APPLICATION NO:
F/2000/0851

LOCATION:
Land At Valon Road, Arborfield Reading.

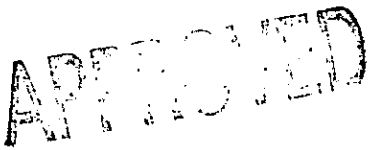
APPLICANT:
Annington Homes Mr T Sims

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

EARLIEST DATE FOR DECISION: **09/04/2000**

APPLICATION EXPIRY DATE: **28/04/2000**

CASE OFFICER: **Simon Lewis**



WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Annington Homes
Mr T Sims
Windsor House
50 Victoria St
London
SW1H 0NW

Application Number: F/2000/0851

Parish: **ARBORFIELD**

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

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

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. This permission shall be carried out in accordance with revised plan 10807-05 Rev. F submitted to the Local Planning Authority on 29 August 2000 showing revised layout and additional information with the exception of the visibility splays.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the vehicle parking and garaging accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. 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 use of the parking spaces; 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
6. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the parking spaces hereby approved. The landscape management plan shall be carried out as approved.

Condition
7. Before any of the parking spaces are occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.5m by 33m at the junction with Bramshill Close in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
8. Works related to the laying out of the parking areas, 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.

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

Reason
2. For the avoidance of doubt.

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. In the interests of visual amenity.

Reason
6. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
7. In the interests of highway safety.

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

John Mitchell

John Mitchell
Development Control Manager
Date: 24/10/2000

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

Application No. **Received** **Arborfield**
F/2000/0851 **03.03.00**

Applicant : **Annington Homes**
Location : **Land at Valon Road, Arborfield**
Proposal : **Proposed change of use of land to provide residential car parking spaces**

1. **Planning History** - The houses lying within Hill 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 selling them on the private house market.

2. **Proposal** - 39 new car parking spaces are proposed. They would be located in the existing grass verges, which lie in front of and in between the various housing units. The applicants are concerned that the existing parking provision is inadequate and would not be acceptable for what is now a normal housing estate.

   Councillor Gary Cowan has listed this application for determination by the Development Control Sub-Committee, as he is concerned about the lack of information about the reasons for the development and concerned by the implications of the new housing on the existing infrastructure and services in the area.

3. **Consultations** -
   - ***Highway Authority*** – requested minor alterations and no have no objection subject to condition
   - ***Environmental Design*** – no objection
   - ***Arborfield Parish Council*** – no objection to proposed parking areas, however they are concerned with the introduction of new housing without additional provision towards local infrastructure (see attached)
   - ***Barkham Parish Council*** – concerned with the introduction of new housing stock (see attached)

4. **Appraisal** -

   A. Impact upon the character of the area (Loddon Area Local Plan Policies LS4 and LBE2; Wokingham District Local Plan (Deposit Draft) as amended policies WBE21 and WBE1)

   B. Concerns of Parish Councils

A. Valon Road is characterised by groups of terraced houses surrounded by large grassed areas. The parking would be located in three areas, to the front

of the existing properties, next to established parking areas and also cut into two areas of grass verge. The loss of open space would be minimal and it is not considered that there would be any harm to the overall appearance of the area. In addition the introduction of extra spaces and the rationalisation of the existing parking areas would benefit highway safety and reduce the level of on-street parking.

B. Both Arborfield Parish Council and Barkham Parish Council are concerned with the introduction of new housing stock which would be available on the open market, and its impact on local services and infrastructure. Unfortunately the sale of these houses by the M.O.D to be sold on by the applicant's, as private housing does not constitute a change of use. As such the Local Planning Authority cannot require the submission of a planning application and therefore it would be impossible to seek contributions towards the improvements of service, amenity and infrastructure, and also the provision of affordable housing units.

5. **Conclusion** - The proposed parking would not harm the appearance of the surrounding area and would help reduce on-street car parking.

6. **Recommendation** - Recommend that planning permission be granted subject 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. This relates to the application as amended by and shall be carried out in accordance with revised plan ALD003000301_REL5_PAPP3 Rev C submitted to the Local Planning Authority on 21/06/00 showing revised layout and visibility splays onto Bramshill Close.

3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

5. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

9. The relevant car parking spaces shall not be brought into use until visibility splays of 2.4m metres by 45m metres have been provided at the junction with Bramshill Close. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

REASONS

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

2. For the avoidance of doubt.

3.9. In the interests of highway safety and convenience.

4.5.6.7. To enable the development to assimilate into its surroundings.

8. In the interests of the future health and amenity value of the trees.

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

PLANNING SERVICES
POL | TLS
DC | ENF
APP
GS
10 APR 2000
COPIES TO: | ACK: | FILE:

4 April 2000

Reply reqd 28148

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Lewis

Reference P.A. F/2000/0851 & F/2000/0861
Proposed change of use to provide residential car parking spaces
Land at Valon Road, Arborfiled and Hill Road, Barkham

The Parish Council has no problems with extra car parking spaces and landscaping but we do have some concerns with releasing these houses onto the private market without the infrastructure in place.

The existing Community Centre will soon be demolished to make way for Bryant development. We understand that the MOD would generally allow the residents of the new houses to use the new Community Centre facilities.

Will the new residents that buy the houses in Valon Road be given the assurance that they can also use the Community Centre and facilities, and that the MOD will not take priority if the became a capacity problem with this development or future sales? Can the new residents also be assured that community facilities will be available when Valon Road or Hill Road is occupied?

Will the new residents be able to use all the sports facilities that are available to the MOD?

As this will be a private development where is the open space and playground facilities and who will manage and maintain these facilities?

Will the new residents be allowed to use the MOD library?

In the past the MOD toddlers had priority, can we be assured that toddlers from the private sector have equal status in using the Crèche, youth clubs, play school now and in the future?

Bryant (MOD) and Badgers Mount are funding five classrooms at the Infant & Junior Schools in School Road. We were informed at the MOD Appeal that Gorse Ride and Farley Hill Road Schools had no room to expand and that Arborfield's local school could only build five

classrooms and could not expand any further without compromising the playing field. As young children are not allowed to travel too far, where will they go to school and who will pay for the extra classrooms?

If the school children manage to get a place at the school before Bryant homes are occupied, who will subsidise the school buses?

Annington Homes will be landscaping the development before selling, who will maintain and manage the enhancement?

Who will maintain the blocks of garages as council tenants probably rent some of them?

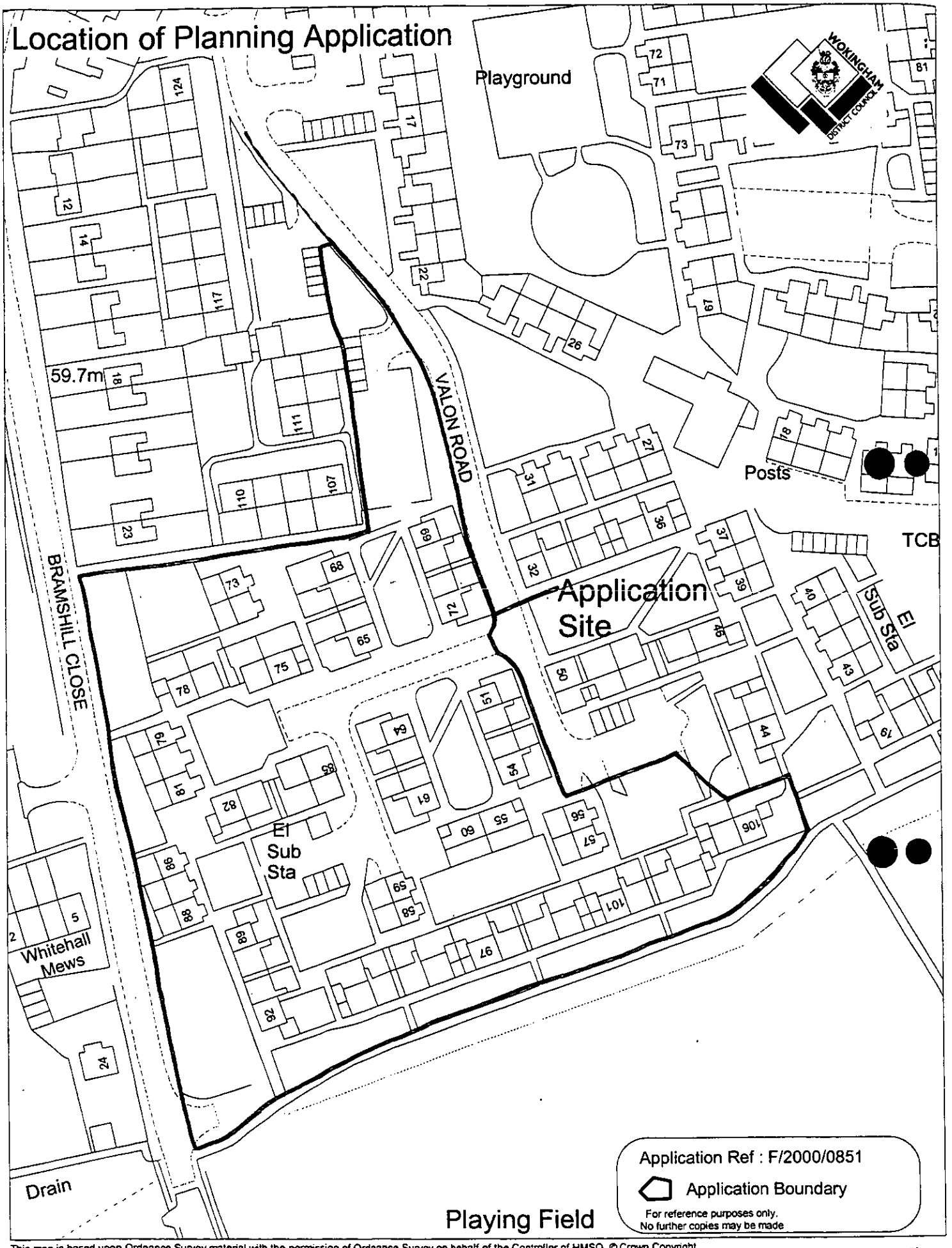
The residents of Bramshill Close and the Council owned houses in Valon Road use the Doctors surgery at Swallowfield and the Village Hall in Arborfield. MOD personnel have their own Doctor, the Village Hall surgery facilities and inadequate although an extension has been granted this will not be able for some time due to lack of funds but both developments will use the Village Hall.

The MOD Personnel worked and lived on the garrison but with more of the garrison workers coming from the private sector this has put enormous pressure on the highways. The same applies to Hill Road and Valon Road the new residents will be travelling to work by car as a consequence of selling garrison houses.

We assume that no developer funding will be available for the infrastructure, services or amenities therefore we request that the District insists that some houses are made available to local people first.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council



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Development Control Section, Environmental Services, Wokingham District Council.

28 June 2000

Scale: 1 : 1250

N W E S

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 20 October 2000

Location:	Land at Valon Road, Arborfield, Reading
Proposal:	Proposed change of use of land to provide residential parking spaces
Application Number:	F/2000/0851

In response to your informal consultation dated 16 October 2000 for the above application, the landscape comments are as follows:

The landscape scheme as shown on drawings 10807/05 – 13, with the plant schedule – 10807/29 rev.C, are acceptable and therefore Condition 04 can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

16/10

HIGHWAYS

Baker Road, Aboorfield.

Condition 7 relates to visibility splays of 2.5m by 33m.

Plan attached shows this.

Please confirm this is acceptable ASAP

Heather.

[redacted]

PLANS OK — ALTHOUGH VISIBILITY SPLAY OF 2.5 x 33 METRE SHOULD BE KEPT CLEAR AT ALL TIMES.

TR 16/10

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date _____ Time _____

WHILE YOU WERE OUT

Name MR O'farrell

Of _____

Phone No. 9212282 Ext. _____

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re 1 298-302 Headley Rd East,

He now has Sketch proposals he would

like to Show you. Please phone him to

Arrange a meeting.

Signed A.

1327

WOKINGHAM DISTRICT COUNCIL

To Heather

Date 17/10 Time 12.05

WHILE YOU WERE OUT

Name Counc. Gary Cowan

Of Arborfield

Phone No. Ext.

Phoned	✓	Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE No problems with Valon Road

(has also sent e-mail)

Signed Jan

Date: 19 October 2000

To: Case Officer

We have received Plans to comply with conditions for the following planning application:

Application Number: F/2000/0851

Location: Land At Valon Road, Arborfield, Reading.

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

Applicant: Annington Homes Mr T Sims.

Case Officer: Heather Morgan

The new plans show the following: Drawings primarily addressing the reduced visibility splay for one parking area.

Comments are required by 29/10/2000.

Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.

(RING ONE)

1970

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

App No. (Planaps) / 0 | 2000 / (Ludhouse) 0851

Date Rec. 11/10/00

Location: Land at Valon Road,

Parish Arborfield.

Applicant: Annington Homes

Description of attached plans

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Please ensure CWS Cowan receives a copy of the plan

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER JEPM

Consultations Sent by Admin. on 19.10.PS

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. (Planaps) P/2000/0851 (Ludhouse) Date Rec. 11/10/00

Location Land at Wulan Road,

Parish Arborfield.

Applicant: Annington Homes.

Description of attached plans

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: Please ensure CWS Town receives a copy of the plan.

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER JEPM

Consultations Sent by Admin. on 19.10.00

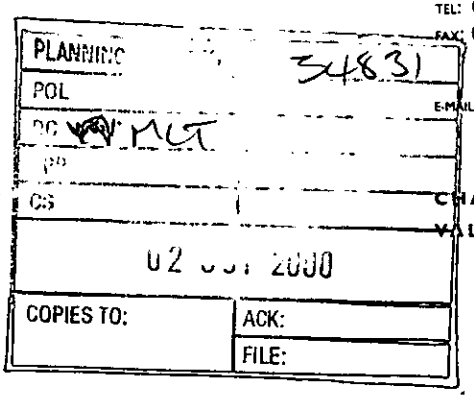
Yellow - Part One Copy
Green - Officer's Copy

DETAILS IN COMPLIANCE

56 Buckingham Gate
London SW1E 6AH
TEL: 020 7834 4806
FAX: 020 7630 8246
E-MAIL: london@stevens-scanlan.co.uk
www.stevens-scanlan.co.uk

STEVENS SCANLAN

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854



14th September 2000

Our Ref: 10807/SW/NG

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

FAO Simon Lewis

Dear Sir

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

We understand that the above application was granted planning approval at the last committee meeting, subject to visibility splay being reduced to 33x2.5m.

We enclose revised final proposals for the site, incorporating the amended visibility splay.

The landscaping has also been amended to incorporate an increased variety of plant species as requested by Councillor Cowan. Copies of the proposed planting schedule are enclosed.

The site plan also indicates a minor amendment to the parking off Valon road, where the bays have been turned at an angle to the road to ease entry given the area available.

We trust these final amendments are acceptable and that the conditions of the approval are satisfied.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN
Cc Annington Homes Ltd
Encs. 6 x 10807-05 rev.G and Planting Schedule

Passed to HPM
by MLT on
18/10/00
JCPM

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:

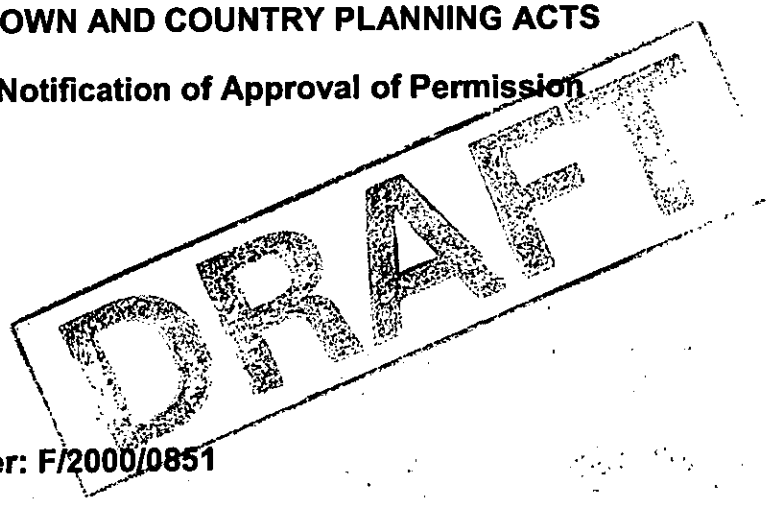
John Austen Associates
Chartered Quantity Surveyors
56 Buckingham Gate
London SW1E 6AH

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

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission



Annington Homes
Mr T Sims
Windsor House
50 Victoria Street
LONDON
SW1H 0NW

Application Number: F/2000/0851

Parish: **ARBORFIELD**

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

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

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. This permission shall be carried out in accordance with revised plan 10807-05 Rev. F submitted to the Local Planning Authority on 29 August 2000 showing revised layout and additional information with the exception of the visibility splays.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the vehicle parking and garaging accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. 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 use of the parking spaces; 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
6. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the parking spaces hereby approved. The landscape management plan shall be carried out as approved.

Condition
7. Before any of the parking spaces are occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.5m by 33m at the junction with Bramshill Close in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
8. Works related to the laying out of the parking areas, 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.

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

Reason
2. For the avoidance of doubt.

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.

received by hand
11/10/00

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

10th October 2000

Our Ref: 10807/NG

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

Plans to comply with conditions
0851

Delivered by Hand

FAO Heather Morgan

Dear Madam,

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

Further to our telephone conversation today concerning the outstanding conditions of the above draft approval, I understand that our letter and enclosures issued to your office on the 14th September, then again on the 29th September we not received.

Enclosed is our original letter, together with accompanying drawings primarily addressing the reduced visibility splay for one of the parking areas requested.

May we request that that this matter is dealt with as a matter of urgency in order that the conditions of the approval are satisfied as soon as possible.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Encs. 4 x 10807-05 rev.G and Planting Schedule
4 x 10807-06/07/08/09/10/11/12 Detailed Layouts

APPROVED

CHAIRMAN:
E. Martin Wyer FRICS

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

PARTNERS:
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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

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

14th September 2000

Our Ref: 10807/SW/NG

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

FAO Simon Lewis

Dear Sir

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

We understand that the above application was granted planning approval at the last committee meeting, subject to visibility splay being reduced to 33x2.5m.

We enclose revised final proposals for the site, incorporating the amended visibility splay.

The landscaping has also been amended to incorporate an increased variety of plant species as requested by Councillor Cowan. Copies of the proposed planting schedule are enclosed.

The site plan also indicates a minor amendment to the parking off Valon road, where the bays have been turned at an angle to the road to ease entry given the area available.

We trust these final amendments are acceptable and that the conditions of the approval are satisfied.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN
Cc Annington Homes Ltd
Encs. 6 x 10807-05 rev.G and Planting Schedule

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 FREng

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

Please file -

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 8 November, 2000
My ref. HPM/F/2000/0851
Your ref.

Mr. C. Warlow,
Annington Property Ltd,
Windsor House,
50 Victoria Street,
London,
SW1H 0NW.

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. Warlow,

DETAILS IN COMPLIANCE WITH CONDITION 6 RE LANDSCAPE MAINTENANCE LAND AT VALON ROAD, ARBORFIELD

I refer to your letter dated 3 November 2000, with enclosed landscape management plan, regarding the above.

The Councils' Trees and Landscape Officer has advised that the scheme is acceptable provided that the trees are pruned only if necessary i.e. that there is dead and dying wood within the crown or to remove suckers or epicormic growth.

Condition 6 has therefore been complied with.

Yours sincerely,

HEATHER MORGAN
Senior Planning Officer

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 8 November 2000

Location:	Land at Valon Road, Arborfield, Reading
Proposal:	Proposed change of use of land to provide residential parking spaces
Application Number:	F/2000/0851

In response to your informal consultation dated 6 November 2000 for the above application, the landscape comments are as follows:

The landscape management plan submitted by the applicant is acceptable provided that the trees are only pruned if necessary, i.e. that there is dead and dying wood within the crown or to remove suckers or epicormic growth.

Catherine Brimble

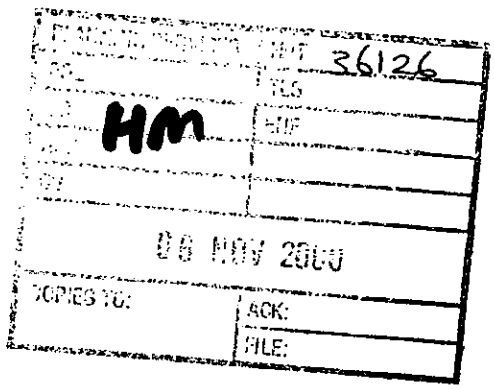
Catherine Brimble
Landscape Architect

ANNINGTON

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

F/2000/0851

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



3 November 2000

FAO Heather Morgan

Dear Madam

Re: Planning Application:

Ref F/2000/0851: Land at Valon Road, Arborfield, Reading.

With reference to the approved planning application dated 20 October 2000, please find enclosed the Landscape Management Plan as requested under Condition 6.

Hope this meets with your approval, if there is any further information you require, please contact me, my direct Tel No 020-7960-7534.

Written confirmation to the above would be appreciated as soon as possible.

Yours faithfully,

Clive Warlow

Construction Manager

Registered in England No. 323852
Registered office as above

LANDSCAPE MANAGEMENT PLAN

AREAS FOR LAND INCORPORATING NO'S 51 to 106 VALON ROAD, ARBORFIELD

Area of Works	Frequency	Long Term Design	Objectives	Management Responsibilities
Grass Areas	Fortnightly	None	Area safe & tidy	Contractor shall inspect all areas on occasion before commencing grass cutting operations and shall remove and dispose of all litter, stones and other debris which might cause personal injury or damage to machinery, equipment or installations. Cutting of all grassed areas with equipment suitable for the area and to produce a standard of finish appropriate to the particular use of that area. All clippings to be collected, unless otherwise agreed. Clippings shall be removed from all standing areas. All obstacles, fence lines, hedge lines and bed edges shall be trimmed using either hand held shears or strimmers as appropriate. Where grass abuts a hard surface, this shall be trimmed off using a half moon edging tool when growth exceeds 25mm.
Hard Areas	Fortnightly	None	Weed Free	All hard standing areas including gravel strips shall be kept weed free by chemical means. Any dead weeds remaining on hard areas shall be removed by physical means. Self sown saplings to be cut down and treated with appropriate herbicide.
Shrub Beds	Monthly	None	Area safe & tidy	All beds to be left predominantly weed free. Shrubs to be pruned to good horticultural practise, maintain sight-lines for motorists, prune shrubs where they are obstructing footpaths and hard areas. Shrubs to be regularly inspected any dead or infected shrubs to be replaced as necessary.
Hedges	Biannually	None	Area safe & tidy	Hedges shall be cut on 2 No occasions (Timing to be agreed) per year, removing the current seasons growth.
Road Gullies	Biannually	None	Safe from flooding	All road gullies and gully gratings shall be cleaned out by mechanical means and left in full working order
Trees.	Annually	None	Safe and Tidy	Trees to be pruned to good horticultural practise. This is limited to work from ground level or small step ladders/ long arm loppers. Trees to be kept free of suckers and epicormic growth at all times. Tree stakes and ties to be maintained to good standard. Leaf clearance shall be carried out to all areas on site on a monthly basis from October to December (inclusive). By the end of December all leaves shall have been removed from site.
	5 Yearly	None	Safety	Tree condition report to be carried out by a Arboricultural Association Approved Contractor.

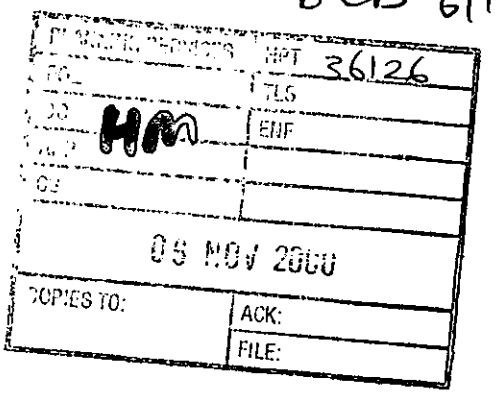
ANNINGTON

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

F/2000/0851

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

forwarded to CB 6/11/00



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Dear Madam

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Ref F/2000/0851: Land at Valon Road, Arborfield, Reading.

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Hope this meets with your approval, if there is any further information you require, please contact me, my direct Tel No 020-7960-7534.

Written confirmation to the above would be appreciated as soon as possible.

Yours faithfully,

Clive Warlow

Construction Manager

Registered in England No. 323852
Registered office as above

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LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/0851**

Land At , Valon Road, Arborfield, Reading.

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

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
COPIES TO:	AR. DEVELOPMENT
	FILE:

24 MAR 2000

Transfer: Yes ☒ No ☐

Reason for Transfer: N/A IF APPLICATION IS REFUSED INSUFFICIENT INFORMATION AND CONCERN OVER OVERDEVELOPMENT.

Signed: _____ Date: 23/03/00.

Councillor Cowan

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

Please file. Valon Rd, Attenfield.

Heather Morgan

From: Gary Cowan [gary@cowan24.freeserve.co.uk]
Sent: 17 October 2000 11:20
To: heather morgan
Subject: Valon road

heather, Amended drawings are fine and perfectly acceptable. When conditions are approved when will the £5K on offer to the Pc for the Village hall and the play equipment be made available? Although conditions on working hours are agreed I would suggest that Annington Homes be requested nicely that where possible construction noise close to the residents of valon road be "reasonably" controlled as the residents are mainly elderly and get upset. A bunch of flowers to them would not go amiss. Thanks again for all your hard work. Thank Annington homes for taking note of local and PC concerns as I think that the best that can be done has been done Cheers Gary Cowan.

Simon Lewis

From: Gary Cowan [gary@cowan24.freeserve.co.uk]
Sent: 15 August 2000 10:37
To: simon lewis
Subject: Fw: F/2000/0851 Valon Road.



Valon Prkg.landscpg.doc

----- Original Message -----
From: Gary Cowan <mailto:gary@cowan24.freeserve.co.uk>
To: Gary Cowan <mailto:gary@cowan24.freeserve.co.uk>
Cc: john mitchell <mailto:john.mitchell@wokingham.gov.uk>
Sent: Tuesday, August 15, 2000 10:30 AM
Subject: Re: F/2000/0851 Valon Road.

Simon Still awaiting your comments. I intend to visit site with Annington Homes next week. The PC Clerk is on Holiday so I have enclosed their comments as an attachment. I would appreciate it if they form part of the September agenda as written. I am still unhappy with access of Bramshill and would prefer that to go. Please confirm that this is acceptable cheers Gary Cowan.

----- Original Message -----
From: Gary Cowan <mailto:gary@cowan24.freeserve.co.uk>
To: simon lewis <mailto:simon.lewis@wokingham.gov.uk>
Sent: Tuesday, August 08, 2000 9:07 PM
Subject: F/2000/0851 Valon Road.

Simon The Developer has sent me a landscape drawing to consider amendments. Annington Homes intend to contact me next week for comments. The PC have drafted comments which I will ensure go to you soon. I support their views. The proposals are an improvement but the choice of planting needs revision. PPG 3 recognises good design and concreting over green and providing more than 1 1/2 parking spaces is a breach of PPG 3 but I do see the need. I would prefer a section of additional grass-crete at area I between the existing car park and the road and area A with access from Bramshill Close to be deleted. Are the garages to go in area I or not. The wall by the garages is in a bad state and needs replacement. I am away for a few days so please let me have your comments please
Cheers Councillor Gary Cowan.

Simon Lewis

From: Gary Cowan [gary@cowan24.freeserve.co.uk]
Sent: 15 August 2000 18:36
To: neil etherington
Cc: simon lewis; john mitchell; Ben Lloyd
Subject: Valon Road

Neil, for information In addition to the large willow cut down Annington Homes have cut down a cherry tree. Mrs Ellis of Valon Road telephone number 9760406 contacted me today with the information. The planning application makes no reference to any trees being cut down. It appears that more trees are to be cut down. As the willow met the amount of felling without a forestry commission licence will you please report this matter to the Forestry commission as a matter of urgency and ask them to take immediate action . I am very disappointed at the apparent complete disregard by Annington Homes to the advice given that they need a Forestry Commission Licence to continue felling and the planning application stated that no trees were to be felled. Your reply would be appreciated. Councillor Gary Cowan.

Heather Morgan

From: Neil Etherington
Sent: 06 September 2000 16:11
To: 'Gary Cowan'
Cc: Heather Morgan; Tom Callaghan; Simon Lewis
Subject: RE: Valon

Dear Mr Cowan

Thank you for copying me your e-mail. Patricia Green, a landscape Consultant working for my team has made detailed comments on this site. I have been out this afternoon and looked specifically at the sight lines along Bramshill Close. This will require the removal of part of the line of trees comprising Sycamore, Ash, Poplar and Hawthorn. Individually these trees are not of great merit, although as a group of trees they do contribute to the character of Bramshill Close and the immediate surroundings. I do not consider that these trees are of such merit as to warrant refusing planning permission and would therefore recommend that if the Members are mindful to grant planning permission conditions are imposed requiring that new planting is carried out and those trees being retained are adequately protected to avoid damage during construction works.

From my assessment restricting the visibility splay to 2.5 x 30m will allow greater tree retention than at 2 x 45m.

Thanks and regards

Neil

-----Original Message-----
From: Gary Cowan [SMTP:gary@cowan24.freeserve.co.uk]
Sent: 06 September 2000 10:34
To: simon lewis
Cc: tom callaghan; neil etherington
Subject: Valon

Simon any progress on sight lines on Bramshill with Tom. Also was Neil consulted. I still am unhappy with the Bramshill access if trees are to be felled and will suggest tonight that are not felled. I notice from the original application that no trees were to be felled so I assume therefore there was no need to consult Neil. The reality is quite different and all mature/healthy trees except those on Bramshill are gone. hence my reason for wanting to keep what is left. I would appreciate Neil's comments on the Trees proposed to be cut down on Bramshill to come to committee tonight. While I recognise the need for car parking and if the Members are mindful to grant planning permission against the advice of PPG3 1-1/2 car parking space per dwelling then I shall ask for the following conditions.

1. Normal Construction hours apply and the grinding down of trees etc. are not carried out on site (many residents complaints of noise)
2. The planting proposals of the PC are incorporated into the Parish Council's suggestions
3. Emergency access from Bramshill Close is approved.
4. Offer of developer funding is accepted and split equally between the two proposed schemes listed.
5. Comments in the revised planning application and the letter from Stevens scanlon are agreed..

Youir comments before tonight would be appreciated so I can refine mine for DC. Cheers Gary Cowan.

Simon Lewis

From: Gary Cowan [gary@cowan24.freeserve.co.uk]
Sent: 06 September 2000 10:34
To: simon lewis
Cc: tom callaghan; neil etherington
Subject: Valon

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Youir comments before tonight would be appreciated so I can refine mine for DC. Cheers Gary Cowan.

DC for filing

ANNINGTON

Annington Homes Limited
Windsor House
50 Victoria Street
London
SW1H 0NW
Tel: (0171) 960 7500
Fax: (0171) 960 7501
DX 2332 VICTORIA

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

PLANNING SERVICES	MPT
POL	
DC	Simon
27566	
CS	
24 MAR 2000	
COPIES TO:	ACK:
	FILE:

21st March 2000

Dear Madam, Sir,

Re: Application number F/2000 0851

Please find attached substitute drawings to those previously issued (drawing no ALD00300030 / REL5 / PAPP3) on or about 1st March 2000.

I would be grateful if the original proposed drawing could be withdrawn and the attached put in its place.

The amendments include additional head-on parking, which will require planning approval.

I would be grateful for confirmation that this is satisfactory, I can be contacted directly on 0171–960 7534.

Kind Regards,

0851

REVISED PLAN

P.P. N. Ashman

Clive Warlow, CEng MICE
Construction Manager

MEMO

WOKINGHAM DISTRICT COUNCIL

To: Mike Hamlin
From: Catherine Brimble, Landscape Architect
Tel: 0118 974 6470
Date: 9 September 2004
Subject: LAND AT VALON ROAD, ARBORFIELD

I have now visited the above site and met with Mrs Haigh to discuss her concerns regarding the landscape maintenance on this site.

Although the areas on the landscape plan (external works plan) were originally planted up, many of these were not in accordance with the planting plan. In some instances inappropriate species have been planted and left to grow up obscuring any natural surveillance to various properties' front doors.

With regard to the planning conditions, Condition 5 is not being complied with. In a number of areas throughout the site, shrubs have died or have been damaged and not replaced.

Condition 6 is also not being complied with. Although the landscape management plan is rather brief it does provide details as to the frequency of the visits and responsibility that the Management Company have in maintaining the site. For example it states that all shrub beds are to be left predominantly weed free and shrubs to be regularly inspected and any dead or diseased plants to be replaced. Weeding is supposed to occur on a monthly basis and is clearly not being undertaken, as there are areas of extensive weed growth within the shrub beds and empty bed where the shrubs have died. The paving areas that are also meant to be kept weed free have also had very little weed control.

I believe that the developer is in breach of the above planning conditions and will need to undertake the following steps to remedy the situation:

1. Inspect the site and draw up an action plan for the site. This will need to include;
   - The location of the shrubs that have been inappropriately planted and a list of replacement shrubs for these areas in accordance with the planting plan.
   - The location of the shrubs that have died or have been damaged and a list of replacements in accordance with the planting plan.
   - The maintenance procedures required to comply with the landscape management plan and to achieve the objectives of that plan.

2. Timescale in which the action plan will be undertaken.

I suggest we give the Management Company a deadline for meeting their action plan and undertaking the work. The action plan will need to with WDC by the end of September 2004 for our approval and all areas will need to weed free by the end of October 2004 and maintained in this condition throughout the next growing season. Replacement plants will need to be planted by the end of November 2004. This will allow sufficient time during the rest of the growing season (Oct – March) for the planing to take place should the Management Company not respond to our requests to comply with the conditions in this timescale.

If any of this information is unclear or you require further assistance on this matter, please let me know.

Catherine Bramble

Date: 09 August 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/0851

Location: Land At , Valon Road, Arborfield, Reading.

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

Applicant: Annington Homes Mr T Sims.

Case Officer: Simon Lewis

The new plans show the following: Additional plans and information showing details of materials for parking areas, parking provision and landscaping. Drawing no 10807-05.

Comments are required by 30/08/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

(RING ONE)

1970

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

App No. F/2000/0851 (Planaps) / (Ludhouse) Date Rec. 7/8/2000

Location: Land at Valan Road, Arborfield

Parish Arborfield

Applicant: Annington Homes

Description of attached plans Additional plans and information showing details of materials for parking areas Landscaping etc.

Drawing No's:

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS: Those who objected

Date for Responses 21 days.

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER

Consultations Sent by Admin. on 09.08.00

Yellow - Part One Copy
Green - Officer's Copy

Date: 31 March 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/0851

Location: Land At Valon Road, Arborfield, Reading.

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

Applicant: Annington Homes, Mr T Sims.

Case Officer: Simon Lewis

The new plans show the following: Substitute drawings to replace originals. Drawing nos ALD00300030/REL5/PAPP2 & PAPP3 plus site location plan.

Comments are required by 13/04/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

1970

(RING ONE)

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

App No. F/2000/0851 (Planaps) / (Ludhouse) Date Rec. 24.08.00

Location: LAND AT VALON ROAD, ASHBOURNE.

Parish Ashbourne

Applicant: ANNINGTON HOMES

Description of attached plans REVISED PLANS
Substitute drawings to replace originals

Drawing No's: ALD003000030/ REVS/PAPP3 + PAPP2 + site location plan

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: As previous

Drawing No's

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

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

NEIGHBOURS: As previous

Date for Responses 10 DAYS.

FURTHER ACTION

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

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER SL

Consultations Sent by Admin. on 03.04.P5.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/0851 (Planaps) / (Ludhouse) Date Rec. 24.08.00

Location: LAND AT UPTON ROAD, ABBERFIELD.

Parish Abberfield

Applicant: ANNINGTON HOMES

Description of attached plans REVISED PLANS
Substitute drawings to replace originals

Drawing No's: ALD003000030/ REVS/PAPP3 & PAPP2 + site location plan

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: AS previous

Drawing No's

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

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

NEIGHBOURS: As previous

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y (N) From

New Site Notice Y (N)

New Description

CASE OFFICER SL

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

Application No.	Received	Arborfield
F/2000/0851	03.03.00	

Applicant : **Annington Homes**
Location : **Land at Valon Road, Arborfield**
Proposal : **Proposed change of use of land to provide residential car parking spaces**

1. This application was deferred at the Development Control Committee on 28 June 2000 to allow Members to carry out a site visit. The site visit took place on 14 July 2000.

2. **Recommendation** - Recommend that planning permission be granted subject to the conditions stated on the attached report.

Simon Lewis

Application No. F/2000/0851 | **Received** 03.03.00 | **Arborfield**

Applicant : Annington Homes
Location : Land at Valon Road, Arborfield
Proposal : Proposed change of use of land to provide residential car parking spaces

1. **Planning History** - The houses lying within Hill 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 selling them on the private house market.

2. **Proposal** - 39 new car parking spaces are proposed. They would be located in the existing grass verges, which lie in front of and in between the various housing units. The applicants are concerned that the existing parking provision is inadequate and would not be acceptable for what is now a normal housing estate.

   Councillor Gary Cowan has listed this application for determination by the Development Control Sub-Committee, as he is concerned about the lack of information about the reasons for the development and concerned by the implications of the new housing on the existing infrastructure and services in the area.

3. **Consultations** -
   - ***Highway Authority*** – requested minor alterations and no have no objection subject to condition
   - ***Environmental Design*** – no objection
   - ***Arborfield Parish Council*** – no objection to proposed parking areas, however they are concerned with the introduction of new housing without additional provision towards local infrastructure (see attached)
   - ***Barkham Parish Council*** – concerned with the introduction of new housing stock (see attached)

4. **Appraisal** -

   A. Impact upon the character of the area (Loddon Area Local Plan Policies LS4 and LBE2; Wokingham District Local Plan (Deposit Draft) as amended policies WBE21 and WBE1)

   B. Concerns of Parish Councils

A. Valon Road is characterised by groups of terraced houses surrounded by large grassed areas. The parking would be located in three areas, to the front

of the existing properties, next to established parking areas and also cut into two areas of grass verge. The loss of open space would be minimal and it is not considered that there would be any harm to the overall appearance of the area. In addition the introduction of extra spaces and the rationalisation of the existing parking areas would benefit highway safety and reduce the level of on-street parking.

B. Both Arborfield Parish Council and Barkham Parish Council are concerned with the introduction of new housing stock which would be available on the open market, and its impact on local services and infrastructure. Unfortunately the sale of these houses by the M.O.D to be sold on by the applicant's, as private housing does not constitute a change of use. As such the Local Planning Authority cannot require the submission of a planning application and therefore it would be impossible to seek contributions towards the improvements of service, amenity and infrastructure, and also the provision of affordable housing units.

5. **Conclusion** - The proposed parking would not harm the appearance of the surrounding area and would help reduce on-street car parking.

6. **Recommendation** - Recommend that planning permission be granted subject 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. This relates to the application as amended by and shall be carried out in accordance with revised plan ALD003000301_REL5_PAPP3 Rev C submitted to the Local Planning Authority on 21/06/00 showing revised layout and visibility splays onto Bramshill Close.

3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include [proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant].

5. Soft landscape works shall include [planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme].

6. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

7. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

8. Existing trees, hedgerows and shrubs identified on the approved plans for retention shall not be damaged or destroyed, nor shall they be uprooted, felled or pruned for a period of 5 years after completion of the permitted development. Any trees, shrubs or hedgerows removed or which die or become dangerous, damaged or diseased before the end of that period shall be replaced with new trees, shrubs or hedging species of such size, species and in such number and position as may be agreed in writing by the Local Planning Authority before the end of the first available planting season following their loss or removal (November - March inclusive).

9. The relevant car parking spaces shall not be brought into use until visibility splays of 2.4m metres by 45m metres have been provided at the junction with Bramshill Close. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.

REASONS

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

2. For the avoidance of doubt.

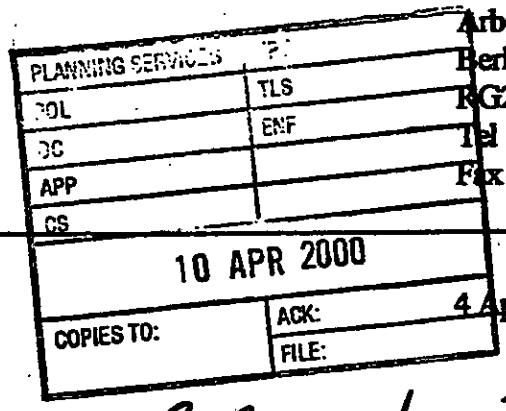
3.9. In the interests of highway safety and convenience.

4.5.6.7. To enable the development to assimilate into its surroundings.

8. In the interests of the future health and amenity value of the trees.

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680



4 April 2000

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Reply regd 28148

Dear Mr Lewis

Reference P.A. F/2000/0851 & F/2000/0861
Proposed change of use to provide residential car parking spaces
Land at Valon Road, Arborfiled and Hill Road, Barkham

The Parish Council has no problems with extra car parking spaces and landscaping but we do have some concerns with releasing these houses onto the private market without the infrastructure in place.

The existing Community Centre will soon be demolished to make way for Bryant development. We understand that the MOD would generally allow the residents of the new houses to use the new Community Centre facilities.

Will the new residents that buy the houses in Valon Road be given the assurance that they can also use the Community Centre and facilities, and that the MOD will not take priority if the became a capacity problem with this development or future sales? Can the new residents also be assured that community facilities will be available when Valon Road or Hill Road is occupied?

Will the new residents be able to use all the sports facilities that are available to the MOD?

As this will be a private development where is the open space and playground facilities and who will manage and maintain these facilities?

Will the new residents be allowed to use the MOD library?

In the past the MOD toddlers had priority, can we be assured that toddlers from the private sector have equal status in using the Crèche, youth clubs, play school now and in the future?

Bryant (MOD) and Badgers Mount are funding five classrooms at the Infant & Junior Schools in School Road. We were informed at the MOD Appeal that Gorse Ride and Farley Hill Road Schools had no room to expand and that Arborfield's local school could only build five

classrooms and could not expand any further without compromising the playing field. As young children are not allowed to travel too far, where will they go to school and who will pay for the extra classrooms?

If the school children manage to get a place at the school before Bryant homes are occupied, who will subsidise the school buses?

Annington Homes will be landscaping the development before selling, who will maintain and manage the enhancement?

Who will maintain the blocks of garages as council tenants probably rent some of them?

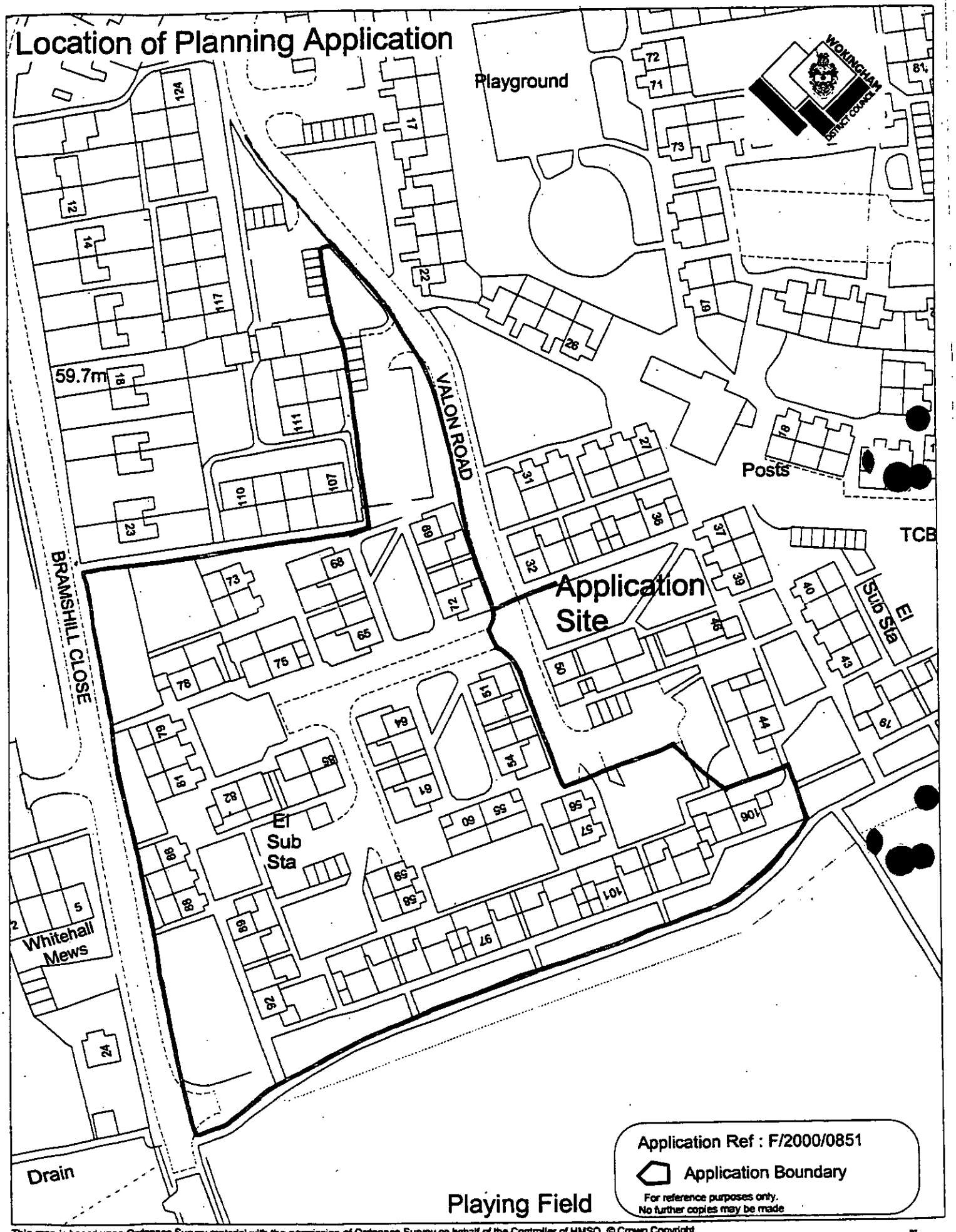
The residents of Bramshill Close and the Council owned houses in Valon Road use the Doctors surgery at Swallowfield and the Village Hall in Arborfield. MOD personnel have their own Doctor, the Village Hall surgery facilities and inadequate although an extension has been granted this will not be able for some time due to lack of funds but both developments will use the Village Hall.

The MOD Personnel worked and lived on the garrison but with more of the garrison workers coming from the private sector this has put enormous pressure on the highways. The same applies to Hill Road and Valon Road the new residents will be travelling to work by car as a consequence of selling garrison houses.

We assume that no developer funding will be available for the infrastructure, services or amenities therefore we request that the District insists that some houses are made available to local people first.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 1250

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 28 JUNE 2000 FROM 7.00 PM TO 10.10 PM

Present: Mrs.D C Beatty, Mr.M J Bryant, Mr S R Conway, Mrs.A N M C Drake, Mr T P Dredge, Mr J L Earnshaw, Mrs J A Lissaman, Mrs M A Long, Mr K A Malvern, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr F D Browne, Mr G Cowan, Simon Etheridge, Mr C E Lawley, Mr A Miller, Mr N D Rose and Mrs E L M Siggery,

40. CHAIRMAN

RESOLVED: That Mr S.R.Conway be elected Chairman for the meeting.

41. ORDER OF BUSINESS

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

42. MINUTES

The Minutes of the meeting of the Committee held on 7 June 2000 were confirmed as a correct record and signed by the Chairman.

43. APOLOGIES FOR ABSENCE

An apology for absence was submitted from Mr.A J Ross.

52. APPLICATION NO 2000/0851 PROPOSED CHANGE OF USE OF LAND TO PROVIDE RESIDENTIAL CAR PARKING SPACES, LAND AT VALON ROAD, ARBORFIELD, FOR ANNINGTON HOMES

The Committee considered a report about this application set out on Agenda pages 452 to 459.

Mr G.Cowan, the local Member, and Mr.A Miller, whose Ward adjoined the site, attended the meeting and gave their views about the application.

RESOLVED: That consideration of Application No.2000/0851 be deferred to enable a site visit to be carried out.

Biggs Lane, Arborfield

Plans to comply with conditions

0850

Winter 2000

LANDSCAPE SCHEDULE

Planting Period: September' 2000

APPROVED

Drawing 10807/29 Rev. C :15:9:00

Rev. C: Trees and Plants amended for planning approval

Drawing Reference	ITEM Specimen & mature growing height:	Common Name	Comment: Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density	Area	Quantity
	GROUND COVER: ht: around 60cm high							
1.0	Lavandula spica 'Vera' 60cm	Dutch Lavender	lt.summer/autumn / lavender blue	2l, 20-30cm		4 /m2	23.5 m2	94 nr
2.0	Calluna vulagaris 45-60cm	Heather or Ling	autumn / pink	2l, 10-15cm		4 /m2	0.0 m2	0 nr
3.0	Potentilla fruticosa mandschurica 30-45cm	Form of shrubby cinquefoil	e. summer to mid. Autumn./white	2l, 20-30cm		4 /m2	41.0 m2	164 nr
4.0	Anemone hybrida (A x elegans,A Japonica) 60cm	September charm/ Japanese Anemone	l. summer to mid-Autumn / pink	2l, 30cm min.		3 /m2	13.0 m2	39 nr
5.0	Cottoneaster dammeri 10cm	-	e. summer (decorative red berries)	2l, 20-30cm		4 /m2	37.0 m2	148 nr
6.0	Hedra helix 'Hibernica'	Irish ivy	vigorous ground cover/ shade.	2l, 30-40cm		3 /m2	0.0 m2	0 nr
7.0	Sedum x 'Autumn Joy' 60cm	form of Stonecrop	lt. Summer to mid-autumn/ rose-pink	2l, 30cm min.		4 /m2	7.0 m2	28 nr
8.0	Juniperus horizontalis	form of Creeping Juniper	Grey foliage	2l, 20-30cm		3 /m2	10.0 m2	30 nr
								0
	MEDIUM SHRUBS ht: around 1m							0
9.0	Senecio laxifolius 90-120cm		Grey foliage/ yellow summer flower.	3l, 30-40cm		3 /m2	10.0 m2	30 nr
10.0	Cotoneaster horizontalis 60cm	Fishbone Cotoneaster	early summer / pinkish white	3l, 30-40cm		3 /m2	10.5 m2	32 nr
11.0	Prunus laurocerasus 'Otto Luyken' 90cm	Cherry or Common Laurel	e. summer/white (v.low maintenance)	3l, 30-40cm		3 /m2	17.0 m2	51 nr
12.0	Potentilla 'Elizabeth' - 75-90cm	Form of shrubby cinquefoil	e. summer to mid. Autumn./yellow	2l, 30-40cm		3 /m2	14.0 m2	42 nr
13.0	Berberis thunbergii 'Aurea' 90-110cm	form of Barberry	yellow leaves / spring yellow flowers	2l, 20-30cm		3 /m2	4.0 m2	12 nr
14.0	Berberis thunbergii atropurpurea 1.2m	form of Barberry	purple leaves / spring	3l, 20-30cm		3 /m2	30.0 m2	90 nr
15.0	Hosta plantaginea 60cm	species of Plantain Lily	yellow leaves / Autumn / white	2l, 20-30cm		4 /m2	0.0 m2	0 nr
16.0	Hebe 'Autumn Glory' 60-90cm		midsummer to autumn/ violet	2l, 20-30cm		4 /m2	18.0 m2	72 nr
								0
								0
	LARGE SHRUBS ht: around 2m							0
17.0	Buddlia davidii 'Royal Red' 2 - 3m	Form of Butterfly Bush	mid summer to mid-autumn/ puple/red	3l, 40-60cm		3 /m2	12.0 m2	36 nr
18.0	Berberis thunbergii 1.2-1.8m	form of Barberry	purple foliage / spring yellow flower.	3l, 20-30cm		3 /m2	27.0 m2	81 nr
19.0	Sambucus nigra 'Aurea' 3m	Golden Elder	yellow-green leaves / e summer/ white	3l, 40-60cm		3 /m2	16.0 m2	48 nr
20.0	Euonymus fortunei (syn E. radicans) 1.8m	Silver Queen	variegated leaves/ wall climber/ ground cvr.	2l, 20-30cm		4 /m2	0.0 m2	0 nr
21.0	Syringa microphylla 'Superba' 1.8-2.4	form of Lilac	lt. Spring to mid autumn/ rose pink	3l, 30-40cm		3 /m2	19.0 m2	57 nr
								0
27.0	Phormium	form of New Zealand flax	spiky decorative leaves.	3l, 30-40cm		4 /m2	2.0 m2	8 nr
								0
								0
	TREES							0
29.0	Prunus x subhirtella 'Autumnalis'	Flowering Cherry	Autumn to Spring / white	40l, 2-3' cirular top light standard, container grown and steaked.				12 nr
30.0	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.				1 nr

LANDSCAPE SCHEDULE
Planting Period: September' 2000

APPROVED

Drawing 10807/29 Rev. C :15:9:00
Rev. C: Trees and Plants amended for planning approval

Drawing Reference	ITEM Specimen & mature growing height:	Common Name	Comment: Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density	Area	Quantity
31.0	Malus Tschonoskii	Flowering Chrab	lt. Spring/white-pink	40l, 2-3' cirular top light standard, container grown and steaked.				6 nr
	Other Small Shrubs/ Ground cover: (Post Planning Amendment)							
32.0	Hebe 'Pagei' 15-30cm		lt.spring to e.summer/ white	2l, 20-30cm		4 /m2	23.5 m2	94 nr
33.0	Viburnum davidii 90cm		e.summer/berries/ ground cover	2l, 20-30cm		4 /m2	9.5 m2	38 nr
34.0	Hypericum calucinum 30-45cm	Rose of Sharon	summer-early autumn/ yellow	2l, 20-30cm		4 /m2	48.0 m2	192 nr
35.0	Polygonum affine 'Donald Lowndes' 23cm	form of Knotweed	summer-0early autumn/ deep pink	2l, 20-30cm		4 /m2	44.0 m2	176 nr
36.0	Pachysandra terminalis 23-30cm		mid-spring/ white	2l, 20-30cm		4 /m2	3.0 m2	12 nr
	Other Medium Shrubs: (Post Planning Amendment)							
37.0	Hebe 'Great Orme'		lt.summer-autumn/ pink	2l, 20-30cm		4 /m2	23.0 m2	92 nr
38.0	Euonymus fortunei 1.8m	'Emerald and Gold'	variegated leaves/ wall climber/ ground cvr.	2l, 20-30cm		4 /m2	9.0 m2	36 nr
39.0	Cornus alba 'Elegantissima' Sibirica Variegata 1.8-2.7m	form of Redbarked Dogwood	variegated leaves/ pink leaves in winter	3l, 40-60cm		3 /m2	11.0 m2	33 nr
40.0	Choisya Turnata 1.8m	Mexican Orange Blossom	spring/ white/ sunny location	2l, 20-30cm		4 /m2	2.0 m2	8 nr
41.0	Forsythia ovata 1.2m	Early Forsythia	lt.winter to early spring/ yellow	3l, 40-60cm		3 /m2	20.0 m2	60 nr
42.0	Escallonia 'Apply Blossom' 1.8m		summer-autumn/ pink-white	3l, 40-60cm		3 /m2	13.0 m2	39 nr
43.0	Mahonia 'japonica' 2-3m		lt.autumn-early spring/ yellow	3l, 40-60cm		3 /m2	12.0 m2	36 nr
44.0	Viburnum tinus 1.8-3m	Laurustinus	lt.autumn-early sping/ white	3l, 40-60cm		3 /m2	14.0 m2	42 nr
45.0	Viburnum bodnantense 'Dawn' 2.4-3m		lt.autumn-early spring/ pinkish white	3l, 40-60cm		3 /m2	16.0 m2	48 nr
46.0	Viburnum davidii 90cm		e.summer/berries/ ground cover	2l, 20-30cm		4 /m2	12.0 m2	48 nr
47.0	Viburnum burkwoodii 2.4m		spring/ pink changing to white/ against wall	3l, 40-60cm		3 /m2	0.0 m2	0 nr
48.0	Fatsia		spring/ summer/ white	3l, 40-60cm		3 /m2	3.0 m2	9 nr
				TOTALS				

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 24 October, 2000
My ref. HPM/F/2000/0851
Your ref.

Mr. N. Gardner,
Stevens Scanlon,
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,

DETAILS IN COMPLIANCE WITH CONDITIONS 4 AND 7 REGARDING HARD AND SOFT LANDSCAPING, LANDSCAPE MAINTENANCE AND VISIBILITY SPLAYS LAND AT VALON ROAD, ARBORFIELD

I refer to your letter dated 10 October 2000, with enclosures, regarding the above. I have undertaken the necessary internal and external consultations.

The visibility splays of 2.5m by 33m indicated on drawing number 10807-05 Rev G are acceptable to the Highway Authority and condition 7 can is therefore approved. The hard and soft landscaping details, including densities of planting, indicated on drawing numbers 10807/05 Rev G to 10807/13 inclusive have been agreed by our trees and Landscape section. Condition 4 can therefore be approved.

You are advised that details have not yet been submitted in respect of condition 6 regarding submission of a landscape management plan. This should include management responsibilities, timescales and maintenance. I look forward to receipt of these in the near future.

I can confirm that the S 106 agreement has now been signed and sealed. The decision notice should be with you in the next few days.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

Please file

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 25 October 2000

Location:	Land at Valon Road, Arborfield, Reading
Proposal:	Proposed change of use of land to provide residential parking spaces
Application Number:	F/2000/0851

In response to your consultation dated 19 October 2000 for the above application, the landscape comments are as follows:

I have no additional comments to make regarding a reduction in the visibility splay on the above scheme.

Catherine Brimble

Catherine Brimble
Landscape Architect

received by hand
11/10/00

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

10th October 2000

Our Ref: 10807/NG

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

Plans to comply with conditions
0851

Delivered by Hand

FAO Heather Morgan

Dear Madam,

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

Further to our telephone conversation today concerning the outstanding conditions of the above draft approval, I understand that our letter and enclosures issued to your office on the 14th September, then again on the 29th September we not received.

Enclosed is our original letter, together with accompanying drawings primarily addressing the reduced visibility splay for one of the parking areas requested.

May we request that that this matter is dealt with as a matter of urgency in order that the conditions of the approval are satisfied as soon as possible.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Encs. 4 x 10807-05 rev.G and Planting Schedule
4 x 10807-06/07/08/09/10/11/12 Detailed Layouts

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

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.u

CHARTERED SURVEYORS BUILDING SURVEYOR
VALUERS ARCHITECTS ESTABLISHED 185

14th September 2000

Our Ref: 10807/SW/NG

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

FAO Simon Lewis

Dear Sir

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

We understand that the above application was granted planning approval at the last committee meeting, subject to visibility splay being reduced to 33x2.5m.

We enclose revised final proposals for the site, incorporating the amended visibility splay.

The landscaping has also been amended to incorporate an increased variety of plant species as requested by Councillor Cowan. Copies of the proposed planting schedule are enclosed.

The site plan also indicates a minor amendment to the parking off Valon road, where the bays have been turned at an angle to the road to ease entry given the area available.

We trust these final amendments are acceptable and that the conditions of the approval are satisfied.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN
Cc Annington Homes Ltd
Encs. 6 x 10807-05 rev.G and Planting Schedule

CHAIRMAN:
E. Martin Wyer FRICS

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Alan S. Murdoch
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Tony Mancini BSc ARICS
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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
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6A New St, Ossett,
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WF5 8BH
TEL: 01924 260298
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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

Applicationo	Name & Address
F/2000/0851	Mrs L A Cohen & Petition 23 Bramshill Close Arborfield RG2 9PT
F/2000/0851	Mr & Mrs D Ellis 110 Valon Road Arborfield Berks RG2

App. approved,
letter sent 26/10/00

DATED 20th October 2000

ANNINGTON PROPERTY LIMITED

AND

WOKINGHAM DISTRICT COUNCIL

AGREEMENT

Under Section 106 Town and Country Planning Act 1990
Relating to land at Valon Road, Arborfield, Reading

Annington Property Limited
Rachel Luft, Solicitor
Windsor House
50 Victoria Street London SW1H ONN

This AGREEMENT is made the day of Two Thousand

BETWEEN ANNINGTON PROPERTY LIMITED of Windsor House 50 Victoria Street London SW1H ONN (hereinafter called "the Developer") of the one part and WOKINGHAM DISTRICT COUNCIL of CIVIC OFFICES, SHUTE END, WOKINGHAM RG40 1WH

WHEREAS:

(1) The Developer is the owner in fee simple absolute of the property known as ("the Property") shown edged red on the plan attached.

(2) The Developer has applied to the Council under reference F/2000/0851 for planning permission to construct car parking spaces at the Property ("the Development") in accordance with the plans submitted with that application ("the Application")

(3) The Council as Local Planning Authority is satisfied that on the basis of the obligations contained in this Agreement planning permission may be issued for the Development in the draft form attached ("the Planning Permission")

NOW THIS DEED WITNESSETH as follows:

1. IN this Deed:
1.1 Words importing the singular shall be construed as importing the plural and vice versa
1.2 Words importing one gender shall be construed as importing any other gender
1.3 Where the Developer is more than one person obligations on the part of the Developer shall be joint and several obligations or such persons and may be enforced by the Council against such persons jointly or severally as the Council may decide
1.4 "The Act" means the Town and Country Planning Act 1990 (as amended)
1.5 References in this Agreement to a sum of money being index-linked shall mean that the sum of money shall be increased by the percentage by which the Index of Retail Prices (all items) published by the Central Statistical Office has increased between the date of this Agreement and the date the sum is paid PROVIDED that in the event of any change after the date hereof in the reference base used to compile the said Index the figure taken to be shown in the said Index after such changes shall be the figure which would have been shown in the said Index if the reference base current at the date hereof had been retained.
1.6 'Commencement of Development' means the carrying out on the Property of a material operation as defined in Section 56(4) of the Town and Country Planning Act

1990 save that for the purpose of determining whether or not a material operation has been carried out there should be disregarding such operations as marking out surveying ground investigations archaeological investigations demolition site clearance and site preparation.

2. THIS Agreement is made in pursuance of Section 106 of the Act and the obligations on the part of the Developer constitute Planning Obligations for the purposes of Section 106 of the Act which may be enforced by the Council

3. THE Developer HEREBY COVENANTS with the Council that the Developer will Pay to the Council the sum of five thousand pounds (£5,000) being a commuted sum for the provision of improved local amenities such sum to be paid no later than the Commencement of Development pursuant to the Planning Permission

IN WITNESS whereof this Deed has been executed as a Deed the day and year first before written

SIGNED as a DEED by
ANNINGTON PROPERTY LIMITED
Acting by:

Director

Director

THE COMMON SEAL of WOKINGHAM DISTRICT COUNCIL
Was hereunto affixed in the presence of:-

SOLICITOR

14621

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

DRAFT

Annington Homes
Mr T Sims
Windsor House
50 Victoria Street
LONDON
SW1H 0NW

Application Number: F/2000/0851

Parish: **ARBORFIELD**

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

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

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. This permission shall be carried out in accordance with revised plan 10807-05 Rev. F submitted to the Local Planning Authority on 29 August 2000 showing revised layout and additional information with the exception of the visibility splays.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the vehicle parking and garaging accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

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

Condition
5. 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 use of the parking spaces; 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
6. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the parking spaces hereby approved. The landscape management plan shall be carried out as approved.

Condition
7. Before any of the parking spaces are occupied, the proposed vehicular access shall be formed and provided with visibility splays of 2.5m by 33m at the junction with Bramshill Close in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Condition
8. Works related to the laying out of the parking areas, 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.

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

Reason
2. For the avoidance of doubt.

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. In the interests of visual amenity.

Reason
6. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
7. In the interests of highway safety.

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

John Mitchell
Development Control Manager
Date: 06/09/2000

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



Law Debenture

The Law Debenture Trust Corporation p.l.c.

Princes House, 95 Gresham Street, London EC2V 7LY
Telephone: 020 7606 5451 Telex: 888347/8956803 Fax: 020 7606 0643

TE/ANNNINGTON05cb

10th October, 2000.

Wokingham District Council,
Legal Services,
Support Services Department,
P.O. Box 151,
Civic Offices,
Shute End,
Wokingham,
Berkshire RG40 1WH

Dear Sirs,

Security Trusteeships
Valon Road, Arborfield, Reading

In our capacity as Annington Property Limited Security Trustee under Debenture dated 5 November 1996 and registered in the Charges Register of Title Number BK339893 under items 5 to 13 inclusive for land at 1-54 Hill Road, 1-106 Valon Road and 1-97 Venning Road, Arborfield, we confirm that we have no objection to Annington Property Limited entering into a Section 106 Agreement in the form of the attached pursuant to Clause 6.4 of the Deed of Amendment to APL Security Trust Deed and Deed of Priorities.

Yours truly,
For and on behalf
The Law Debenture Trust Corporation p.l.c.

Authorised Signatory

Registered in England No. 1675231 at the above address ▪ Regulated by IMRO in the conduct of investment business

WORK SHEET FOR :. Simon Lewis

Application Number : F/2000/0851

Applicant : Annington Homes Mr T Sims.

Location : Land At , Valon Road, Arborfield, Reading.
Proposal : Proposed change of use of land to provide residential car parking spaces

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/03/2000

Earliest Date for Decision : 09/04/2000

Latest Consultation Date/Site Notice Expiry Date : 09/04/2000

Application Expiry Date: 28/04/2000

Consultation Responses :

Planning Issues :

Application Number: F/2000/0851

Appraisal :

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

Application Number F/2000/0851
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land At Valon Road Arborfield Reading.

APPLICATION NUMBER: F/2000/0851

OFFICER: Simon Lewis

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Received by Wokingham District Council

Application No: F/2000/0851

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

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 letter for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/04/2000. 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

Tel: (0118) 974 6454

Date: 16 March, 2000

Your ref:

My ref: F/2000/0851

Councillor Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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

Dear Councillor

Application No: F/2000/0851

Applicant: Annington Homes Mr T Sims.

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

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

This is to advise that I am in receipt of the above application.

Any applications for 10 or more new dwellings or more than 500 square metres of new industrial/office floor space will be considered at the next Service Amenity and Infrastructure (SAI) Panel meeting. If you have any suggestions that you feel should be taken into consideration relating to this or any other aspect of the application please contact the case officer Simon Lewis on (0118) 974 6454.

Yours faithfully

Chris Wood
Head of Planning and Transportation

Heather Morgan

From: Mary Severin
Sent: 23 October 2000 16:46
To: Heather Morgan
Subject: RE: Valon Road, Arborfield

No you're not mad, it was only signed on Friday, 20th October. I even have a £5000 cheque ready to be paid in, so consider it done and dusted! Annington Property are very pushy, but the plus side is that they sent the money straight away.

Mary.

-----Original Message-----
From: **Heather Morgan**
Sent: Monday, October 23, 2000 4:40 PM
To: Mary Severin
Subject: Valon Road, Arborfield

Mary,
Am I going completely mad, or has the S 106 agreement been signed for this? Can you let me know.
Heather

MEMBERS SITE VISIT 14/7/00

Concerned at the loss of the green spaces particularly in the denser development to the south.
Need to ensure the level of parking is retained initially to establish a base line for further phases.
1.5 spaces rather than 2 ??
Acknowledged the principle and need for some spaces.
Attached are areas of concern highlighted by Members.
Raised possibility of asking for a deferral for further negotiations.

Members

Cllr Bryant.
Cllr Robertson.
Cllr Nolan.
Cllr Conway.
Cllr Dredge.
Cllr Charlesworth.
Cllr Cowan.

1322

WOKINGHAM DISTRICT COUNCIL

To Simon

Date 17/7 Time 10.15

WHILE YOU WERE OUT

Name Michael Davis

Of Defence Estates

Phone No. 01252 348 934 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: F/2000/0861 — Hill Rd, Arborfield.

(1) Footpath running along edge of MoD site adj. to 23 Branshill Close. Last new parking space at Valon Rd makes very narrow gap. Safety problem? (see attached map

(2) Certificate of ownership — Annington Homes Signed Cert A when they put in application but at that time M.O.D. still owned leasehold & were not notified.

Signed Jan

(3) Comment about trees — be careful of those as not covered by TPO because former Crown land

ARBORFIELD P.C

Valon Road Parking & Landscaping F/2000/0851

As Area A will lose most of its green open space, we would prefer that the two parking bays jutting outside the main area are removed in the interest of aesthetic appearance and loss of open space.

The footpath north of Area A and Area H we request a signpost "emergency vehicles only" on Bramshill Close.

The Parking bays in Area I is separated from the bungalows by a wall and footpath. The wall in parts has become dangerous and needs repairing. We would also request that the Silver Birch at the end of the footpath be checked for safety reasons.

Landscaping

We request that all the trees for this application site remain and are only pruned if necessary.

The specimens listed for planting are unimaginative.

220 of Lavandula spica "Vera" although acceptable plants in the short term they do require maintenance they also tend to go straggly after a few years.

372 Potentilla fruticosa mandschurica added to 51 Potentilla "Elizabeth" is boring in such large quantities.

Hedra helixes "Hibernica" there are far better plants for shaded areas than ivy.

Hosta plantaginea there are far better specimens than this variety, slugs will also eat them.

203 plus Berberis thunderbergi although acceptable there are many more shrubs that could be included to give a better variety of planting.

Phormium although this is a lovely sculptural plant it is not always acceptable near children because of the sharp spikes of the leaves.

Sorbus aucuparia "fastigiata" there are far better versions of this tree than the common mountain ash.

The trees Prunus x subhirtella "autumnalis" and Malus Tschonoskii are very good choices including the Syringa microphylla.

The developer obviously realises that many of the plants require regular pruning therefore we would request that the following be considered.

There are hundreds of Hebes in a variety of colours, sizes and leaf patterns, they do not require any pruning or maintenance and attract bees and butterflies. Some examples are Great Orme pink, White Gem, Albicans, Canterburiensis or Pagei etc etc.

Euonymus fortunei "silver queen" could also incorporate other specimens like Emerald & gold or sunshine.

Ground Cover
Could include Hypericum calycinum, polygonum, Bergenice Purpurea, Ceanothus thyrsiflorus repens.

Medium Shrubs
Could include Cornus variegata, Kolkwitzia amabilis, Choisya ternata, forsythia, Escallonia, Spirea x vanhouttei, Deutzia and for winter Mahonia, Viburnum tinus, Viburnam bodnantense "dawn" or Viburnam davidii or burkwoodii.

Sculptural Plant
Fatsia.

Trees
Gleditsia or Robinia golden versions.

Briar roses could be included or some of the taller grasses or the small Festuca helicotrichon with Ophiopogen (lily turf) Nigrescens.

There are so many plants that could be described as suitable without completely relying on the frequently used planting material as shown on this landscaping plan.

The list of plants that we have suggested would not be any more expensive or require any extra pruning than already listed.

received by hand
11/10/00

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

10th October 2000

Our Ref: 10807/NG

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

PLANNING SERVICES	HPT 351/88
POL	TLS
DC	ENF
APP	
CS	
11 OCT 2000	
COPIES TO	ACK:
	FILE

Delivered by Hand

FAO Heather Morgan

Dear Madam,

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

Further to our telephone conversation today concerning the outstanding conditions of the above draft approval, I understand that our letter and enclosures issued to your office on the 14th September, then again on the 29th September we not received.

Enclosed is our original letter, together with accompanying drawings primarily addressing the reduced visibility splay for one of the parking areas requested.

May we request that that this matter is dealt with as a matter of urgency in order that the conditions of the approval are satisfied as soon as possible.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Encs. 4 x 10807-05 rev.G and Planting Schedule
4 x 10807-06/07/08/09/10/11/12 Detailed Layouts

copy of this letter + plans given to Heather today.

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

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

16/10
copies of conditions plans passed to Highways, Trees + L'scape and CW Cowan
HPM

WOKINGHAM DISTRICT COUNCIL

FAX COVER SHEET

TO: CLIVE WARLOW

FROM: HEATHER MORGAN

DESTINATION FAX No: 020 7960 7501

DATE: 12/9/00

TIME: 11.25

SUBJECT: DRAFT DECISION NOTICE – LAND AT VALON RD, A'FIELD

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 4

Regards

H P Morgan

Environmental Services Department, P.O Box 157, Civic Offices, Shute End, Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Heather Morgan
Planning

To: Colin Lawley
Legal Services

My Ref:HPM/F/2000/851

Ext: 6446

Your Ref:
Date: 11/09/00

SECTION 106 AGREEMENT
LAND AT VALON ROAD, ARBORFIELD

This application was considered a development control committee on 6 September 2000 where it was resolved to grant planning permission subject to a S 106 agreement. This relates to the provision of £5,000 towards off site recreation facilities.

A copy of the revised recommendation is attached. I will forward a copy of the draft decision notice as soon as its been typed.

Regards

ADDITIONAL INFORMATION F/2000/0851
LAND AT VALON ROAD, ARBORFIELD

Additional conditions

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the use of any of the parking spaces hereby approved and retained.
5. 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 use of the parking spaces; 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.
6. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the parking spaces hereby approved. The landscape management plan shall be carried out as approved.
7. Before any of the parking spaces are occupied, the proposed vehicular access shall be formed and provided with visibility splay of 2.5m by 33m at the junction with Bramshill Close in accordance with details to be submitted to and approved by the Local Planning Authority. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Hours of construction condition.

Reasons

4.5. In the interests of visual amenity.
6. In order to ensure that the approved landscaping is satisfactorily maintained.
7. In the interests of highway safety.

Revised condition 2

This permission shall be carried out in accordance with revised plan 10807-05 Rev F submitted to the Local Planning Authority on 29 August 2000 showing revised layout and additional information with the exception of the visibility splays..

Revised recommendation

GRANT planning permission subject to a S 106 agreement for a contribution of £5,000 towards areas such as play equipment and improvements to the village hall, three additional conditions regarding landscaping, one additional condition regarding visibility splays, revised condition 2 and the remaining original conditions attached to the report dated 28 June 2000.

Application No. F/2000/0851 | **Received** 03.03.00 | **Arborfield**

Applicant : Annington Homes
Location : Land at Valon Road, Arborfield
Proposal : Proposed change of use of land to provide residential car parking spaces

1. This application was deferred at the Development Control Committee on 28 June 2000 to allow Members to carry out a site visit. The site visit took place on 14 July 2000. The application was then taken back to the Development Control Committee on 19 July 2000 where Members resolved to defer determination to allow for further negotiation, as there were elements of the scheme which they were still unhappy with.

2. A meeting was then held with representatives of Annington Homes to discuss the various points raised at the latest meeting. Members were particularly concerned with the parking area proposed off Bramshill Close and the further loss of open space within the estate, which was considered to already be at a minimum.

3. As a result of these further negotiations amended plans were submitted by Annington Homes, which have now been the subject of a 21-day period of re-consultation. A copy of the letter from the applicant's agent explaining the proposed amendments is attached to this report. Also attached are comments received from Arborfield Parish Council in respect of these latest amendments. Any other comments received shall be reported at the meeting.

4. During this latest consultation period further discussions have taken place between Annington Homes and Councillor Cowan. These have resulted in a small amendment to the proposed scheme through the removal of 3 parking spaces in area A and their inclusion in area I, and also the increase in width of a footpath to the north of the site to allow for an emergency access. In addition an offer by Annington Homes to provide a financial contribution of up to £5,000 to go towards improving the play equipment at Arborfield Park and also Arborfield Village Hall improvements.

5. **Recommendation** - Recommend that planning permission be granted subject to the conditions stated on the attached report with the replacement of condition no.2 with that shown below and also the applicant providing a unilateral undertaking for the contribution towards the play equipment and the improvements to the village hall. Members should note that the contribution offered by the developer is connected to the development, but is not necessary in order to make the development acceptable:

2. This permission shall be carried out in accordance with revised plans 10807-05 submitted to the Local Planning Authority on 04/08/00 showing revised layout and additional information.

Simon Lewis

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

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

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

97. APPLICATION NO: 2000/0851, PROPOSED CHANGE OF USE OF LAND TO PROVIDE RESIDENTIAL CAR PARKING SPACES, LAND AT VALON ROAD ARBORFIELD, FOR ANNINGTON HOMES.

The Committee considered a report on this application as set out on Agenda pages 760 to 774.

Members were reminded that consideration of this application had been deferred at the meeting of the Committee held on the 19th July 2000, to enable further negotiations with the applicant to take place. In explaining the report the Head of Planning and Transportation circulated additional conditions and a revised recommendation. The Head of Planning and Transportation also stated that an additional letter had been received from Barkham Parish Council which was circulated at the meeting.

Mr G. Cowan, a local Member attended the meeting and commented on the application. He indicated that if Members were minded to approve the application, an additional condition should be added relating to construction times.

Members discussed the application and expressed concern in relation to potential crime and nuisance problems in the future arising from the layout and nature of the proposal. However, the proposal as

a whole was considered to be an improvement on the previous proposal.

RESOLVED: 1)That an Agreement be entered into under Section 106 of the Town and Country Planning Act 1990 and other statutory powers for a contribution of £5,000 towards areas such as play equipment and improvements to the village hall, three additional conditions regarding landscaping, two additional conditions regarding visibility displays, construction times, revised condition 2 and the remaining original conditions attached to the report dated 28 June 2000;

2) That, subject to the execution and registration of the Agreement to in 1) above, Application No 2000/0851 be approved.

Application No. **Received** **Arborfield**
F/2000/0851 **03.03.00**

Applicant : Annington Homes
Location : Land at Valon Road, Arborfield
Proposal : Proposed change of use of land to provide residential car parking spaces

1. This application was deferred at the Development Control Committee on 28 June 2000 to allow Members to carry out a site visit. The site visit took place on 14 July 2000. The application was then taken back to the Development Control Committee on 19 July 2000 where Members resolved to defer determination to allow for further negotiation, as there were elements of the scheme which they were still unhappy with.

2. A meeting was then held with representatives of Annington Homes to discuss the various points raised at the latest meeting. Members were particularly concerned with the parking area proposed off Bramshill Close and the further loss of open space within the estate, which was considered to already be at a minimum.

3. As a result of these further negotiations amended plans were submitted by Annington Homes, which have now been the subject of a 21-day period of re-consultation. A copy of the letter from the applicant's agent explaining the proposed amendments is attached to this report. Also attached are comments received from Arborfield Parish Council in respect of these latest amendments. Any other comments received shall be reported at the meeting.

4. During this latest consultation period further discussions have taken place between Annington Homes and Councillor Cowan. These have resulted in a small amendment to the proposed scheme through the removal of 3 parking spaces in area A and their inclusion in area I, and also the increase in width of a footpath to the north of the site to allow for an emergency access. In addition an offer by Annington Homes to provide a financial contribution of up to £5,000 to go towards improving the play equipment at Arborfield Park and also Arborfield Village Hall improvements.

5. **Recommendation** - Recommend that planning permission be granted subject to the conditions stated on the attached report with the replacement of condition no.2 with that shown below and also the applicant providing a unilateral undertaking for the contribution towards the play equipment and the improvements to the village hall. Members should note that the contribution offered by the developer is connected to the development, but is not necessary in order to make the development acceptable:

2. This permission shall be carried out in accordance with revised plans 10807-05 submitted to the Local Planning Authority on 04/08/00 showing revised layout and additional information.

Simon Lewis

ADDITIONAL ARBORFIELD PARISH COUNCIL COMMENTS

Valon Road Parking & Landscaping F/2000/0851

Note: Annington Homes are not obliged to give any developer funding but there is a possibility that some funding may be available.

The P.C. noted that a mature Willow tree and several Cherry trees have been removed from Area H and G and that Annington Homes may have obtained a forestry licence. We request that no healthy trees are removed unnecessarily and that every effort is made to keep the remaining trees including those on Bramshill Road in the interest of the environment.
We would also assume that the 70-year-old Willow tree would not cause any subsidence in the future.

We have received complaints from the elderly residents of Valon Road due to the combination of felling and chipping trees, walls, footpaths and car-parking being removed, mechanical tools being used on the buildings, radios and swearing labourers from the scaffolding. We would request that the noise level is kept to a minimum and that the builders are not allowed to continue working after 1pm on a Saturday until Monday morning by way of a condition.

As Area A will lose most of its green open space; we would prefer that the two parking bays jutting outside the main area are removed in the interest of aesthetic appearance and loss of open space.

The footpath north of Area A and Area H we request a signpost "emergency vehicles only" on Bramshill Close.

The Parking bays in Area I is separated from the bungalows by a wall and footpath. The wall in parts has become dangerous and needs repairing. We would also request that the Silver Birch at the end of the footpath be checked for safety reasons.

Landscaping

The specimens listed for planting are unimaginative.

220 of Lavandula spica "Vera" although acceptable plants in the short term they do require maintenance they also tend to go straggly after a few years.

372 Potentilla fruticosa mandschurica added to 51 Potentilla "Elizabeth" is boring in such large quantities.

Hedra helixes "Hibernica" there are far better plants for shaded areas than ivy.

Hosta plantaginea there are far better specimens than this variety, slugs will also eat them.

203 plus Berberis thunderbergi although acceptable there are many more shrubs that could be included to give a better variety of planting.

Phormium although this is a lovely sculptural plant it is not always acceptable near children because of the sharp spikes of the leaves.

Sorbus aucuparia "fastigiata" there are far better versions of this tree than the common mountain ash.

The trees Prunus x subhirtella "autumnalis" and Malus Tschonoskii are very good choices including the Syringa microphylla.

The developer obviously realises that many of the plants require regular pruning therefore we would request that the following be considered.

There are hundreds of Hebes in a variety of colours, sizes and leaf patterns, they do not require any pruning or maintenance and attract bees and butterflies. Some examples are Great Orme pink, White Gem, Albicans, Canterburiensis or Pagei etc etc.

Euonymus fortunei "silver queen" could also incorporate other specimens like Emerald & gold or sunshine.
Ground Cover
Could include Hypericum calycinum, polygonum, Bergenice Purpurea, Ceanothus thyrsiflorus repens.

Medium Shrubs
Could include Cornus variegata, Kolkwitzia amabilis, Choisya ternata, forsythia, Escallonia, Spirea x vanhouttei, Deutzia and for winter Mahonia, Viburnum tinus, Viburnam bodnantense "dawn" or Viburnam davidii or burkwoodii.

Sculptural Plant
Fatsia.

Trees
Gleditsia or Robinia golden versions.

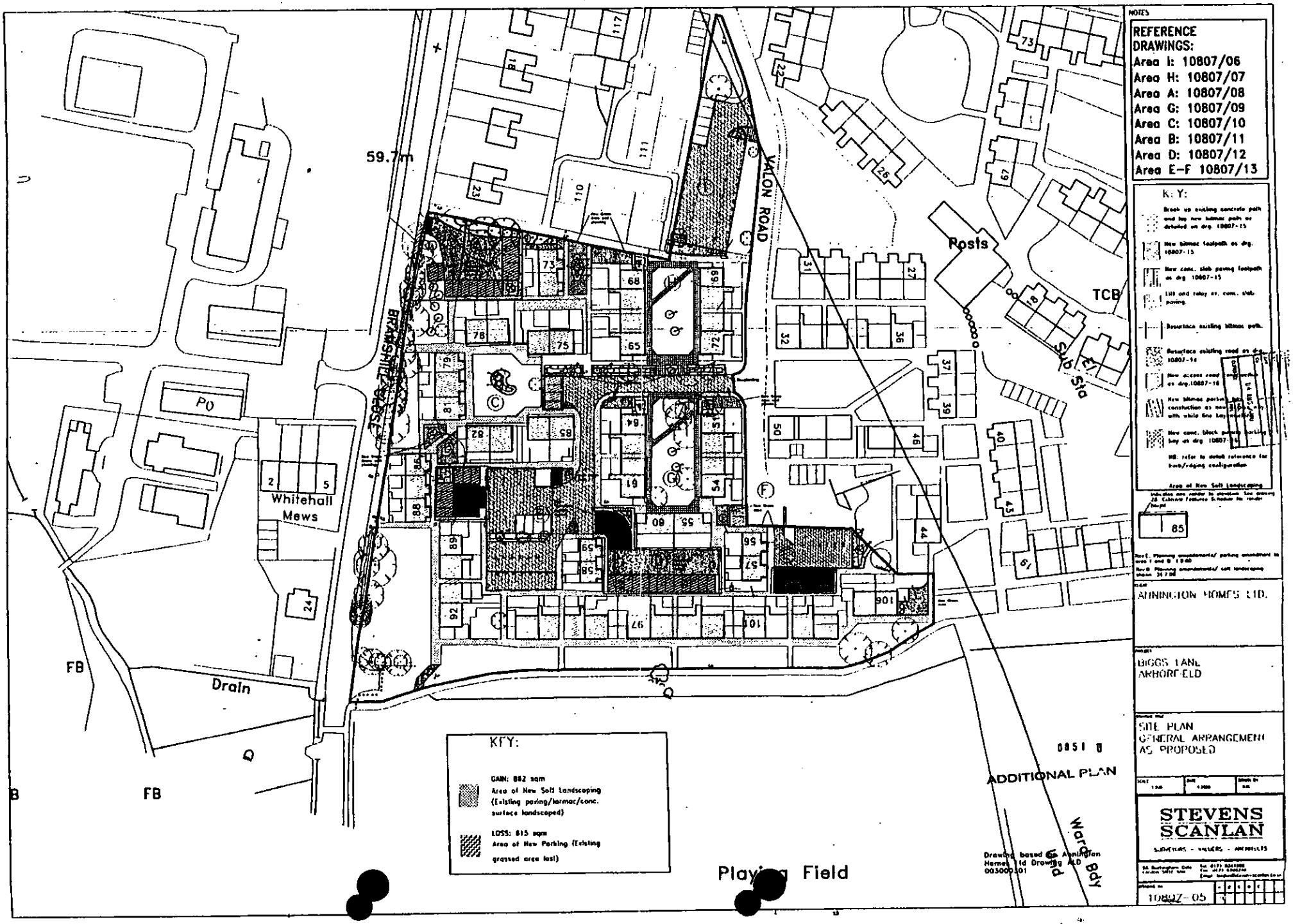
Briar roses could be included or some of the taller grasses or the small Festuca helicotrichon with Ophiopogen (lily turf) Nigrescens.

There are so many plants that could be described as suitable without completely relying on the frequently used planting material as shown on this landscaping plan.

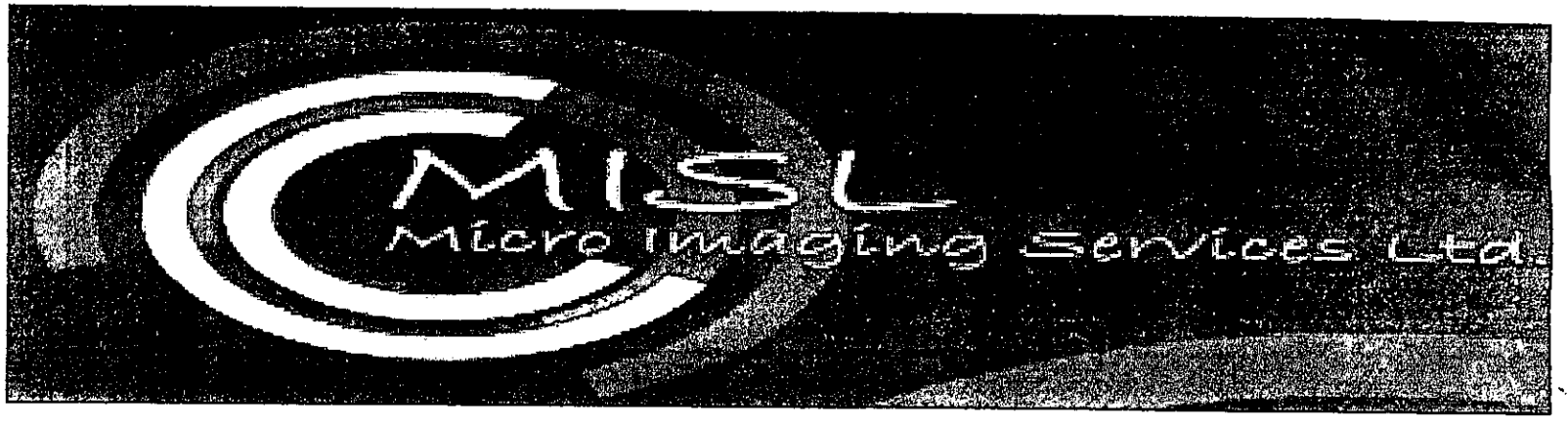
The list of plants that we have suggested would not be any more expensive or require any extra pruning than already listed.

We would reiterate our comments as follows: -

1. Too many mature trees are being felled.
2. The level of noise from the builders during the day and at weekends is unacceptable.
3. The landscaping is dull and unimaginative.


NOTES
REFERENCE DRAWINGS:
Area I: 10807/06
Area H: 10807/07
Area A: 10807/08
Area G: 10807/09
Area C: 10807/10
Area B: 10807/11
Area D: 10807/12
Area E-F 10807/13
KEY:
Break up existing concrete path and lay new bitmac path as detailed on drg. 10807-15
New bitmac footpath as drg. 10807-15
New conc. slab paving footpath as drg. 10807-15
Lift and relay ex. conc. slab paving.
Resurface existing bitmac path.
Resurface existing road as drg. 10807-14
New access road construction as drg. 10807-16
New bitmac parking bay construction as new bitmac bay with white line bay marking
New conc. block parking bay as drg. 10807-16
NB: refer to detail reference for kerb/edging configuration
Area of New Soft Landscaping
85
ANNINGTON HOMES LTD.
BIGGS LANE
ARBORFIELD
SITE PLAN
GENERAL ARRANGEMENT
AS PROPOSED
STEVENS SCANLAN
SURVEYORS - VALUERS - ARCHITECTS
10807-05
KEY:
GAIN: 882 sqm
Area of New Soft Landscaping (Existing paving/tarmac/conc. surface landscaped)
LOSS: 615 sqm
Area of New Parking (Existing grassed area lost)
59.7m
VALON ROAD
BRAMSHILL CLOSE
Whitehall Mews
Drain
Posts
TCB
Sub Sta
El
FB
Q
Playing Field
Ward Bdy
ADDITIONAL PLAN
Drawing based on Annington Homes Ltd Drawing ALD 003000301

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

ADDITIONAL PLAN

0851

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

STEVENS SCANLAN

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

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

1st August 2000

Our Ref: 10807/8/NG

PLANNING SERVICES	32643
POL	ILS
DC SL	ENF
APP	
CS	
04 AUG 2000	
COPIES TO:	ACK:
	FILE:

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

FAO Simon Lewis

Dear Sir

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

Further to our meeting on 27th July with our clients Annington Homes Ltd, we enclose revised proposals which have been amended in order to address the concerns of the committee members regarding the above application for planning permission. The amendments are as follows:

Grascrete Areas
The access and turning areas for the parking courts indicated as 'A' and 'D' on the enclosed drawing 10807-05D would be constructed with 'Grascrete' or similar open-cell concrete block and grass seeded. The parking bays in these areas would be constructed with concrete paviors.

Parking Provision
The proposals achieve a parking ratio of two spaces for each house. This is in order to prevent the problem of on-street parking in the area given the anticipated expected level of car ownership and parking provision for visitor's cars.

Access to Parking Court A: Removal of Trees
We anticipate that two mature trees and three semi-mature trees would need to be removed in order to achieve the 45m sight line from the new vehicular access onto Bramshill Close. Duplicate sets of drawing are enclosed with the blue boundary line omitted in order to show more clearly the location of the trees in relation to the visibility splay. Replacement trees will be planted in the vicinity of an agreed species type. Overall the proposed landscaping provides for seven additional trees throughout the site.

New landscaping:
It is proposed to increase the overall quantity of new amenity planting throughout the site. The revised drawings indicate new planting areas in green. Also shown in green are areas which where currently concrete paving, are now proposed to be 'Grascrete' block paving. The total area of new 'green' planting is 862m^2.

Existing grass areas which are proposed to be changed to parking bays and hard-standing are indicated in blue. The total area of the parking bays and new hard-standing is 615m^2. On balance therefore the proposals increase the total amenity planting and 'green' areas by 247m^2.

We also confirm that on completion, a management company will maintain the new and existing amenity areas.

Other parking amendments
The four bays off the hammerhead have been moved out of the existing grass area and back into the road area which is used for parking at present. In addition, one parking space has been relocated from Area I to Area B next to the electricity sub station.

Our Client, Annington Homes Ltd is responsive in addressing local housing demand, as well as fulfilling its commitments to the Ministry of Defence. This was apparent from the allocation of the last release of housing at Hill Road, where a proportion of homes were sold to local residents in the face of substantial demand from existing MoD housed families. This approach was acknowledged by your MP Mr Redwood at the recent site launch.

We hope that these amendments allay the concerns of the committee members, and we look forward to their comments.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Cc Annington Homes Ltd

Encs. 6 x 10807-05 rev.D and Landscape Key

ARBORFIELD PARISH COUNCIL COMMENTS

Valon Road Parking & Landscaping F/2000/0851

As Area A will lose most of its green open space, we would prefer that the two parking bays jutting outside the main area are removed in the interest of aesthetic appearance and loss of open space.

The footpath north of Area A and Area H we request a signpost "emergency vehicles only" on Bramshill Close.

The Parking bays in Area I is separated from the bungalows by a wall and footpath. The wall in parts has become dangerous and needs repairing. We would also request that the Silver Birch at the end of the footpath be checked for safety reasons.

Landscaping

We request that all the trees for this application site remain and are only pruned if necessary.

The specimens listed for planting are unimaginative.

220 of Lavandula spica "Vera" although acceptable plants in the short term they do require maintenance they also tend to go straggly after a few years.

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There are so many plants that could be described as suitable without completely relying on the frequently used planting material as shown on this landscaping plan.

The list of plants that we have suggested would not be any more expensive or require any extra pruning than already listed.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 19 JULY 2000 FROM 7 00 PM TO 9.55 PM

Present: Mrs D.C. Beatty, Mr. M.J Bryant, Mr. T.P Dredge, Mr. J.L. Earnshaw, Mrs J.A Lissaman, Mrs M.A. Long, Mr. K.A. Malvern, Mrs. M. Robertson, and Fiona Rolls.

Also present under Standing Order 39: Mr. F.D Browne, Mr. G. Cowan, Simon. Etheridge and Mr. A.J.Ross

64. CHAIRMAN

RESOLVED: That Mr. K.A Malvern be elected Chairman of the Committee for the 2000/2001 Municipal Year.

65. VICE-CHAIRMAN

RESOLVED: That Mrs J.A Lissaman be elected Vice-Chairman of the Committee for the 2000/2001 Municipal Year.

66. ORDER OF BUSINESS

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

67. MINUTES

The Minutes of the meeting of the Committee held on 28 June 2000 were confirmed as a correct record and signed by the Chairman.

68. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr. S.J.Conway, Mr. R.F.N.Eke and Mr. B.J.S Patman.

73. APPLICATION NO 2000/0851, PROPOSED CHANGE OF USE OF LAND TO PROVIDE RESIDENTIAL CAR PARKING SPACES, LAND AT VALON ROAD, ARBORFIELD, FOR ANNINGTON HOMES

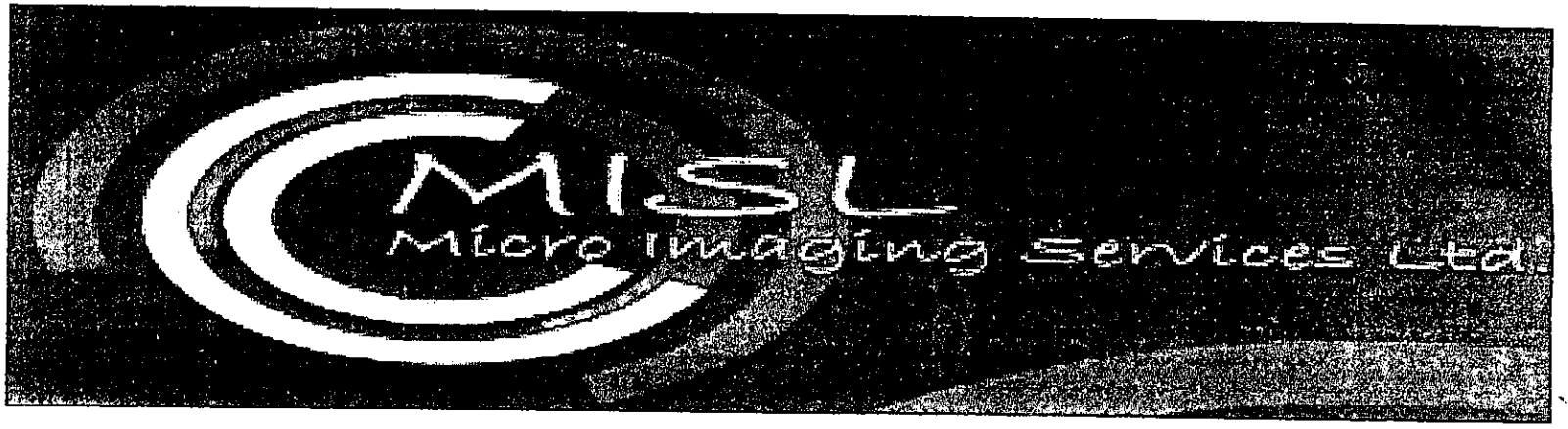
The Committee considered a report about this application set out on Agenda pages 580 to 587.

Members were reminded that consideration of this application had been deferred at the Committee meeting held on 28th June 2000, to allow Members to carry out a site visit.

Mr.G.Cowan, a local Member attended the meeting and expressed some concern with regard to the adequacy of car parking spaces and access for emergency service vehicles onto the site.

RESOLVED: That consideration of Application No. 2000/0851 be deferred to enable further negotiations to take place with the applicant relating to car parking provision and access for emergency service vehicles onto the site.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Application No.	Received	Arborfield	Listed by
F/2000/0861	13.03.00		Cllr Cowan

Applicant : Annington Homes
Location : Land at Hill Road, Arborfield
Proposal : Proposed change of use of land to provide residential car parking spaces

1. **Planning History** – The houses lying within Hill 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 selling them on the private house market.

2. **Proposal** – 50 new car parking spaces are proposed. They would be located in the existing grass verges, which lie in front of and in between the various housing units. The applicants are concerned that the existing parking provision is inadequate and would not be acceptable for what is now a normal housing estate.

   Councillor Gary Cowan has listed this application for determination by the Development Control Sub-Committee, as he is concerned about the lack of information about the reasons for the development and concerned by the implications of the new housing on the existing infrastructure and services in the area.

3. **Consultations** -
   - ***Highway Authority*** – requested minor alterations and no have no objection subject to condition
   - ***Environmental Design*** – no objection
   - ***Arborfield Parish Council*** – no objection to proposed parking areas, however they are concerned with the introduction of new housing without additional provision towards local infrastructure (see attached)
   - ***Barkham Parish Council*** – concerned with the introduction of new housing stock (see attached)

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

   A. Impact upon the character of the area (Loddon Area Local Plan Policies LS4 and LBE2; Wokingham District Local Plan (Deposit Draft) as amended policies WBE21 and WBE1)

   B. Concerns of Parish Councils

A. The Hill Road is characterised by groups of terraced houses surrounded by large grassed areas. The parking would be located in three areas, to the front of the existing properties, next to established parking areas and also cut into two areas of grass verge. The loss of open space would be minimal and it is

not considered that there would be any harm to the overall appearance of the area. In addition the introduction of extra spaces and the rationalisation of the existing parking areas would benefit highway safety and reduce the level of on-street parking.

B. Both Arborfield Parish Council and Barkham Parish Council are concerned with the introduction of new housing stock which would be available on the open market, and its impact on local services and infrastructure. Unfortunately the sale of these houses by the M.O.D to be sold on by the applicant's, as private housing does not constitute a change of use. As such the Local Planning Authority cannot require the submission of a planning application and therefore it would be unreasonable to seek contributions towards the improvements of service, amenity and infrastructure, and also the provision of affordable housing units.

5. **Conclusion** – The proposed parking would not harm the appearance of the surrounding area and would help reduce on-street car parking.

6. **Recommendation** – Recommend that planning permission be granted subject 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. This relates to the application as amended by and shall be carried out in accordance with revised plan ALD003000301_REL4_PAPP2 RevA submitted to the Local Planning Authority on 19/06/00 showing revised layout including visibility splays and relocation of lamp posts.

3. The area shown on the permitted drawings for vehicle parking and garaging shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

REASONS

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

2. For the avoidance of doubt.

3. In the interests of highway safety and convenience.

Simon Lewis

TO: **DEVELOPMENT CONTROL**
Simon Lewis

FROM: Environmental Design

DATE: 25 April 2000

Location:	Land at Valon Road, Arborfield, Reading
Proposal:	Proposed change of use of land to provide residential parking spaces
Application Number:	F/2000/0851

In response to your consultation dated 31 March 2000 for the above application, the landscape comments are as follows:

Please see previous comments made by Patricia Green as these still apply.

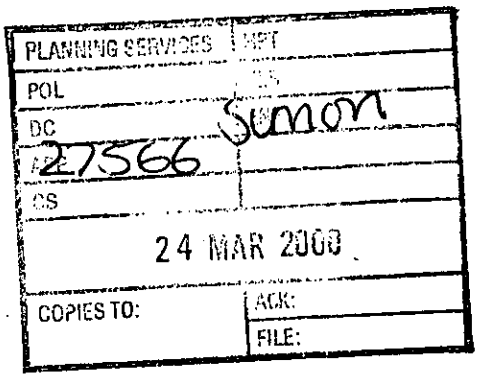
Catherine Brimble

Catherine Brimble
Landscape Architect

ANNINGTON

Annington Homes Limited
Windsor House
50 Victoria Street
London
SW1H 0NW
Tel: (0171) 960 7500
Fax: (0171) 960 7501
DX 2332 VICTORIA

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



21st March 2000

Dear Madam, Sir,

Re: Application number F/2000 0851

Please find attached substitute drawings to those previously issued (drawing no ALD00300030 / REL5 / PAPP3) on or about 1st March 2000.

I would be grateful if the original proposed drawing could be withdrawn and the attached put in its place.

The amendments include additional head-on parking, which will require planning approval.

I would be grateful for confirmation that this is satisfactory, I can be contacted directly on 0171–960 7534.

Kind Regards,

0851

REVISED PLAN

P.P. N. Warlow

Clive Warlow, CEng MICE
Construction Manager

Registered in England No. 3232682

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

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

STEVENS SCANLAN

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

CHAIRMAN:
E. Martin Wyer FRICS

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

PARTNERS:
Roger B. Buckley FRICS FASI
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 FSVA 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

19th June 2000

Our Ref: 10807/8/NG

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

Delivered by Courier

FAO Heather Morgan

Dear Madam

Re: Planning Application:
Ref F/2000/0851: Land at Valon Road, Arborfield, Reading.

Please find enclosed amended site plan proposals for the above applications as discussed today with Heather Morgan at your department. The drawings have been amended, and we submit the drawings on behalf of Annington Homes Ltd as follows:

Ref F/2000/0851: Land at Valon Road, Arborfield, Reading.

1. A visibility splay with 2.4m set-back and 90m splay in each direction has been indicated at the entrance to the proposed parking area off Bramshill Close.

   Please note that it is not Annington Homes Ltd's normal policy to propose the removal of mature trees as indicated. However, this is necessary in order to achieve the visibility lines required by your Highways Department. May we suggest that your Highways Department reconsider the visibility distance towards the hammerhead end of the Bramshill Close. Given the reduced vehicular speeds in this direction a shorter distance would seem reasonable and this would allow more of the trees to be retained.
   We confirm that any trees removed will be replaced with new trees of the same species at agreed locations throughout the site.

2. The four parking spaces previously indicated off the hammer-head have been moved into the grassed area as requested.

Drawing No. ALD003000301_REL5_4PAPP3 Rev. B enclosed illustrates the above amendments. This drawing also indicates a revision to the blue ownership line, which following a check of the deeds for the land has been moved closer to Bramshill Cose to show the true extent of land owned by Annington Homes Ltd.

We trust that the above is a fair interpretation of our telephone conversation and that this application will proceed to committee without delay.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Cc Annington Homes Ltd

Encs. 6 x A1 copies of the above drawings with additional copies at A4 size

OTHER OFFICES:

NORTH WEST
35 Fountain Street
Manchester M2 2AF
TEL: 0161 236 8781
FAX: 0161 236 8531

WEST MIDLANDS
21 Bennett's 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

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis

Date: 16 March 2000

Application Number: F/2000/0851

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

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

Applicant:
Annington Homes Mr T Sims.

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

✓ below as applicable;

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

COMMENT

REQUEST ADDITIONAL PLAN TO SHOW VISIBILITY SPLAYS IN ACCORDANCE WITH DETR "COMPANION GUIDE TO DB32" AT THE PROPOSED ACCESS ONTO BRAMSHILL CLOSE, SPLAYS TO BE 2.4 x 90m IN EITHER DIRECTION.

SPACES PROVIDED NEXT TO NO. 85 VALON ROAD ARE LOCATED WITHIN THE TURNING HEAD - SUGGEST RE-LOCATING INTO GRASSED AREA.

Needed for refuse vehicle turning

& pre-existing one at bottom [illegible] [illegible]

Signed: N.S. Trotter 13-4-00 **Print name:** N TROTTER

Simon

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 4th April 2000

Location: Land at Valon Road, Arborfield.

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

Application Number: F/2000/0851

In response to your consultation dated 16th March 2000 for the above application, the landscape comment is as follows:

The application is acceptable provided that proper landscape details are submitted to show trees that may be affected by the proposals, and the proposed hard and soft landscaping to be associated with the improved car parking provision. New tree and shrub planting should be carried out as an intrinsic part of the redevelopment.

Patricia Green.

Patricia Green
Landscape Consultant

Simon

I added landscape conditions to the report in light of the above + visibility splays.

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	RPT 33964
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APP	
CS	
07 SEP 2000	
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	FILE:

F/2000/0851

By Fax & Post

Simon Lewis
Wokingham District Council
Environmental Services Dept.
Planning Sevices
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Fax: 0118-974-6484

6 September, 2000

Dear Mr Lewis,

Application Number:F/2000/0851

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 this month's planning meeting taking place this evening. 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 such as improvement works to the Arborfield village hall and/or provision of play equipment for the Arborfield playground.

Yours sincerely,

Steve Devine

Property Director

Registered in England No. 323852
Registered office as above

ANNINGTON

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

F/2000/0851

By Fax & Post

Simon Lewis
Wokingham District Council
Environmental Services Dept.
Planning Sevices
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Fax: 0118-974-6484

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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 this month's planning meeting taking place this evening. 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 such as improvement works to the Arborfield village hall and/or provision of play equipment for the Arborfield playground.

Yours sincerely,

Steve Devine

Property Director

Additional info for Cttee

① Correspondence received from Arborfield & Newland PC on 1/9/00 regarding the landscaping.
Similar to comments contained in the Cttee Report.
Applicants are happy to take these comments on board and amend landscaping accordingly
→ Extra conditions proposed.
~~[illegible]~~ See attached sheet.

② Correspondence received from Crime Prevention Design Advisor.
~~The proposals to inc. the parking areas in themselves do not inc. the crime risk. Now the occupancy is no longer just MOD and is widening~~
States the inc. in parking areas does not inc. the crime risk, but the council should be aware that the layout of housing around this locality makes car crime highly likely.
→ Nothing which can be done about this as the layout exists

Scheme orig. went to Cttee on 28/6/00 where it was defered for a site visit and defered to 19/7/00 for further negotiations
Revised Plans sent out for reconsults.
Further amended plans received on 29/8/00 showing changes included in section 4 of the report.

PTO

③ Contribution of £5,000 to compensate for loss of amenity areas as a result of the additional parking will need to be incorporated into a S106 agreement. Recommendation has been revised accordingly. See attached sheet

PPG3 – new housing development.
~~no~~ the case here.
1.5 spaces generally.
not an urban area.

④ Comments of trees & landscape have been sought and officer has been on site.
There will be some tree loss. None of the trees in dis. are worth keeping.
Mix of Sycamore, Hawthorn, Ash, Poplar.
No objection to loss subject to suitable compensatory planting.
See proposed conditions.

would want 2.4m x 33m visibility splays, as agreed by TC.

To be reported.

THAMES VALLEY POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL
Tel. 01635 295156
Fax. 01635 295126

Date 31st August 2000

For 'Secured by Design' standards and application forms
Visit the 'SBD' website at :-
www.securedbydesign.com

Mr. S. Lewis
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

PLANNING SERVICES	HPT 33839
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Your Ref. 0851

Dear Mr. Lewis

Car Parking, Valon Road - Arborfield

Thank you for the details of the application in respect of this site.

The proposals to increase the parking areas in themselves do not increase the crime risk, but the council should be aware that the layout of the housing around this locality makes car crime highly likely.

When such service housing was under MOD control and regularly patrolled by military police, the incidence of crime was obviously low, but now that occupancy is widening to the general public and patrols are decreased, the maze of alleys, paths and escape routes will significantly increase the vulnerability of whatever parking is existing and created.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks facing this site include a high risk of car crime and anti-social behaviour as a result of the layout. The layout does not comply with WDCs own planning guidance in respect of addressing the crime risk of parking provision.

The council can help to discharge its duty in respect of its planning function under Sec. 17 by taking the above comments into account when arriving at its decision.

I trust this will be of assistance.

Yours sincerely.

Dave Stubbs

P.C. Dave STUBBS
Thames Valley Police
CPDA. (Berks.)

Copy + send round.

Arborfield & Newland Parish Council

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

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28 August 2000

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Lewis

Valon Road Parking & Landscaping F/2000/0851

The Parish Council noted that a mature Willow tree and several Cherry trees have been removed from Area H and G and that Annington Homes may have obtained a forestry licence. We request that no healthy trees are removed unnecessarily and that every effort is made to keep the remaining trees including those on Bramshill Road in the interest of the environment.
We would also assume that the 70-year-old Willow tree would not cause any subsidence in the future.

We have received complaints from the elderly residents of Valon Road due to the combination of felling and chipping trees, walls, footpaths and car-parking being removed, mechanical tools being used on the buildings, radios and swearing labourers from the scaffolding. We would request that the noise level is kept to a minimum and that the builders are not allowed to continue working after 1pm on a Saturday until Monday morning by way of a condition.

As Area A will lose most of its green open space, we would prefer that the two parking bays jutting outside the main area are removed in the interest of aesthetic appearance and loss of open space.

The footpath north of Area A and Area H we request a signpost "emergency vehicles only" on Bramshill Close.

The Parking bays in Area I is separated from the bungalows by a wall and footpath. The wall in parts has become dangerous and needs repairing. We would also request that the Silver Birch at the end of the footpath be checked for safety reasons.

Landscaping

The specimens listed for planting are unimaginative.

220 of Lavandula spica "Vera" although acceptable plants in the short term they do require maintenance they also tend to go straggly after a few years.

372 Potentilla fruticosa mandschurica added to 51 Potentilla "Elizabeth" is boring in such large quantities.

Hedra helixes "Hibernica" there are far better plants for shaded areas than ivy.

Hosta plantaginea there are far better specimens than this variety, slugs will also eat them.

203 plus Berberis thunderbergi although acceptable there are many more shrubs that could be included to give a better variety of planting.

Phormium although this is a lovely sculptural plant it is not always acceptable near children because of the sharp spikes of the leaves.

Sorbus aucuparia "fastigiata" there are far better versions of this tree than the common mountain ash.

The trees Prunus x subhirtella "autumnalis" and Malus Tschonoskii are very good choices including the Syringa microphylla.

The developer obviously realises that many of the plants require regular pruning therefore we would request that the following be considered.

There are hundreds of Hebes in a variety of colours, sizes and leaf patterns, they do not require any pruning or maintenance and attract bees and butterflies. Some examples are Great Orme pink, White Gem, Albicans, Canterburiensis or Pagei etc etc.

Euonymus fortunei "silver queen" could also incorporate other specimens like Emerald & gold or sunshine.
Ground Cover
Could include Hypericum calycinum, polygonum, Bergenice Purpurea, Ceanothus thyrsiflorus repens.

Medium Shrubs
Could include Cornus variegata, Kolkwitzia amabilis, Choisya ternata, forsythia, Escallonia, Spirea x vanhouttei, Deutzia and for winter Mahonia, Viburnum tinus, Viburnam bodnantense "dawn" or Viburnam davidii or burkwoodii.

Sculptural Plant
Fatsia.

Trees
Gleditsia or Robinia golden versions.

Briar roses could be included or some of the taller grasses or the small Festuca helicotrichon with Ophiopogen (lily turf) Nigrescens.

There are so many plants that could be described as suitable without completely relying on the frequently used planting material as shown on this landscaping plan.

The list of plants that we have suggested would not be any more expensive or require any extra pruning than already listed.

We would reiterate our comments as follows: -

1. Too many mature trees are being felled.
2. The level of noise from the builders during the day and at weekends is unacceptable.
3. The landscaping is dull and unimaginative.

Yours sincerely



Miss Zoe Cowan
Clerk to the Council

ANNINGTON

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

F/2000/0851

By Fax & Post

Simon Lewis
Wokingham District Council
Environmental Services Dept.
Planning Sevices
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Fax: 0118-974-6484

Spoke to SM.
Needs to be a S106
in order to retain
control over where £ goes.
Left message
for S.D. 3.15pm
Revised letter to
be faxed over.

6 September, 2000

Dear Mr Lewis,

Application Number:F/2000/0851

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 this month's planning meeting taking place this evening. 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 the Parish Council~~ 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 hereby offer, by way of a unilateral undertaking pursuant to section 106(1) of the Town and Country Planning Act 1990 (as amended) to pay £5,000 toward improvement works ~~to the~~ Arborfield village hall and/or provision of play equipment for the Arborfield playground, subject to the grant of planning permission pursuant to the above application, such payment to be made upon commencement of the permitted development. → Such as

Yours sincerely,

Steve Devine

Property Director

Registered in England No. 323852
Registered office as above

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

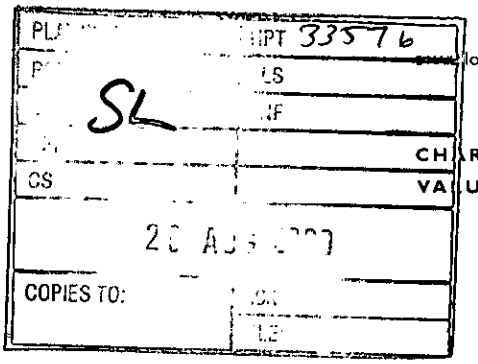
STEVENS SCANLAN

london@stevens-scanlan.co.uk http://www.stevens-scanlan.co.uk

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

25th August 2000

Our Ref: 10807/8/NG



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

FAO Simon Lewis

Dear Sir

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

Further to our letter of the 1st August and our site meeting on 22nd August with Councillor Cowan, we enclose a revised site plan amended to incorporate further suggestions brought up at the meeting. The amendments are as follows:

Amendment to Parking
Three of the new parking spaces have been relocated from Area 'A' to Area 'I', to be accessed from Valon Road.

Amendment to Access
It was understood at the meeting that access to properties outside the northern boundary of the site is occasionally required for emergency purposes, in particular, properties between No.23 Bramshill Close and parking Area 'I'. We have therefore proposed to slightly widen the footpath running along the north of the site and in addition, erect a sign indicating 'Ambulance Emergency Access Only' if required.

We also confirm that suggested plant species from Councillor Cowan will be intregated into the soft landscape proposals.

We hope that the application may now progress to committee, and that any further matters which may prevent determination of this application will be the subject of a conditional approval.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN
Cc Amington Homes Ltd
Encs. 6 x 10807-05 rev.F

CHAIRMAN:
E. Martin Wyer FRICS

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

PARTNERS:
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David J. McKee
BSc(Est Man) FRICS IRRV
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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 FSVA FBEng

ASSOCIATES:
Lee E. Gowar BSc ARICS
Tony Mancini BSc ARICS

ARCHITECT:
Nick Gardner BA Dip Arch RIBA

CONSULTANT:
Anthony S. F. Hickman D Arch FRIBA

OTHER OFFICES:

NORTH WEST
35 Fountain Street
Manchester M2 2AF
TEL: 0161 236 8781
FAX: 0161 236 8531

WEST MIDLANDS
21 Bennett's 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

Neil has kept the plans for the time being

10 AUG 2000

Date: 09 August 2000

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2000/0851

Location: Land At , Valon Road, Arborfield, Reading.

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

Applicant: Annington Homes Mr T Sims.

Case Officer: Simon Lewis

The new plans show the following: Additional plans and information showing details of materials for parking areas, parking provision and landscaping. Drawing no 10807-05.

Comments are required by 30/08/2000.

Should you have any queries regarding this application please contact the case officer Simon Lewis on (0118) 974 6454.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 24th August 2000

Location: land At Valon Road, Arborfield.

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

Application Number: F/2000/0851: Additional plans.

In response to your consultation dated 9th August 2000 for the above application, the landscape comment is as follows:

The site was visited on 23rd August 2000 and discussions were held with the site agent and also with the project manager and the landscape contractor who happened to be on site at the time.

It is unfortunate that a proper landscape drawing was not available in time for the earlier consultation in March this year, and that the applicant did not wait to have the landscape works considered by the authority. The felling of existing trees has continued around the site since then. Had drawing no. 10807-05 existed at that time and been submitted with the application then the landscape recommendation (of 4th April 2000) very probably would have been to preserve several of the trees now removed from site.

The drawing no. 10807-05 submitted to the planning authority does not distinguish between existing trees that are to be felled or those to be preserved. The landscape contractor is working from a print of the drawing which has been coloured up to show trees to be felled, and fortunately his print was available at the site.

The areas proposed for shrub planting, grass and Grasscrete as covered in the letter ddated 1st August from Stevens Scanlan are acceptable.

The plant schedule 28.7.00/NG accompanying that letter is also acceptable, with the understanding from the landscape contractor that the sizes of the trees are not as set down, but are to be semi-matures (about 20 ft high delivered to site) in 250 litre containers, planted in well-prepared pits with provision for proper watering.

continued

For the access at Bramshill Close to parking court A, work has not yet started here and from discussion and inspection on site it seems that the trees to be removed to achieve the vision splay are sycamore (with understorey hawthorn) and this is acceptable. The *Sorbus aria* adjacent to the sycamore along the frontage to Bramshill Close should be retained and protected from any damage during the construction works. The remaining trees along the site frontage to Bramshill Close should be retained.

The sycamore at the SW corner of car park 1 should be retained.

The four small trees along the W edge of car park B and the two trees behind the garage block in the centre of this car park should be retained.

The five trees within the area of car park D should be retained in their present location.

It is acceptable that the sycamore in the garden of no. 92 should be removed since it is too large and will grow even larger for its location.

Since much of the open spaces between the housing will be quite large extents of open car parking, it is considered that the visual effect of this should be countered by further planting of trees along the edges of some of the parking areas. Suitable trees would be those species with small leaves and relatively light crowns, in contrast to the forest trees (oak, ash, sycamore) around the edges of the site.

All the above comments are made in the interests of securing a pleasant environment which fits the rural setting of Arborfield and provides a suitable background for the housing so that it is not dominated by the car parks.

There is a need for some tree surgery to remove broken branches of existing large trees and the applicant should confirm that this will be carried out during the coming autumn/winter.

The applicant should also confirm that proper care will be taken to protect the spread of the roots and the branches of existing trees during the construction works, in accordance with the provisions of BS 5837:1991 *Guide for Trees in Relation to Construction.*

Patricia Green

Patricia Green
Landscape Consultant

ADDITIONAL PLAN

0851

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

STEVENS SCANLAN

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

CHARTERED SURVEYORS BUILDING SURVEYORS
VALUERS ARCHITECTS ESTABLISHED 1854

1st August 2000

Our Ref: 10807/8/NG

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

FAO Simon Lewis

Dear Sir

Re: Planning Application:
Ref: F/2000/0851: Land at Valon Road, Arborfield

Further to our meeting on 27th July with our clients Annington Homes Ltd, we enclose revised proposals which have been amended in order to address the concerns of the committee members regarding the above application for planning permission. The amendments are as follows:

Grascrete Areas
The access and turning areas for the parking courts indicated as 'A' and 'D' on the enclosed drawing 10807-05D would be constructed with 'Grascrete' or similar open-cell concrete block and grass seeded. The parking bays in these areas would be constructed with concrete paviors.

Parking Provision
The proposals achieve a parking ratio of two spaces for each house. This is in order to prevent the problem of on-street parking in the area given the anticipated expected level of car ownership and parking provision for visitor's cars.

Access to Parking Court A: Removal of Trees
We anticipate that two mature trees and three semi-mature trees would need to be removed in order to achieve the 45m sight line from the new vehicular access onto Bramshill Close. Duplicate sets of drawing are enclosed with the blue boundary line omitted in order to show more clearly the location of the trees in relation to the visibility splay. Replacement trees will be planted in the vicinity of an agreed species type. Overall the proposed landscaping provides for seven additional trees throughout the site.

New landscaping:
It is proposed to increase the overall quantity of new amenity planting throughout the site. The revised drawings indicate new planting areas in green. Also shown in green are areas which where currently concrete paving, are now proposed to be 'Grascrete' block paving. The total area of new 'green' planting is 862m^2.

Existing grass areas which are proposed to be changed to parking bays and hard-standing are indicated in blue. The total area of the parking bays and new hard-standing is 615m^2. On balance therefore the proposals **increase** the total amenity planting and 'green' areas by 247m^2.

We also confirm that on completion, a management company will maintain the new and existing amenity areas.

Other parking amendments
The four bays off the hammerhead have been moved out of the existing grass area and back into the road area which is used for parking at present. In addition, one parking space has been relocated from Area I to Area B next to the electricity sub station.

CHAIRMAN:
E. Martin Wyer FRICS

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

PARTNERS:
Roger B. Buckley FRICS FASI
David J. McKee
BSc(Est Man) FRICS IRRV
Peter J. Rowlinson
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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 FSVA 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
35 Fountain Street
Manchester M2 2AF
TEL: 0161 236 8781
FAX: 0161 236 8531

WEST MIDLANDS
21 Bennett's 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

Our Client, Annington Homes Ltd is responsive in addressing local housing demand, as well as fulfilling its commitments to the Ministry of Defence. This was apparent from the allocation of the last release of housing at Hill Road, where a proportion of homes were sold to local residents in the face of substantial demand from existing MoD housed families. This approach was acknowledged by your MP Mr Redwood at the recent site launch.

We hope that these amendments allay the concerns of the committee members, and we look forward to their comments.

Yours faithfully,

N J Gardner RIBA

STEVENS SCANLAN

Cc Annington Homes Ltd

Encs. 6 x 10807-05 rev.D and Landscape Key

ANNINGTON

Annington Homes Limited
Windsor House
50 Victoria Street
London
SW1H 0NW
Tel: (0171) 960 7500
Fax: (0171) 960 7501
DX 2332 VICTORIA

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Wokingham District Council,
Planning Services,
P.O. Box 157
Shute End,
Wokingham,
Berkshire RG40 1WR

FAO Mr. Mike Thorpe

SL.

June 20, 2000

Dear Mr Thorpe,

Re: Planning Application:
Ref F/2000/0851: Land at Valon Road, Aborfield

Further to a recent telephone conversation, with my colleague Clive Warlow. Please find enclosed revised drawing: **ALD003000301_REL5_PAPP3_REVC** showing the amended Visibility Splay, with 2.4m setback and 45m splay at the entrance to the proposed parking area off Bramshill Close.

I trust this will be satisfactory, and that you may substitute this drawing for the previous **(ALD003000301_REL5_PAPP3_REVB)** and the application will proceed to committee without complications.

If you have any queries regarding this matter, please do not hesitate in contacting me on 020 7960 7559.

Yours faithfully,

N. Ashman

Noel Ashman
Annington Homes

Registered in England No. 3232682
Registered office as above

23 BRAMSHILL CLOSE

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REF.

F/2000/085

F/2000/086

Dear Sir

We the resident of Bramshill close. Wish to oppose to the plans for a car park at the bottom of Bramshill close next to number 23. We have old people living around the back of us. Which will effect them with car doors opening and shutting all hours. All so for safty reasons and security. For our children and

grandchildren. We are very concern with the increase of traffic this will cause to Bramshill close. To make access to the carpark, you will surely have to remove the trees. We already have to face a new housing estate going to be built in front of us. Also for those of us who are buying our Houses then could cause them to drop in value. This as always been a safe area and quiet area. These are just a few of the signature from Bramshill close I know that a lot of people in walon road are against this

Yours faithfully
Mrs L A cohen

NAME	ADDRESS.
L.A. COHEN	23 BRAMSHILL CLOSE
M.A COHEN	" " "
E Martin	22 BRAMSHILL CLOSE
T Martin	" " "
G MARTIN	" " "
Mr & Mrs P. Grant	19 Bramshill Close
[illegible]	18 BRAMSHILL CLOSE
E. CARTER	17 Bramshill close
P [illegible]	2 Bramshill close
D Pontecost	1 Bramshill Close.
M Reed.	20, Bramshill Close
M. Cox	114 VALON RD.
T. Cox	114 VALON RD.
[illegible] Cheeseman	114 VALON RD
[illegible] Reeve	16 BRAMSHILL CLOSE

Mr & Mrs D Ellis
110 Valon Road
ARBORFIELD
Berkshire

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Wokingham District Council
Shute End
WOKINGHAM
Berkshire RG40 1WQ

F/2000/0851

Attn: Mr S Lewis

07.07.2000

Dear Sir,

Re: OBJECTION TO PROPOSED CAR PARK AT BRAMSHILL CLOSE AND VALON ROAD ARBORFIELD

It has come to our notice that there are plans to build a car park on grassed land currently used as a play area for children adjacent to No. 23 Bramshill Close and Valon Road No's 73 – 78 and 107 – 110 where senior citizens reside.

Residents feel that to date, there is no requirement for extra car parking especially as car park No.5 is rarely used to its full capacity.

The land and pathways are convenient areas and walkways for children and senior citizens and are also used for emergency services access. Therefore we feel that the additional building and noise from the proposed car park is totally unnecessary and that these aforementioned vital amenities would be lost forever.

We enclose a signed petition from local residents and a draft map of the area and await your comments.

Yours faithfully,

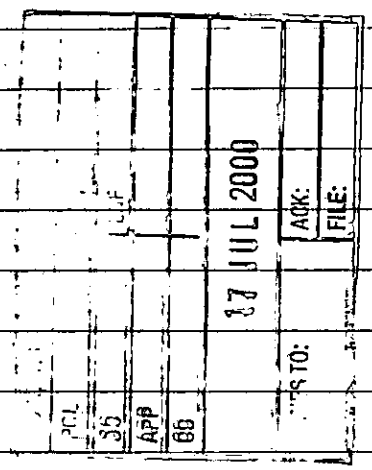
D. Ellis

p.p Mr & Mrs D Ellis

Encl:

A Petition in protest of a Car Park being built at the bottom of Bramshill Close and between Valon Road & Bramshill Close.

D. Ellis	110 Valon Rd	
	107	
	108	
	109	
D L Chapman	111	
F J Chapman	111	
S. T Duncalf	112	
[illegible]	113	
W. A. Haley	113	
K. T. M. Collins	113	
S Redmond	116	
D M Stacey	117	
Mrs. R. Willis	116	
C Stamp	119	
W - Stamp	119	
R coghill	128	
D coghill	128	
MRS. C. COKER	~~1~~ - Whitehall Cottage	
MR D.S.G. COKER	~~1~~	
MR N.S LAWRENCE	4 WHITEHALL MEWS.	
MRS E LAWRENCE	4 WHITEHALL MEWS	



Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680

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4 April 2000

Reply reqd 28148

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Dear Mr Lewis

Reference P.A. F/2000/0851 & F/2000/0861
Proposed change of use to provide residential car parking spaces
Land at Valon Road, Arborfiled and Hill Road, Barkham

The Parish Council has no problems with extra car parking spaces and landscaping but we do have some concerns with releasing these houses onto the private market without the infrastructure in place.

The existing Community Centre will soon be demolished to make way for Bryant development. We understand that the MOD would generally allow the residents of the new houses to use the new Community Centre facilities.

Will the new residents that buy the houses in Valon Road be given the assurance that they can also use the Community Centre and facilities, and that the MOD will not take priority if there became a capacity problem with this development or future sales? Can the new residents also be assured that community facilities will be available when Valon Road or Hill Road is occupied?

Will the new residents be able to use all the sports facilities that are available to the MOD?

As this will be a private development where is the open space and playground facilities and who will manage and maintain these facilities?

Will the new residents be allowed to use the MOD library?

In the past the MOD toddlers had priority, can we be assured that toddlers from the private sector have equal status in using the Crèche, youth clubs, play school now and in the future?

Bryant (MOD) and Badgers Mount are funding five classrooms at the Infant & Junior Schools in School Road. We were informed at the MOD Appeal that Gorse Ride and Farley Hill Road Schools had no room to expand and that Arborfield's local school could only build five

classrooms and could not expand any further without compromising the playing field. As young children are not allowed to travel too far, where will they go to school and who will pay for the extra classrooms?

If the school children manage to get a place at the school before Bryant homes are occupied, who will subsidise the school buses?

Annington Homes will be landscaping the development before selling, who will maintain and manage the enhancement?

Who will maintain the blocks of garages as council tenants probably rent some of them?

The residents of Bramshill Close and the Council owned houses in Valon Road use the Doctors surgery at Swallowfield and the Village Hall in Arborfield. MOD personnel have their own Doctor, the Village Hall surgery facilities and inadequate although an extension has been granted this will not be able for some time due to lack of funds but both developments will use the Village Hall.

The MOD Personnel worked and lived on the garrison but with more of the garrison workers coming from the private sector this has put enormous pressure on the highways. The same applies to Hill Road and Valon Road the new residents will be travelling to work by car as a consequence of selling garrison houses.

We assume that no developer funding will be available for the infrastructure, services or amenities therefore we request that the District insists that some houses are made available to local people first.

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	03 MAR 2000
Officer: SL	Application No. F/2000/0851

Map No 97 Site 0.10

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CHANGE OF USE OF LAND TO RESIDENTIAL PROVIDE 1 CAR PARKING SPACES

Location: Land at. VALON ROAD

Parish: ARBORFIELD Ward: Arborfield 16.3.2000

Applicant: ANNINGTON HOMES

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (7) to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate	~~Not dated~~		
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: Bas ✓
Adjacent Parish	: Bashham or Arborfield
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

..... No pre-apps. .....

NEIGHBOURS:

S/N+ 23 Bramshill Close ✓

73,74,75,76,77,78,79,84,85 Valon Road

44,45,57,56,55,60,64,58,59 Valon Road

96,97,98,99,100,101,102,103,104,105,106 Valon Road

1327

WOKINGHAM DISTRICT COUNCIL

To SL 2000 | 0851

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

Phoned		Please call back	
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Neighbours notified

1 - 22 (-13), 24, 25, 26 & 269

Bramshill Close

+ Bramshill Hunt P/H

14 days given 29/6/00

Signed Carol Hurst

(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 el. bldgs, erect temp accom bldgs	22.3.73	CPC
676/73	"	Extent of Officers Sgt Mess Bldg	19.4.73	CPC
1637/73	"	Sports pavilion, store Accomo at Terminal	[illegible]	[illegible]
00360	[illegible]	[illegible]	16.5.74	[illegible]
	(DIRECTORATE OF [illegible])	[illegible]		[illegible]
				[illegible]
03773	DEPT. OF THE ENVIRONMENT (P.S.A.)	RADIO MAST AT SCHOOL OF ELECTRONIC ENGINEERING	18.12.75	
03807	" "	121 MARRIED SOLDIERS ETRS. 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/BARKM.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
10796	SCHOOL OF ELECTRONIC ENGINEERING FOR D.O.E.	2 PORTAKABINS (TEMPORARY)	8.6.79	NO OBJS
20162	PROPERTY SERVICES AGENCY	EXT. TO N'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				

~~32317~~ 32317

DATE OF COMPLETION

MINISTRY DECISION 33873 - ~~APPEAL DISMISSED - 20.3.91~~ - APPEAL ALLOWED - 14.10.92

SPECIAL ORDERS

DRAINAGE

09[illegible]333 PSA WORKSHOP/STORAGE/GARAGING FOR MILITARY VEHICLES OI

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

03 MAR 2000 0851

(3) ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD

PLOT No. ORD. SHEET No. BARKHAM

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
37067		LEI TO CHURCH		
37310		TRAINING ACCOM.		
38707		PLAY AREA		
38709		ROADS ETC.	18/12/91	C
* 39908 -	ARBORFIELD GAR. GOLF SOC.	9 HOLE GOLF COURSE BARKHAM	26.10.92	CU
41680				
41741				
42390	MOD	TRAINING/WORKSHOPS/BARS/ETC.		NO OB
42462	(OFF BUTTERSHAW AVENUE)			
44032	1	SPORTS AREA FLOODLIGHTING		OBJ
~~95/60134/E~~		BIGGS LANE		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

03.MAR2000* 0851

1933

(4)

ADDRESS ARBORFIELD GARRISON PARISH BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44132	MOD	RE - 42390		No
~~95/60221/R~~		RATIONALISATION OF TRAINING EST.		
44164	MOD	ADD. SPOIL AREA	12.4.95	No
~~95/60258/E~~				
44674	"	O/L GARRISON COMM. CENTRE		
44600	"	MILITARY EQUIPMENT WING	7.7.95	No
~~95/60084/REF~~			CONDS. ATTACHED TO	
			42390 RELATE	
44833	"	ADDITIONAL SPOIL	28.9.95	No
~~95/60924/E~~		AREA	PROVIDING COND. RE HYDRO SCREENING	
44929		SITING OF 2 FIRE FIGHTING	26.9.95	C/U
		STORAGE WATER TANKS		NO OBJ
		SEAL HANGAR SITE		TO CON

MINISTRY DECISION

SPECIAL ORDERS

1933
(5)

ADDRESS ARBORFIELD GARRISON PARISH ARBORFIELD/BARKHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44766		Re 42390 - LANDSCAPING PROPOSALS	25.10.95	NO OB
95/63094				
96/64339/A	(ARBORFIELD)	ROWCROFT BARRACKS		
96/64340/F				
97/64860/A		HAIG BROOK BARRACKS		
97/64972/A		BLDG. 2 ROWCROFT "		
97/66215/A		ROWCROFT BARRACKS		
*97/66439/F	GKN WESTLAND	BIGGS LANE TECH. TRAINING BLDG.	9.1.98	G
97/66807/F				
98/67684/A	"	BIGGS LANE TECH. TRAINING BLDG. (AMEND. TO 66439)	30.7.98	G
98/68502/F	RAMC MUSEUM OF TECHNOLOGY			

MINISTRY DECISION

SPECIAL ORDERS P.D. Zone - Reloading - 2 ROWCROFT BARRACKS - 17.1.97

A198/0176 Tillery Douglas Constr. Aircrew Training Facility 30.9.98 APP

1933
(6)

03.MAR2000* 0851

ADDRESS ARBORFIELD GARRISON. PARISH ARBORFIELD/BARKHAM.

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
C/67684/03/A	GK.N. Westland Ltd.	Revised Visibility Splay.	13/7/99.	A
99/70656/F	Ministry of Defence	Circ. 18/84 All Weather sports pitch	17/2/00	C
C/67684/04	"	D. & C. - 04 - 67684 for Appl of AIR COND. & CHILLER UNITS	2/12/99	A
F/2000/0505	JLA GROUP	Bldg 10 Rowcroft Barracks - change use Vacant shop to wardrobe, hairdressers to plant room. Relocate hairdressers		
C/67684/05	The Charter Partnership	D. & C. Appl of Materials	18/2/00	A

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No. 03.MAR2000* 0851

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(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

All land is owned by Annington Homes within the Blue Line Plan.

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . Annington Homes

Date 28/2/00

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

1789/a

SECTION 66 CERTIFICATE

Application No.

03.MAR.2000* 0851

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

- None of the land to which the application relates is, or is part of, an agricultural holding.

OR

All Land is owned by Annington Homes within the Blue Line Plan.

- 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 . . . [signature] . . . . . .

On behalf of . . . Annington . . . . . .

Date . . . Homes . . . . . 28/2/00 . . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No. 03.MAR.2010 0851

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

All land is owned by Annington Homes within the Blueline Plan.

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . Annington Homes

Date 28/2/00

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

1789/a

SECTION 66 CERTIFICATE

Application No. 03.MAR2000* 0651

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

● I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

● I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) Insert description of steps taken

(b) . . . . . .

. . . . . .

(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

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.

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

All land is owned by Annington Homes within the Blueline Plan.

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . Annington Homes . . . . . .

Date . . . . . 28/2/00 . . . . .

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

1789/a

SECTION 66 CERTIFICATE

Application No. 03.MAR2000* 0851

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

All land is owned by Annington Homes within the Blueline Plan.

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . . Annington Homes

Date 28/2/00

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

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

03.MAR2000* 0851

1. APPLICANT'S NAME: MR. T. SIMS ANNINGTON HOMES.
ADDRESS: WINDSOR HOUSE 50, VICTORIA STREET LONDON.
POST CODE: SW1H.0NW. PHONE: 01799-542399.

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: N/A
ADDRESS:
POST CODE: PHONE:

3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: ARBORFIELD.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
CARPARKING ADDITIONS Due to a lack of parking to the estate generally.

5. Give the area in hectares or part of a hectare
AREA OF SITE: NA.

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: OWNER wishing to Refurbish existing properties to sell to the Private Market

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: Existing & Proposed Base Plans

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

CHANGE OF USE	✓	REDEVELOPMENT		
ERECTION OF NEW BUILDING		ALTERATION or EXTENSION		

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

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

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

SITING		EXTERNAL APPEARANCE	
DESIGN		MEANS OF ACCESS	
LANDSCAPING			

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

Residential.

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

YES/NO N/A. 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.

Surfaces to be Tarmac to carpark areas

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?

Via the existing 'working' surface water drain.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A.

To existing system YES/NO

If no, please give details

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

As existing.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A. (Respectfully).

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.

£190-00.

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

SIGNED J Evans. ON BEHALF OF Ammington Homes DATE 28-02-2000.

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

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.'

Biggs Lane, Arborfield

Plans to comply with conditions

0851

Written 2000

LANDSCAPE SCHEDULE

Planting Period: September' 2000

APPROVED

Drawing 10807/29 Rev. C :15:9:00

Rev. C: Trees and Plants amended for planning approval

Drawing Reference	ITEM Specimen & mature growing height:	Common Name	Comment: Flowering season / flower colour	Supply Specification Container size & plant height.	Rate	Planting Density	Area	Quantity
	GROUND COVER: ht: around 60cm high							
1.0	Lavandula spica 'Vera' 60cm	Dutch Lavender	lt.summer/autumn / lavender blue	2l, 20-30cm		4 /m2	23.5 m2	94 nr
2.0	Calluna vulagaris 45-60cm	Heather or Ling	autumn / pink	2l, 10-15cm		4 /m2	0.0 m2	0 nr
3.0	Potentilla fruticosa mandschurica 30-45cm	Form of shrubby cinquefoil	e. summer to mid. Autumn./white	2l, 20-30cm		4 /m2	41.0 m2	164 nr
4.0	Anemone hybrida (A x elegans,A Japonica) 60cm	September charm/ Japanese Anemone	l. summer to mid-Autumn / pink	2l, 30cm min.		3 /m2	13.0 m2	39 nr
5.0	Cottoneaster dammeri 10cm	-	e. summer (decorative red berries)	2l, 20-30cm		4 /m2	37.0 m2	148 nr
6.0	Hedra helix 'Hibernica'	Irish ivy	vigorous ground cover/ shade.	2l, 30-40cm		3 /m2	0.0 m2	0 nr
7.0	Sedum x 'Autumn Joy' 60cm	form of Stonecrop	lt. Summer to mid-autumn/ rose-pink	2l, 30cm min.		4 /m2	7.0 m2	28 nr
8.0	Juniperus horizontalis	form of Creeping Juniper	Grey foliage	2l, 20-30cm		3 /m2	10.0 m2	30 nr
								0
	MEDIUM SHRUBS ht: around 1m							0
9.0	Senecio laxifolius 90-120cm		Grey foliage/ yellow summer flower.	3l, 30-40cm		3 /m2	10.0 m2	30 nr
10.0	Cotoneaster horizontalis 60cm	Fishbone Cotoneaster	early summer / pinkish white	3l, 30-40cm		3 /m2	10.5 m2	32 nr
11.0	Prunus laurocerasus 'Otto Luyken' 90cm	Cherry or Common Laurel	e. summer/white (v.low maintenance)	3l, 30-40cm		3 /m2	17.0 m2	51 nr
12.0	Potentilla 'Elizabeth' - 75-90cm	Form of shrubby cinquefoil	e. summer to mid. Autumn./yellow	2l, 30-40cm		3 /m2	14.0 m2	42 nr
13.0	Berberis thunbergii 'Aurea' 90-110cm	form of Barberry	yellow leaves / spring yellow flowers	2l, 20-30cm		3 /m2	4.0 m2	12 nr
14.0	Berberis thunbergii atropurpurea 1.2m	form of Barberry	purple leaves / spring	3l, 20-30cm		3 /m2	30.0 m2	90 nr
15.0	Hosta plantaginea 60cm	species of Plantain Lily	yellow leaves / Autumn / white	2l, 20-30cm		4 /m2	0.0 m2	0 nr
16.0	Hebe 'Autumn Glory' 60-90cm		midsummer to autumn/ violet	2l, 20-30cm		4 /m2	18.0 m2	72 nr
								0
								0
	LARGE SHRUBS ht: around 2m							0
17.0	Buddlia davidii 'Royal Red' 2 - 3m	Form of Butterfly Bush	mid summer to mid-autumn/ puple/red	3l, 40-60cm		3 /m2	12.0 m2	36 nr
18.0	Berberis thunbergii 1.2-1.8m	form of Barberry	purple foliage / spring yellow flower.	3l, 20-30cm		3 /m2	27.0 m2	81 nr
19.0	Sambucus nigra 'Aurea' 3m	Golden Elder	yellow-green leaves / e summer/ white	3l, 40-60cm		3 /m2	16.0 m2	48 nr
20.0	Euonymus fortunei (syn E. radicans) 1.8m	Silver Queen	variegated leaves/ wall climber/ ground cvr.	2l, 20-30cm		4 /m2	0.0 m2	0 nr
21.0	Syringa microphylla 'Superba' 1.8-2.4	form of Lilac	lt. Spring to mid autumn/ rose pink	3l, 30-40cm		3 /m2	19.0 m2	57 nr
								0
27.0	Phormium	form of New Zealand flax	spiky decorative leaves.	3l, 30-40cm		4 /m2	2.0 m2	8 nr
								0
								0
	TREES							0
29.0	Prunus x subhirtella 'Autumnalis'	Flowering Cherry	Autumn to Spring / white	40l, 2-3' cirular top light standard, container grown and steaked.				12 nr
30.0	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.				1 nr

LANDSCAPE SCHEDULE

Planting Period: September' 2000

APPROVED

Drawing 10807/29 Rev. C :15:9:00

Rev. C: Trees and Plants amended for planning approval

Drawing Reference	ITEM	Common Name	Comment: Flowering season / flower colour	Supply Specification	Rate	Planting Density	Area	Quantity
	Specimen & mature growing height:			**Container size & plant height.**				
31.0	Malus Tschonoskii	Flowering Chrab	lt. Spring/white-pink	40l, 2-3' cirular top light standard, container grown and steaked.				6 nr
	Other Small Shrubs/ Ground cover: (Post Planning Amendment)							
32.0	Hebe 'Pagei' 15-30cm		lt.spring to e.summer/ white	2l, 20-30cm		4 /m2	23.5 m2	94 nr
33.0	Viburnum davidii 90cm		e.summer/berries/ ground cover	2l, 20-30cm		4 /m2	9.5 m2	38 nr
34.0	Hypericum calucinum 30-45cm	Rose of Sharon	summer-early autumn/ yellow	2l, 20-30cm		4 /m2	48.0 m2	192 nr
35.0	Polygonum affine 'Donald Lowndes' 23cm	form of Knotweed	summer-0early autumn/ deep pink	2l, 20-30cm		4 /m2	44.0 m2	176 nr
36.0	Pachysandra terminalis 23-30cm		mid-spring/ white	2l, 20-30cm		4 /m2	3.0 m2	12 nr
	Other Medium Shrubs: (Post Planning Amendment)							
37.0	Hebe 'Great Orme'		lt.summer-autumn/ pink	2l, 20-30cm		4 /m2	23.0 m2	92 nr
38.0	Euonymus fortunei 1.8m	'Emerald and Gold'	variegated leaves/ wall climber/ ground cvr.	2l, 20-30cm		4 /m2	9.0 m2	36 nr
39.0	Cornus alba 'Elegantissima' Sibirica Variegata 1.8-2.7m	form of Redbarked Dogwood	variegated leaves/ pink leaves in winter	3l, 40-60cm		3 /m2	11.0 m2	33 nr
40.0	Choisya Turnata 1.8m	Mexican Orange Blossom	spring/ white/ sunny location	2l, 20-30cm		4 /m2	2.0 m2	8 nr
41.0	Forsythia ovata 1.2m	Early Forsythia	lt.winter to early spring/ yellow	3l, 40-60cm		3 /m2	20.0 m2	60 nr
42.0	Escallonia 'Apply Blossom' 1.8m		summer-autumn/ pink-white	3l, 40-60cm		3 /m2	13.0 m2	39 nr
43.0	Mahonia 'japonica' 2-3m		lt.autumn-early spring/ yellow	3l, 40-60cm		3 /m2	12.0 m2	36 nr
44.0	Viburnum tinus 1.8-3m	Laurustinus	lt.autumn-early sping/ white	3l, 40-60cm		3 /m2	14.0 m2	42 nr
45.0	Viburnum bodnantense 'Dawn' 2.4-3m		lt.autumn-early spring/ pinkish white	3l, 40-60cm		3 /m2	16.0 m2	48 nr
46.0	Viburnum davidii 90cm		e.summer/berries/ ground cover	2l, 20-30cm		4 /m2	12.0 m2	48 nr
47.0	Viburnum burkwoodii 2.4m		spring/ pink changing to white/ against wall	3l, 40-60cm		3 /m2	0.0 m2	0 nr
48.0	Fatsia		spring/ summer/ white	3l, 40-60cm		3 /m2	3.0 m2	9 nr
				TOTALS				