APPLICATION NO:
F/2000/3083

LOCATION:
Land At Valon Road, Arborfield Reading.

APPLICANT:
Annington Homes Ltd C/O Stevens Scanlan

PROPOSAL:
Proposed change of use of land from open area to parking area with landscaping.

EARLIEST DATE FOR DECISION: **29/01/2001**

APPLICATION WILL HAVE EXPIRED ON: 13/02/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Annington Homes Ltd
C/O Stevens Scanlan
56 Buckingham Gate
London
SW1E 6AH

Application Number: F/2000/3083

Parish: **ARBORFIELD**

Location: **Land at Valon Road, Arborfield, Reading.**

Proposal: **Proposed change of use of land from open area to parking area with landscaping.**

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

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

Condition
2. Before the construction operations hereby permitted are commenced, samples and details of the proposed hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority and no hard surfacing materials shall be used other than those approved.

Condition
3. The vehicle parking space on the site shall be kept available for the parking of vehicles ancillary to the residential use of the adjoining residential properties at all times.

Condition
4. The development shall be landscaped and planted in accordance with the approved landscaping scheme shown on drawings No. 11298-03c, 04c & 05c. 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 completion of the development; 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.

Condition
5. Works related to the construction of the development hereby granted, including preparation prior to construction 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.

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

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

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

Reason
2. To ensure that the external appearance of the development is satisfactory.

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. In the interests of visual amenity.

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

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

Reason
7. To prevent the increased risk of flooding and to improve water quality.

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 Policy R6.
Loddon Area Local Plan Policies LBE2, LR4 and LS4.
Deposit Draft Wokingham District Local Plan Policies WBE1, WBE21 and WR2.

Informative
2. This permission relates to the application as amended with revised drawing numbers 11298 : 02C, 03C, 04C and 05C received on 13.02.01.

John Mitchell
Development Control Manager
Date: 21/03/2001

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.

Angela Odell

To: Lisa Jarvis
Subject: f/2000/3083 -use of open space for parking at Valon Road, Arborfield

Dear Lisa

The above application is going to Committee on this Wednesday 21 March, with the £5,000 in lieu of open space. Arborfield P.C. have asked if £2,500 of this can go to the village hall facilities as previously. However, as a bit of this site is in Barkham, Cllr. Andy Miller has asked if this time it can all go to Barkham. He suggested Elizabeth Park, but I advised him that this would be too far away. What I suggest is that £2,500 goes to Arbofield for their village hall facilities and the other £2,500 is looked to be spent within the garrison within the Barkham part of it first. Do you agree this would be a reasonable approach, and if so, what facilities might this latter £2,500 be spent on? Please reply/discuss before Committee

Thanks

Angela

Angela Odell

To: Colin Lawley
Cc: Mary Severin; Lisa Jarvis
Subject: Section 106s at Valon Road, Arborfield

Dear Colin

Our meeting with Gary Cowan prompted me to rember to advise you about this. There have been 2 applications for parking on Open Space which are both subject to sec. 106s for £5,000 in each case. For the first (F/2000/0851 - dealt with by Simon/Heather), the site was entirely within Arborfield parish and I understand the money was earmarked for the Arborfield village hall and upgrade to play equipment on the garrison. The second one I took to DC Committee on 21 March (F/2000/3083). This was mainly in Arborfield, but a bit in Barkham, so I also adivsed Cllr Andy Miller re. the anticipated Sec. 106. He said that he thought that this time the money ought to go to Barkham. I replied that I would see if part of the money could be spent on upgrading e.g. playing equipment in the Barkham side of the garrison (assuming that the rest of the £5,000 would go to the Arborfield Village Hall). Please can you bear all this in mind when it comes to allocating expenditure of the 2 x £5,000.

Thanks

Angi

56 Buckingham Gate
London SW1E 6AH
TEL: 020 7834 4806
FAX: 020 7630 8246

STEVENS SCANLAN

E-MAIL: london@stevens-scanlan.co.uk www.stevens-scanlan.co.uk

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

5th April 2001
Our Ref: 11298/NG

Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

FOA Angela Odell, Senior Planner

Dear Madam,

Re: Application for Planning Permission for Change of Use of Land at Valon Road, Arborfield, Reading

We have received a copy of the draft Notice of Approval for the above application, and in response to conditions No.7 and No.2 of the Notice, we confirm the following:

Surface Water Drainage Proposals
Ground investigation on the site has revealed that the proposed water permeable concrete block paving system may not be suitable. There is a layer of very poorly draining clay approximately 1.2m thick underlying the surface soil and we are concerned that permeability will not be sufficient.
The self draining concrete blocks also require a deeper initial excavation in comparison to standard concrete blocks and we wish to minimise the excavation depth in order to reduce the risk of damaging the roots of the existing trees.

We therefore propose to construct the parking bays and access ways in standard concrete blocks and use soakways to disperse the surface water. A deeper trial excavation has shown the presence of a fee draining sand-rich layer at approximately 2m depth and a water permeability test indicates that soakaways will be feasible.

Enclosed are copies of the site plan indicating the proposed location of the soakaways connected to deep seal trapped gullies. We trust this is acceptable and satisfies condition No.7 of the Notice of Approval. For your information we have forwarded a copy of this letter direct to the Environmental Agency.

With regard to condition No.2 of the Notice of Approval, we understand that samples of the proposed concrete blocks have been delivered to your office for approval. We urgently require resolution of these conditions and would greatly appreciate your earliest attention to these matters. Should you require clarification on any of the above, please contact the undersigned by return.

Yours faithfully,

N J Gardner RIBA
STEVENS SCANLAN

Encs: 4 x 11298-02 rev.D

cc. Sarah Paxman, Development Officer,
Environment Agency, Swift House, Frimley Business Park,
Frimley, Camberley, GU16 7SQ

42104
AO
DP
CS
09 APR 2001
COPIES TO: ACK: FILE:

CHAIRMAN:
E. Martin Wyer FRICS

MANAGING PARTNER:
Alan S. Murdoch
BSc(Est Man) FRICS IRRV

PARTNERS:
Roger B. Buckley FRICS FASI ACIOB
David J. McKee
BSc(Est Man) FRICS IRRV
Peter J. Rowlinson
Dip LA FRICS MCIArb
Ian H. Stanistreet FRICS
Simon J. Andrew BSc ARICS
Andrew J. Holmes BSc(Hons) ARICS
Neil M. Inman BSc ARICS IRRV
David G. Horner FRICS FBEng
Tony Mancini BSc ARICS

ASSOCIATE:
Nick Gardner BA Dip Arch RIBA

CONSULTANT:
Anthony S. F. Hickman D Arch FRIBA

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73 Mosley Street
Manchester M2 3JN
TEL: 0161 236 8781
FAX: 0161 236 8531

WEST MIDLANDS
21 Bennetts Hill
Birmingham B2 5QP
TEL: 0121 632 6308
FAX: 0121 633 3583

YORKSHIRE
6A New St, Ossett,
Wakefield,
West Yorkshire
WF5 8BH
TEL: 01924 260298
FAX: 01924 273187

IN ASSOCIATION WITH:

John Austen Associates
Chartered Quantity Surveyors
56 Buckingham Gate
London SW1E 6AH

Maurice Cox MA MSc MICE
Consulting Engineer
Beulah House
84 Beulah Hill
London SE19 3EW

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

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WORK SHEET FOR : Angela Odell

Application Number : F/2000/3083

Applicant : Annington Homes Ltd C/O Stevens Scanlan.

Location : Land At , Valon Road, Arborfield, Reading.
Proposal : Proposed change of use of land from open area to parking area with landscaping.

Site Notice Displayed ? :	YES	NO	DATE
	✓		22.1.01

6 SNs up.

Date of Neighbour Notifications : .....

Date of Site Visit : 12.1.01

Date Registered : 19/12/2000

Earliest Date for Decision : 29/01/2001

Latest Consultation Date/Site Notice Expiry Date : 29/01/2001

This application will have expired on: 13/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2000/3083

Appraisal :

C Auth LA at Committee 22.3.01

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

Application Number F/2000/3083
Conditions/Reasons for Refusal

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

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 Policy R6
   Loddon Area Local Plan Policies LBE2, LR4, LS4
   Deposit Draft Wokingham District Local Plan Policies WBE1, WBE21, WR2

2. This permission relates to the application as amended with revised drawing numbers 11298 : 02, 03, 04, 05 and 06 received on 13.02.01.

RECORD OF SITE VISIT

SITE ADDRESS: Land At Valon Road Arborfield Reading.

APPLICATION NUMBER: F/2000/3083

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Ex MoD housing estate.

3. DESCRIPTION OF SITE/BUILDING 4 areas - described as A→D going N→S.
A: Existing parking area + garages, B: grass, C: grass, D: existing parking area with grass beyond.

4. RELATIONSHIP TO ADJOINING PROPERTIES Proposed parking areas are adjacent to existing housing areas.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS

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 development is satisfactory.

3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

4. In the interests of visual amenity.

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

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7. To prevent the increased risk of flooding and to improve water quality.

Applicationo	Name & Address
F/2000/3083	C Durren 72 Valon Road Arborfield RG2 9QQ
F/2000/3083	W J King 107 Valon Road, Arborfield RG2 9QJ

App approved
Letters sent 18-05
-01

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM: Mary Severin, Solicitor
Legal Services

MY REF: MS/SR/106/ARB.1.1
Ext: 6539

TO: Angela Odell
Planning & Transportation

YOUR REF:

DATE: 9 May 2001

ANNINGTON HOMES, VALON ROAD, ARBORFIELD
SECTION 106 AGREEMENT

Angela:

I have today completed the Section 106 Agreement for this planning application and have the cheque ready to pay in. I would be grateful if you could issue the planning permission at your earliest convenience. The planning application number is F/2000/3083.

Mary

Mary Severin

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
11 MAY 2001	
COPIES TO:	ACK:
	FILE:

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 May, 2001
My ref. AO/F/2000/3083
Your ref. 11298/NG

Stevens Scanlan
56 Buckingham gate
LONDON SW1E 6AH

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 Gardner

PLANNING APPLICATION F/2000/3083
PROPOSED CHANGE OF USE OF LAND FROM OPEN AREAS TO PARKING AREAS WITH LANDSCAPING ON LAND AT VAON ROAD, ARBORFIELD

Thank you for your letter of 3 May and enclosed plans 11298-02. I confirm the proposal to alter the ground surface material to bitmac for Area D is acceptable.

Yours sincerely

AO

MRS A ODELL
Senior Planner

56 Buckingham Gate
London SW1E 6AH
TEL: 020 7834 4806
FAX: 020 7630 8246

STEVENS SCANLAN

E-MAIL: london@stevens-scanlan.co.uk
www.stevens-scanlan.co.uk

3rd May 2001
Our Ref: 11298/NG

PLANNING SERVICES	HPT 42937
POL	TLS
DC AO	ENF
APP	
CS	
04 MAY 2001	
COPIES TO:	ACK:
	FILE:

Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

FOA Angela Odell, Senior Planner

Dear Madam,

Re: Application for Planning Permission for Change of Use of Land at Valon Road, Arborfield, Reading.
Amendment to Approved Application Ref. F/2000/3083

Further to our recent telephone conversation, we confirm that it is proposed to construct the new parking in Area 'D' indicated on the enclosed planning drawing in bitmac, rather than concrete block pavers. As we discussed on the phone, the new parking is an extension to an existing bitmac parking area and therefore the construction proposed is a continuation of the existing.

We trust that this change may be accepted as an amendment to the existing planning approval.

Although we understand that the application has now been formally approved, we note from our files that we have not yet received a copy of the Notice of Approval. We have received a copy of the draft approval, which was pending settlement of the 106 Agreement. We understand that the 106 Agreement has now been signed and the payment issued. We would therefore be grateful if you would issue a copy of the Notice of Approval for our record.

Yours faithfully,

N J Gardner RIBA
STEVENS SCANLAN

Encs: 5 x 11298-02 rev.E

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

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Birmingham B2 5QP
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FAX: 0121 633 3583

YORKSHIRE
6A New St, Ossett,
Wakefield,
West Yorkshire
WF5 8BH
TEL: 01924 260298
FAX: 01924 273187

IN ASSOCIATION WITH:

John Austen Associates
Chartered Quantity Surveyors
56 Buckingham Gate
London SW1E 6AH

Maurice Cox MA MSc MICE
Consulting Engineer
Beulah House
84 Beulah Hill
London SE19 3EW

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 17 April, 2001
My ref. AO/F/2000/3083

Blanchards Building Contractors
12-14 Lower Road
Churchfields
Salisbury
Wilts
SP2 7QD

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 Macey

PLANNING APPLICATION F/2000/3083
CHANGE OF USE OF LAND FROM OPEN AREAS TO PARKING AREAS WITH LANDSCAPING ON LAND AT VALON ROAD, ARBORFIELD

Thank you for the pavior samples received (Marshalls red and grey). I confirm they are acceptable for use as hard surfacing materials under condition 2 of the draft consent.

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

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date April 18, 2001
My ref. JRM/TAB/F/2000/3083
Your ref.

Mr S Scanlan
56 Buckingham Gate
LONDON
SW1E 6AH

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

Dear Mr Scanlan

PLANNING APPLICATION F/2000/3083 - CONDITION 3

I refer to recent telephone discussions regarding Condition 3 of the above planning permission. I can confirm that the purpose of the condition is to ensure that the car park is available for the parking of vehicles associated with the application site and not as a general public car park.

I hope you find this information helpful.

Yours sincerely

JOHN MITCHELL
Development Control Manager

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Annington Homes Ltd
C/O Stevens Scanlan
56 Buckingham Gate
London
SW1E 6AH

Application Number: F/2000/3083

Parish: **ARBORFIELD**

Location: **Land at Valon Road, Arborfield, Reading.**

Proposal: **Proposed change of use of land from open area to parking area with landscaping.**

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

Reason
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Reason
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Reason
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John Mitchell
Development Control Manager
Date: 21/03/2001

Notice checked by: _____

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7. To prevent the increased risk of flooding and to improve water quality.

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

   A. Loss of open space (Berkshire Structure Plan Policy R6, Loddon Area Local Plan Policy LR4, Wokingham District Local Plan (Deposit Draft) Policy WR2).

   B. Effect on character and amenity of the area and adjacent residents (Loddon Area Local Plan Policies LBE2 and LS4, Wokingham District Local Plan Policies WBE1 and WBE21).

   C. Concerns of the Parish Council.

   A. Loss of Open Space
   As there are other areas of open space at the garrison and the applicants have offered a contribution towards improving local amenities in the area, the loss of open space in this case is considered acceptable.

   B. Effect on Character and Amenities of the Area and of Local Residents
   The proposed parking would benefit highway safety and convenience and reduce potential on-street parking. As some areas of grass verge and frontage would remain, the effect on the appearance of the area is considered acceptable. As the proposed car parking areas are in front of the houses and could be used by these residents, the effect on them is considered to be acceptable, and there would be satisfactory surveillance.

   C. Concerns of the Parish Council and local resident.
   Regarding the objection from the local resident, there is an existing parking court adjacent to his property which is outside the application site. Regarding the parish Council's comments, a request for a 20 m.p.h. restriction would need to be progressed through the Highways Sub-Committee, and their letter has been passed to the relevant highways section.

5. **Conclusion** - The proposed car parking areas would help reduce on-street car parking and are considered to have an acceptable effect on the appearance of the area and on neighbouring residential properties. It is considered that the proposed contribution would satisfactorily compensate for the loss of open space.

6. **Recommendation** - GRANT planning permission subject to a Section 106 Agreement as set out in Section 2 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. Before the construction operations hereby permitted are commenced, samples and details of the proposed hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority and no hard surfacing materials shall be used other than those approved.

   3. The vehicle parking space on the site shall be kept available for the parking of vehicles ancillary to the residential use of the adjoining residential properties at all times.

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 Policy R6
   Loddon Area Local Plan Policies LBE2, LR4, LS4
   Deposit Draft Wokingham District Local Plan Policies WBE1, WBE21, WR2

2. This permission relates to the application as amended with revised drawing numbers 11298 : 02, 03, 04, 05 and 06.

Angela Odell

Application No. F/2000/3083 | **Received 19.12.00** | **Arborfield (& Barkham)**

Applicant: **Annington Homes Ltd**
Location : **Land at Valon Road, Arborfield**
Proposal : **Change of Use of Land from Open Areas to Parking Areas with Landscaping**

1. **Planning History** - The houses on Valon Road have until recently belonged to the Ministry of Defence and been occupied by military personnel. However these properties have now been sold to Annington Homes who are now refurbishing them to sell on the private house market.

   At the Development Control Committee meeting of 6 September 2000 conditional approval was granted to Application Number F/2000/0851 for provision of 50 new car parking spaces on land at Valon Road, subject to a Section 106 Agreement providing £5,000 towards improving local amenities.

2. **Proposal** - Four areas (A-D) providing 30 additional car parking spaces are proposed. The revised plans show the following:

   Area A : Retention of existing car parking and garages, with resurfacing of access/manoeuvring area.
   Area B : 16 spaces on grassed area.
   Area C : 6 spaces on grassed area.
   Area D : 8 spaces on grassed area adjacent to existing parking/garage area.

   Water permeable concrete pavers and additional tree planting are proposed. Two existing trees would be removed in Area C.

   The applicants have offered £5,000 towards improving local amenities in lieu of the loss of open space.

   The original plans showed different car parking layouts in areas B and C which the highway officer considered unsatisfactory.

3. **Consultations** -
   - ***Arborfield Parish Council*** : "Concerns were raised, it was felt serious consideration should be given to reinstate the 20 mph limit and in addition road calming measures." Also additional letter attached.
   - ***Barkham Parish Council*** : No comments received.
   - ***Leisure and Recreation Officer*** : No objection subject to the proposed contributions.
   - ***Environment Agency*** : No objection subject to a condition.
   - ***1 letter of objection from a local resident*** : Is disabled and is currently being denied access as spaces labelled for private residents only.
   - ***Landscape Officer*** : Landscape scheme is now acceptable.

ANGELA ODELL

Applicationo	Name & Address
F/2000/3083	C Durren 72 Valon Road Arborfield RG2 9QQ
F/2000/3083	W J King 107 Valon Road, Arborfield RG2 9QJ

Committee letters sent 14-03-01

Tel. (0118) 974 6051

Date: 14 March 2001

Your Ref:

My Ref: **Angela Odell - F/2000/3083**

Annington Homes Ltd
C/O Stevens Scanlan
56
Buckingham Gate
London
SW1E 6AH

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

Dear Sir/Madam

Application Number: F/2000/3083

Site Address: Land At , Valon Road, Arborfield, Reading.

Proposal: Proposed change of use of land from open area to parking area with landscaping..

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

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

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

Yours faithfully,

John Mitchell

Development Control Manager

Application No. F/2000/3083 | **Received 19.12.00** | **Arborfield (& Barkham)**

Applicant: **Annington Homes Ltd**
Location : **Land at Valon Road, Arborfield**
Proposal : **Change of Use of Land from Open Areas to Parking Areas with Landscaping**

1. **Planning History** - The houses on Valon Road have until recently belonged to the Ministry of Defence and been occupied by military personnel. However these properties have now been sold to Annington Homes who are now refurbishing them to sell on the private house market.

   At the Development Control Committee meeting of 6 September 2000 conditional approval was granted to Application Number F/2000/0851 for provision of 50 new car parking spaces on land at Valon Road, subject to a Section 106 Agreement providing £5,000 towards improving local amenities.

2. **Proposal** - Four areas (A-D) providing 30 additional car parking spaces are proposed. The revised plans show the following:

   Area A : Retention of existing car parking and garages, with resurfacing of access/manoeuvring area.
   Area B : 16 spaces on grassed area.
   Area C : 6 spaces on grassed area.
   Area D : 8 spaces on grassed area adjacent to existing parking/garage area.

   Water permeable concrete pavers and additional tree planting are proposed. Two existing trees would be removed in Area C.

   The applicants have offered £5,000 towards improving local amenities in lieu of the loss of open space.

   The original plans showed different car parking layouts in areas B and C which the highway officer considered unsatisfactory.

3. **Consultations** -
   - ***Arborfield Parish Council*** *:* "Concerns were raised, it was felt serious consideration should be given to reinstate the 20 mph limit and in addition road calming measures." Also additional letter attached.
   - ***Barkham Parish Council*** *:* No comments received.
   - ***Leisure and Recreation Officer*** *:* No objection subject to the proposed contributions.
   - ***Environment Agency*** *:* No objection subject to a condition.
   - ***1 letter of objection from a local resident*** *:* Is disabled and is currently being denied access as spaces labelled for private residents only.
   - ***Landscape Officer*** : Landscape scheme is now acceptable.

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

   A. Loss of open space (Berkshire Structure Plan Policy R6, Loddon Area Local Plan Policy LR4, Wokingham District Local Plan (Deposit Draft) Policy WR2).

   B. Effect on character and amenity of the area and adjacent residents (Loddon Area Local Plan Policies LBE2 and LS4, Wokingham District Local Plan Policies WBE1 and WBE21).

   C. Concerns of the Parish Council.

A. Loss of Open Space
As there are other areas of open space at the garrison and the applicants have offered a contribution towards improving local amenities in the area, the loss of open space in this case is considered acceptable.

B. Effect on Character and Amenities of the Area and of Local Residents
The proposed parking would benefit highway safety and convenience and reduce potential on-street parking. As some areas of grass verge and frontage would remain, the effect on the appearance of the area is considered acceptable. As the proposed car parking areas are in front of the houses and could be used by these residents, the effect on them is considered to be acceptable, and there would be satisfactory surveillance.

C. Concerns of the Parish Council and local resident.
Regarding the objection from the local resident, there is an existing parking court adjacent to his property which is outside the application site. Regarding the parish Council's comments, a request for a 20 m.p.h. restriction would need to be progressed through the Highways Sub-Committee, and their letter has been passed to the relevant highways section.

5. **Conclusion** - The proposed car parking areas would help reduce on-street car parking and are considered to have an acceptable effect on the appearance of the area and on neighbouring residential properties. It is considered that the proposed contribution would satisfactorily compensate for the loss of open space.

6. **Recommendation** - GRANT planning permission subject to a Section 106 Agreement as set out in Section 2 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. Before the construction operations hereby permitted are commenced, samples and details of the proposed hard surfacing materials shall be submitted to and approved in writing by the Local Planning Authority and no hard surfacing materials shall be used other than those approved.

3. The vehicle parking space on the site shall be kept available for the parking of vehicles ancillary to the residential use of the adjoining residential properties at all times.

4. The development shall be landscaped and planted in accordance with the approved landscaping scheme shown on drawings Nos. 11298-03c, 04c & 05c. 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 completion of the development; 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.

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

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

7. Surface water control measures shall be carried out in accordance with details which shall have been submitted to and approved 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 development is satisfactory.

3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

4. In the interests of visual amenity.

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

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

7. To prevent the increased risk of flooding and to improve water quality.

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
e-mail parishclerk@arborfield.org.uk

27 February 2001

Ms Angela Odell
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Odell

Reference: F/2000/3083, Land at Valon Road

The Parish Council discussed the above planning application, although no objections in principal were made the Parish Council were concerned with the further loss of open space.

Valon Road, part of the first phase of development is now complete, Annington Homes agreed to contribute £2,500 towards each of the two community projects in the pipeline. The Parish Council knows this second phase of development will see further occupation and therefore the need to complete the projects are now even more necessary.

If the District Council is mindful in granting permission the Parish Council would like to request the release of the contribution from the first phase and also requests for a contribution from the second phase to assist with completing the new playground and Village Hall extension.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

PLANNING SERVICES | APP 40732
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DC AO | ENF
APP
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06 MAR 2001
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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 Policy R6
   Loddon Area Local Plan Policies LBE2, LR4, LS4
   Deposit Draft Wokingham District Local Plan Policies WBE1, WBE21, WR2

2. This permission relates to the application as amended with revised drawing numbers 11298 : 02, 03, 04, 05 and 06.

Angela Odell

Date: 19 February 2001

To: Adam Coggins, Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/3083

Location: Land At Valon Road, Arborfield, Reading.

Proposal: Proposed change of use of land from open area to parking area with landscaping.

Applicant: Annington Homes Ltd C/O Stevens Scanlan.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed parking area. Drawing nos 11298-02, -03, -04, -05, -06.

Comments are required by 01/03/2001.

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

The Highway Authority have no objections to the proposals.

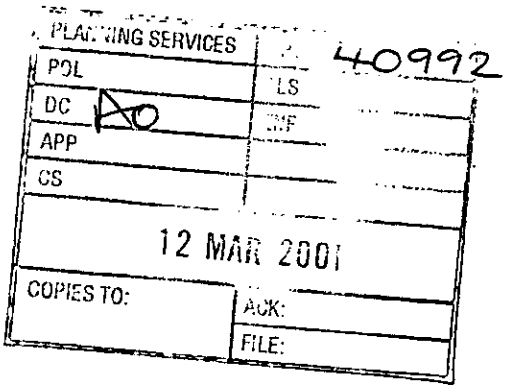
Adam Coggins 22/02/01

Our ref: SP\2001\002974b\001
Your ref: F/2000/3083

Date: 8 March 2001

ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN



For the attention of: Angela Odell

Dear Sir/Madam

CHANGE OF USE OF LAND FROM OPEN AREA TO PARKING LAND AT VALON ROAD, ARBORFIELD, READING

Thank you for your letter dated 19 February 2001 regarding revised/additional plans for the above. You are asked to quote the following reference in any correspondence: SU76NE/2/8.

The Environment Agency has no further comment to add to those already made in our letter of 25 January 2001.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

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

Our ref: SP\2001\002974\001
Your ref: F/2000/3083

Date: 25th January 2001

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ENVIRONMENT AGENCY

District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Angela Odell

Dear Sir/Madam

CHANGE OF USE OF LAND FROM OPEN AREA TO PARKING LAND AT VALON ROAD, ARBORFIELD, READING

Thank you for your letter dated 5 January 2001 which was received on 9 January 2001. You are asked to quote the following reference in any correspondence: SU76NE/2/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: 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.

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency where ground conditions are suitable and groundwater

Cont/d..

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

is not at risk. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

ADVICE TO APPLICANT

Surface water from the car parks should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Stevens Scanlan, 56 Buckingham Gate, London SW1E 6AH

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 March, 2001
My ref. F/2000/3083

Councillor A Miller

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 Miller

PLANNING APPLICATION F/2000/3083
PROPOSED CHANGE OF USE OF LAND FROM OPEN AREA TO PARKING WITH LANDSCAPING ON LAND AT VALON ROAD, ARBORFIELD (& BARKHAM)

I write to advise you that the above application is scheduled to be on the agenda for the Development Control Committee on 21 March. The applicants have offered £5,000 towards local amenities, to compensate for the loss of open space.

If you wish to discuss the matter please contact me.

With best Wishes

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 9 March, 2001
My ref. F/2000/3083

Councillor G Cowan

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 Cowan

PLANNING APPLICATION F/2000/3083
PROPOSED CHANGE OF USE OF LAND FROM OPEN AREA TO PARKING WITH LANDSCAPING ON LAND AT VALON ROAD, ARBORFIELD

I write to advise you that the above application is scheduled to be on the agenda for the Development Control Committee on 21 March. The applicants have offered £5,000 towards local amenities, to compensate for the loss of open space.

If you wish to discuss the matter please contact me.

With best Wishes

AO

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 28 February 2001

Location:	Land at Valon Road, Arborfield, Reading
Proposal:	Proposed change of use of land from open area to parking area with landscaping
Application Number:	F/2000/3083

In response to your consultation dated 19 February 2001 for the above application, the landscape comments are as follows:

The applicant has made changes to the scheme in response to my comments dated 16 January 2001 and which are shown on the revised plans, drawing Nos 11298-03c, 11298-04c & 11298-05c. The landscape scheme is now acceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 16 January 2001

Location:	Land at Valon Road, Arborfield, Reading
Proposal:	Proposed change of use of land from open area to parking area with landscaping
Application Number:	F/2000/3083

In response to your consultation dated 5 January 2001 for the above application, the landscape comments are as follows:

I have no objection to the proposals in principle, however I have a few queries regarding the landscape plans submitted.

1. How will the proposed planting areas be protected either from cars, or from pedestrians taking a short cut across these areas?
2. The majority of plants in the groundcover section are perennials, which are fine to use in a landscape scheme if used within a structure of shrub planting. However this group of plants die back in the winter often leaving bare ground in the winter and if used in vulnerable places they could get trampled. For example Thalictrum (No. 10) and Pansy (No. 4) are used in such places where it would be more appropriate to have robust shrubs. (Pansies are annuals and not perennial plants and these areas will need to be planted every season.) The applicant should reconsider the planting in all proposed areas adjacent to footpaths or on corners, where planted with the above plants.
3. The proposed trees in Area B on Drawing No. 11298-04 are not labelled. This needs to be amended.
4. On Drawing No. 11298-05 in Area C it states that three new trees are to be planted, however the location of these are not shown. The applicant needs to show the proposed trees on the plan.
5. In area D on Drawing No. 11298-05 a new area of grass is proposed. There is space for a small tree in this area to replace the one that is to be removed as a result of the proposals.

Catherine Brimble

Catherine Brimble
Landscape Architect

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
e-mail parishclerk@arborfield.org.uk

27 February 2001

Ms Angela Odell
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Odell

Reference: F/2000/3083, Land at Valon Road

The Parish Council discussed the above planning application, although no objections in principal were made the Parish Council were concerned with the further loss of open space.

Valon Road, part of the first phase of development is now complete, Annington Homes agreed to contribute £2,500 towards each of the two community projects in the pipeline. The Parish Council knows this second phase of development will see further occupation and therefore the need to complete the projects are now even more necessary.

If the District Council is mindful in granting permission the Parish Council would like to request the release of the contribution from the first phase and also requests for a contribution from the second phase to assist with completing the new playground and Village Hall extension.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

PLANNING SERVICES | HPT 40732
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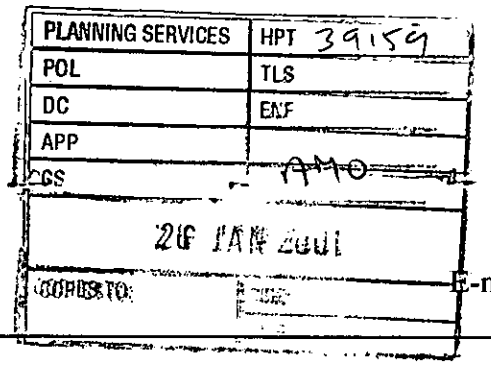
Arborfield & Newland Parish Council



25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

20th January 01

Ms Angela Odell
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mrs Odell

Reference: Planning Application F/2000/3083, Valon Road
Change of use from open area to parking area

The Parish Council discussed the above application, and concerns were raised, it was felt serious consideration should be given to re-instate the 20mph limit and in addition road calming measures.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

PLANNING SERVICES	HRT
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25 JAN 2001	
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FAO: ANGELA ODELL.

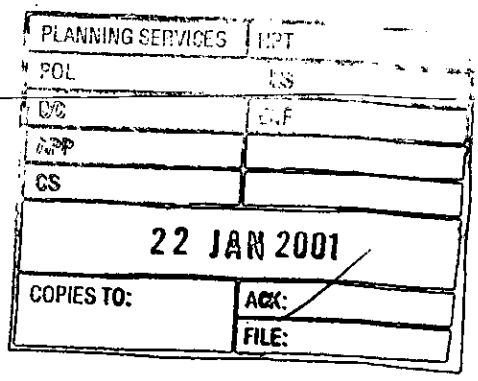
I would like to register my objection to planning application f/2000/3083. I live at 107 Valon Road adjacent to car parking spaces provided for properties at Annington Court and are marked for private residents only. I am in ownership of a disabled parking badge. Due to the nature of my disability & it is necessary for me to have a parking space as close to the house as possible. The range of my mobility is about 50 yards. At present I am being denied access and legal action threatened for using these car parking spaces. These bays are very often vacant.

With the present application if the car parking spaces are also allocated to private residents only this problem will be accecerbated. If this parking is provided for the public it is necessary that disabled parking is also provided. Parking for residents that do not live at Annington Court will become non-existant because road parking would prevent access to the new car parks.

I would appreciate if these comments are taken into consideration within consultation with the Highways Department.

W. J. King.

107 VALON ROAD
ARBORFIELD
RG2 9QJ



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 19 January 2001 17:16
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Object
ApplicationNumber: f/2000/~~3038~~ 3083
Correspondent_FullName: Claire Durran
Correspondent_StreetAddress: 72 Valon Rd
Correspondent_Address2: Arborfield
Correspondent_Town: Reading
Correspondent_County: Berks
Correspondent_PostCode: rg2 9qq
Correspondent_Telephone:
Correspondent_Email: cdurran@cisco.com

OBJ

2000/3093

AO

Comments:

To whom it may concern

I am writing to you in response to your letter of 050101 that set out proposals to redevelop an area adjacent to Valon Road into a carpark.

As you can see I am a resident of Valon road and particularly concerned with such a proposal. I can find no area along Valon road that would not detract from its surroundings were it to be converted to a carpark.

At present the Estate where I live is a quiet residential area with adequate parking for residents. If this proposal is to coincide with the redevelopment of other housing in the area then I believe the entire plan should be distributed rather than merely one part in order to give us all a chance to judge objectively.

However, even should this plan be a small part of another I would like to voice my wholehearted objections to it both from a financial level and one of a quality of life.

It is a well presented fact that property surrounded by car parking loses its value and thus, this propsal, if approved would devalue both my property and that of those around me. This would be against the spirit in which the properties were sold and purchased and may well lead to financial difficulties for some residents.

From a quality of life perspective, Valon road is a quiet area free from pollution and traffic where it is safe for both children and animals to move around freely. By introducing further car parking, one invites further traffic and devalues the safety of the area. This surely makes the Estate a less attractive area to live in and may well lead to properties being hard to sell and families only remaining for a short time. I believe that this state of affairs is against the interests of both those living in Valon Road and the Council.

I urge you to reject this proposal in its entirety and relocate any future car parking space that is required, away from Valon road.

Once more I wish to convey my strong objections to your proposal and hope that you will bear this in mind when making your final decision.

ANNINGTON

Annington Property Limited
Windsor House
50 Victoria Street
London
SW1H 0NW
Tel: (020) 7960 7500
Fax: (020) 7960 7501
DX 2332 VICTORIA

PLANNING SERVICES | H/T 40425
POL | TLS
DC AO | DoE
APP |
CS |
27 FEB 2001
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FILE:

F/2000/3083

By Fax & Post

Mike Thorpe Esq
Principal Development Control Officer
Wokingham District Council
Environmental Services Dept.
Planning Sevices
P.O. Box 157
Shute End
WOKINGHAM RG40 1WR

Fax: 0118-974-6484

26 February, 2001

Dear Mr Thorpe

Application Number: F/2000/3083

Land at Valon Road, Arborfield, Reading.

Proposal: Proposed change of use of land to provide residential car parking spaces

I refer to the above application which I understand is to be considered at next month's planning meeting on 21st March 2001. Following recent discussions with representatives from the local Parish Council, the local authority, and Annington it has been suggested that Annington extend an offer to contribute £5,000 to alleviate the impact on the local community which may arise as a consequence of the above proposed development. In particular it has been pointed out that there is likely to be an increased reliance on local amenities as a result of the reduction of amenity space on site.

We are willing to enter into an agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to pay £5,000 towards local amenities.

Yours sincerely

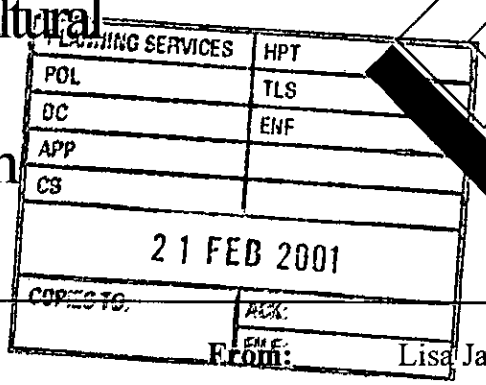
Nick Vaughan

Nick Vaughan
Commercial Director

c.c. Angela Odell – Case Officer – WDC
Nick Gardner – Stevens Scanlan
Glenn Olckers – Annington Property Ltd

Registered in England No. 323852
Registered office as above

Education and Cultural Services Memorandum





To: Mrs A Odell **From:** Lisa Jarvis

Re: Valon Road
Aborfield F/2000/3083

Date: 20th February 2001

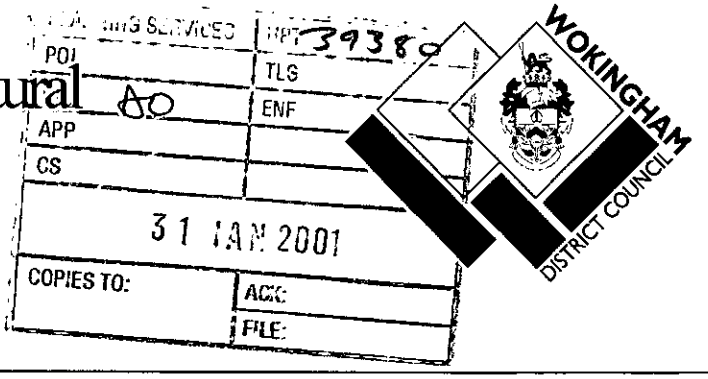
Thank you for your recent memo and copy of the letter from Stevens Scanlan relating to the above development.

I was pleased to learn that Annington Homes Ltd were prepared to offer a financial contribution towards Arborfield Parish Council Play Area. If planning approval is given to this application I look forward to agreeing the terms of the 106 agreement.

Please keep me updated on the progress of this application.

Lisa Lisa.

Education and Cultural Services Memorandum



To: Mrs A Odell **From:** Lisa Jarvis

Re: Valon Road, Aborfield F/2000/3083 **Date:** 29th January 2001

Following your request received on the 10 January 2001 for comments on the above development please find our observations below.

The application involves the creation of car parking spaces within existing open space areas. This contravenes Wokingham District Council's policy WR2 Protection of existing open space and recreational facilities, both public and private. Development should only be allowed if an alternative site for open space or a recreational facility that would improve recreational facilities for local residents can be provided.

An application similar to the above was made recently at a nearby location. For that application a sum of £5,000 was gained from the developers as an off site contribution towards Arborfield Parish Council's Play Area.. Funding is still required for this project and it would be appropriate to request a similar figure for this development.

Please keep me updated on the progress of this application.

Lisa

Lisa

56 Buckingham Gate
London SW1E 6AH
TEL: 020 7834 4806
FAX: 020 7630 8246

STEVENS SCANLAN

E-MAIL: london@stevens-scanlan.co.uk
www.stevens-scanlan.co.uk

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

19 DEC 2000 3083

15th December 2000
Our Ref: 11298/NG

DESIGN NOTES

Application for Planning Permission for Change of Use of Land at Valon Road, Arborfield

To be read in conjunction with application drawings, Ref. 11298/ 02, 03, 04, 05 and landscape schedule.

- The proposals aim to improve the overall appearance of Valon Road by the introduction of substantial amenity planting, in addition to providing additional parking for existing houses. The landscaping proposals are an integral part of the proposals, and represent a continuation of Annington Homes Ltd's ongoing programme of enhancement of the surrounding housing.

- The landscaping proposals involve introducing new planting beds to the large expanses of grassed areas, providing visual interest and colour to these amenity spaces. The new planting will also provide enclosure and screening to both the new and existing parking areas in order reduce their visual impact on the road as a whole.

Area A
This is an existing parking area with concrete built garages. It is proposed to introduce planting beds in order to enclose the parking area.
Border planting and lawns will also be formed for houses No.12 to 22 which will also reduce the current overall appearance of large unbroken concrete and tarmac areas.

Area B
Currently a large expanse of grass, it is proposed to form a parking area specifically for the houses surrounding this area, (No. 24 to No.32). The parking bays will be surfaced with concrete pavers, with a bitmac access way. The surrounding landscaping encloses the parking, and will provide screening when mature. No trees are proposed to be removed in order to construct the parking, and 9No. new trees are to be planted. Proposed tree species are indicated on the enclosed landscape schedule.

Area C
Currently a grassed court between houses No.32 to No50, a parking area is proposed for six of these properties. Planting beds are incorporated, together with 5No. new trees. The parking bays are to be surfaced with concrete pavers, with a bitmac access way.
Whilst the location of the parking area does not require the removal of any existing trees, there are concerns that several of the trees may affect the foundations of the properties in the long term. Should the removal of these trees be deemed necessary, the appropriate notices and approvals will be obtained.

Area D
The existing parking area is proposed to be extended to provide 8No. additional parking bays. Although this will require the removal of 1No. tree, a new tree will be planted, together will the landscaping of an adjoining concrete paved area.

Other Matters
- All of the parking spaces are proposed to be assigned to specific houses and will alleviate the problem of road-side parking in the area.

- The amenity planting proposed will be maintained by a management company on completion.

CHAIRMAN:
E. Martin Wyer FRICS

MANAGING PARTNER:
Alan S. Murdoch
BSc(Est Man) FRICS IRRV

PARTNERS:
Roger B. Buckley FRICS FASI ACIOB
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Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 February, 2001
My ref. AO/F/2000/3083
Your ref. 11298/NG

Stevens Scanlan
56 Buckingham gate
LONDON SW1E 6AH

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

Dear Mr Scanlan

PLANNING APPLICATION F/2000/3083
PROPOSED CHANGE OF USE OF LAND FROM OPEN AREA TO PARKING AREA WITH LANDSCAPING ON LAND AT VAON ROAD, ARBORFIELD

Loss of Open Space
I refer to the above application. The proposal involves the creation of car parking spaces within existing open space areas. I have been advised by Leisure Services Officer, Lisa Jarvis, that the proposal is unlikely to be considered acceptable unless an alternative site for open space or a recreational facility that would improve recreational facilities for local residents can be provided. An application (No. F/2000/0851) similar to the above was made recently at a nearby location. For that the applicant (also Annington Homes) provided a contribution of £5,000 as an off-site contribution towards Arborfield parish Council's Play Area. As funding is still required for this project we consider it would be appropriate for your clients to offer a similar sum.

Advice from Highway Officer
I have received the following advice from highway officer Adam Coggins:

Area A: No objection

Area B: Has concerns about the 2 spaces on the end as there is insufficient turning to enable cars parked here to leave the car park in a forward gear. Please omit these or relocate them to a more suitable position.

Area C: There is insufficient turning space for several of the spaces, and the highway officer would prefer to see all of the spaces located on one side with an adequate forecourt depth for turning.

Area D: No objection.

Please note that any alterations to the proposed car parking areas should not result in a further reduction of open space. However, if this is unavoidable, an increased contribution in lieu *may* be considered acceptable.

Right of Way
The property officer has advised that the District Council owns land to the west of this site, and the applicant should therefore confirm that the Authority's rights over Valon Road will not be affected.

It is important that the additional information and revised plans are submitted to me within two weeks, i.e. by 16 February, 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 either the relevant officer listed below or me immediately. However, I advise you that receipt of the offer of a contribution and revised plans will not commit the authority to approving the application.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

cc: Adam Coggins (highway officer) on 0118 974 6330
Lisa Jarvis (Leisure officer on 0118 974 6255
Sally Lyons (property officer) on 0118 974 6714

~~To~~: From
Property Dept

~~To~~ **From:** Angela Odell



Date: 24 January 2001

Application Number: F/2000/3083

Proposal: Proposed change of use of land from open area to parking area with landscaping..

Site Address:
Land At , Valon Road, Arborfield, Reading.

Applicant:
Annington Homes Ltd C/O Stevens Scanlan.

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

The District Council owns land to the west of this site, and the Developer should therefore confirm that the Authority's rights over Valon Road will not be affected.

S. Hepburn

PROPERTY MANAGEMENT OFFICER

29/01/01

Arborfield (Release 5A)

LANDSCAPE SCHEDULE - Phase 1
Planting Period: Feb/March

19 DEC 2000 * 3083

Drawing 11298

Drawing Reference	ITEM Specimen & mature growing height:	Common Name	Comment: Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density
	GROUND COVER: ht: around 60cm high					
1.0	Primula vulgaris elatior: 'Giant Bouquet' - 23 to 30cm (slightly tender perinnial)	Form of Polyanthus	Spring/ red, pink, yellow, blue, white	2l, 10-20cm		5 /m2
2.0	Primula vulgaris - 10 to 15cm (SItP)	Primrose	Early spring/ yellow	2l, 10-20cm		5 /m2
3.0	Primula denticulata - 30cm	Drumstick Primrose	Spring/ pale lavender blue			5 /m2
4.0	Viola Hybrid: 'Winter-flowering Mixed' - 15 to 23cm	Form of Garden Pansy	Late autumn to spring/ red, bronze, yellow, violet-blue	2l, 10-20cm		5 /m2
5.0	Doronicum plantagineum: 'Excelsium' - 75cm	Form of Leopard's Bane	Mid spring to early summer/ yellow	2l, 30-40cm		5 /m2
6.0	Pulmonaria angustifolia - 23 to 30cm	Blue cowslip, species of Lungwort	Spring/ royal blue	2l, 10-20cm		5 /m2
7.0	Juniperus horizontalis 'Glauca'	form of Creeping Juniper	Grey foliage	2l, 20-30cm		5 /m2
8.0	Hebe 'Pagei' 15-30cm		lt.spring to e.summer/ white	2l, 20-30cm		5 /m2
9.0	Pachysandra terminalis 23-30cm		mid-spring/ white	2l, 20-30cm		5 /m2
	MEDIUM SHRUBS ht: around 1m					
10.0	Thalictrum aquilegifolium - 90cm	Species of Meadow Rue	Late spring to midsummer/ mauve or purple, with shiny grey-blue foliage	3l, 30-40cm		4 /m2
11.0	Chaenomeles speciosa: 'Simonii' - 60 to 90cm	-	Early spring/ scarlet followed by golden yellow fruits	3l, 30-40cm		4 /m2
12.0	Ruscus aculeatus MC - 60 to 90cm	Butcher's Broom	Large bright red berries in autumn to late spring when females grown beside a male	3l, 30-40cm		4 /m2
13.0	Salix lanata - 60 to 120cm	Woolly Willow	Spring/ yellow with silver-green felted foliage	3l, 30-40cm		4 /m2
14.0	Mahonia aquifolium - 90 to 120cm	Oregon Grape	Spring/ yellow with red-bronze leaves in winter and blue-black berries	3l, 30-40cm		4 /m2
15.0	Chaenomeles x superba: 'Rowallane' - 90 to 120cm	Form of Flowering Quince	Spring/ red and golden-yellow fruits	3l, 30-40cm		4 /m2
16.0	Weigela florida 'Variegata' - 1.5m	-	Late spring to early summer/ pale pink with leaves variegated with cream	3l, 30-40cm		4 /m2
17.0	Forsythia ovata NA - 1.2m	Early Forsythia	Late winter to early spring/ yellow	3l, 30-40cm		4 /m2
18.0	Berberis thunbergii atropurpurea 1.2m	form of Barberry	purple leaves / spring	3l, 30-40cm		4 /m2
19.0	Choisya Ternata 1.8m	Mexican Orange Blossom	spring/ white/ sunny location	3l, 30-40cm		4 /m2

LANDSCAPE SCHEDULE - Phase 1
Planting Period: Feb/March

Drawing 11298

Drawing Reference	ITEM Specimen & mature growing height:	Common Name	Comment: Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density
	LARGE SHRUBS ht: around 2m					
20.0	Spiraea x arguta - 1.8 to 2.4m	Bridal Wreath, Foam of Mary	Late spring/white	3l, 40-60cm		3 /m2
21.0	Kerria japonica - 1.2 to 1.8m	Jew's Mallow	Spring/ orange-yellow with bright green branches	3l, 30-40cm		3 /m2
22.0	Euonymus japonicus 'Ovatus Aureus' - 1.5 to 2.1m	-	Leaves variegated with yellow	3l, 30-40cm		3 /m2
23.0	Euonymus fortunei (syn E. radicans) 1.8m	Silver Queen	variegated leaves/ wall climber/ ground cvr.	2l, 20-30cm		4 /m2
24.0	Viburnum tinus MC - 1.8 to 3m	Laurustinus	Late autumn to early spring/ white	3l, 40-60cm		3 /m2
25.0	Viburnum bodnantense 'Dawn' 2.4-3m		lt.autumn-early spring/ pinkish white	3l, 40-60cm		3 /m2
26.0	Mahonia japonica - 2.1 to 3m	-	Late autumn to early spring/ yellow with fragrance and foliage turning red	3l, 40-60cm		3 /m2
27.0	Cornus alba 'Sibirica' - 1.5 to 2.4m	Form of Red-barked Dogwood	Red twigs, plain green leaves tinged with red and orange in autumn	3l, 30-40cm		3 /m2
28.0	Cornus alba 'Elegantissima'	Form of Red-barked Dogwood	Red stems in winter; varigated leaves spring and summer	3l, 30-40cm		3 /m2
29.0	Corylus avellana 'Contorta' - 2.4 to 3m	Corkscrew Hazel	Late winter/ yellow with coiled and twisted twigs and leaves in spring	3l, 40-60cm		3 /m2
30.0	Sambucus nigra 'Aurea' 3m	Golden Elder	yellow-green leaves / e summer/ white	3l, 40-60cm		3 /m2
	TREES					
31.0	Juniperus communis 'Compressa' - 60 to 90cm	Form of Common Juniper	Silvery blue-grey evergreen	3l, 30-40cm		
32.0	Salix alba 'Chermesina' - 3 to 4.5m	Form of White Willow	Late spring/ greenish yellow with orange-red twigs	40l, 2-3' cirular top light standard, pollarded, container grown and steaked.		
33.0	Prunus x subhirtella 'Autumnalis'	Flowering Cherry	Autumn to Spring / white	40l, 2-3' cirular top light standard, container grown and steaked.		
34.0	Sorbus Sorbus aucuparia 'Fastigiata'	Mountain or Rowan Ash	lt. Spring/ white/ dark berries autumn	40l, 2-3' cirular top light standard, container grown and steaked.		
35.0	Malus Tschonoskii	Flowering Chrab	lt. Spring/white-pink	40l, 2-3' cirular top light standard, container grown and steaked.		
	CLIMBERS					
36.0	Forsythia suspensa - 2.4 to 3m, 4.5m + against a wall	-		3l 40-60cm		3 / lm

Prepared by Stevens Scanlan
Date Printed: 15:12 on 18/12/00

LANDSCAPE SCHEDULE - Phase 1

Planting Period: Feb/March

Drawing 11298

Drawing Reference	ITEM Specimen & mature growing height:	Common Name	Comment: Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density
	LARGE 'FEATURE' SEMI MATURE PLANTS					
37.0	Spiraea x arguta - 1.8 to 2.4m	Bridal Wreath, Foam of Mary	Late spring/white	5l, 90cm-1m		2 /m2
38.0	Viburnum tinus MC - 1.8 to 3m	Laurustinus	Late autumn to early spring/ white	5l, 90cm-1m		2 /m2
39.0	Mahonia japonica - 2.1 to 3m	-	Late autumn to early spring/ yellow with fragrance and foliage turning red	5l, 90cm-1m		2 /m2

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 05 January 2001

Application Number: F/2000/3083

Proposal: Proposed change of use of land from open area to parking area with landscaping.

Parish: ARBORFIELD PARISH

Site Address:
Land At , Valon Road, Arborfield, Reading.

Applicant:
Annington Homes Ltd C/O Stevens Scanlan.

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

✓ below as applicable; .

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

COMMENTS .

Area A : No objection .

Area B : The highway authority has concerns about the 2 spaces on the end as there is insufficient turning to enable cars parked here to leave the car park in a forward gear. Please can these be relocated to a more suitable position.

Area C : There is insufficient turning space for several of these spaces. The highway authority would like to see all of the spaces located on one side with an adequate forecourt depth for turning.

Area D : Details satisfy the highway authority.

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

16/01/01

Date: 19 February 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/3083

Location: Land At Valon Road, Arborfield, Reading.

Proposal: Proposed change of use of land from open area to parking area with landscaping.

Applicant: Annington Homes Ltd C/O Stevens Scanlan.

Case Officer: Angela Odell

The new plans show the following: Alterations to proposed parking area. Drawing nos 11298-02, -03, -04, -05, -06.

Comments are required by 01/03/2001.

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. (Planaps) / F/2000/3087 (Ludhouse) Date Rec. 13.2.01

Location: Land at Valan Road

Parish Arborfield

Applicant: Annington Homes Ltd.

Description of attached plans Alterations to proposed parking areas.

Drawing No's: 11298-02, -03, -04, -05, -06

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: Barkham p.c.

Lisa Jarvis, Leisure Rec.

Environment Agency (letter only)

~~R Rowbotham C.G. Bennett~~ (letter only)

Property Officer - Sally Lyons (letter only)

		Drawing No's	
1.	NK (Landscape & Trees)	Catterni-	✓
2.	NK (Env. Design)		
3.	XA (Highways)	Adam.	✓
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: 26, 28 & 29 Valan Rd. & No. 107 Valan Rd.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application ~~Y~~ / N From _____

New Site Notices (4) Y / ~~N~~ ✓

New Description _____

CASE OFFICER AD

Consultations Sent by Admin. on 19.02.01.

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2000/3083

Proposal:
Proposed change of use of land from open area to parking area with landscaping.

Location:
Land At Valon Road, Arborfield, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 01/03/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

19 February 2001

Revised Plans

3083

REVISED PLAN

56 Buckingham Gate
London SW1E 6AH
TEL: 020 7834 4806
FAX: 020 7630 8246

STEVENS SCANLAN

E-MAIL: london@stevens-scanlan.co.uk
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CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

12th February 2001

Our Ref: 11298/NG

The Senior Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

PLANNING SERVICES	HPT 39839
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DC AO	ENF
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13 FEB 2001	
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	FILE:

FOA Angela Odell, Senior Planner

Dear Madam,

Re: Application for Planning Permission for Change of Use of Land at Valon Road, Arborfield, Reading

In response to your letter of the 1st February, we enclose amended proposals for the above application for planning permission. With reference to the points raised in your letter we confirm the following matters:

Loss of Open Space

We confirm on behalf of our clients, Annington Homes Ltd., that they are prepared to offer a financial contribution towards Arborfield's parish Council's Play Area, under a Section 106 Agreement on receipt of written confirmation of planning approval at the next committee meeting on the 28th February 2001. The details and terms of the 106 Agreement are to be agreed directly between Annington Homes Ltd and Wokingham District Council.

Advice from Highway Officer

Area B: The parking layout has been amended to relocate the two end spaces.

Area C: The parking layout has been amended to show all of the parking spaces on one side of the access-way as requested. It is necessary to remove two of the existing trees in order to achieve this layout. However, substantial amenity planting is shown surrounding the parking area, together with three new replacement trees.

Right of Way

Our Client's solicitors are responding to this matter directly under separate cover.

Advice from Landscape Architect

1. A low single rail fence is indicated on the plans to the rear of the new parking spaces, in order to protect the planting from cars and to discourage pedestrians taking short cuts across these areas.

2. The 1:200 scale drawings indicates revisions to the planting species in order to introduce hardier shrub planting amongst perennials within the amenity planting. Perennial shrubs in vulnerable corner areas have been replaced with more robust species. Annual plants where retained are proposed only within private garden border-planting and are not proposed for common areas of amenity planting.

CHAIRMAN:
E. Martin Wyer FRICS

MANAGING PARTNER:
Alan S. Murdoch
BSc(Est Man) FRICS IRRV

PARTNERS:
Roger B. Buckley FRICS FASI ACIOB
David J. McKee
BSc(Est Man) FRICS IRRV
Peter J. Rowlinson
Dip LA FRICS MCIArb
Ian H. Stanistreet FRICS
Simon J. Andrew BSc ARICS
Andrew J. Holmes BSc(Hons) ARICS
Neil M. Inman BSc ARICS IRRV
David G. Horner FRICS FBEng
Tony Mancini BSc ARICS

ASSOCIATE:
Nick Gardner BA Dip Arch RIBA

CONSULTANT:
Anthony S. F. Hickman D Arch FRIBA

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West Yorkshire
WF5 8BH
TEL: 01924 260298
FAX: 01924 273187

IN ASSOCIATION WITH:

John Austen Associates
Chartered Quantity Surveyors
56 Buckingham Gate
London SW1E 6AH

Maurice Cox MA MSc MICE
Consulting Engineer
Beulah House
84 Beulah Hill
London SE19 3EW

3. The proposed trees in Area B on Drawing 11298-04 have been labelled.

4. Three new trees are indicated within Area C on drawing 11298-05.

5. A tree is shown in the grassed area as requested.

Advice from the Environment Agency
We note the comments made be the Environment Agency, and confirm that all new parking areas are to be constructed in a water permeable concrete block paving system, such as RMC's Uni-Ecoloc or similar.

We trust this letter and the accompanying plans address all the comments made regarding the application. However should clarification be required on any issue, please contact the undersigned by return.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Encs. 6 x 11298-02c, 03c, 04c, 05c and 06

By hand 19.12.00. Rec 71120 Chq £190.

56 Buckingham Gate
London SW1E 6AH
TEL: 020 7834 4806
FAX: 020 7630 8246

STEVENS SCANLAN

E-MAIL: london@stevens-scanlan.co.uk
www.stevens-scanlan.co.uk

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

15th December 2000

Our Ref: 11298/NG

The District Planning Officer
Wokingham District Council
Planning Department
PO Box No. 157
Council Offices
Shute End
Wokingham
Berkshire
RG40 1WR

19 DEC 2000 3083

Dear Sirs,

Re: Application for Planning Permission for Change of Use of Land at Valon Road, Arborfield

We enclose an application for Full Planning permission on behalf of our clients Annington Homes Ltd. The proposed works involve forming new parking spaces with amenity landscaping on Valon Road.

We enclose the following information:

- Six copies of the application form duly completed,
- Two copies of the signed Certificate A and Agricultural Holdings Certificate,
- Six copies of the following application drawings: 11328/01, 02, 03, 04, 05, and Landscape Schedule.
- Six copies of Design Notes giving a full description of the proposals,
- A cheque for £190.

If there are any matters which may delay or prevent approval, please contact this office promptly.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Encs.

CHAIRMAN:
E. Martin Wyer FRICS

MANAGING PARTNER:
Alan S. Murdoch
BSc(Est Man) FRICS IRRV

PARTNERS:
Roger B. Buckley FRICS FASI ACIOB
David J. McKee
BSc(Est Man) FRICS IRRV
Peter J. Rowlinson
DipLA FRICS MCIArb
Ian H. Stanistreet FRICS
Simon J. Andrew BSc ARICS
Andrew J. Holmes BSc(Hons) ARICS
Neil M. Inman BSc ARICS IRRV
David G. Horner FRICS FBEng

ASSOCIATES:
Tony Mancini BSc ARICS
Nick Gardner BA Dip Arch RIBA
Andrew P Stride BSc ARICS

CONSULTANT:
Anthony S. F. Hickman D Arch FRIBA

OTHER OFFICES:

NORTH WEST
73 Mosley Street
Manchester M2 3JN
TEL: 0161 236 8781
FAX: 0161 236 8531

WEST MIDLANDS
21 Bennetts Hill
Birmingham B2 5QP
TEL: 0121 632 6308
FAX: 0121 633 3583

YORKSHIRE
6A New St, Ossett,
Wakefield,
West Yorkshire
WF5 8BH
TEL: 01924 260298
FAX: 01924 273187

IN ASSOCIATION WITH:

John Austen Associates
Chartered Quantity Surveyors
56 Buckingham Gate
London SW1E 6AH

Maurice Cox MA MSc MICE
Consulting Engineer
Beulah House
84 Beulah Hill
London SE19 3EW

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/3083**
CASE OFFICER: **Angela Odell**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

Received by Wokingham District Council

Application No: F/2000/3083

Proposal:
Proposed change of use of land from open area to parking area with landscaping.

Location:
Land At , Valon Road, Arborfield, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/01/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

05 January 2001

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 05.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ...✓...
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services Public open space ✓
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 : Barkham ✓
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency Car parks, concrete/tarmac ...✓...

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

HERITAGE BODIES

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

OTHERS:

.....
.....
.....

NEIGHBOURS:

4 x S/N + See map. ✓

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

19 DEC 2000 - 3083

1.	APPLICANT'S NAME	ANNINGTON HOMES LTD
	ADDRESS	WINDSOR HOUSE, 50 VICTORIA STREET. LONDON
	POST CODE	SW1H 0NW PHONE 0207 9607500
	AGENT'S NAME	STEVENS SCANLAN
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	56 BUCKINGHAM GATE, LONDON
	POST CODE	SW1E 6AH PHONE 0207 8344606
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	VALON ROAD, ARBORFIELD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CHANGE OF USE OF LAND TO FORM PARKING AREAS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.07 HA.
State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	11298/01, 02, 03, 04, 05.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	[X]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[ ]	ALTERATION or EXTENSION	[ ]

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

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

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

		SITING	[ ]
EXTERNAL APPEARANCE	[ ]	DESIGN	[ ]
MEANS OF ACCESS	[ ]	LANDSCAPING	[ ]

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.	GRASSED AREA.
12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans
13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?	YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
14. STATE EXTERNAL MATERIALS TO BE USED.	BITMAC ACCESS-WAY SURFACE WITH CONCRETE BLOCK PARKING BAYS.
15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.	N/A.
16. HOW WILL SURFACE WATER BE DISPOSED OF?	EXISTING SW SEWER.
17. HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system YES/NO N/A. If no, please give details
18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access	2 Nº NEW VEHICULAR ACCESS WAYS OFF VALON ROAD.
19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants	DROPPED KERBS AT VEHICULAR CROSSINGS & NEW PATHS.

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

N/A.

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?	~~YES~~/NO — If YES, complete Part 2 of the form
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	~~YES~~/NO — If YES, please ask for and complete Part 3 of the form
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£190

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

SIGNED N J SCOTTO STEVENS SCAULAN ON BEHALF OF ANNINGTON HOMES LTD. DATE 15/12/00

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION N/A. PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
(b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

Application No. F/2000/3083 **Received 19.12.00** **Arborfield (& Barkham)**

Applicant: **Annington Homes Ltd**
Location : **Land at Valon Road, Arborfield**
Proposal : **Change of Use of Land from Open Areas to Parking Areas with Landscaping**

1. **Planning History** - The houses on Valon Road have until recently belonged to the Ministry of Defence and been occupied by military personnel. However these properties have now been sold to Annington Homes who are now refurbishing them to sell on the private house market.

   At the Development Control Committee meeting of 6 September 2000 conditional approval was granted to Application Number F/2000/0851 for provision of 50 new car parking spaces on land at Valon Road, subject to a Section 106 Agreement providing £5,000 towards improving local amenities.

2. **Proposal** - Four areas (A-D) providing 30 additional car parking spaces are proposed. The revised plans show the following:

   Area A : Retention of existing car parking and garages, with resurfacing of access/manoeuvring area.
   Area B : 16 spaces on grassed area.
   Area C : 6 spaces on grassed area.
   Area D : 8 spaces on grassed area adjacent to existing parking/garage area.

   Water permeable concrete pavers and additional tree planting are proposed. Two existing trees would be removed in Area C.

   The applicants have offered £5,000 towards improving local amenities in lieu of the loss of open space.

   The original plans showed different car parking layouts in areas B and C which the highway officer considered unsatisfactory.

3. **Consultations** -
   - ***Arborfield Parish Council*** *:* "Concerns were raised, it was felt serious consideration should be given to reinstate the 20 mph limit and in addition road calming measures." Also additional letter attached.
   - ***Barkham Parish Council*** *:* No comments received.
   - ***Leisure and Recreation Officer*** *:* No objection subject to the proposed contributions.
   - ***Environment Agency*** *:* No objection subject to a condition.
   - ***1 letter of objection from a local resident*** *:* Is disabled and is currently being denied access as spaces labelled for private residents only.
   - ***Landscape Officer*** : Landscape scheme is now acceptable.

33
5)

ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD/ BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
14766		RE 42390 - LANDSCAPING PROPOSALS	25.10.95	NO OBJS.
/63094				
/64339/F	(ARBORFIELD)	ROWCROFT BARRACKS		
/64340/F				
/65860/F		HAZELBROOK BARRACKS		
/64972/F	BLDG 2	ROWCROFT "		
/66215/F		ROWCROFT BARRACKS		
/66439/F	GEN WESTLAND	BIGGS LANE TECH. TRAINING BLDG.	9.1.98	C/A
66807/F				
/67684/F	"	BIGGS LANE TECH. TRAINING BLDG. (AMEND. TO 66439)	30.7.98	C/A
/68542/F	REME MUSEUM OF TECHNOLOGY			

MINISTRY DECISION

SPECIAL ORDERS PD. LINE - RECLADDING - 2 ROWCROFT BARRACKS - 17.1.97

8/0176 Tilbury Douglas Constr. Aircrew Training Facility 30.9.98 APP

33

ADDRESS ARBORFIELD GARRISON. PARISH ARBORFIELD/ BARKHAM.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
84/03/A	G.K.N. Westland Ltd.	Revised Visibility Splay.	13/7/99.	App.
70656/F	Ministry of Defence	Circ. 18/84 All weather sports pitch	17/2/00	C/A
7684/04	"	D.to C. - 04 - 67684 for Appl of AIR COND. & CHILLER UNITS	2/12/99	APP
00/0505	J.L.A GROUP	Bldng 10 Rowcroft Barracks - cofuse vacant shop to laundrette, hairdressers to plant room. Retoc. hairdressers	3/5/00	APP
7684/05	The Charter Partnership	D. to C. Appl of Materials	18/2/00	APP
00/0665				
0/1246	Bryant Homes	Demolish Bldg & pods with new community complex	7.6.00	APP.
00/1296	Ministry of Defence	Circular 18/84 - 2 bldgs for use as classrooms	10.7.00	APP

MINISTRY DECISION

SPECIAL ORDERS TPO. 1008/2000

3

ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD

PLOT No. ORD. SHEET No. BARKHAM

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37067		EXT. TO CHURCH		
37310		TRAINING ACCOM.		
38707		PLAY AREA		
38709		ROADS ETC.	18/12/91	C/D.
39908	ARBORFIELD GAR. GOLF SOC.	9 HOLE GOLF COURSE BARKHAM	26.10.92	C/A
41680				
41741				
42390	MOD	TRAINING/WORKSHOPS/ETS/ETC.		NO OBJS.
42462	(OFF BUTTERSNAW AVENUE)			
44032	"	SPORTS AREA FLOODLIGHTING		OBJS
25/60134/E		BIGGS LANE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933

4

ADDRESS ARBORFIELD GARRISON PARISH BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44132	MOD	RE-42390		NO OBS
25/60221/R		RATIONALISATION OF TRAINING EST.		
44164	MOD	ADD. SPOIL AREA	12.4.95	NO OBJ.
25/60258/E				
44474	"	O/L. GARRISON COMM. CENTRE		NO OBS.
44600	"	MILITARY EQUIPMENT WING	7.7.95	NO OBJS
25/60069/REV			CONDS. ATTACHED	TO
			42390 RELATE	
44833	"	ADDITIONAL SPOIL	28.9.95	NO OBJS.
25/60224/E		AREA	PROVIDING COND. RE-	
14929		SITING OF 2 FIRE LIGHTING	NYARD SCREENING 26.9.95	C/A
		STORAGE WATER TANKS		NO OBJS.
		SEE MANAGR SITE		TO CONDS.

MINISTRY DECISION

SPECIAL ORDERS

1) ADDRESS ARBORFIELD GARRISON PARISH ARBS/BARKMAN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
317/73	Property Services Agency	Const. N.E. Dist Road	22.2.72	CPC
471/73	Dept Environment	Dem cl bldgs, erect temp accom bldgs	22.3.73	CPC
676/73	"	Extent of Officers & Sgt's Mess Bldg	19.4.73	CPC
1637/73	"	Sports pavilion, store Accomo at Terminal	[illegible]	CPC
00350	[illegible]	[illegible]	16.5.74	[illegible] TO
	[illegible]	[illegible]		[illegible]
				[illegible]
03773	DEPT. OF THE ENVIRONMENT (P.S.A.)	RADIO MAST AT SCHOOL OF ELECTRONIC ENGINEERING	18.12.75	
[illegible]807	" "	121 MARRIED SOLDIERS CTRS. LAND TO N.W. OF BAIRD ROAD	18.12.75	
05808	" " "	temp sports pavilion	17.2.77	NO COMMENT.
07182	" "	164 MARRIED QUARTERS	NO OBJECTIONS	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2) ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD/BARKMAN

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10796	SCHOOL OF ELECTRONIC ENGINEERING FOR D. OF E.	2 PORTAKABINS (TEMPORARY)	8.6.79	NO OBJS.
[illegible]0162	PROPERTY SERVICES AGENCY	EXT. TO W/COURT OFFICERS' MESS	NO OBJ	
20269	"	ARMOURY & AMM. STORE	INF. ONLY	
20291	"	2 RADIO MASTS	"	
20135	"	TOILET FACILITIES AT PR. MARINA COLLEGE	20.10.83	N/A CIA
22908	"	ALTS TO NAAFI SHOP		
24583	"	3 PORTAKABINS	27.1.86	CIA
26185	"	EXT. TO QM STORES	3.11.86	INF. ONLY
30796	"	A/B/C/D ROOF ALTS (ROWCROFT BARRACKS)	10.8.88	OBS.
31358				

~~32[illegible]~~ 32317

DATE OF COMPLETION

MINISTRY DECISION 33873 - ~~APPEAL DISMISSED - 20.3.91~~ - APPEAL ALLOWED - 16.10.92

SPECIAL ORDERS

DRAINAGE

0[illegible]333 PSA WORKSHOP/STORAGE/GARAGING FOR MILITARY VEHICLES OB

~~32[illegible]~~/33873/4 APPEAL LINKGATE SERVICES SEE PODERINGHE BARRACKS RES. TO BUSINESS B1. 26.10.89 REF

1789/a

SECTION 66 CERTIFICATE

Application No. 19 DEC. [illegible] 3083

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

+ 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.

- Notice of the application as attached to this Certificate, has been published in

the (c) . . . . . .

on (d) . . . . . .

(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).

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 . . . . . STEVENS SCANLAN

On behalf of . ANNINGTON HOMES LTD . . . . . .

Date . 15-12-00 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990