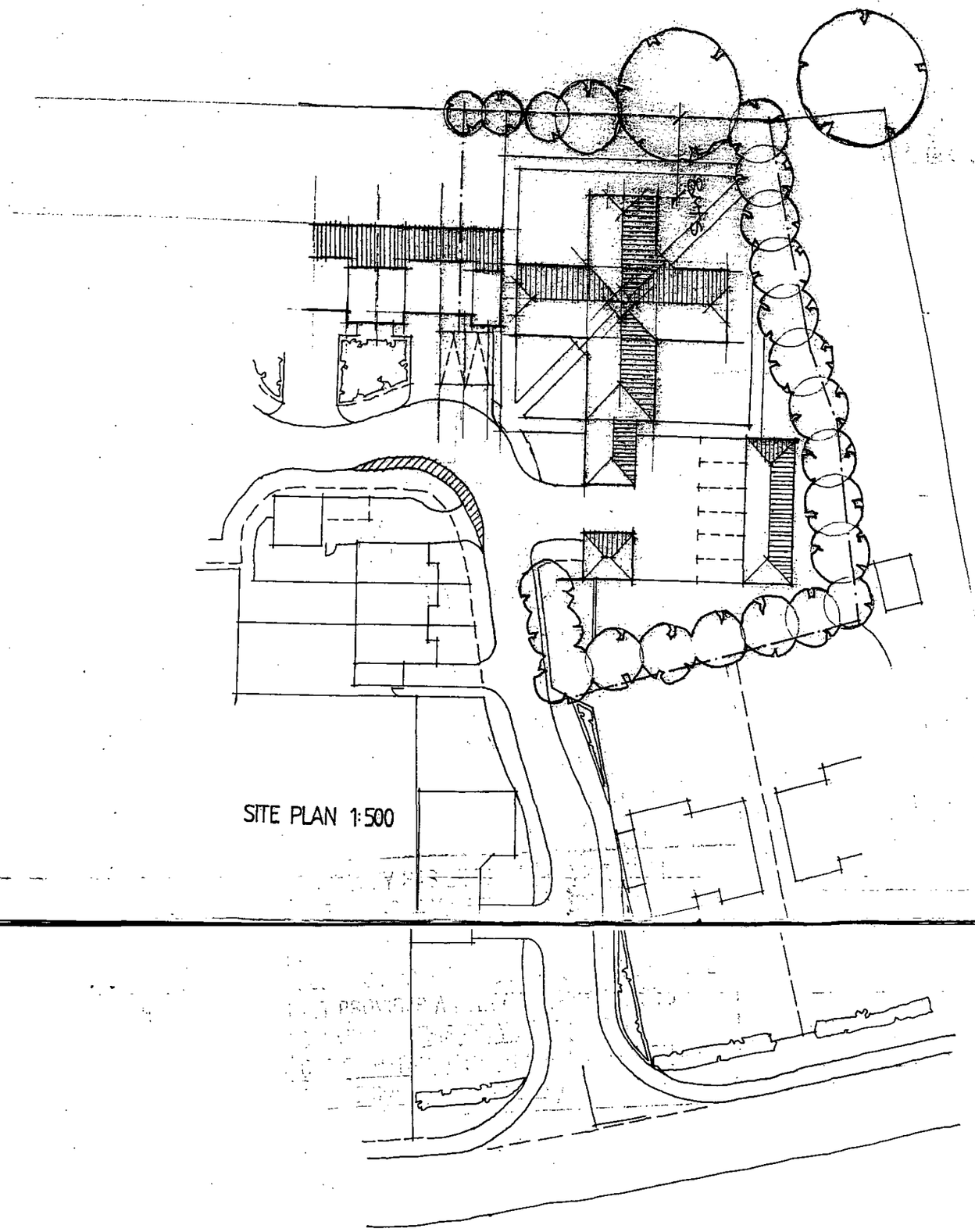
Perhaps you would be kind enough to clarify the position for me.

I look forward to hearing from you.

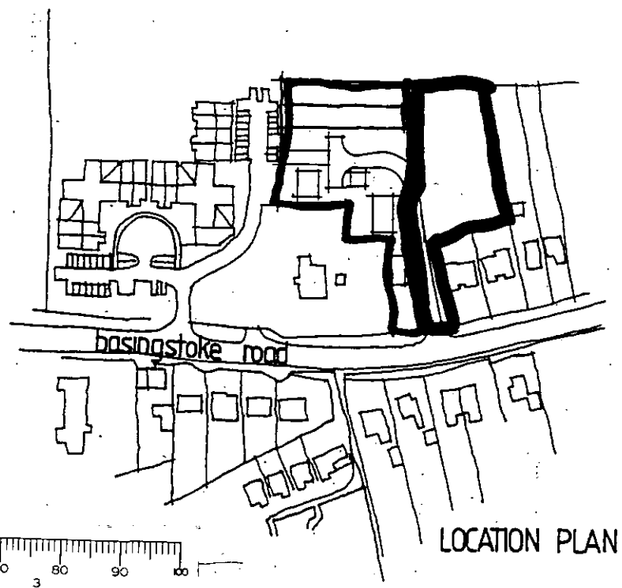
Yours faithfully

Colin R. Hill

APPROVED



SITE PLAN 1:500



LOCATION PLAN 1:2500

N

14 JUN 2000 * 1774

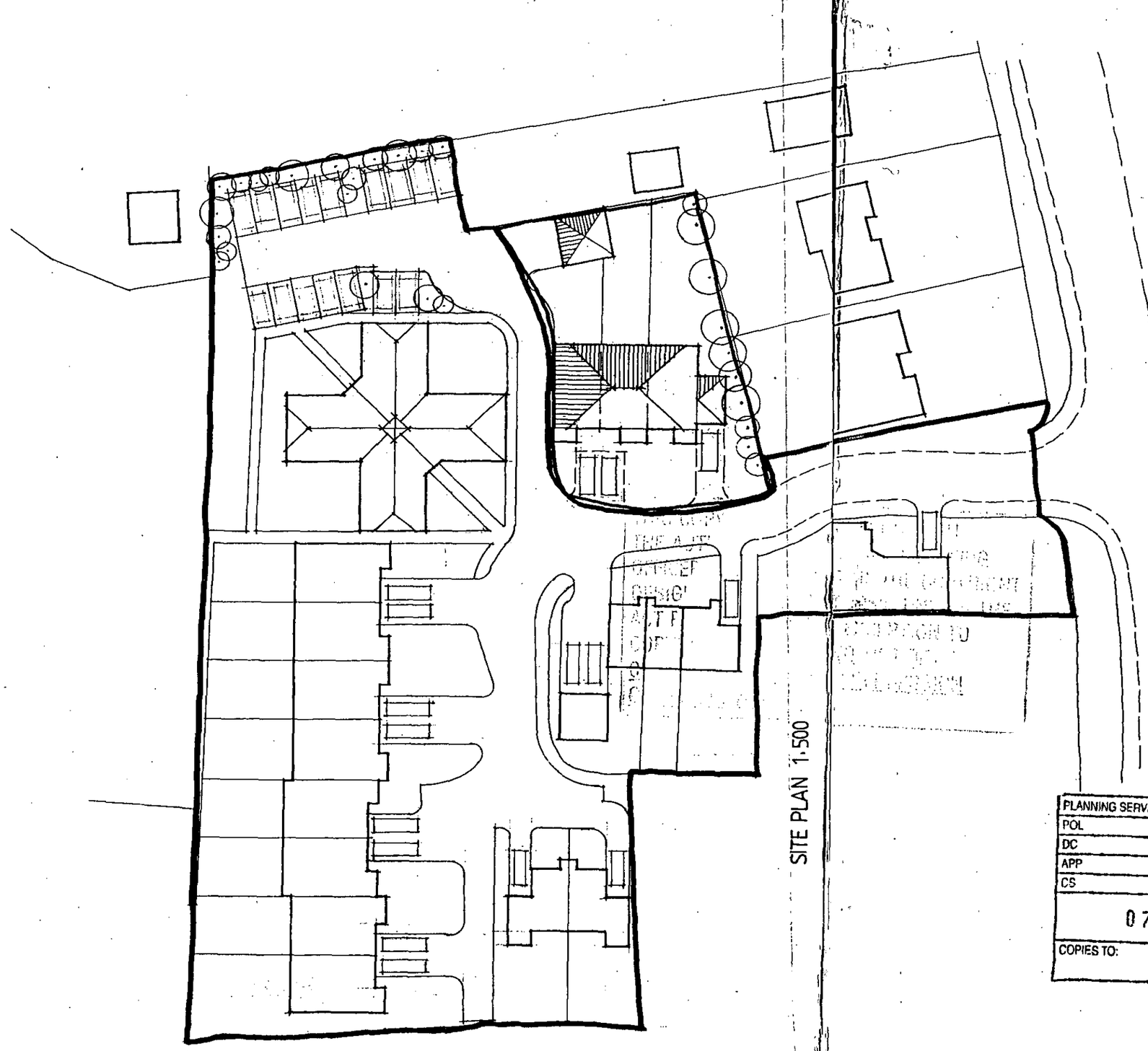
THE LACKEN CONSTRUCTION COMPANY

PROJECT
NURSERS FARM, SPENCERS WOOD, READING

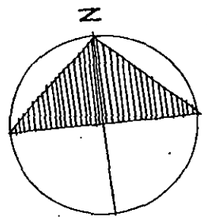
DRAWING
PHASE 2
SITE & LOCATION PLANS

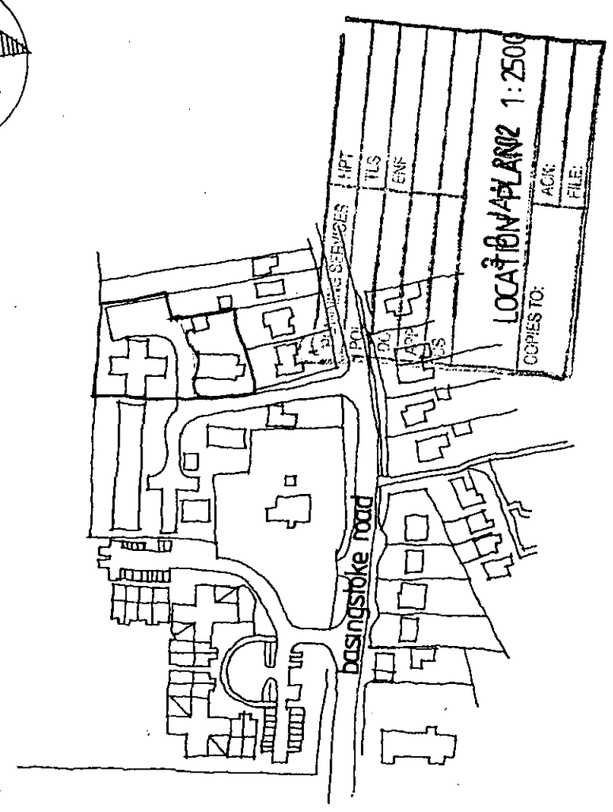
SCALE 1:500 1:2500 DATE MAY 2000

DRAWING NO. 00/PF/05



SITE PLAN 1:500





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REVISED PLAN

PART 1 REGISTER

Rev B : Proposed block moved deeper into site to increase separation from existing units. 01.02
Rev A : Site plan extended to include revised parking arrangements to flats. 12.01

THE LACKEN CONSTRUCTION COMPANY

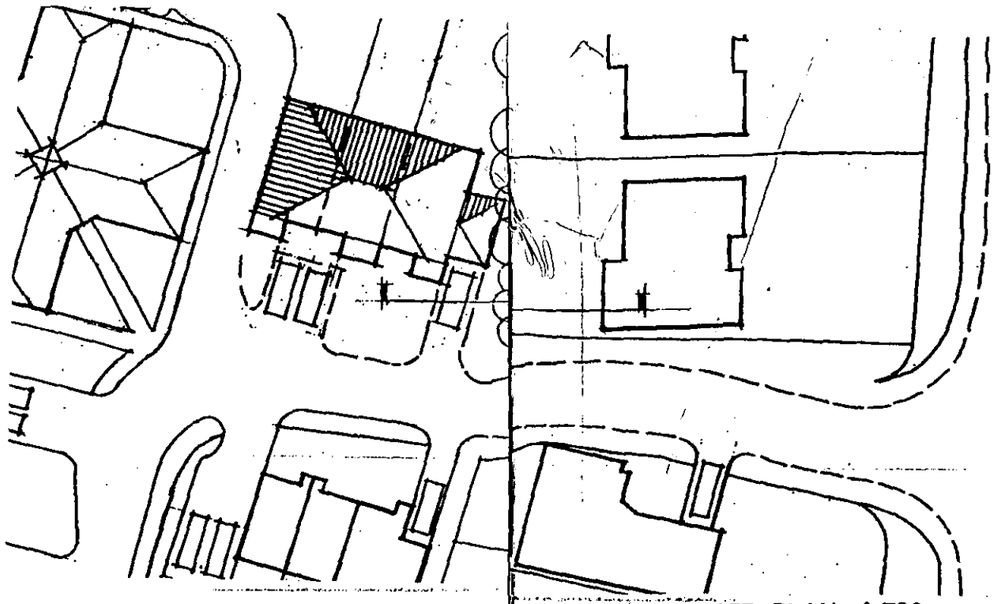
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING SITE & LOCATION PLANS

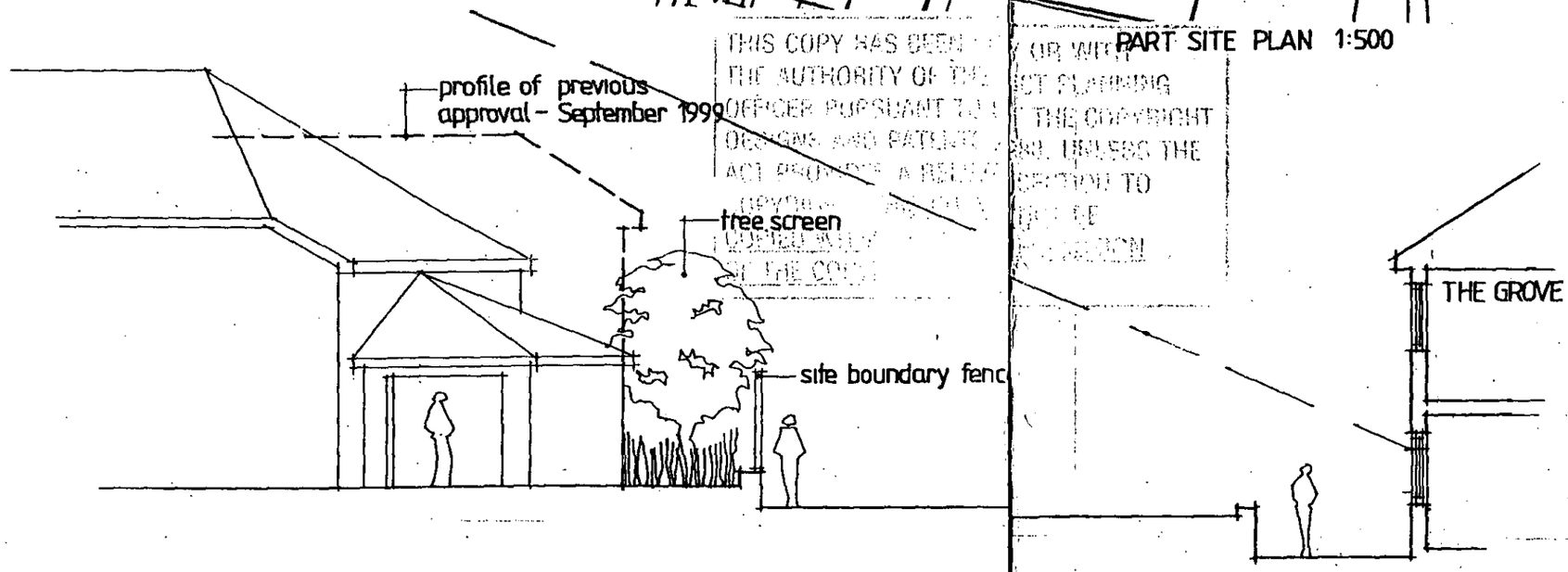
SCALE
1:500 1:2500

DATE
NOVEMBER 2001

DRAWING NO. 01/PF/05B



PART SITE PLAN 1:500



PART SITE SECTION 1:100

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THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING PART SITE PLAN & SITE SECTION

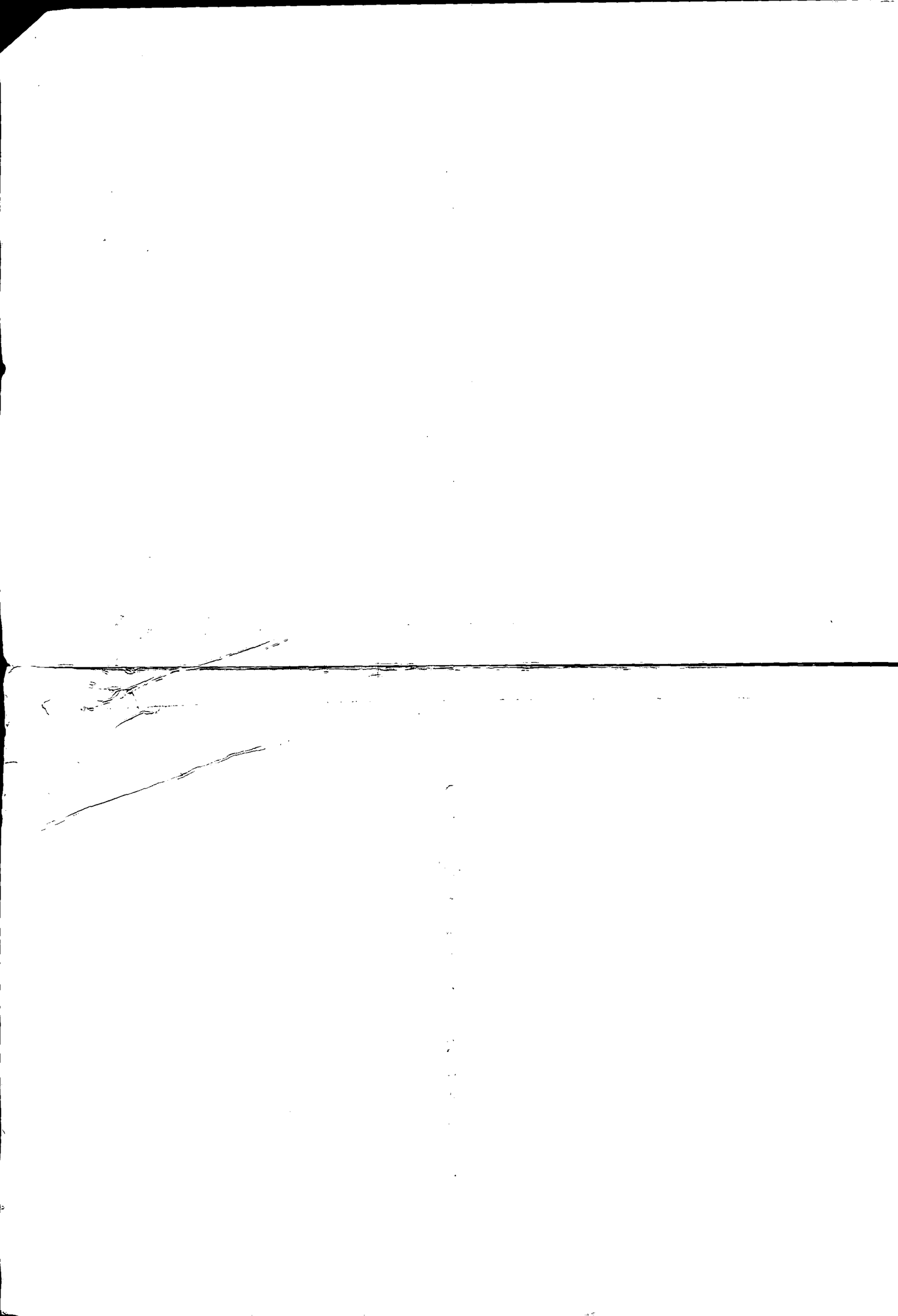
5440

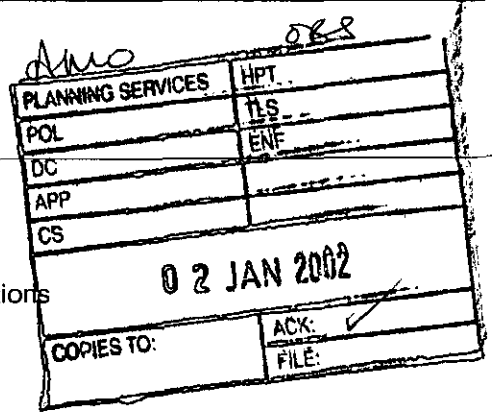
REVISED PLAN

SCALE **1: 100 1: 500**

DATE **JANUARY 2002**

DRAWING NO. 01/PF/07





Carol Hurst

From: Ian Jordan
Sent: 02 January 2002 08:59
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Wednesday, January 02, 2002 9:06:56 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Mr & Mrs P Morgan
Correspondent_StreetAddress: 17, Sevenoaks Drive
Correspondent_Address2:
Correspondent_Town: Spencers wood
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9654602 (work)
Correspondent_Email: paul.morgan@nectech.co.uk

Comments:

We are writing to strongly object to the proposed planning application F/2001/5440.

We consider the proposal of having a car park behind us as detrimental to our general health and well-being.

The primary reasons for our concern are:

1 We would be subjected to noise pollution from vehicles at all times of the day and night, e.g. starting/reversing etc. and from the thoroughfare access to the parking area. The noise would be amplified by echo from the flats in Pursers Farm and the houses in the Sevenoaks Drive cul-de-sac.

2 We would be subjected to air population from car exhaust fumes (e.g. carbon monoxides), which would drop down and linger in our rear garden and potentially seep into our house. Our children's play area and vegetable gardens would be subject to harmful pollutants. The vehicles exhaust pipes would just be a couple of metres away!

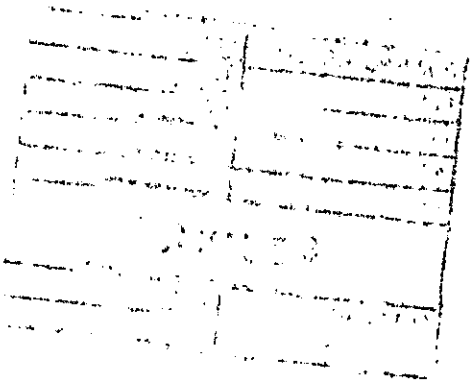
3 Increased security risk to our property. It would be easy to gain access to the rear of our property from the car park. This not only increases the security risk to our property but also increases the safety risk for our children playing in the garden.

4 Increased security risk of car crime (criminal activity) in the general area. The original proposal of garages associated with the flats was a much better idea. It is a know fact that semi-enclosed open space car parking areas are subject to increased risk of car crime (theft and break-in), an activity which is already high in Spencers Wood!

We would appreciate it if you would take our concerns into account when you are considering this planning application.

Yours sincerely,

Paul & Angela Morgan



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Carol Hurst

From: Ian Jordan
Sent: 31 December 2001 11:43
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Monday, December 31, 2001 11:50:41 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: ALAN HALE
Correspondent_StreetAddress: 15 SEVENOAKS DRIVE,SPENCERS
Correspondent_Address2: WOOD,
Correspondent_Town: READING
Correspondent_County: BERKSHIRE.
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883488
Correspondent_Email: adhale1@aol.com

Comments:

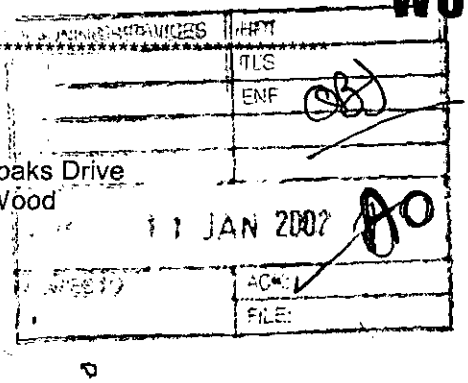
We have been tolerant of the development currently being constructed despite the fact that ground floor windows in the flats being built look straight into our living room.We simply asked for adequate tree screening to be planted.I mention this because we are not opposers to all new developments regardless of merit.
However we strongly object to this application (F/2001/5440) because it will cause the following:
1.Cars will be driven from the front of the development to the back, parking against our rear fence.This will bring noise/smell pollution especially early in the morning and the late evening/night.The planned route to parking will result in car headlights shining on our two rear bedroom windows because our house is on a lower level,this is totally unacceptable.Our line of sight will also be heavily polluted by any oversized vehicles such as people carriers/vans etc from the ground floor and by any vehicle when looking from the first floor windows. The problem will be further compounded by visitors cars on top of the 16 allocated parking places. The new application also raises the problem of security for the cars parked and the knock on effect of car alarms being triggered and then the need for security lighting as a safeguard, again polluting the area.I believe the late revision of the planning application is totally unnecessary and community interests/quality of life for existing homeowners should be placed ahead of a relatively small financial gain, regardless of effect, for the developers/owners of Highview.I trust commonsense will prevail and the council will deny the application success.

Ian Jordan

AMO

From: WebComments@wokingham.gov.uk
Sent: 10 January 2002 19:01
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

WOKINGHAM UNITARY
Aiming for Excellence



****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Colin West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

We wrote on 6th January re the original version of this planning application which (incorrectly apparently) referred to it being at Pursers Farm. We are now writing in connection with the 2nd version which refers to it being at High View.

Our comments submitted before still stand and we have these additional ones:

Placing the parking to 11 dwellings (the 3 new ones plus the 8 which are in the process of being built at Pursers Farm) will mean that what is now the garden of Highview will become the parking area for up to 22 regular cars (there being negligible public transport as stated before) plus visitor cars.
This is going to cause considerable noise and pollution at day and night to the closest houses in Sevenoaks Drive (numbers 5, 11, 14, 15, 16, 17 & 18), far more than one would expect to be concentrated in a semi-rural area and far more than existed with the mobile homes before. It will also be a visual eyesore to these houses.

It will make access to these houses in Sevenoaks Drive much less secure. At a neighboroughing development in Stanbury Gate the police regularly attend due to the crime being committed in and around the garage/parking areas even to the extreme extent that police helicopters have been called out at least 3 times in the last 3 years to search for criminals (we have witnessed these from our house)so we think that the likelyhood of crime in Pursers Farm and Sevenoaks Drive will substantially increase.

Therefore coupled with our previous reply we believe that this plan is entirely inappropriate to the area and surroundings for a number of significant reasons. We would urge that high density housing is kept in towns where existing facilities are much better with a developed infrastructure than put in semi-rural areas which have negligible nearby facilities of any type.

AMO

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
	ACK:
	FILE:

11 APR 2002

WOKINGHAM UNITARY
Aiming for Excellence

Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 10 January 2002 23:38
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Philip Dawson
Correspondent_StreetAddress: 1 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883201
Correspondent_Email: phil_d@hotmail.com

Comments:

I object on the on three grounds.
1,Noise, Air & Car Light Polution
2,New Access increases security risk for burglery and car crime
3,Overdevelopment of neighbourhood

AO

POSITIVE ABOUT DISABLED PEOPLE

Area 8&B

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
2 JAN 2002	
COPIES TO:	ACK:
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 27 December 2001 21:57
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Thursday, December 27, 2001 10:03:56 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Kevin Morrison
Correspondent_StreetAddress: 11 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email: kevin@morrison.org.uk

Comments:

I wish to object to the above proposal on the following grounds.

A car park of sixteen spaces is proposed to be built between my own property and the flats that are currently being constructed. Such a car park will undoubtedly create a constant noise; the disturbance caused by allowing the entire car parking to be located in one central area is neither appropriate nor desirable.

The original planning application already made provision for car parking located at the front of the site and just off the main entrance to the development. The above application would effectively create a thoroughfare from the front of the development to the back, as all 16 spaces would now be located to the rear of the property this thoroughfare would be in constant use, and as such the noise and disturbance would be at best "regular".

Additionally the three houses that are proposed on the site of the original car parking and garage block are of a height that will block light from my garden. This is of course in addition to the light that has been blocked by the building of the flats themselves.

I am sure had the additional land been available at the start of the project the developer could have made better use of the overall plan, and that a communal car park and road leading to it would not have been proposed.

Auto 088

PLANNING SERVICES	HPT
POL	TLS
DC	ENF

07 JAN 2002

COPIES TO:	ACK: ✓
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 05 January 2002 08:26
To: Carol Hurst
Subject: FW: Comments on Planning Applications

From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Saturday, January 05, 2002 8:34:11 AM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F/2001/5440
Correspondent_FullName: Mr & Mrs C West
Correspondent_StreetAddress: 18 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone:
Correspondent_Email:

Comments:

We have been away on holiday for 2 weeks and because we only received a copy of the letter via a neighbour just before we went away we have not had the opportunity to see the detailed plan and so cannot comment on the design, appearance and layout. We will endeavour to do so and reply further as early as possible in the week starting 7th January. Meanwhile our comments are as follows:

1) The density of housing at Pursers Farm is already very high and it is inappropriate to have three further dwellings compared to the surrounding area.

2) The entrance to Pursers Farm is on a blind bend on a narrow but major road (Basingstoke Road). Pursers Farm road entrance itself is very narrow too. This location is not conducive to highway safety.

3) As the development is on higher ground to the south of Sevenoaks Drive, there will be a loss of light to those houses (numbers 5,11,15 & 17 particularly).

4) As the development is on higher ground to the south of Sevenoaks Drive, there will be overshadowing and overlooking to those houses (numbers 5,11,15, 17 & 18 particularly).

5) There will be very little room to accomodate all the vehicles, nine dwellings are already just being built so this would make twelve in total. Given that there Reading railway station is 4 miles away and there is only an infrequent limited bus service then there will be up to 24 extra cars for which there will be insufficient space, let alone visitor parking and turning. Furthermore this will add to the already bad congestion along Basingstoke Road (and surrounding roads) at peak times. We think that extra housing should be placed near to good public transport rather than this location.

Amo. OBS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
07 JAN 2002	
COPIES TO:	ACK: ✓
	FILE:

Carol Hurst

From: Ian Jordan
Sent: 06 January 2002 22:14
To: Carol Hurst
Subject: FW: Comments on Planning Applications

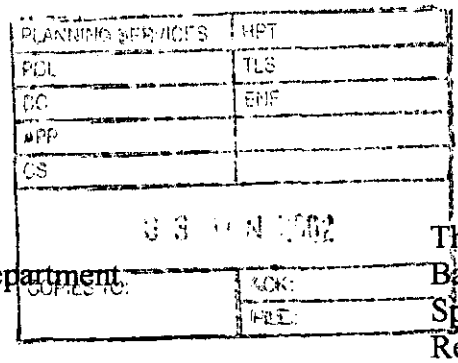
From: WebComments@wokingham.gov.uk[SMTP:WEBCOMMENTS@WOKINGHAM.GOV.UK]
Sent: Sunday, January 06, 2002 10:22:13 PM
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications
Auto forwarded by a Rule

****

NatureofEmail: Object
ApplicationNumber: F.2001/5440
Correspondent_FullName: Mr & Mrs Kevin Jordan
Correspondent_StreetAddress: 16 Sevenoaks Drive
Correspondent_Address2: Spencers Wood
Correspondent_Town: Reading
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1AZ
Correspondent_Telephone: 0118 9883701
Correspondent_Email: rn@sevenoaks97.freeserve.co.uk

Comments:

We strongly object to the car park being built so closely to our property making it a security issue as open plan car parks are a magnet for car crime and increased property risk. Our family will be subject to further exhaust fumes and noise pollution.



Angela Odell
Environmental Services Department
Planning Services
Shute End, Wokingham
Berkshire RG40 1WR

The Grove /The Beeches
Basingstoke Road
Spencers Wood
Reading RG71AL
01189 887770

29th December 2001

Dear Miss Odell

RE: Application no F/2001/5440 for the erection of three dwelling and parking.

We are in receipt of your revised plans notification and would like to raise the following issues for the objection of these revised plans.

1. The description of the letter indicates that the proposed houses and parking are behind High View and could be misconstrueded as such, and not as they are shown on the DRG no 1964/30 behind the above mentioned addresses.
2. It is shown on the aforementioned drawing that three houses will be sited on the plot shown, taking away the garages and parking for the PHASE THREE and only inserting open parking spaces. As it appears that Lacken Construction have acquired some land from High View to relocate the parking, none of which is to be garaged.
3. As you are aware we feel that this area being, Spencers Wood is SEMI RUAL and by inserting three extra houses into this location will highly dencify this area and thus making it over crowded and congested. As Phase TWO has EIGHT DWELLINGS at present and PASE ONE has TEN all situated in a very close area.
4. Ingress and Egress from Purses at present being located on a corner is very dangerous for those using it with the small number vehicles, without Phase Two and Three being occupied. This entrance is blind crossing for the people using it, and they in turn take a chance every time they cross the main road hoping that another vehicle is not going over the speed limit on the blind corner.
5. There is no facility to cross this very busy road for children and alike, as cars tend to speed along this road. This area is waiting for a fatal accident happen and at present the traffic load has not increased.
6. We also feel that the proposed roofline will dominate the area and will encroach on the surrounding buildings.
7. I would like reference to our previous letters regarding the location and foundation structures with regard to the swimming pools, which are, situated at the rear of the Grove and the Beeches plots.
8. I have also when moving into the Grove had correspondence with the council regarding the retaining wall adjacent the pursers farm road, as it appears that wall is once again moving due to the large volume of lorries delivering materials, Mr Lacken has at the very early days inspected this wall and assured us that if there

was any problems with the wall moving in the future he would rectify, can you please ensure that he will follow through with his assurances.

I hope the above information will clarify the situation on our behalf and look forward to speaking with you in the near future.

Yours Sincerely

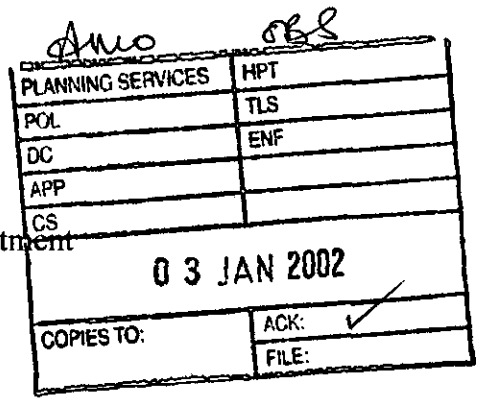
The Grove 

The Beeches



Your Ref: Angela Odell F/2001/5440 dated 13 Dec 01

19 Pursers Farm
Basingstoke Road
Spencers Wood
Reading
BERKS
RG7 1AQ
Tel/Fax: 0118 9760278



Angela Odell
Development Control Officer
Environmental Services Department
Planning Services
P.O. Box 157
Shute End
Wokingham
RG40 1WR

28th December 2001

Dear Ms Odell

REF: APPLICATION NUMBER F/2001/5440 – LAND AT PURSERS FARM

1. Thank you for notice of the proposal by Lacken Construction to erect a further 3 three-bedroom dwellings plus garages at Pursers Farm, Spencers Wood, and the opportunity to comment.

2. As reasonably new owners of 19 Pursers Farm we do feel strongly about this proposal, as the buildings will be built immediately in front of our house. We are writing on our behalf but are confident that neighbours and owners of properties in and around Pursers Farm will support the issues we raise. Our comments are as follows:

a. Background. Prior to us purchasing this house in May 2001 we carried out extensive research into the immediate and local area. As well as reading through all dealings with this plot of land in the Council Shute End offices (file 38025 and other affiliated files) we also contacted and questioned Mr Beehan (owner of Lacken Construction Company) about the plans for the ground directly in front (to the north) of 19 Pursers Farm. At the time this area was part wastage and part occupied by a mobile home occupant. He confirmed that once the final occupant had moved from her mobile home he would go-ahead with the final phase of his development at Pursers Farm. He reiterated that the planning permission he had received from Wokingham District Council on 14 June 2000 (1774) gave authority for the construction of 8 two-bedroom apartments, one 4-bedroom house and sufficient garages for all dwellings. He had no intention of extending this development any further which confirmed in our minds that we should go ahead with our purchase as none of these residential dwellings would be in front of (to the north of) 19 Pursers Farm. The only construction in front of 19 Pursers Farm would be six one storey garages at the most northern end of the Pursers Farm plot and two one storey garages in front of 21 Pursers Farm.

b. Over Bearing and Over Development. We purchased 19 Pursers Farm in the confidence that no other residence would overlook this property. The new proposal for the construction of 3 new dwellings will overlook, and with their close proximity to the narrow road, overbear onto 19 Pursers Farm, affecting our privacy as well as considerably reducing our view to the north. We are already overlooked from

behind and have light restrictions on the southern side because of the extremely tall hedge and overhanging trees growing in the grounds of Hill House. A property built directly to the front of our house will restrict this light even more. As well as that, the immediate impression as you drive into Pursers Farm will be one of over-development, something we understand Wokingham District Council is not keen on advocating[1].

c. Insufficient Off-Road Parking Space. The drawings for the proposed three-bedroom dwellings[2] only show off road parking for two vehicles and not the three that was insisted on by the Wokingham District Council for previous applications for Pursers Farm[3]. Should this application be approved there is the likelihood of on road parking outside these properties. This would cause considerable congestion on an already restricted road. Entry and exit into the driveway of 19 Pursers Farm would be even more difficult than it already is.

d. Restricted View and Privacy. We purchased 19 Pursers Farm with the knowledge that the property would remain attractive to prospective buyers or even tenants and remain a sound investment. The main reason for this was the privacy that the house offered with a secluded rear garden and an uninterrupted view to the front across to south Reading. The construction of 3 three-bedroom dwellings immediately in front of our house will take this away and reduce the attractiveness of 19 Pursers Farm, which could have an impact on it's future value.

3. This latest application to further develop the Pursers Farm cul-de-sac hints of development creep and an attempt to maximise profit margins at the expense of the privacy and quality of life of the owners and occupants of Pursers Farm and neighbouring properties.

4. Conclusion. In conclusion we request that Application Number F/2001/5440 should not be accepted on the above grounds and that the planning permission[4] remains extant to continue with the construction of the single-storey garages and landscaping of the area immediately to the north of 19 Pursers Farm.

5. Possible Compromise. If a position of compromise is possible then the offsetting of the new dwellings further back from the access road will go some way to reducing the negative effects of the buildings. This would allow another vehicle to park on the driveway as well as pushing the frontage of the house away from the line of houses of which 19 Pursers Farm lies within. The only reduction for the new houses would be smaller rear gardens, a sacrifice that the developer should be able to accept.

6. We trust that you will understand and sympathise with our comments and look forward to hearing from you in the near future.

Yours faithfully

Mr and Mrs P Brown
19 Pursers Farm

---

[1] Paragraph 05 of Wokingham District Council Planning Permission for Application No 38025 dated 2 Aug 91.
[2] See File Application Number F/2001/5440 dated November 2001.
[3] Various letters of response by Wokingham District Council to ensure that each property in Pursers Farm had sufficient off-road parking for at least three vehicles. See file 38025 and other affiliated files.
[4] Wokingham District Council Planning Permission dated 14 June 2000 (1774).

Sevenoaks Drive: 1, 11, 15, 16, 17, 18

~~upto 2 cars~~.

~~Rea~~ Proposed parking to rear of flats ~~re~~ : noise / smell pollution especially early + late / night. car headlights + manoeuvring will shine into bedroom windows due to site ~~being~~ land being on higher level than Sevenoaks Drive houses — unacceptable. ~~Spoil~~ + View out will be spoilt (visual eyesore) by view of cars / people comes etc from gr. + first fl. ~~windows~~ windows. Risk of additional disturbance from car alarms + security lighting in car park.

~~overdevel~~

~~overdevelopment~~

The Grove / Beaches

~~overdevel: and~~ overcrowded.

dangerous ~~entrance~~ access of Pursuers' / Bas Rd — extra traffic.

roofline with dormers + encroach.

effect on pandals.

19 Purgess. ~~also~~ when purchased house from applicants, were assured there would be no further devt (other than the garages / parking approved under 1774)

overbearing ~~overdevel~~ & overlooking → loss of privacy + view to N. — & are already overlooked from rear and have light restrictions due to tall trees of Hill House.

insufficient parking : → on road parking + congestion.

Loss of value to house.

Suggests moving houses further back. (would reduce negative impact of houses and allow for more parking)

* * * COMMUNICATION RESULT REPORT (11.DEC.2001 18:34) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
172	MEMORY TX		901256703142	OK	P. 3/3

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

Received by Wokingham District Council

Application No: F/2001/5440

Proposal:
Proposed erection of three dwellings plus garages.

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

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2001/5440 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/01/2002. 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.

Head Planning and Transportation

13 December 2001

History card does not show F/2000/1774 for same site.

Jan

Carol — Angela has phoned agent about problems with red line (they agreed new parking area in pre-apps). He will be sending in a new site plan (+S66) to include this.

WOKINGHAM D.C. DEVELOPMENT CONTROL

(4) 2 x PRE-APPS ATTACHED (+)

Start date: 23/11/01 Valid 10 DEC 2001	Map No. 78 Site 0.07
Officer: AC Application No. F/2001/5440	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF THREE DWELLINGS PLUS GARAGES

Location: PURSERS FARM, BASINGSTOKE ROAD

Parish: SHINFIELD Ward: Shinfield 13.12.01 31

Applicant: LACKEN CONSTRUCTION CO LTD

Fee Received 570-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	Red line to be amended to include new car park area for F/2000/1774	AO phoned 28/11	✓ 10/12
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	?		
5	Elevation plans	Garage plans + elevations		✓ 10/12
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Area of land inside red line is the plot of land approved for car parking in F/2000/1774!		

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 13.12.013 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ Groundwater Protection Zone 3 .....

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

HERITAGE BODIES

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

OTHERS:

.....
.....
2 x pre-apps attached.

NEIGHBOURS:

S/N + see map
+ pls include all names & addresses on attached list

Applicationo	Name & Address
F/2000/1774	Mr J Horn 14 Sevenoaks Drive Spencers wood RG7 1AZ
F/2000/1774	Mr & Mrs C West 18 Sevenoaks Drive Spencers Wood Reading RG7 1AZ
F/2000/1774	Mr A Hale 15 Sevenoaks Drive Reading RG7 1AZ
F/2000/1774	C Rickuss 7 Pursers Farm Spencers Wood Reading RG7 1AN

App approved,
Letter sent 25/08/00

1789/a

10.DEC.2001* P/40

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 ~~days~~ ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

(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
MR+MRS ROWELL	HIGH VIEW, BASINGSTOKE RD SPENCERS WOOD SHINFIELD READING	9th November 2001

+ 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.

- 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) .....

.....

(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).

- 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

Agricultural Holdings Certificate

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

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.

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 . . . . . .

On behalf of LACKEN CONSTRUCTION CO LTD . . .

Date 4TH DECEMBER 2001 . . . . . .

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

10 DEC 2001 * 5440

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

4th December 2001

For the Attention of : Mrs Angela Odell – Senior Planner

Dear Mrs Odell

Ref : Pursers Farm, Basingstoke Road, Shinfield
Phase 3

Further to our telephone conversation regarding the Planning Application made on 22nd November 2001 for the additional residential units comprising Phase 3 of Pursers Farm.

As required I have now updated the site plan (dwg. 01/PF/05A) to show the revised parking layout applicable to the flats should the phase 3 development and the acquisition of the adjoining land proceed to completion and therefore enclose 6no. copies.

I also enclose 6no.copies of the revised part 1 application form with the amended site area and updated Section 66 certificate. I have spoken to my client and have been advised that as a matter of courtesy they had already written to the adjoining owners on November 9th 2001 to inform them that an application would be made based on their earlier negotiations regarding land purchase. I have therefore completed the certificate accordingly.

As requested I also enclose 6no. copies of additional drawing 01/PF/06 showing plan and elevations of the separate garage block remote from the residential units.

I trust therefore that the enclosures provide all the additional information you require and that the application can therefore now proceed. I look forward to receiving confirmation of registration by return.

Yours sincerely

David Dawkins R.I.B.A.
Encs.

c.c. Lacken Construction

10.DEC.2001 * 5440

DAVID DAWKINS ASSOCIATES

David Dawkins R.I.B.A.

Architect & Designer

Low Gables, St. Helens Crescent, Benson, Wallingford, Oxon. OX10 6RX

Tel/Fax : 01491 824196 Mob : 07850 387232

Principal Planning Officer
Wokingham District Council
Council Offices
P.O.Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

22nd November 2001

Dear Sirs

Ref : Pursers Farm, Basingstoke Road, Shinfield
Phase 3 – 3no. Residential Units

Please find enclosed the following documentation submitted in support of the above application ;

1 6no. copies of drawings

01/PF/01	Ground Floor Plan	1:50
01/PF/02	First Floor Plan	1:50
01/PF/03	South & North Elevations	1:50
01/PF/04	East & West Elevations & Typical Section	1:50
01/PF/05	Site & Location Plans	1:500 & 1:2500

2 6no. copies of completed Planning Application Part 1

3 Completed Section 66 Certificate

4 Cheque to the value of £570.00, based on three residential units @ £190.00

The above application represents the third phase of an on-going development by The Lacken Construction Company and comprises three 3-Bed houses in a terrace format. The final layout has been developed with assistance from your Planning Department who have confirmed that, based on a similar approval granted to the previous owner of the site, they are likely to give their 'support in principal' to the proposal.

This previous approval, secured I believe in 1999, included a terrace of similar units. On this present application however we have pulled the end elevation further back from the east boundary and by introducing a cat-slide feature have reduced the impact further to those properties in Basingstoke Road. It is our intention to reinforce the existing planting along that boundary, there are already 3no. copper beaches and 2no. weeping silver birches, with further trees to reduce the visual effect of the proposal.

Cont.

We believe that the enclosed documentation provides all necessary details to describe the application fully, however, should you require further information please do not hesitate to contact the writer.

Yours faithfully

David Dawkins R.I.B.A.

Encs.

c.c. The Lacken Construction Company Ltd + encs.

1933

ADDRESS 30 PURSERS FARM PARISH SHINFIELD

PLOT No. 13 ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
33968	ROCKHOLD	o/l 13 Dwellings	23.11.89	c/A+R
38025		"	15.8.91	c/A
A96/0139		"	25.12.96	App
96/64402/F	LACKEN CONSTRUCTION	8 Dwellings	23.12.96	Ref
97/64885/F	"	Terrace House + Garage	21.3.97	c/A

MINISTRY DECISION

SPECIAL ORDERS

1509/ab

PLANNING APPLICATION PART 1

10.DEC.2001 * 5440

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

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

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

For office use only
Application No.

1.	YOUR NAME	LACKEN CONSTRUCTION CO LTD
	ADDRESS	WHITFIELDS FARM HOUSE, HUNGERFORD LANE, SHURLOCK ROW, BERK
	POST CODE	RG10 0NY Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MR D DAWKINS RIBA
	ADDRESS	OW GABLES, ST HELENS CRESCENT BENSON, WALLINGFORD OXON
	POST CODE	OX10 6RX Tel No. 01491 824196
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	PURSERS FARM, OLD BASINGSTOKE ROAD, SPENCERS WOOD SHINFIELD, READING BERKS
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.235 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	CONSTRUCTION OF THREE, TWO STOREY TERRACED HOUSES + 1 SINGLE, 1 DOUBLE GARAGE
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER/PROSPECTIVE PURCHASER
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ · 1:500 Block Plan ✓ · 1:100 Elevations ✓ 50 · 1:100 Floor Plan ✓ 50 · Other
8. Does the application involve any of the *following* Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE	☐
	CONSTRUCTION OF NEW BUILDING	✓
	OTHER	
	ALTERATION or EXTENSION	☐
	DEMOLITION	☐

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

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

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL.

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

CLAY TILED ROOF, FACING BRICK AND RENDER TO ELEVATIONS, PAINTED S.W. JOINERY – ALL TO MATCH EARLIER PHASES

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	3
	4	
	5 or more	
	TOTAL	3
Nos. of residential units lost through demolition or conversion		NIL
	NET CHANGE	+3

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

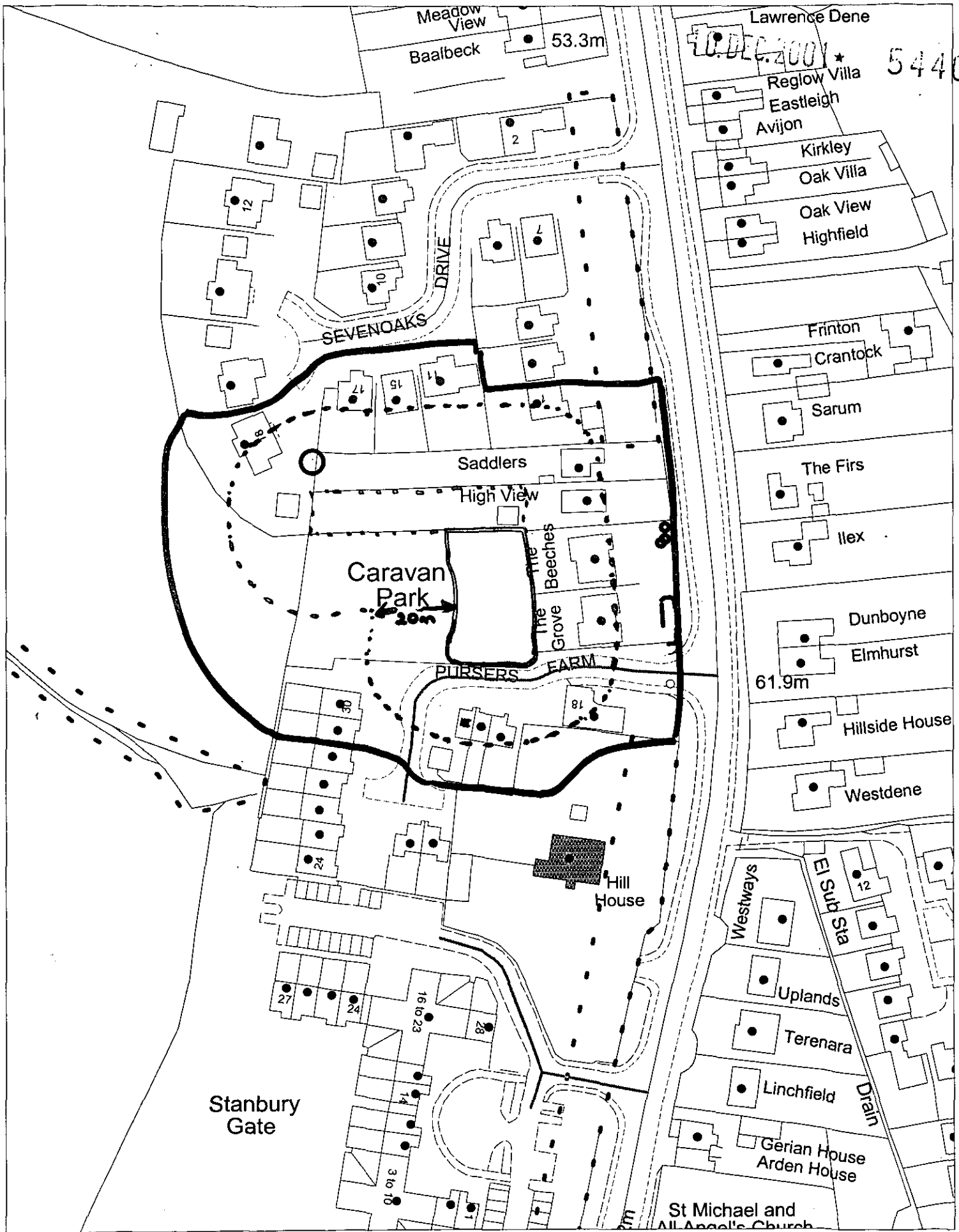
~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 570-00 (3 x £190)

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

SIGNED [signature] ON BEHALF OF LACKEN CONST. CO. LTD. DATE 4/12/2001

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.



10 DEC 2001 ★ 5440

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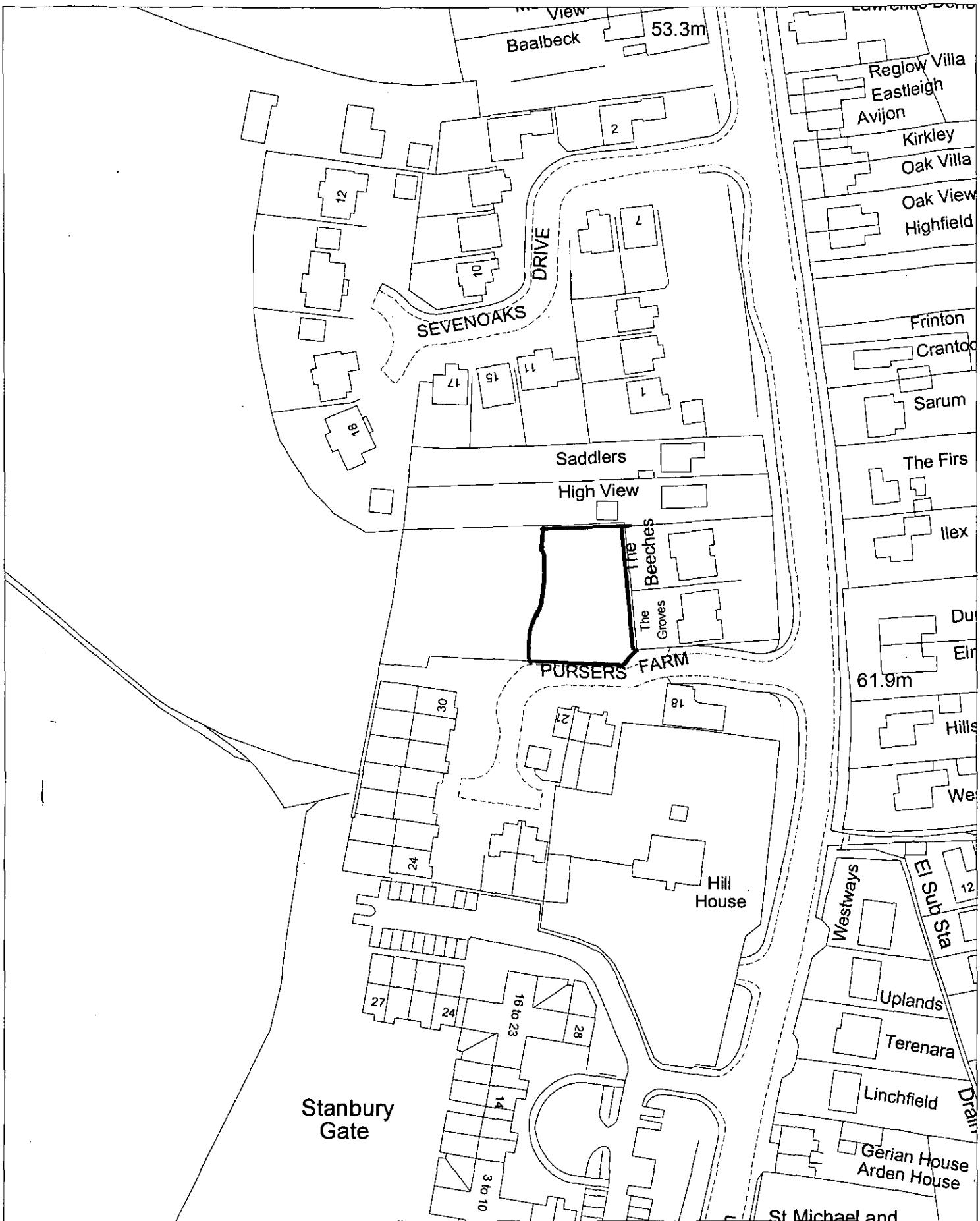
Development Control Section, Environmental Services, Wokingham District Council.
29 November 2001

Scale: 1 : 1250

N W E S



Site Plan, Scale: 1 to 1250

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Date: 28 June 2002

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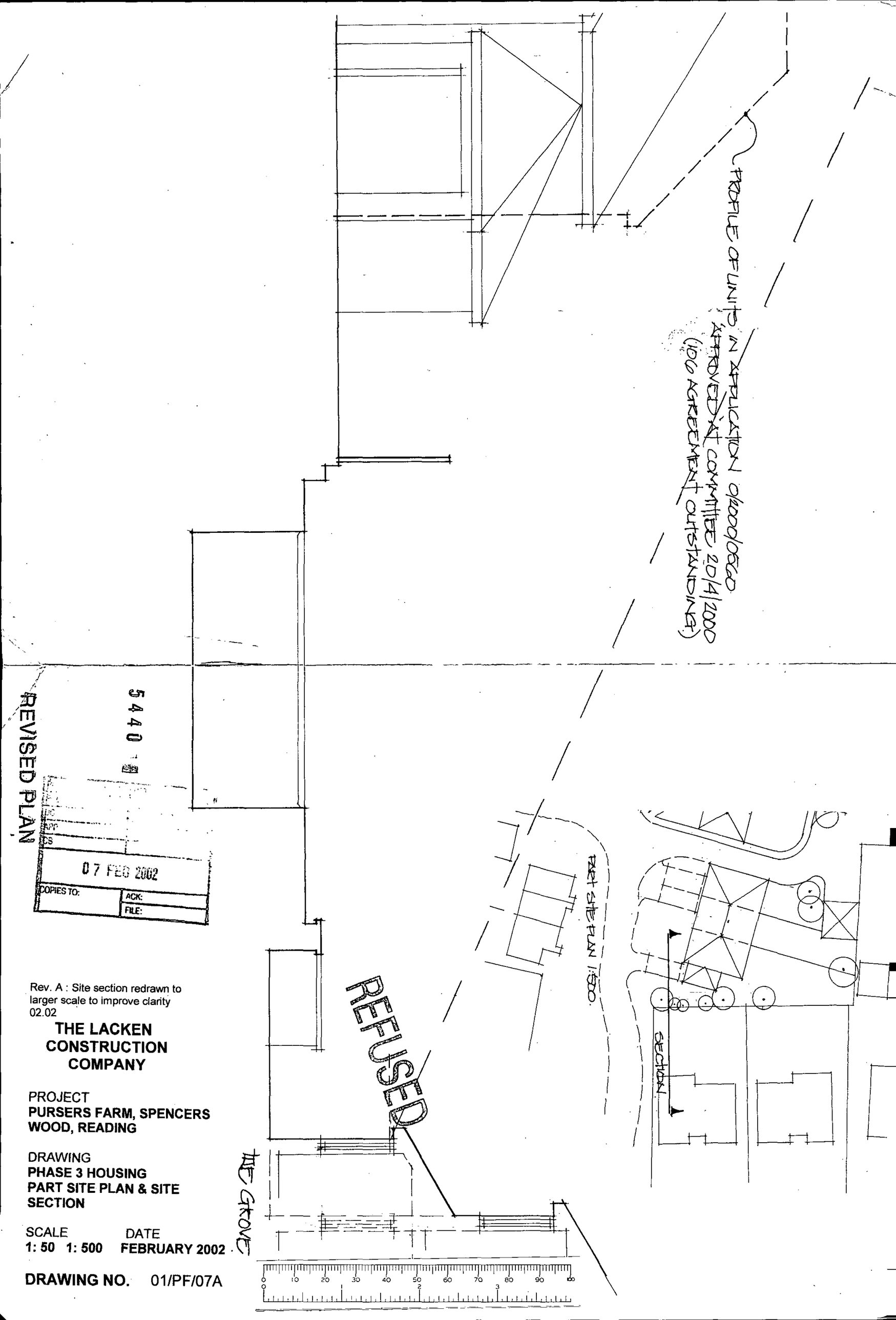


Rev. A : Site section redrawn to larger scale to improve clarity
02.02

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

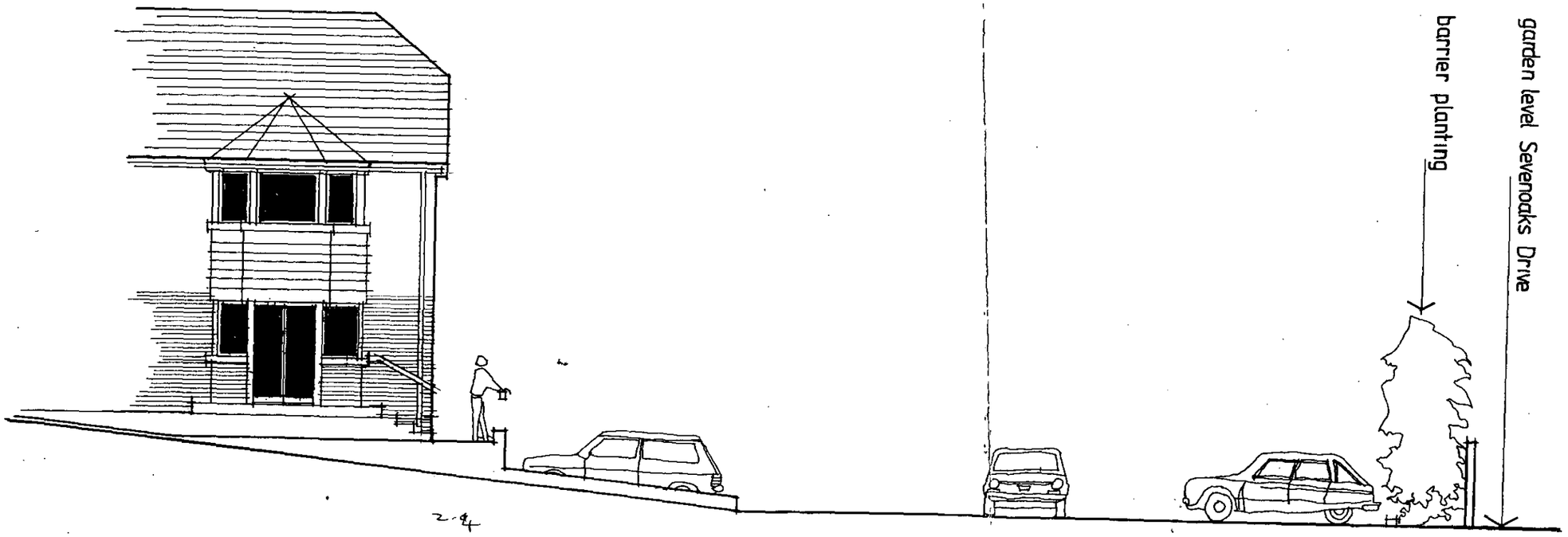
DRAWING
PHASE 3 HOUSING PART SITE PLAN & SITE SECTION

SCALE **1: 50 1: 500** DATE **FEBRUARY 2002**

DRAWING NO. 01/PF/07A

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP
CS
13 MAR 2002
COPIES TO

ADDITIONAL PLAN



REFUSED

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
PROPOSED CAR PARK
SECTION

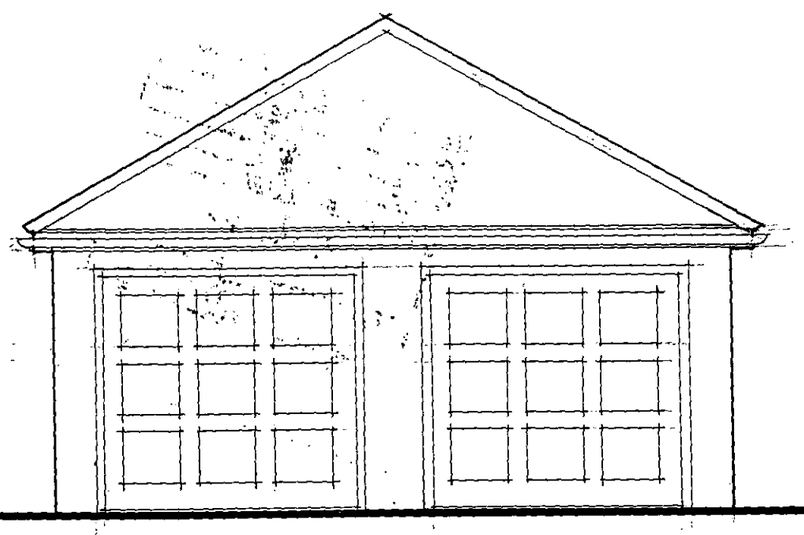
SCALE
1: 100

DATE
MARCH 2002

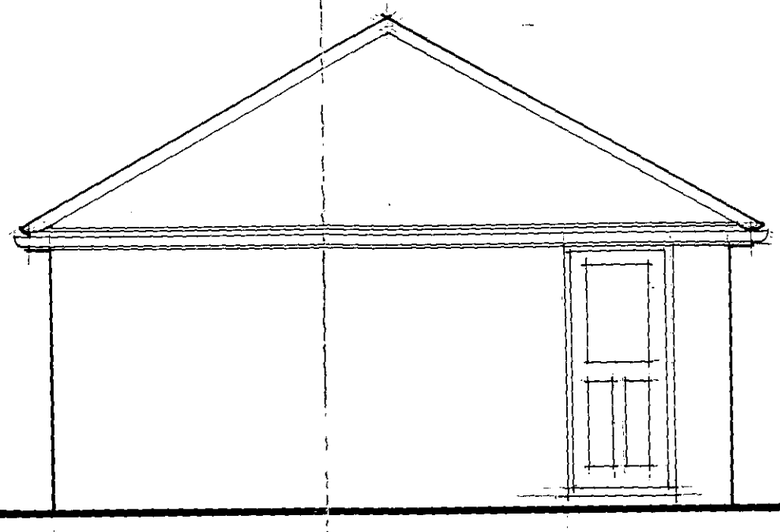
DRAWING NO. 01/PF/09

ded Design & Draughting Supplies DS(UK) 0106A

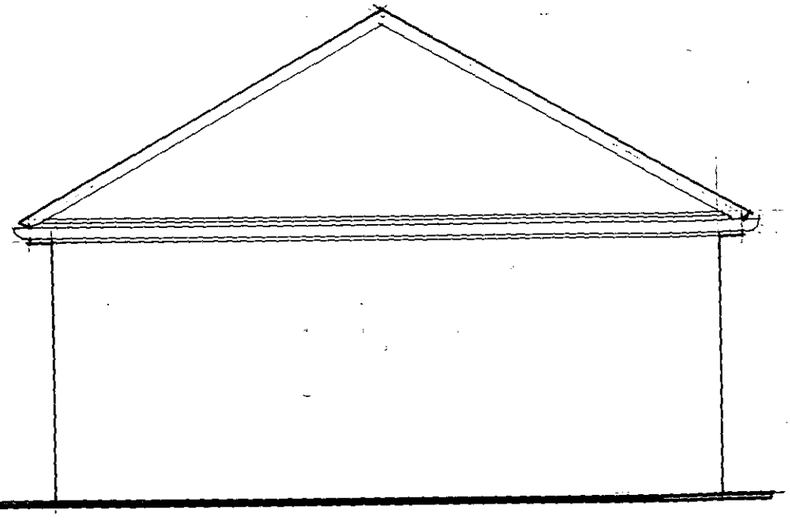
10.DEC.2001* 5440



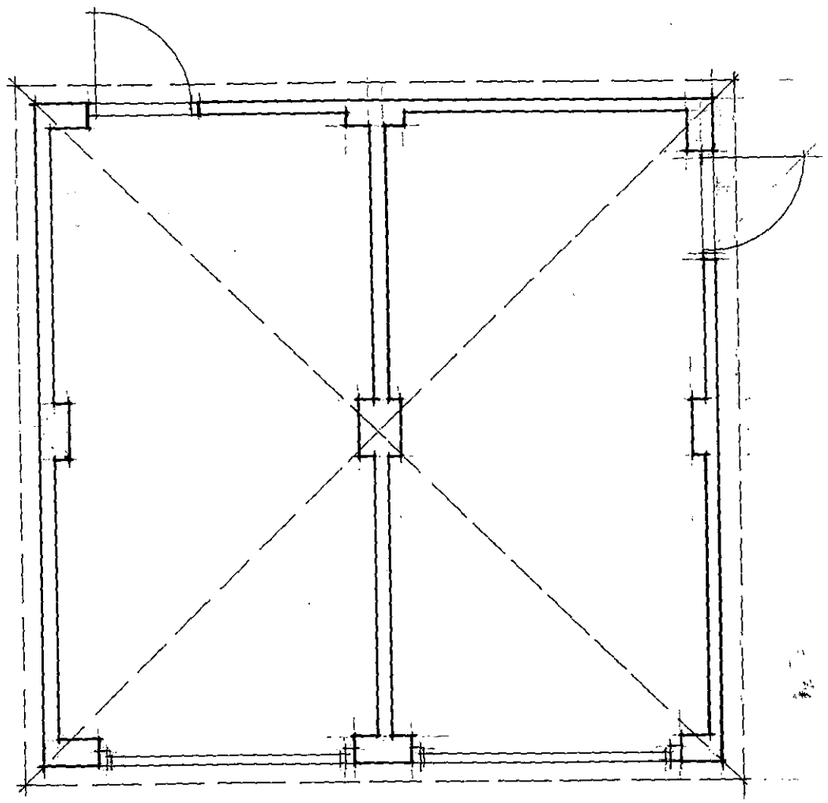
WEST ELEVATION



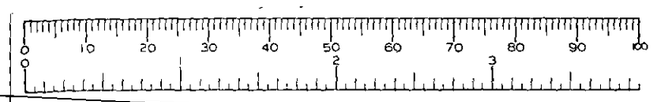
SOUTH & EAST ELEVATIONS



NORTH ELEVATION



PLAN



REFUSED

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
INDEPENDENT GARAGE BLOCK
PLAN + ELEVATIONS

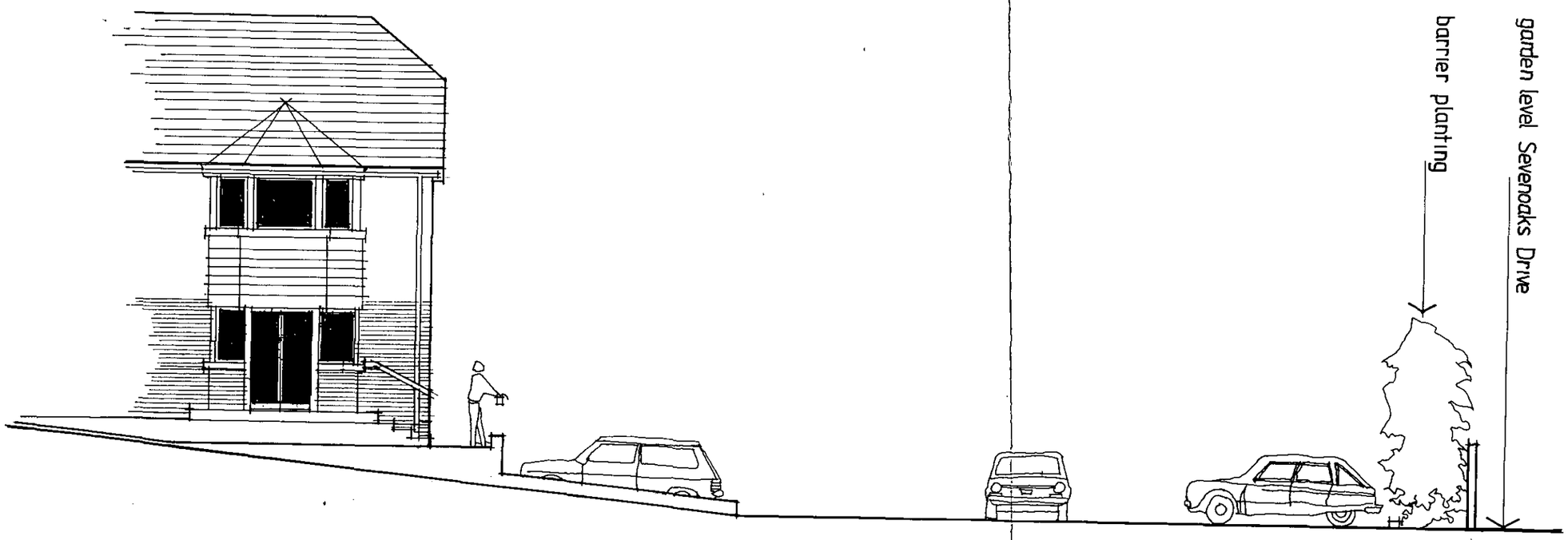
SCALE
1:50

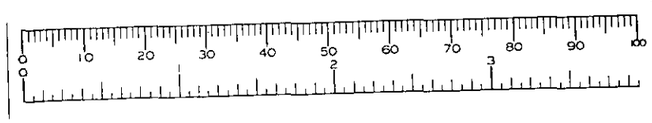
DATE
NOVEMBER 2001

DRAWING NO. 01/PF/06

ADDITIONAL PLAN

5440





ded Design & Draughting Supplies DS(UK) 0106A

PLANNING SERVICES	HP 54140
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12 MAR 2002

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THE LACKEN CONSTRUCTION COMPANY

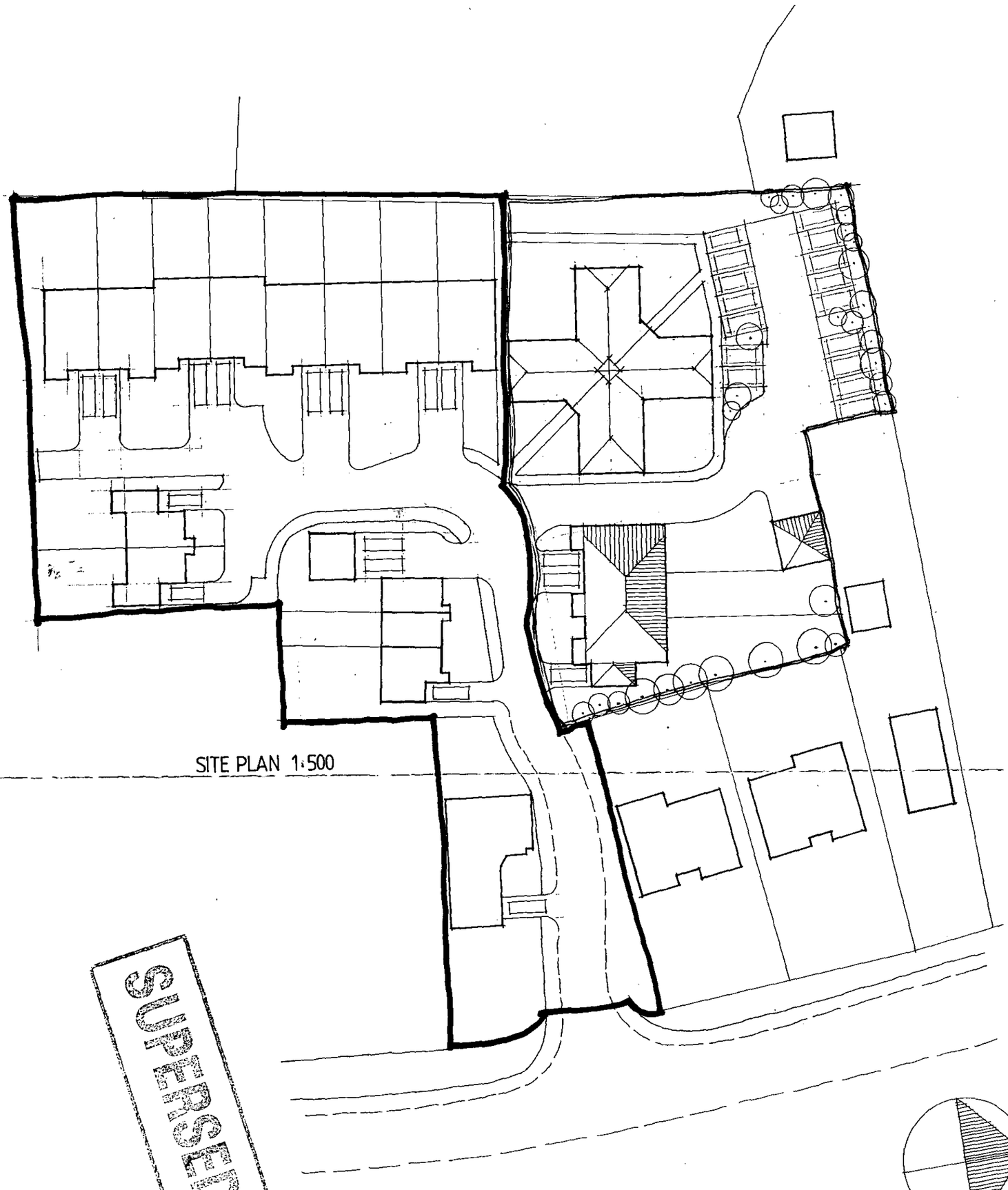
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
PROPOSED CAR PARK
SECTION

SCALE
1: 100

DATE
MARCH 2002

DRAWING NO. 01/PF/09



SITE PLAN 1:500

SUPERSEDED

N

Rev A : Site plan extended to include revised parking arrangements to flats.

THE LACKEN CONSTRUCTION COMPANY

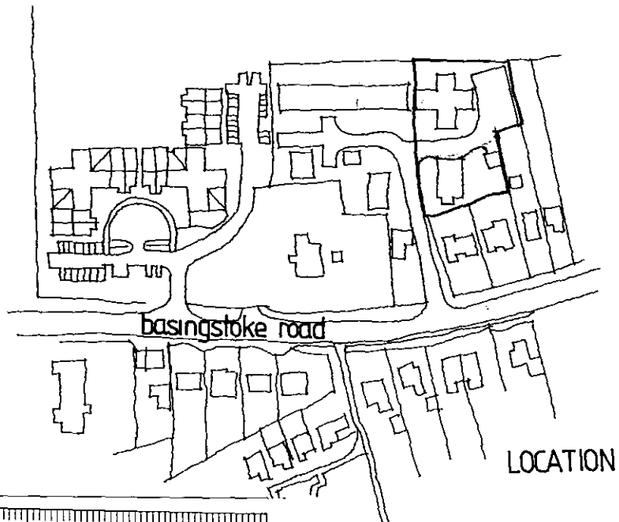
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING SITE & LOCATION PLANS

SCALE **1:500 1:2500**

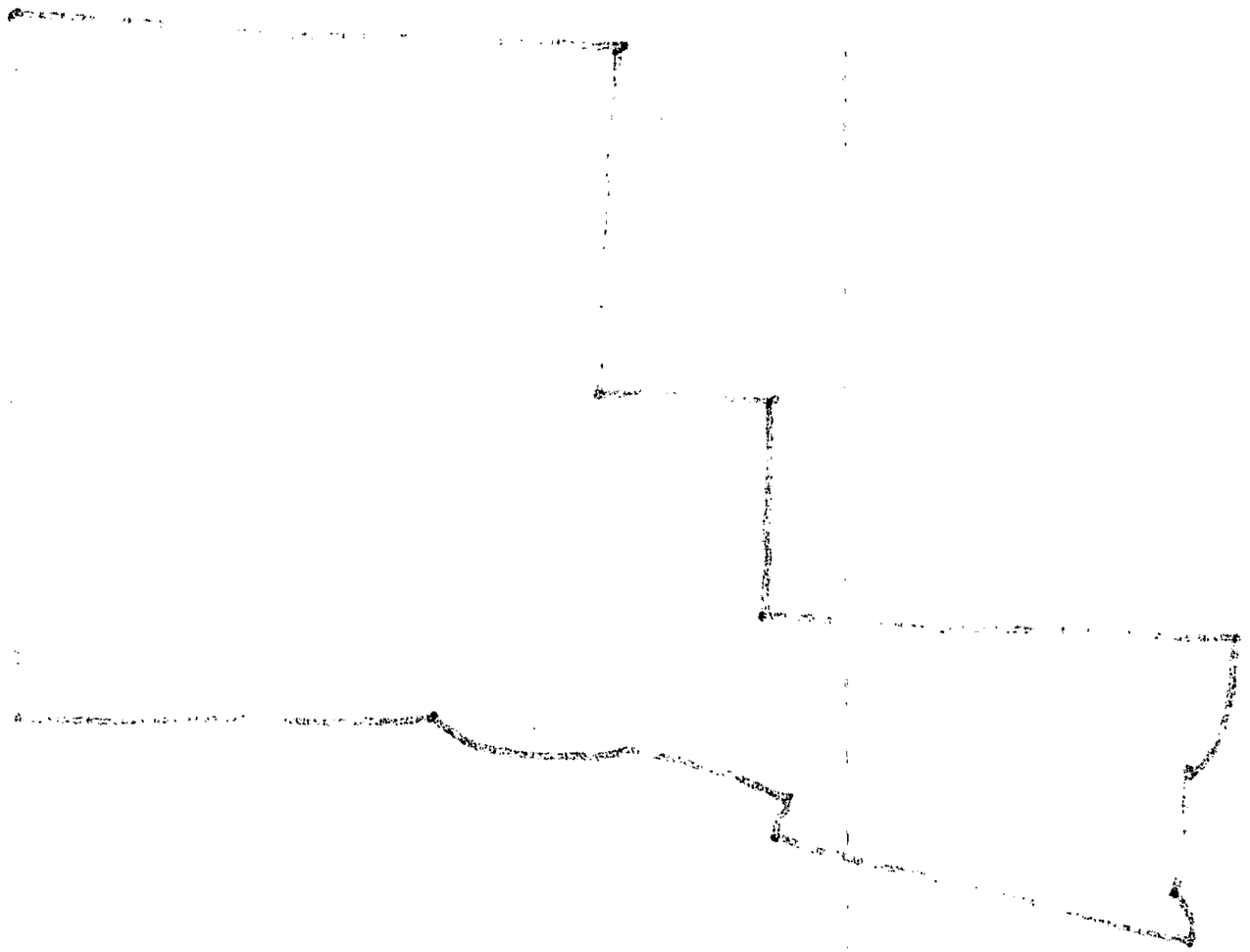
DATE **NOVEMBER 2001**

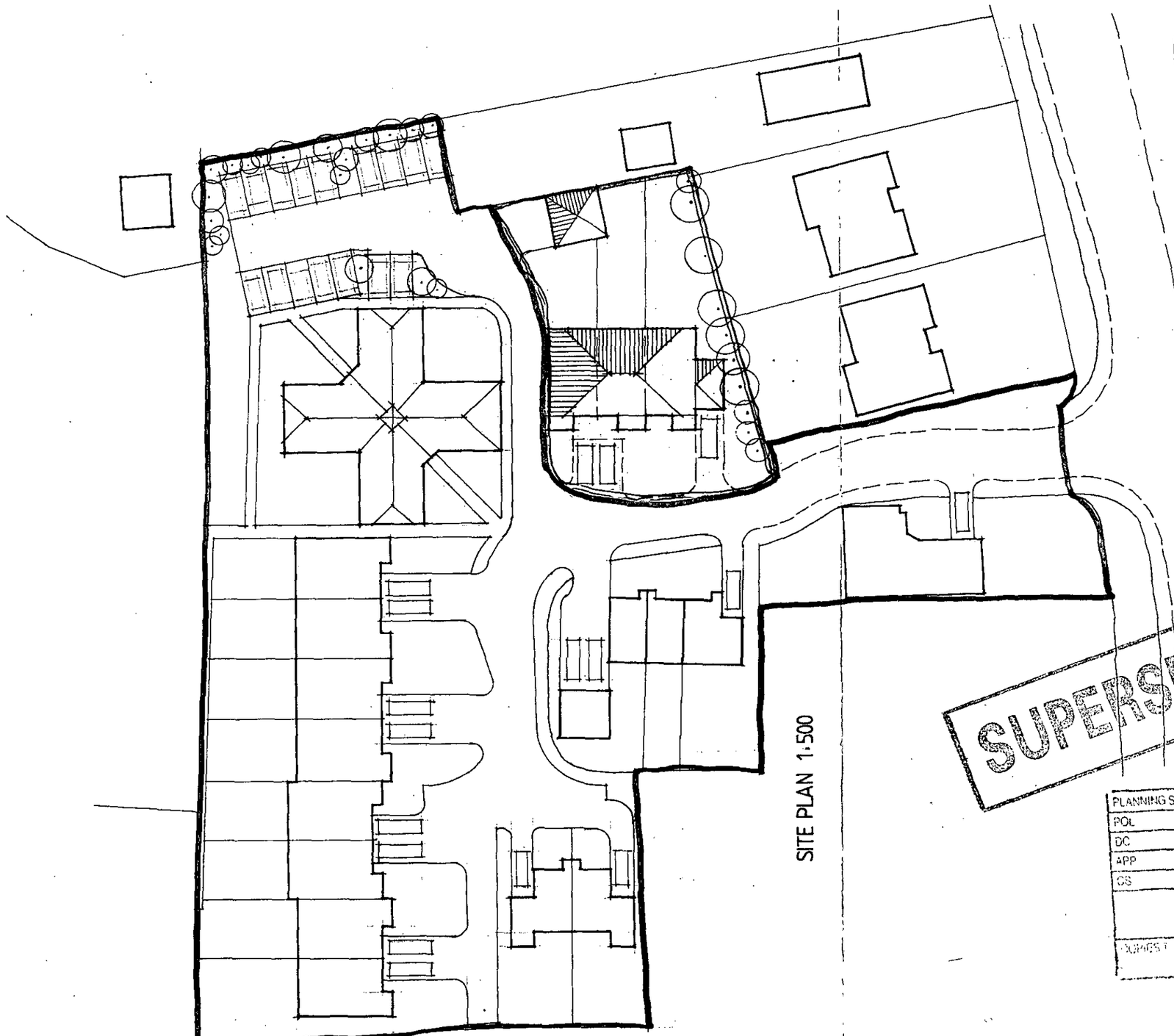
DRAWING NO. 01/PF/05A



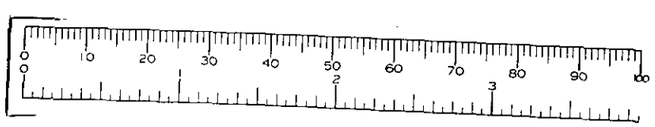
LOCATION PLAN 1:2500

10.DEC.2001 * 5440





SITE PLAN 1:500



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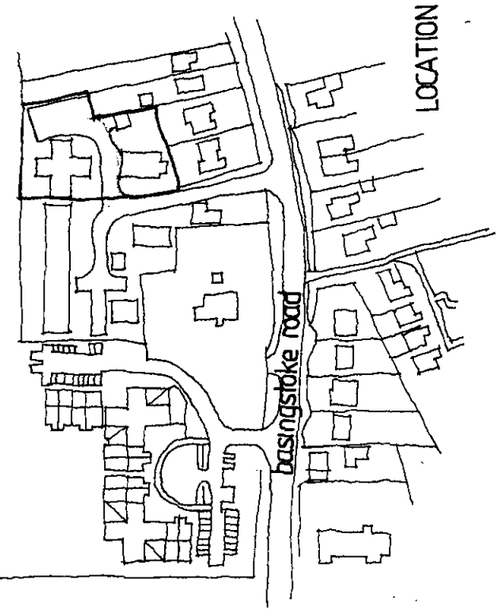

LOCATION PLAN 1:2500

SUPERSEDED

PLANNING SERVICES	HPT
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DC	ENF
APP	
CS	
07 JAN 2002	
	ACK:

5440

REVISED PLAN

Rev B : Proposed block moved deeper into site to increase separation from existing units. 01.02
Rev A : Site plan extended to include revised parking arrangements to flats. 12.01

THE LACKEN CONSTRUCTION COMPANY

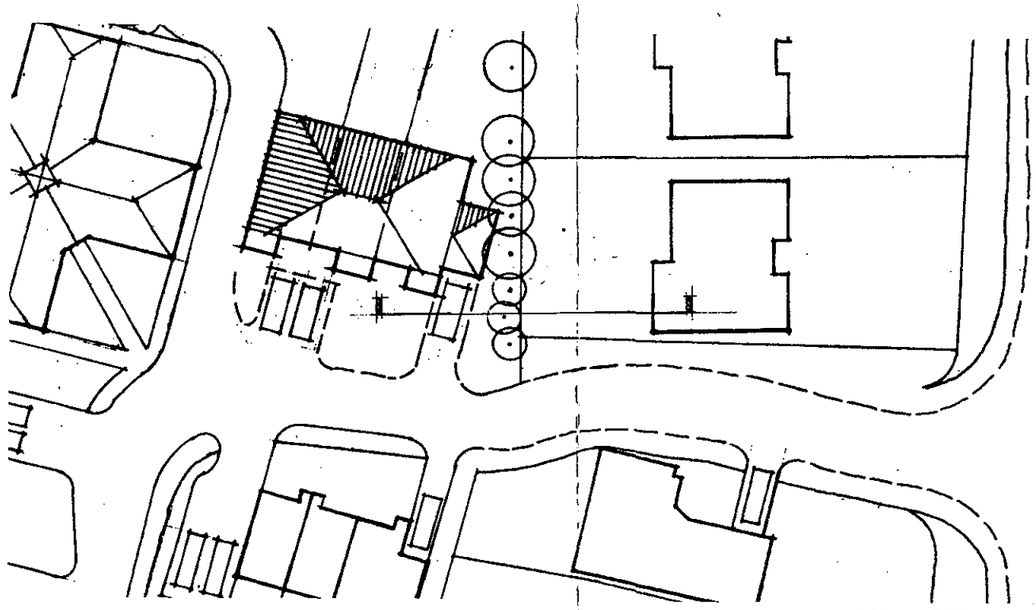
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING SITE & LOCATION PLANS

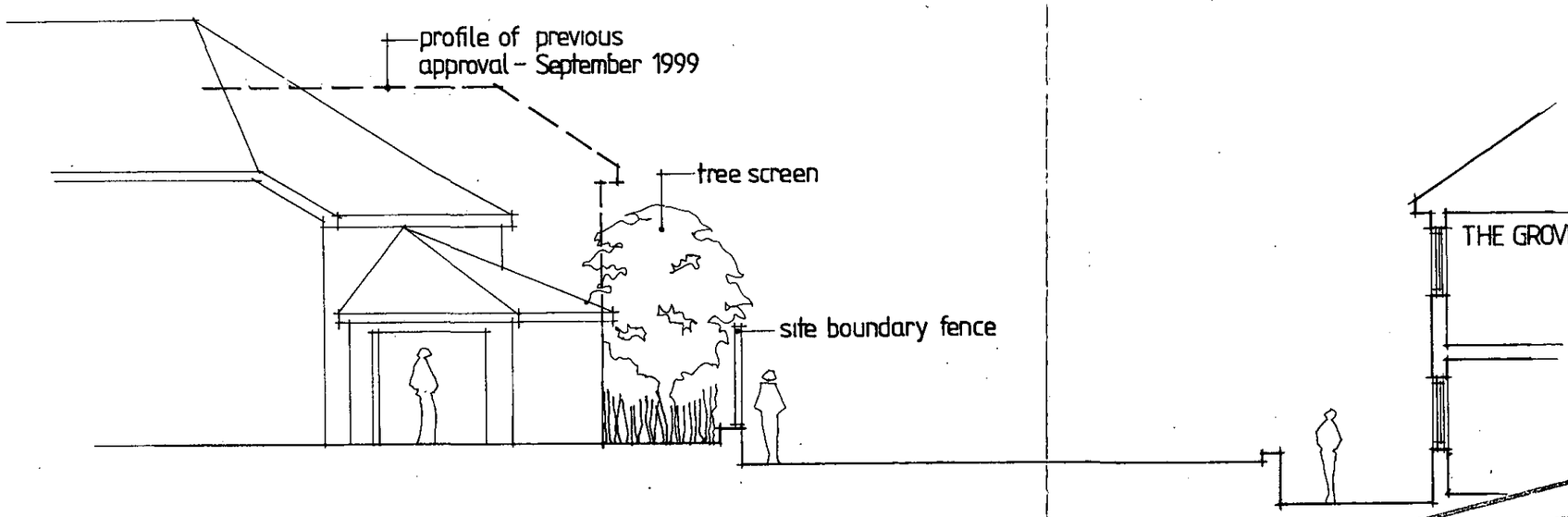
SCALE **1:500 1:2500**

DATE **NOVEMBER 2001**

DRAWING NO. 01/PF/05B



PART SITE PLAN 1:500



PART SITE SECTION 1:100

SUPERSEDED

5440

REVISED PLAN

07 JAN 2002

THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING PART SITE PLAN & SITE SECTION

SCALE **1: 100 1: 500**

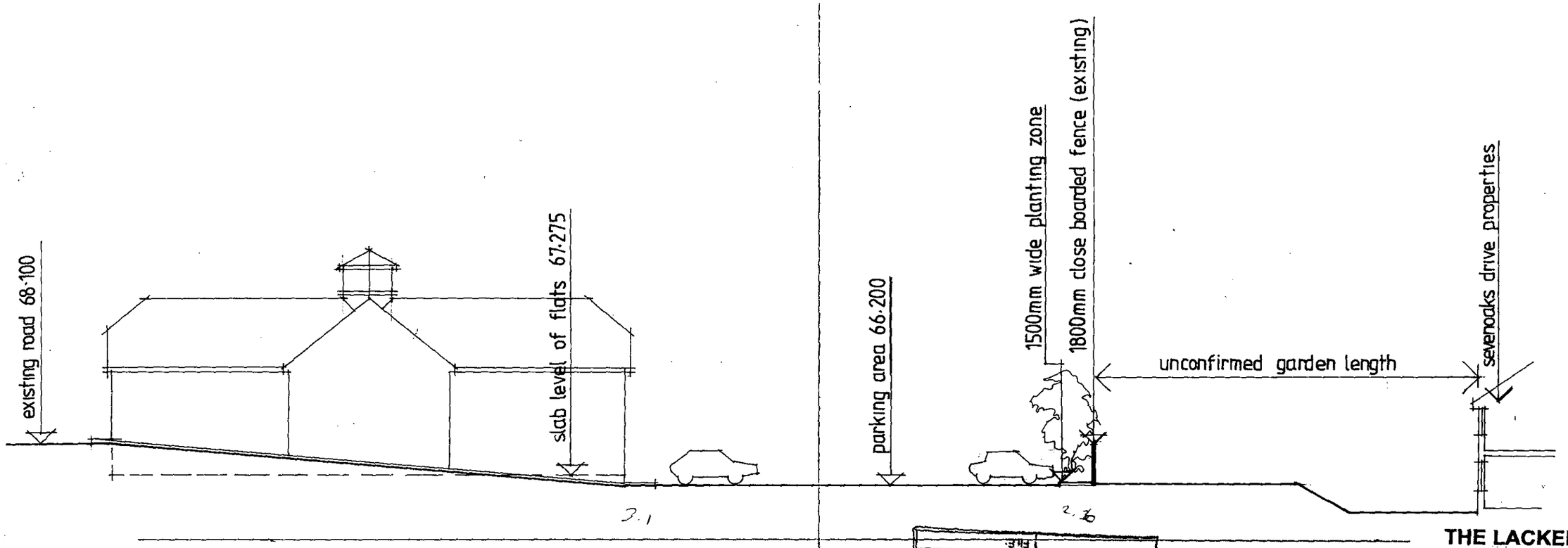
DATE **JANUARY 2002**

DRAWING NO. 01/PF/07

SUPERSEDED

ADDITIONAL PLAN

5440



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THE LACKEN CONSTRUCTION COMPANY

PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING PART NORTH-SOUTH SITE SECTION

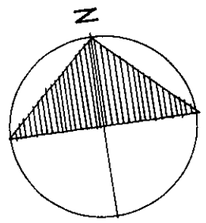
SCALE
1: 200

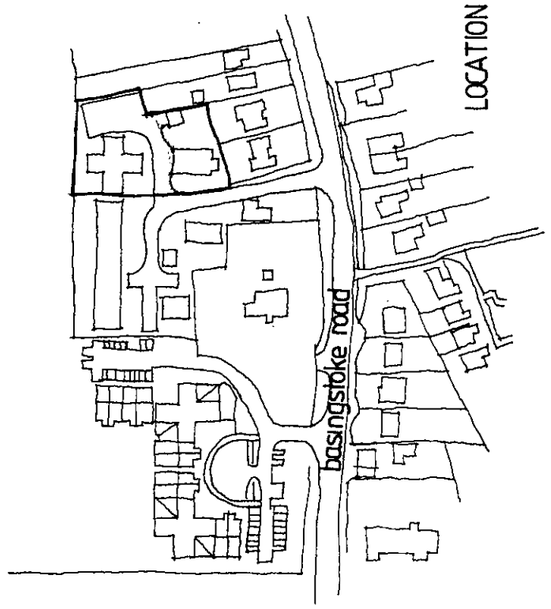
DATE
FEBRUARY 2002

DRAWING NO. 01/PF/08



SITE PLAN 1:500

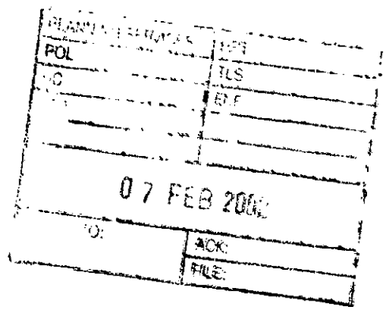




LOCATION PLAN 1:2500

REFUSED

Rev C : Line of present north boundary added for info 02.02
Rev B : Proposed block moved deeper into site to increase separation from existing units. 01.02
Rev A : Site plan extended to include revised parking arrangements to flats. 12.01



REVISED PLAN
5440

THE LACKEN CONSTRUCTION COMPANY

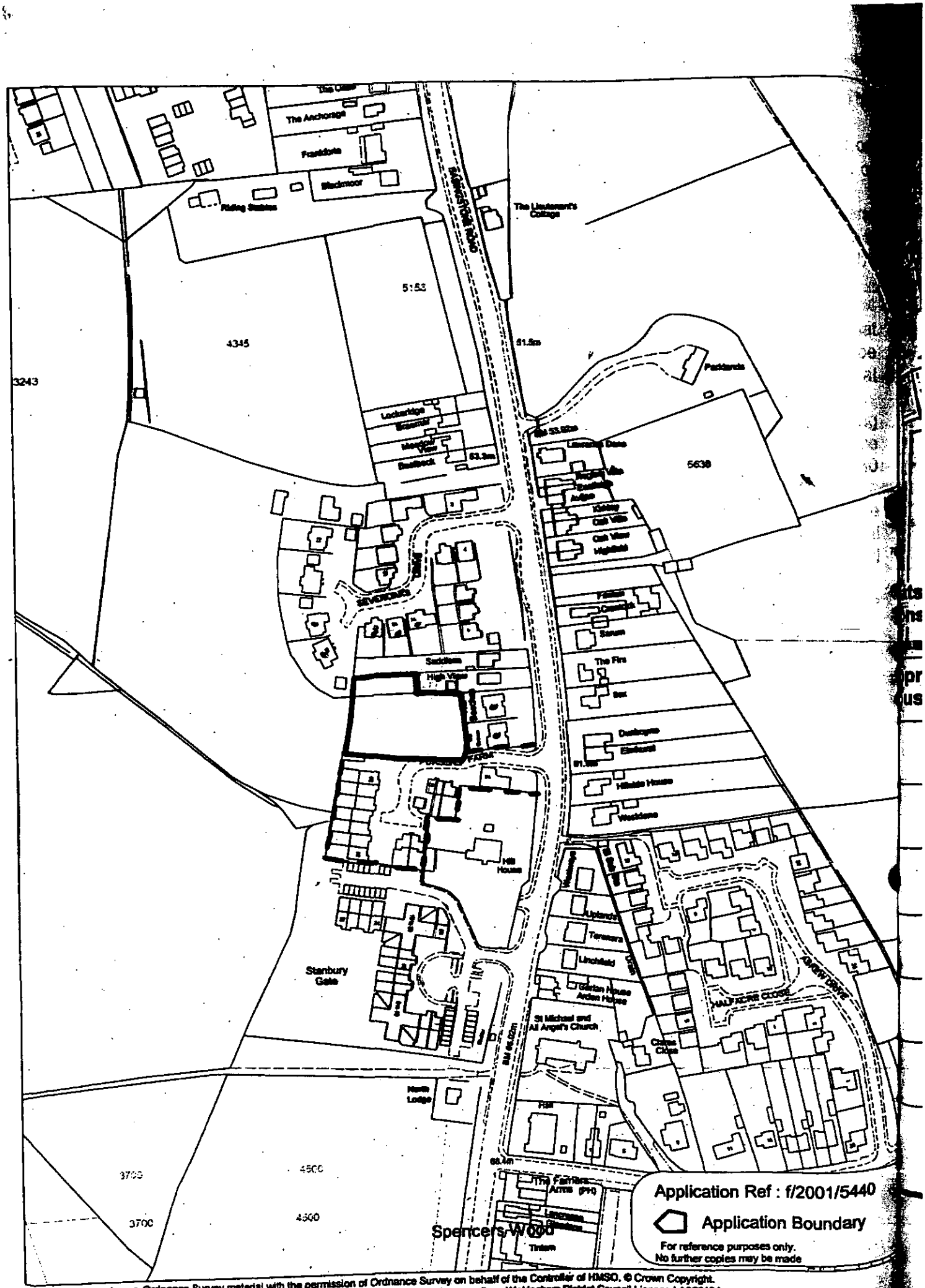
PROJECT
PURSERS FARM, SPENCERS WOOD, READING

DRAWING
PHASE 3 HOUSING
SITE & LOCATION PLANS

SCALE
1:500 1:2500

DATE
NOVEMBER 2001

DRAWING NO. 01/PF/05C



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Development Control Section, Environmental Services, Wokingham District Council.

20 February 2002

2410

Scale: 1 : 2500

Lacken Construction Co Ltd

Whitfields Farm House
Hungerford Lane
Shurlock Row
Near Twyford
Berkshire RG10 0NY

TEL (0118) 9342286
FAX (0118) 9343912

76572

PLANNING DEVELOPMENT	RPT
POL	FILE
DC Paul Scott	
APP	
CS	
03 FEB 2004	
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	FILE

30th January, 2004.

Your ref: PAS/2001/5440.

Dear Mr. Scott,

Re: Land at Pursers Farm, Spencers Wood,
Reading.

Thank you for your letter of the 21st January. With regard to Condition 5 the slab level for the houses is 67.075 which is .200 lower than the flats slab level of 67.275. This was referred to in the report prepared for the Development Control Committee.

With regard to Condition 13, I enclose plan showing the design for the surface water and drainage storage for the whole site which was submitted to the Drainage Engineers Department at Wokingham District Council, and approved in 1997.

Re the landscaping scheme - the shrubs are as follows:-

6 Ilex aquifolium
5 Viburnum Lantana
7 Viburnum Opulus
4 Prunus lusitanica

The discrepancy on the north boundary of the carpark shown on the landscaping plan will be addressed. I hope this now clarifies all the points you have raised. If you need to contact me further please do so.

Yours sincerely,

J. Behan

J. Behan

P. Scott, Esq.,
Consultant Planner,
Wokingham District Council,
Planning Services, P.O. Box 157,
Shute End, Wokingham,
Berks, RG40 1WR.

File
Yellow

Tel: (0118) 974 6000
Email:
Fax: (0118) 974 6484
Date: 21 January 2004
My ref: PAS/2001/5440
Your ref:
File ref:

WOKINGHAM DISTRICT COUNCIL

Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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J Behan
Lacken Construction Co. Ltd
Whitfields Farm House
Hungerford Lane
Shurlock Row
Nr Twyford
Berks RG10 0NY

Dear Mr Behan,

LAND AT PURSERS FARM, SPENCERS WOOD, READING

I write in connection with the approval of details for the planning permission F/2001/5440 at the above site, and your letter (with enclosed plan no 01/PF/11) dated 7 August 2003. I noted from my recent site visit that the building work is well under way.

It would appear that the situation with regard to the details is as follows –

Condition 5 Slab levels – *details outstanding*
Condition 9 Landscaping – details received 8.08.03
Condition 11 Boundary treatments – some information in your letter 8.08.03.
Condition 13 Surface water source control details – outstanding.

I am sorry for the time taken to resolve these matters, and hope to be in a position where the details can be determined shortly. In the meantime, would you please submit details in relation to Conditions 5 and 13. I need these, even if they were submitted in relation to earlier phases of the development.

With regard to the landscaping scheme, would you please confirm the numbers of each species of shrub to be planted, so as to give an indication of the proposed density of shrub planting. I would draw your attention to a discrepancy between the approved plan and the car park as currently laid out. The proposed landscaped bay between two parking spaces on the north boundary has not been provided. Please confirm that this will be rectified so that the site is laid out according to the approved plan.

I look forward to hearing from you.

Yours sincerely,

Paul Scott
Consultant Planner