APPLICATION NO:

RM/2002/8065

LOCATION:

32 - 36 Hurst Road, Twyford Reading.

APPLICANT:

Charles Church Southern Ltd C/O Simon Cooper Associates Ltd

PROPOSAL.

Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

EARLIEST DATE FOR DECISION: **30/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 30/01/2003

CASE OFFICER: **Tanya Davies**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Charles Church Southern Ltd
C/O Simon Cooper Associates Ltd
The Post House
Kennel Lane
Windlesham
Surrey
GU20 6AA

Application Number: RM/2002/8065

Parish: **TWYFORD**

Location: **32 - 36, Hurst Road, Twyford, Reading.**

Proposal: **Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.**

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. Prior to development commencing the extent of the public open space to be maintained by Wokingham District Council shall be agreed in writing by the Local Planning Authority.

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) no additional windows or similar openings shall be constructed in the first floor level or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

Condition
4. The landing windows in the side elevations of plots 2, 15, 13, 14, 1 and 6 of the development hereby permitted shall not at any time be glazed other than with obscured glass.

Condition
5. Notwithstanding plan 2063.01, within 28 days of the date of this permission a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.

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 safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
4. To safeguard the residential amenities of the occupiers of neighbouring properties.

Reason
5. In the interests of visual amenity.

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

Berkshire Structure Plan Policies H5, H9, C2, C5 and EN3.
Wokingham District Local Plan (Deposit Draft) Policies WBE1, WBE13, WOS3, WOS4, WH1, WIC16 and WIC17.

Informative
2. You are advised that the following plans relate to this Approval - Drawings Nos.
C016/010A (Engineering Layout)
32-955-001L (Planning Layout)
32/955/OD/1A, 32/955/OD/2A, 32/955/GRE/1A, 32/955/GRE/02, 32/955/GRE/03A, 32/955/GRE/04, 32/955/DEN/01, 32/955/DEN/02, 32/955/NEW/1B, 32/955/NEW/H/01B, 32/955/NEW/02B, 32/955/NEW/H/02B (Layout and Elevations)

Informative
3. The landscaping scheme required by condition 5 shall show the additional parking space adjacent to plot 10 and a revised layout of the open space. This revised layout shall include a less regimented layout, with groups of trees with shrub underplanting to protect the trees and to soften the edges. In addition there shall be more views through the open space from plots 7, 8 and 9.

Informative
4. In light of the position of the site close to the floodplain, the applicant is encouraged to minimise hard surfacing and to incorporate areas of porous materials such as 'grasscrete' where appropriate.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/02/2003

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

Tel: (0118) 974 6000
Email: duncan.carty@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 9th February 2004
My ref: RM/2002/8065
Your ref:
File ref:

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

Trevor Bridge Associates
7-9 St Michael's Square
Ashton-under-Lyne
Lancs. OL6 6LF

For the attention of Nicola Vasey

Dear Ms Vasey,

RESERVED MATTERS ON OUTLINE CONSENT O/2000/1265 FOR THE ERECTION OF 15 DWELLINGS, GARAGES AND INFRASTRUCTURE WORKS, FORMATION OF PUBLIC OPEN SPACE

32-36 HURST ROAD, TWYFORD, READING

I refer to your letter received 11th July 2003 with regard to the submission of details of a management plan for the public open space and landscape proposals drawing 2063.01 revision C as required by Condition 5 of planning permission RM/2002/8065 for the above development.

I confirm that the proposed management plan for the public open space and landscape proposals are considered acceptable.

Yours sincerely,

Duncan Carty
Consultant Planner

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. Trevor.Watson@wokingham.gov.uk
Date 31 July 2003
My ref. TGW/SB/RM/2002/8065
Your ref. 088.AD.B11

71159

Mr A Dicker
Technical Manager
Charles Church Southern
Charles Church House
Knoll Road
CAMBERLEY
Surrey GU15 3TQ

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

Dear Sir

RESERVED MATTER APPLICATION F/2002/8065
32-36 HURST ROAD, TWYFORD

I refer to the above and your letter with enclosed plan dated 15 July 2003.

Further to this I am pleased to be able to confirm that the revised materials as shown on your plan ref. no. Newn-07 rev C are acceptable as a minor amendment to the previously approved details for Plots 7, 8 and 9 on this development.

I also note your agreement with Steve Auton from the Highway Authority on the use of tarmacadam for the roadway. I can confirm that this is also acceptable from a planning point of view.

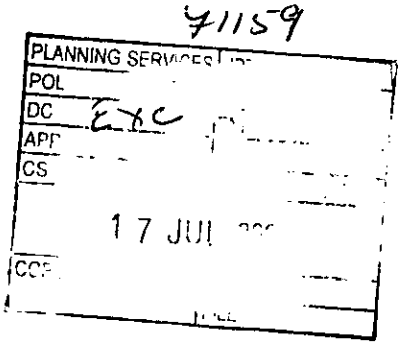
Yours faithfully

SB

pp TREVOR WATSON
Development Control Manager

CHARLES CHURCH

088.AD.B11
15th July 2003



Wokingham District Council
PO Box 153
Shute End
Wokingham
Berkshire RG40 1WL

ATTENTION: Trevor Watson

Dear Mr. Watson,

RE: Reserved Matters Application Ref. 2002/8065
32-36 Hurst Road, Twyford, Berkshire

Further to our planning approval at the above, please find enclosed a revised elevation for plots 7-9. You will see that we have introduced flint into the elevations rather than the current tile hanging.

I hope you will agree that the use of flint will have a positive impression on the development and therefore hope this can be dealt with as a minor amendment.

On another note, we have been having discussions with Steve Auton of your Highway department and have agreed with him that the finish to the whole road should be black tarmacadam and not the two tone as shown on the planning layout. I hope this can also be dealt with as a minor amendment.

I trust everything is to your satisfaction but should you require further information please do not hesitate to contact me.

Yours sincerely,

pp Andrew Dicker
Technical Manager

Charles Church Southern, Charles Church House, Knoll Road, Camberley, Surrey, GU15 3TQ
Tel. 01276 808080 Fax. 01276 808081 DX. 32726 CAMBERLEY www.charles-church.co.uk

A division of Charles Church Developments Ltd. Registered in England No. 1182689 A subsidiary of Persimmon plc.
Registered Office, Persimmon House, Fulford, York, YO19 4FE

Tel. 0118 974 6444

Fax. 0118 974 6484

Email. jenifer.jackson@wokingham.gov.uk

Date. 7 April 2003

My ref. RM/2002/8065

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

Mrs Theresa May MP
Chairman of the Conservative Party
House of Commons
LONDON SW1A 0AA

Dear Mrs May,

RE: 32-36 HURST ROAD, TWYFORD, READING.

Thank you for your letter dated 31 March and received on 3 April 2003, in relation to a development proposal by Charles Church.

The letter sent by your constituent to the Twyford Advertiser makes no reference to the site, I think that the site referred to is located at 32-36 Hurst Road, Twyford. The site was formerly occupied by a poultry slaughterhouse and there have been 4 previous planning applications seeking to replace this use with residential development. The first of these was approved in outline in 1986 for the erection of 5 dwellings. A second application for outline permission for 12 dwellings was refused in 1990 and this was followed in 1992 by an application for 9 bungalows which was granted permission. The fourth application for outline permission for erection of 15 dwellings was refused in February 2001 and subsequently allowed on appeal in November 2001. The current application is the reserved matters relating to that outline permission granted on appeal.

The reserved matters application was submitted under reference RM/2002/8065 and was considered by the Development Control Committee on 26 February 2003. The application was approved by the Committee and related to the siting, design, external appearance and landscaping of the proposed houses.

Part of the application site is within land shown on plans supplied by the Environment Agency as being liable to flooding. The Agency raised no objection to the reserved matters application. The area of land liable to flood is predominantly allocated to be used as open space but does also include the rear gardens to plots 7, 8 and 9. It is not proposed that any buildings be erected within the floodplain so there will not be any impedance of surface water flows or reduction in the capacity of the flood plain to store water. Conditions were imposed on the outline permission to control the erection of fences, domestic outbuildings and extensions within the area liable to flood.

I trust that this information is of assistance.

Yours sincerely,

Mrs J Jackson

Principal Planning Officer - North Area

TW

THERESA MAY MP
Chairman of the Conservative Party

HOUSE OF COMMONS
LONDON SW1A 0AA

PLANNING SERVICES
POL
DC
AFD
CS
67799
03 APR 2003
COPIES TO

REPLY BY
17 APR 2003

Ms Anna Cronin
Head of Planning & Transportation
Wokingham District Council
P O Box 157 Shute End
Reading
Berkshire RG40 1WR

31 March 2003

Dear Ms Cronin,

I enclose a copy of a letter to the Twyford Advertiser – 7 March edition – written by my constituent, Mrs Louise Yeadon of 54a Hurst Road, Twyford, who is very concerned about a proposed development by Charles Church.

I would be grateful if you could give me up to date information on this proposed development.

Yours sincerely,

MRS THERESA MAY, MP

Tel: 020 7219 5206 *Fax: 020 7219 1145*
E-mail: mayt@parliament.uk

PLA
PCL
DC
E
03 APR 2005

Re: Friday 7th March edition of the Twyford Advertiser – Homes Welcome

I read with interest your article headlined 'Homes Welcome' in the Twyford Advertiser last week. As a resident of the Hurst Road I was intrigued exactly who welcomed these homes, as myself and my neighbours have lobbied Wokingham District Council for many years protesting against the proposed development. Granted the slaughter house was a poor neighbour; the local residents will not miss the offensive smell or the heavy lorries that used the site. However I find the greed the developers Charles Church is displaying even more offensive.

Even now in March the land where the house are to be built is flooded. Charles Church plan to build several 5 bedroom houses, marketed at families, knowing full well that the back gardens will be in the flood plain.

Will this be mentioned in the marketing brochures? Will prospective buyer be happy explaining to their children that they are unable to play in the garden for 6 months? Who will be willing to insure houses when a flooding risk is known?

As the owners of the newly built Willow Court in Charvil know to their cost, water doesn't stop at a line on a planning map it moves where ever it wants.

In addition to this moral issue, I am concerned for my own property and that of my neighbours. What effect will this development have on the local water table. Will our gardens become waterlogged because of the water displacement? Will our foundations be effected? Will the developers indemnify our properties against the effect of future flooding?

In your article it talks of development further along the road. When the planning application was taken to a tribunal it stated that if the development was allowed to go ahead it would not set a precedent. Are the Council now saying that they expect the Hurst Road to be backfilled? Will we loose our view? Will we be reimbursed by the developers for the thousand of pounds we will lose in house prices. NO!

The developers will get richer and the Council will get a nice donation towards Schools and Libraries to let the plans go though.

'Housing OK will smooth feathers' ? More like 'Housing OK has ruffled feathers'

Louise Yeadon
54a Hurst Road
Twyford

0118 9340067

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 20 March 2003
My ref: TD/F/2002/8065
Your ref:

Ms J Moore
30 Hurst Road
Twyford
Reading
RG10 0AJ

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

Dear Ms Moore

32- 36 Hurst Road, Twyford, Reading.

Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space.

I refer to my earlier letter dated 7 March and apologise for the delay in getting back to you.

The Company have confirmed that they intend to construct an upstairs bathroom window in the elevation to the rear of your home, this elevation will be obscure glazed. As I mentioned before there is a condition that requires that any window in this elevation is obscure glazed and is retained as such. In light of this condition your home should not be affected by overlooking. However I apologise that the error in the plan was not noticed before Committee.

Please contact me with any queries.

Yours sincerely

Tanya Davies
Senior Planning Officer

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 20 March 2003
My ref: TD/F/2002/8065
Your ref:

Mr A Dicker
Charles Church Southern Limited
Charles Church House
Knoll Road, Camberley
Surrey GU15 3TQ

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

Dear Mr Dicker

32- 36 Hurst Road, Twyford, Reading.

Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space.

I write regarding the recently submitted samples of Redland Grovebury roof tiles in 39 Farmhouse Red and 30 Slate Grey. I can confirm that these tiles are acceptable for use in the implementation of planning consent F/2002/8065 for the erection of 15 dwellings and garages at land to the rear of 32- 36 Hurst Road, Twyford, Reading.

I therefore discharge condition 6 of O/2000/1625.

Please contact me with any queries.

Yours sincerely

Tanya Davies
Senior Planning Officer

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 10 March 2003
My ref: TD/F/2002/8065
Your ref:

Mr A Dicker
Charles Church Southern Limited
Charles Church House
Knoll Road, Camberley
Surrey GU15 3TQ

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

Dear Mr Dicker

32- 36 Hurst Road, Twyford, Reading.

Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space.

I write regarding the recently submitted samples of Baggeridge Brick in 65mm Smoked Orange, 65mm Paragon Antique, 65mm Blended Red Gilt, and 65mm Gilt Orange.

I confirm that the use of these bricks (with 65mm Gilt Orange as a detail brick) are acceptable for use in the implementation of planning consent F/2002/8065 for the erection of 15 dwellings and garages at land to the rear of 32- 36 Hurst Road, Twyford, Reading.

When you have submitted an appropriate roof tile I will be able to fully discharge the appropriate condition.

Please contact me with any queries.

Yours sincerely

Tanya Davies
Senior Planning Officer

LAFARGE
ROOFING

Eastern Sales Office

Our Ref: VH/GB

10th March 2003

Tanya Davies
Planning Department
Wokingham District Council
Shute End
Wokingham
Berks
RG40 1WN

Redland

Dear Tanya

Re: Planning Reference – RM2002/8065, 32 – 36 Hurst Road, Twyford, Berkshire

Please find attached samples of Redland Grovebury, colour 30 Slate Grey and colour 39 Farmhouse Red for the above-mentioned site.

We have been asked to forward this to your department on behalf of Mr John Leighton, Wilson Connelly, Welwyn Garden City.

If you require any further information or samples please do not hesitate to contact me by email, vanessa.hole@lafarge-roofing..co.uk or by telephone on 01525 244042.

Yours sincerely,
For Redland Roofing Systems Ltd

Vanessa Hole
New Business Co-ordinator

Encs.

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 7 March 2003
My ref: TD/F/2002/8065
Your ref:

Mr A Dicker
Charles Church Southern Limited
Charles Church House
Knoll Road, Camberley
Surrey GU15 3TQ

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

Dear Mr Dicker

32- 36 Hurst Road, Twyford, Reading.

Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space.

I have received a letter from a local resident querying whether you intend to have any windows in the side elevation of plot 13 (Greywell). The first set of plans did not show a window in this elevation, the revised plans show one in the bathroom on the blockplan but not on the elevation plan.

As condition 4 requires the window to be obscured glaze I am confident that she will not be affected by overlooking. However I would be grateful if you would confirm your intentions so that it can be recorded on file.

Yours faithfully

Tanya Davies
Senior Planning Officer

10/3/03
AD rang the window will be in the bathroom + obscure glaze.

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 7 March 2003
My ref: TD/F/2002/8065
Your ref:

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

Ms J Moore
30 Hurst Road
Twyford
Reading
RG10 0AJ

Dear Ms Moore

32- 36 Hurst Road, Twyford, Reading.

Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space.

Thankyou for your letter dated 21 February pointing out the inconsistencies in the plans.

Unfortunately I did not read your letter until after the Committee meeting on 26 February when the application was approved. The window shown on the block plan is within the bathroom and a condition was added to the consent requiring that it is glazed in obscured glass.

4. The windows in the side elevations of plots 2, 15, 13, 14, 1 and 6 of the development hereby permitted shall not at any time be glazed other than with obscured glass.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

I have written to the Company to clarify if they intend to construct this window or not.

I apologise for the delay in responding and will write to you again in due course.

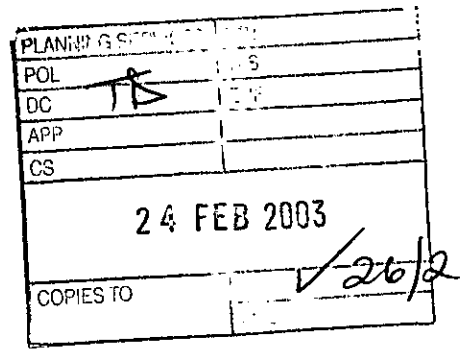
Yours faithfully

Tanya Davies
Senior Planning Officer

30 HURST ROAD, TWYFORD, READING, RG10 0AJ

8188

The Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
RG40 1WR



F.A.O. Tanya Davies

21 February 2003

Dear Miss Davies

APPLICATION NUMBER: RM/2002/8065

Site Address: 32 - 36 Hurst Road, Twyford, Reading

Following the notification of revised plans, I have again perused the plans and believe I have found an error in the plans regarding Plot 13.

Referring back to the Basing/Greywell Plots 10-13 - Block Elevation plans stamped 5 Dec 02 there are no windows shown in the side elevation of Plot 13. Similarly on the Basing/Greywell Plots 10-13 - Block Plans stamped 5 Dec 02 there are no windows shown to the side of the building.

However the revised plan dated 24 Jan 2003 Greywell Plots 2, 6, 10 & 13 - Floor Plans shows windows both upstairs and downstairs to the side of the plot, although on the revised plan also dated 24 Jan 2003 Greywell Plots 2, 6, 10 & 13 – Elevations there are no windows shown on the side elevation.

I presume this an error not an attempt to mislead and would be grateful if the position could be clarified. On my previous inspection of the plans I studied the Elevation plans and if these had shown windows to the side, then I would have put raised an objection as the windows would then overlook my property. It is only because I have since had more time to look at all the plans in more detail that I have discovered this anomaly.

I would be grateful if you could confirm that there are no windows planned for the side elevation of Plot 13.

Yours sincerely

Jane Moore

JANE MOORE

Jenifer Jackson

From: Reg Leach
Sent: 06 August 2003 17:35
To: Jenifer Jackson
Subject: 32 - 36 Hurst Rd App No. RM/2002/8065

Hi Jeni.
Thanks for your information. No comments as they have now provided what was required.
Thanks,
Reg.

TO: **DEVELOPMENT CONTROL**
Jeni Jackson

FROM: Environmental Design

DATE: 7 October 2003

Location:	32 – 36 Hurst Road, Twyford
Proposal:	Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings and infrastructure works, formation of public open space.
Application Number:	RM/2002/8065

In response to your consultation dated 25 July 2003 for the above application, the landscape comments are as follows:

The landscape scheme, drawing no. 2063.01 C, and the associated management plan is acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning

PLANNING SERVICES HP 70987
POL
DC RB 55
APP
CS
11 JUL 2003
COPY

NV/SH/2063C/5

10 July 2003

PLANS TO MEET CONDITIONS
8065

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

For the attention of Ms T Davies

Dear Sirs

DEVELOPMENT AT 32 - 36 HURST ROAD, TWYFORD
CHARLES CHURCH (SOUTHERN) LTD
PLANNING APPLICATION NO. RM/2002/8065

Further to receiving correspondence from the Environment Agency, please find enclosed four copies of our drawing 2063.01 revision 'C' *Landscape Proposals* along with four copies of our Management Plan for Public Open Space at the above development.

I look forward to receiving any comments you may have, but in the meantime, should you have any queries, please do not hesitate to contact me.

Yours faithfully

N.C. Vasey

Nicola Vasey
nicola.vasey@trevorbridge.co.uk

TREVOR BRIDGE
associates

Enc

cc Charles Church (Southern) Ltd: Mr A Dicker

Date: 25 July 2003

To: Case Officer

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

Application Number: RM/2002/8065

Location: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

Applicant: Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

Case Officer: Jeni Jackson

The new plans show the following: Landscape proposals and Management Plan for Public Open Space. Drawing no: 2063.01C.

Comments are required by 08/08/2003.

Should you have any queries regarding this application please contact the case officer Jeni Jackson on (0118) 974 6444.

(RING ONE)

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

App. No. RM/2002/8065 Date Rec. 11 July 2003

Location: 32-36 Trust Rd, Twyford

Parish: Twyford

Applicant: Charles Church.

Description of attached plans: landscape proposals + Management Plan for POS.

Drawing No's: 2063.01 C

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

Reg Leach - management plan

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

NEIGHBOURS: —

Date for Responses 14 days.

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER Veni Jackson 23/7

Consultations Sent by Admin. on 25.07.03

Yellow - Case Officer Copy
Green - Part One Copy

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning

PLANNING SERVICES 70987
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PLANS TO MEET CONDITIONS
8065 D

NV/SH/2063C/5

10 July 2003

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

For the attention of Ms T Davies

Dear Sirs

DEVELOPMENT AT 32 - 36 HURST ROAD, TWYFORD
CHARLES CHURCH (SOUTHERN) LTD
PLANNING APPLICATION NO. RM/2002/8065

Further to receiving correspondence from the Environment Agency, please find enclosed four copies of our drawing 2063.01 revision 'C' *Landscape Proposals* along with four copies of our Management Plan for Public Open Space at the above development.

I look forward to receiving any comments you may have, but in the meantime, should you have any queries, please do not hesitate to contact me.

Yours faithfully

N.C. Vasey

Nicola Vasey
nicola.vasey@trevorbridge.co.uk

TREVOR BRIDGE
associates

Enc

cc Charles Church (Southern) Ltd: Mr A Dicker

TREVOR BRIDGE *associates*

Landscape Architecture Urban Design Environmental Planning
7-9 St Michael's Square, Ashton-under-Lyne, Lancs, OL6 6LF
Tel: 0161 308 3765 Fax: 0161 343 3513

PLANS TO MEET CONDITIONS

8065 D

DRAWING ISSUE SHEET

Form SF09 Issue 4

JOB NUMBER 2063	Sheet No. 1

HURST ROAD, TWYFORD

CHARLES CHURCH SOUTHERN LTD

Drawing Description	Dwg.No.	Date of issue									
		04	26	11	09	10					
		02	02	03	07	07					
		03	03	03	03	03					
LANDSCAPE PROPOSALS	2063.01	/	A	B	C	C					

Distribution

WOKINGHAM DISTRICT COUNCIL	4	4	4		4					
CHARLES CHURCH SOUTHERN LTD	1	1	1	2						
SIMON COOPER ASSOCIATES LTD	1	1	1							

BACKGROUND

1 HISTORY

The site was formerly occupied by a poultry slaughterhouse. There have been 4 previous planning applications to replace this use with residential development. The first of these applications were approved in outline for the erection of 5 dwellings in 1986. A second application in 1990 for outline permission for 12 dwellings was refused. This was followed in 1992 by an application for 9 bungalows which was granted planning permission.

A further outline application (O/2000/1625) for the erection of 15 dwellings was refused in February 2001, but allowed on Appeal in November 2001. The principle of developing 15 dwellings on this site is therefore firmly established.

2 CONSULTATION

Environment Agency: no objection subject to conditions.

Access and Movement: no objection, the principle of development and appropriate conditions were established by the Inspectors decision.

Twyford Parish Council: please see comments attached.

Hurst Parish Council: no comments

WDC Drainage: no objection subject to conditions.

Thames Water: no objection.

Neighbour Representation: 2 letters of support, 1 letter making comments and 15 letters of objection have been received, the comments raised are as follows:

Design/ Character: Too many dwellings for the size of the site, this number of dwellings is out of character. The three storey townhouses are out of character (these have been withdrawn from the scheme). The remainder of the area comprises bungalows. The gardens are too small.
Traffic: parking will need to be strictly controlled due to the closeness of the railway station, additional traffic, safety concerns about another access onto Hurst Road, safety concerns about pedestrians, concerns about speeds on Hurst Road, concerns about the proximity of the access to the 'bend' in Hurst Road. Increases in traffic noise.
Floodrisk: the land is liable to flooding.
Precedent: concerns more about additional development behind Hurst Road.
Impact on wildlife;
Landscape: Inspector noted it was a visually sensitive location.
Other: Is sewage system adequate? Impact on local schools;
Support: pleased to be able to use garden now that the smell from the chicken factory has gone.

3 APPRAISAL

A. Principle of Development: Policy H5 of the Berkshire Structure Plan; Policies WH6 of the Wokingham District Local Plan (Deposit Draft) as modified.

B. Density: Policies H5 and H9 of the Berkshire Structure Plan; Policy WH1 of the Wokingham District Local Plan (Deposit Draft) as modified.

C. Housing Mix: Policy H9 of the Berkshire Structure PlanPolicy WH6 of the Wokingham District Local Plan (Deposit Draft) as modified.

D. Impact upon the residential amenity of the neighbouring dwellings: Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as modified.

E. Impact upon the character and appearance of the surrounding area: Policy C2 and C5 of the Berkshire Structure Plan; Policies WOS3, WBE1, WBE13, -WH1 of the Wokingham District Local Plan (Deposit Draft) as modified.

F. Landscape Issues

G. Access and Movement:

H. Services, amenities and infrastructure: Berkshire Structure Plan Policy LD6; Policy WOS4 of the Wokingham District Local Plan (Deposit Draft) as modified.

I. Flooding Issues: Policy EN3 of the Berkshire Structure Plan and Policy WIC16 of the Wokingham District Local Plan (Deposit Draft) as modified.

J. Concerns of Parish Council and Local Residents.

A. Principle of the Development

There is an existing outline permission for 15 dwellings on the site. The principle of residential development on the site has therefore been established. The site is largely within the identified settlement of Twyford, with only the gardens of the houses to the east of the development beyond the settlement boundary. The illustrative layout scheme submitted with the outline application (attached) and thus considered by the Inspector shows a broadly similar layout to that proposed, with most of the development concentrated within the identified settlement and only the gardens beyond the settlement boundary.

B. Density

The gross area of the site is 0.7 hectares, however, this includes the area of the site in the floodplain to be used as open space (approximately 1920m2). Excluding the open space the net housing density proposed for this site equates to approximately 32 houses per hectare. This is acceptable.

C. Housing Mix

Paragraph 5.17 of the Wokingham District Local Plan Draft Deposit (As Agreed to Be Modified) suggests that applications should incorporate a mix of accommodation. Policy WH6 states that particular emphasis should be given to the need for one and two bedroom dwellings. For this application the requirements can be broken down as follows:

No. of beds	% (para 5.17 of the WDLPDD)	No of proposed dwellings	%	Suggested Mix in order to comply with Policy WH6 and para 5.17)
1 & 2 bed	Not less than 45%	6	40%	6.75
3 bed	21%	6	40%	3.15
4+ bed	32%	3	20%	4.8

It is felt that the scheme broadly complies with the 'spirit' of the suggested housing mix in WH6. It also complies with the Local Plan Inspectors recommendation that there should be an emphasis on the need to provide smaller units, with 80% of the houses proposed being 2 and 3 bedroom.

D. Impact on the residential amenity of the neighbouring dwellings

The properties most affected by the development are 32 and 36 Hurst Road, these are both bungalows. There will be 6m between the side elevation of the new house proposed on plot number 1 and the side elevation of number 36. There are no windows proposed on the side elevation of plot number 1. It is considered that there will not be any detrimental impact by reason of overlooking or overbearing on number 36.

There will be 28m between the rear elevation of number 32 Hurst Road and the rear elevation of the pair of semi's proposed for plots 14 and 15. The boundary is well treed, although there will be some views from upstairs windows. It is not considered that the proposed development will have an adverse effect on the existing properties through overlooking or overbearing aspects.

E. Impact on the character and appearance of the surrounding area

The site is on the settlement edge of Twyford and the Loddon Valley. The open part of the application site to the west of the proposed housing will remain free of buildings. Not only would this keep the new development clear of the floodplain, it would also limit built development to the upper part of the site, away from the open undeveloped valley bottom. The illustrative layout scheme submitted with the outline application (attached) and thus considered by the Inspector shows a broadly similar layout to that proposed, with development concentrated on the upper part of the site away from the floodplain.

The Inspector concluded that whilst the properties fronting on Hurst Road are bungalows, much of the application site is at a lower level and in these circumstances two-storey development would not appear visually incongruous in the wider landscape. Plot 1 (the most visible from the road) is set back 16m from the road, it is proposed construct a 3 bed detached house on this plot. This house is 2 storey with 1st floor accommodation in the roofspace. It is not considered that this dwelling will be out of character with the streetscene as whilst the adjacent property is a bungalow, the houses opposite are two storey,

as are numbers 44 onwards (on the same side of the road as the development site).

The Inspector specified that breaking up the layout of the houses where they adjoin the proposed open space would overcome the possibility of an abrupt built form at the western edge of the development. The current layout reflects this, with views of the open space percolating between plots 7,8 and 9.

For these reasons it is felt that the proposal would not harm the character or appearance of the surrounding area.

F. Landscape Issues and Effect on Existing Trees

The Inspector notes in the appeal decision that to the west of the application site is the open landscape of the Loddon Valley, which contrasts with Hurst Road to the east and the adjoining built up edge of Twyford. In general landscape terms the higher ground on the eastern side of the valley is part of the built up area of Twyford, while the open land in the valley bottom within the floodplain of the River Loddon and Twyford Brook is largely free of development. The appeal site straddles these contrasting areas and is a visually sensitive location.

The applicant has recently submitted a comprehensive scheme of landscaping and the comments of the Landscape Officer will be reported at Committee.

G. Access and Movement

The principle of development (and access) was approved with conditions under the outline planning permission. In light of the improvement in visibility at the new means of access and the number of vehicle movements associated with the former poultry operations at the site, the Inspector concluded that the proposal would lead to better local highway conditions.

H. Services, Amenity and Infrastructure

Contributions towards services, amenity and infrastructure in the area were assessed under the initial outline application O/2000/1625 and have been secured by way of a section 106 agreement.

The monies comprise £12,500 towards a cycle route, £1500 for library facilities, £6,205 for maintenance of the public space and £21,013 for education. The relevant Schools are Piggott Comprehensive School and Colleton primary School.

The proposal does not include provision for affordable housing. The outline permission was granted in December 2001 well before the Executives consideration of the Inspectors Local Plan Report. It is not possible to secure affordable housing as part of the submission of reserved matters.

I. Flood Issues

Part of the application site is within land shown on plans supplied by the Environment Agency as being liable to flooding. This is predominantly the area allocated to be used as open space but does also include the rear gardens to plot numbers 7, 8 and 9. It is not proposed that any development be constructed

within the floodplain so there will not be any impedance of surface water flows. In addition, no objections have been received from the Environment Agency who have recommended various conditions. The layout submitted with the outline application (and thus also considered by the Inspector) also showed gardens within the floodplain. Conditions were imposed on the outline planning permission to control the erection of fences, domestic outbuildings and extension onto the floodplain.

J. Concerns of the Parish Council and Local Residents

In response to concerns about sewerage, Thames Water have raised no objections. The other issues that have been raised by concerned local residents and the Parish Councils have been addressed in the above report.

4 CONCLUSION

The principle of developing 15 dwellings on this site is already established. The proposed scheme is considered acceptable in relation to the design, the relationship to existing housing, the effect on the character of the surrounding area, It is therefore recommended that the application be approved.

5. RECOMMENDATION: THAT THE RESERVED MATTERS BE APPROVED.

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

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

2. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

4. The landing windows in the side elevations of plots 2, 15, 13, 14, 1 and 6 of the development hereby permitted shall not at any time be glazed other than with obscured glass.
   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

Informatives

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

   Berkshire Structure Plan Policies: H5 H9 C2 C5 EN3

Wokingham District Local Plan (Deposit Draft) Policies: WBE1, WBE13, , WOS3, WOS4, WH1, , WIC16, WIC17

2. You are advised that the following plans relate to this Approval – Drawings Nos.
2063.01 (Landscape proposals)
C016/010A (Engineering Layout)
32-955-001L (Planning Layout)
32/955/OD/1A, 32/955/OD/2A, 32/955/GRE/1A, 32/955/GRE/02, 32/955/GRE/03A, 32/955/GRE/04, 32/955/DEN/01, 32/955/DEN/02, 32/955/NEW/1B, 32/955/NEW/H/01B, 32/955/NEW/02B 32/955/NEW/H/02B (Layout and Elevations)

TWYFORD PARISH COUNCIL

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RM 2002/8065

32-36 Hurst Road, Twyford, Reading.

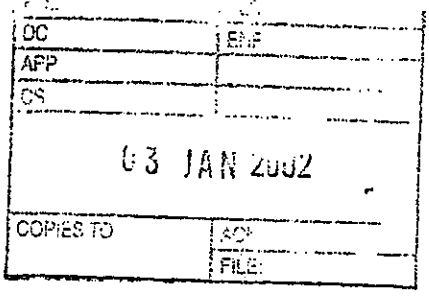
My Council has the following comments;

1. Objections to all the three storey buildings as inappropriate in design for the site, as they are out of character compared to the surrounding properties which are bungalows.
2. Plot No 1 should be no higher than the existing bungalows either side.
3. The application appears to put forward two different plans which in turn are different from the original outline plan submitted in 2000. The Council marginally prefers the new plans as they are further from the flood plain boundary, although this results in a cramped appearance.
4. However there is great concern about flooding as currently much of the site is under water and this will be more of a problem in the future.
5. There is concern that there is insufficient parking for the site, especially as Hurst Road has a number of waiting restrictions which means there is no overspill for parking.
6. Any permission should have a requirement to put in all the footpaths and landscaping proposed on the application.
7. Any permission should have restrictions imposed for any future extensions, especially those plots near the flood plain.
8. There should be conditions limiting hours of working and requiring contractors vehicles to be stored on site not on the road.
9. Finally there is concern that if the application proposes an increase in the hard surfaced area of the site this too will have implications for flooding in the future and could adversely affect properties downstream.

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax:. (01628) 628485

30th December, 2002



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

For the attention of Tanya Davies

Dear Miss Davies,

Application No. RM/2002/8065

I refer to the above-mentioned Application by Charles Church Southern Ltd., in respect of 32-36 Hurst Road, Twyford: reserved matters on outline consent 0/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

My Council have no comment to make on the application.

Yours sincerely,

Clerk

Appeal Decision

Inquiry held on 20 November 2001

by S D Whitfield BA DipTP MRTPI

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

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

Date

Appeal Ref: APP/X0360/A/01/1070879
32-36 Hurst Road, Twyford, Reading, Berkshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
- The appeal is made by Mr C Winterton and Mrs E M Humphreys against the decision of Wokingham District Council.
- The application (Ref. O/2000/1625), dated 26 May 2000, was refused by notice dated 28 February 2001.
- The development proposed is the demolition of existing poultry slaughterhouse and office/dwelling at No. 34 Hurst Road, erection of 15 dwellings, formation of new access road and provision of public open space.

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

Procedural Matters

1. The application is in outline, with all matters apart from means of access reserved for subsequent approval. Therefore the site edged red on the submitted Drawing No. 247/00/1 and the means of access on Drawing Nos. 257/10 and 13 were part of the application on which the Council took its decision. The Council and the appellants agreed at the Inquiry that all other details, including the siting of the proposed dwellings indicated on the above plans and the landscaping shown on Drawing No. LMSL/5/HR/, are for illustrative purposes only and do not form part of the proposal before me.

2. At the Inquiry the appellants submitted a completed unilateral undertaking in respect of financial contributions to the provision of a cycle route, library and primary education facilities in the Borough and the maintenance of the public open space required as part of the proposal. The Council confirmed that the undertaking accords with the emerging local plan policy for services, amenities and infrastructure requirements. On that basis I shall not refer to the undertaking again.

3. After my site visit on 21 November 2001 I made an unaccompanied inspection of the southern settlement edge of Twyford where it adjoins an area of public open space.

Main Issues

4. I consider the main issues in this case are the effect of the proposal on:

   (a) the character and appearance of the area, with regard to the settlement edge of Twyford and the Loddon Valley; and

   (b) the living conditions of neighbouring occupiers, with regard to privacy and visual impact.

Planning Policy

5. The development plan for the area includes the Berkshire Structure Plan (SP) 1991-2006 and the Loddon Area Local Plan (LP), both adopted in 1995. Policy EN1 of the SP seeks to protect the character and quality of the environment in built-up areas. Policy LBE1 of the LP requires new development to be of a high standard of design appropriate to the character of the area. Policy LBE2 does not normally allow development that is inappropriate in terms of its relationship with adjoining sites and buildings, or which would harm the character of the area. The appeal site is within a Transitional Area identified on the LP Proposals Map, where Policy LTV5 restricts redevelopment to a level appropriate to prevent the formation of a hard urban edge to settlements.

6. My attention was also drawn to the Wokingham District Local Plan Deposit Draft 2000. Policy WOS3 of the draft LP sets out development control principles against which all proposals are assessed. These include criteria similar to those I have outlined above in respect of Policies LBE1 and LBE2 of the adopted LP. Policy WBE1 specifically addresses development in its local context where, among other matters, visual impact, the privacy and amenity of the existing environment and the local townscape will be taken into account. Policy WLL5 of the draft LP does not allow development that would harm the character of river valleys such as the Loddon. This emerging plan is at a fairly advanced stage in the process towards its final adoption in that it has undergone a Public Local Inquiry. However, the Council stated that some draft policies attracted objections, in particular Policy WLL5, which limits the weight that I can attach to it.

7. Although the Council and the appellants also referred to other adopted and emerging development plan policies, it transpired at the Inquiry that those outlined above were of most relevance to the case regarding matters in dispute.

8. Housing development is subject to Supplementary Planning Guidance (SPG) entitled *Housing Development: General Principles*, which the Council adopted in 1999 after public consultation. The SPG promotes, among other matters, housing that fits within its context.

9. National advice in Planning Policy Guidance (PPGs) 1- *General Policy and Principles* and 3 – *Housing* encourage good quality design that is informed by the wider context. PPG3 also seeks higher residential densities and the efficient use of land in urban areas, including previously developed land, and generally encourages housing in sustainable locations.

Reasons

Character and Appearance

10. At the Inquiry the appellants pointed out that the concept of visually sensitive transitional areas set out in Policy LTV5 of the adopted LP is not being carried forward into the emerging LP. With this in mind they argued that it should not carry the weight normally given to the provisions of the adopted LP. I noted that most of the appeal site, including all the slaughterhouse buildings, is within the Identified Settlement of Twyford indicated on the Proposals Maps for the adopted and draft LPs. However, immediately to the west is the open landscape of the Loddon Valley, which contrasts with Hurst Road to the east and the adjoining built-up edge of Twyford. In general landscape terms the higher ground on the eastern side of the valley is part of the built-up area of Twyford, while the open land in the valley bottom within the floodplain of the River Loddon and Twyford Brook is largely free

of development. The appeal site straddles these contrasting areas and consequently in my opinion it is in a visually sensitive location. For these reasons I consider that in this case Policy LTV5 still carries the weight normally associated with an adopted LP.

11. On site I saw that the slaughterhouse buildings are at their most visible when viewed from the access onto Hurst Road. Across allotments to the north, views of the appeal site are largely unobstructed from Hurst Road, the access to Twyford railway station car park and the raised platform of the station itself. However, the slaughterhouse buildings, which are single storey and around 4m high, are barely visible from these viewpoints, owing to a substantial hedgerow and mature trees along the boundary with the allotments. Therefore, although these buildings form a salient of the identified settlement that projects into the open part of the valley, their wider visual impact in the landscape is limited. When viewed from the same viewpoints I consider that the proposed houses, which would be around twice the height of the slaughterhouse, would be more visible in the landscape. Nevertheless, in my opinion only the gable ends, rooftops and some first floor walls would be likely to be visible, and then only along part of the length of the northern boundary. Furthermore, landscaping is reserved for subsequent approval, at which time the Council could require further screen planting on this boundary.

12. Although the siting of the dwellings is reserved for subsequent approval, the illustrative plans indicate how, in the appellants' view, 15 houses could be accommodated on the site. I consider they also show that, in accordance with advice on previously developed land in PPG3, the open part of the appeal site to the west of the proposed housing could remain free of buildings. Not only would this keep the new development clear of the floodplain, it would also limit built development to the upper part of the appeal site, away from the open, undeveloped valley bottom. On site I saw that the properties fronting Hurst Road are bungalows, but much of the appeal site is at a lower ground level. In all these circumstances I do not consider that two-storey development of the prominence I have described above would appear visually incongruous in the wider landscape.

13. At the Inquiry the Council drew attention to adopted and draft LP proposals for a country park in the Loddon Valley and I saw that, notwithstanding some mature trees near the river, it would be possible to see the new housing from the proposed park to the west. But in my opinion the Council's objection to what it considered would be an abrupt built form at the western edge of the proposal could be overcome by breaking up the layout of the houses where they would adjoin the proposed open space. Indeed, the appellant's landscape architect produced a sketch layout plan that in my view suggests a more gradual visual transition from the proposed dwellings to the landscaped public open space is possible. It also indicates in my view that a layout could be produced to comply with the guidelines in the SPG.

14. Therefore, if the siting eschews an unbroken or regimented built form and additional strategic landscaping is required, I consider that the proposal would respect its context and be appropriate to the character of the area, in accordance with local and national design policies. In my opinion all the above factors would help to ensure that the proposal would not create a hard urban edge to the settlement, or otherwise bring it into conflict with Policy LTV5 of the adopted LP.

15. For the above reasons I conclude that the proposal would not harm the character or appearance of the settlement edge of Twyford where it adjoins the Loddon Valley. Nor

would it conflict with Policy EN1 of the SP, Policies LBE1, LBE2 and LTV5 of the adopted LP, Policies WOS3, WBE1 and WLL5 of the draft LP, the SPG for housing, or with the advice in PPGs 1 and 3.

Living conditions

16. As I have emphasised above, the siting of the proposed dwellings is reserved for subsequent approval. However, the illustrative plans show that it would be possible to site the proposed dwellings at least 25m from the rear of the properties fronting Hurst Road, which in my view is sufficient to prevent any significant overlooking and loss of privacy. With regard to 36 Hurst Road, this distance could be as much as 30m. Also I consider that the presence of mature vegetation and the lower ground level of much of the appeal site compared with the frontage properties would further reduce any perception of being overlooked. The exception in terms of distance from existing properties is Plot 2, but this would be a gable end where I consider that back-to-back overlooking could be avoided. However, the Council argued that the gable end would have an overbearing visual impact at the rear of No. 36 Hurst Road, which has a kitchen and conservatory facing the appeal site. Nevertheless, the illustrative plans suggest that the gable end could be offset from the back garden boundary to No. 36, which I consider would prevent any overbearing visual impact.

17. My conclusion on this issue is that the proposal would not harm the living conditions of neighbouring occupiers by reason of loss of privacy or visual impact. Therefore it would comply with Policy LBE2 of the adopted LP and Policies WOS3 and WBE1 of the draft LP where they deal with neighbouring living conditions.

Other Considerations

18. The appellants noted that the development would facilitate the relocation of a bad neighbour use in accordance with longstanding Council policy. They also pointed out that the appeal site is within an existing urban area close to good public transport and would make a contribution to easing a shortfall in housing land availability in the Borough, consistent with the housing objectives of PPG3. Overall, I consider that these are positive factors that weigh in the proposal's favour.

19. At the Inquiry the Council argued that an earlier permission for 9 bungalows on the site, now lapsed, indicated that a more modest scheme would be financially viable. Therefore, if this appeal were dismissed the appellants would, in the Council's view, still be able to finance relocation of the slaughterhouse by obtaining permission for fewer dwellings on the site. The Council presented this as a possible fallback position, but as I have found that the proposal before me is acceptable on its own merits I accord this argument little weight.

20. Local residents and Twyford Parish Council also objected to the proposal on the grounds that it would encroach onto the floodplain and would prejudice highway safety. However, I have already noted that the illustrative plans show that 15 dwellings could be accommodated on the site without any of the buildings encroaching onto the floodplain. I consider that conditions could be imposed to control the erection of fences and domestic outbuildings and extensions on the flood plain and I note that the Environment Agency (EA) does not object subject to such safeguards. With regard to highway safety, the Council agrees with the appellants that 15 dwellings would generate a similar number of vehicle movements as the existing use. But in my view the submitted plans demonstrate a significant improvement in visibility at the new means of access compared with current

arrangements and 15 houses would generate fewer HGV movements. In this context I consider that the proposal would lead to better local highway conditions.

21. Twyford Parish Council also considered that the proposal would set a precedent. However, I saw no other comparable sites within the identified settlement in this part of Twyford and therefore I do not consider that permission in this case would prejudice the Council's consideration of any future housing proposals in the area.

22. The appellants drew my attention to a housing commitment in the adopted LP that abuts an area of public open space. In their view this proposal, which has now been implemented, has created a hard urban edge of the kind that the Council said it wished to prevent. But this area is not identified as a visually sensitive transitional area under Policy LTV5 of the adopted LP. Also, when I made an unaccompanied visit to the area, I saw that the landscape did not have the open, sweeping character of the Loddon Valley, which I consider makes a comparison inappropriate.

Overall Conclusions

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

Conditions

24. For its suggested conditions the Council referred to the officers' recommendation to committee when the application was determined. In considering these conditions I shall also take account of the appellants' comments on them and their own suggestions.

25. I shall revise the suggested outline conditions to reflect the models in Circular 11/95 – *The Use of Conditions in Planning Permissions* and the circumstances of this case. Bearing in mind the changes in levels, I shall also include a reference to slab levels in the reserved matters, rather than impose a separate condition as the Council suggested. Such control is needed to regulate the height of the two storey dwellings relative to existing buildings. Similarly I do not consider it would be necessary to impose a separate condition for boundary treatment, which instead can be included as part of the landscaping reserved matter. Further conditions suggested by the Council would seek the retention of trees and hedgerows, their protection during construction and a maintenance condition for the landscaping. I consider that these conditions are needed to ensure that the proposal is properly assimilated into the landscape, although for trees and hedgerows model condition 71 from the Circular is in my view preferable.

26. The Council suggested a condition requiring the submission of samples of facing materials for approval before the development takes place. I consider this condition is necessary to control the visual impact of the proposal, but I shall impose model condition 64 from the Circular rather than the Council's suggestion.

27. A condition was suggested by the Council to remove permitted development rights for certain classes of development. I do not consider that such a blanket restriction would accord with the advice on such conditions in Circular 11/95, which states a presumption against removal of permitted development rights unless there are exceptional circumstances. In this case part of the appeal site lies outside the identified settlement and within the floodplain. I consider that the removal of permitted development rights for extensions,

curtilage buildings and means of enclosure in these areas would be fully justified. I shall impose an appropriately worded condition.

28. On highway safety grounds I consider that parking should be available before the dwellings are occupied and subsequently retained for that purpose. Instead of the Council's suggested conditions 5 and 8, I shall impose a condition employing elements of models 20 and 22 from the Circular.

29. In my view it is also necessary on highways grounds for the means of access to be provided with visibility splays before any other part of the development commences. The Council's suggested condition states an 'x' distance of 2.4m for visibility to the south-east and 2m in the other direction. In this case I consider that sufficient improvement to visibility would accrue from a common 'x' distance of 2m, which according to the plans would allow a 'y' distance of around 88m to the north-west and 90m to the south-east. I shall impose a suitably amended version of the Council's condition.

30. The Council also suggests conditions to regulate construction work in terms of hours of operation and accommodation of construction vehicles and workers, and also to prevent mud and debris being deposited on the road. On the first matter I am not satisfied that a condition would be reasonable as this may delay construction when inclement weather coincides with the hours of operation. As for mud and debris on the road, I consider this is a matter for the local highway authority to control, should it become a problem. The last matter would appear to place some permitted development rights for temporary buildings and uses under the Council's control. I am not satisfied that such a restriction is necessary or reasonable. I shall impose none of the Council's suggested conditions covering these construction matters.

31. Bearing in mind the existing use, the appellant agreed that a condition was needed to deal with any contaminated land. In this case I consider it would be appropriate to impose model condition 59 from the Circular rather than the Council's suggestion.

32. The EA recommended a number of conditions intended to regulate operations within the floodplain. However, as I have specifically included boundary treatment in the landscaping reserved matter and shall impose a condition removing permitted development rights for means of enclosure within the floodplain, I do not consider that the conditions relating to these matters are necessary. Nor do I consider that a specific condition requiring an 8m wide buffer zone alongside Twyford Brook is needed as this would be also be covered under the landscaping reserved matter. Also, I do not consider that surface water source control measures need the Council's consent as local planning authority as other statutory codes could address this issue. But in view of the possibility of soil contamination I shall impose the EA's recommended condition preventing the construction of soakaways in such ground. In my view it is also necessary to prevent any volume of spoil or materials being deposited on the floodplain, or the recontouring of land within it, to avoid the displacement of floodwater. Therefore I shall impose the EA's recommended conditions on these matters.

33. The Council suggested a condition limiting the height of dwellings to 6m within what it regarded as the most visually sensitive part of the site. As I have found that 15 dwellings could be accommodated on the land without any harmful visual impact, I do not consider such a condition would be either necessary or reasonable. The Council is also seeking to ensure that all services are placed underground, with no overhead wires or servicing. Whilst

I have found the area to be visually sensitive within the landscape, I do not consider that it is so sensitive as to justify such a restrictive condition.

Formal Decision

34. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for the demolition of existing poultry slaughterhouse and office/dwelling at No. 34 Hurst Road, erection of 15 dwellings, formation of new access road and provision of public open space at 32-36 Hurst Road, Twyford, Reading, Berkshire, in accordance with the terms of the application Ref. O/2000/1625 dated 26 May 2000, the plans submitted therewith as clarified under the procedural matters above, and subject to the following conditions:

1) Approval of the details of the siting, including slab levels, design, external appearance of the buildings and the landscaping of the site, including boundary treatment (hereinafter called "the reserved matters") shall be obtained from the local planning authority in writing before any development is commenced and shall be carried out as approved.

2) Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.

3) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or hedgerows 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 or species.

5) The plans and particulars submitted in accordance with the condition 1) above shall include:

   i) a plan showing the location of, and allocating a reference number to, each existing tree and hedgerow on the site that are to be retained and the crown spread of each retained tree;

   ii) details of the species, and the approximate height, and an assessment of the general state of health and stability, of each retained tree and hedgerow and of each tree and hedgerow which is on land adjacent to the site and to which paragraphs (iii) and (iv) below apply;

   iii) details of any proposed works to any retained tree or hedgerow, or of any tree or hedgerow on land adjacent to the site;

   iv) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the site;

   v) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree and hedgerow from damage before or during the course of development.

vi) In this condition "retained tree" and "retained hedgerow" mean an existing tree or hedgerow which is to be retained in accordance with the plan referred to in paragraph (i) above.

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

7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions, garages, outbuildings or means of enclosure shall be erected (a) outside the identified settlement of Twyford as shown on the Proposals Map (North) of the Loddon Area Local Plan 1995; or (b) within the floodplain of the River Loddon.

8) No dwelling shall be occupied until space has been laid out within the site for cars to be parked and such spaces, including any garages, shall not thereafter be used for any purpose other than primarily for the parking of vehicles.

9) No other development shall take place until the means of access shown on Drawing No. 257/13 has been constructed and provided with visibility splays of 2m x 88m to the north-west and 2m x 90m to the south-east. The visibility splays shall be retained in their approved form for so long as the access remains in use and no structure or erection shall be placed, or vegetation allowed to grow, that exceeds 0.6m in height within the areas where vision should be unobstructed.

10) Before the development hereby permitted commences on the site, a soil survey shall be undertaken and the results provided to the local planning authority. The survey shall be taken at such points and to such depth as the local planning authority may stipulate. A scheme for decontamination of the site shall be submitted to and approved by the local planning authority in writing and the scheme as approved shall be fully implemented and completed before any dwelling hereby permitted is first occupied.

11) No spoil or materials shall be deposited or stored on that part of the site lying within the floodplain.

12) No raising of ground levels shall take place on that part of the site lying within the floodplain.

13) No soakaways shall be constructed in contaminated ground.

Information

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

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

Tel. 0118 974 6229 (Direct Line)
E-mail: Tanya.Davies@wokingham.gov.uk
Date. 14 May, 2003
My ref. BC/DC/RM/2002/8065
Your ref.

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

Charles Church Southern Ltd
C/o Simon Cooper Associates Ltd
The Post House
Kennel Lane
WINDLESHAM
Surrey GU20 6AA

Dear Sirs

PLANNING PERMISSION RM/2002/8065
SITE: 32-36 HURST ROAD, TWYFORD

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number RM/2002/8065 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

TANYA DAVIES
Senior Minerals & Waste Officer

8065

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. November 6, 2003
My ref. JJ/2003.95
Your ref. 32/955

RM/2002/8065.

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

Simon Cooper Associates Limited
The Post House
Kennel Lane
Windlesham
SURREY
GU20 6AA

FAO Trevor Turner

Dear Sirs,

RE: PROPOSED AMENDMENT TO PORCHES, 32-36 HURST ROAD, TWYFORD.

Thank you for the letter dated 29 October 2003.

I would advise that the replacement of the flat roof on the porch with a pitched roof to the porch on the Denmore and Greywell housetypes is considered to be acceptable as a minor amendment and this letter may be taken as confirmation of same. I would ask that revised elevational drawings be supplied for record purposes.

I trust that this is of assistance.

Yours faithfully,

Mrs J Jackson
Principal Planning Officer - North Area

Simon Cooper
ASSOCIATES LIMITED

ARCHITECTURAL CONSULTANTS

SIMON COOPER ASSOCIATES LIMITED (SURREY)
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY, GU20 6AA
TEL: 01276 451018 FAX: 01276 451164 EMAIL: sca@simoncooper.net

PLANNING SERVICES RPT 74156
TLS
30 OCT 2003

Our ref. 32/955

29th October 2003

Jenni Jackson
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Madam

Re: 32-36 Hurst Road Twyford – Planning Ref. RM/2002/8065

With reference to the above development the proposed houses have a mixture of both flat and pitched roof porches on their front elevations. Our clients, Charles Church, would like to amend all the pitches to pitched roofs i.e. on the Denmore and Greywell housetypes and we would be grateful if you could you let us know whether this would be acceptable to yourselves as a minor amendment.

Your early response would be appreciated as work has started on these units and if you require any drawings please do not hesitate to contact us.

Yours faithfully

Trevor Turner
Surrey Office

Copy: Andy Dicker – Charles Church

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
SIMON COOPER ASSOCIATES LIMITED (HAMPSHIRE)

HAMPSHIRE OFFICE TELEPHONE 02380 513131
REGISTERED IN ENGLAND: NO 3316474 DIRECTORS: SIMON J COOPER, DEBORAH WHITING
REGISTERED OFFICE: MILLBRIDGE HOUSE FRENSHAM SURREY GU10 3AB

01276808089

CHARLES CHURCH SOUTHERN

CHARLES CHURCH HOUSE, KNOLL ROAD, CAMBERLEY
SURREY GU15 3TQ.
Tel: 01276 808080 Fax: 01276 808089

72959

FACSIMILE

To:	JENNY JACKSON	From:	ANDY DICKER
cc:			
No:	0118 974 6484		
Date:	15.09.03	Ref:	
No. of pages:	(2.) Including cover sheet		
RE:	HURST RD, TWYFORD. (RM/2002/8065)		

JENNY,

FURTHER TO OUR CONVERSATION PLEASE FIND ATTACHED AN AMENDED ELEVATION. I BELIEVE THIS ELEVATION SHOWING A PITCHED ROOF WILL BE MORE IN KEEPING THAN THAT OF A GRP FLAT ROOF.

I LOOK FOWARD TO RECEIVING YOUR COMMENTS.

Yours

Andy Dicker

Tel. 0118 974 6444
Fax. 0118 974 6484
Email. jenifer.jackson@wokingham.gov.uk
Date. November 6, 2003
My ref. JJ/2003.94
Your ref. SCD/Hurst Road/Planning/001

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

Simon Cooper Associates Limited
The Post House
Kennel Lane
Windlesham
SURREY
GU20 6AA

FAO Mark Hayes

Dear Sirs,

RE: PROPOSED MINOR AMENDMENT TO PLOT 1, HURST ROAD, TWYFORD.

Thank you for the letter and attached plan dated 19 September and received on 22 September 2003.

I would advise that the replacement of the dormer window above the porch in the Oldham house type with a velux rooflight is acceptable as a minor amendment and this letter may be taken as confirmation of same. This amendment is shown on drawing 32/955/OD/01B.

I trust that this is of assistance.

Yours faithfully,

Mrs J Jackson
Principal Planning Officer - North Area

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
SIMON COOPER ASSOCIATES LIMITED (SURREY)
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY, GU20 6AA
TEL: 01276 451018 FAX: 01276 451164 EMAIL: sca@simoncooper.net

PLANNING SERVICES HPT 7312
POL TLS
DC SELF
ARB
TSS
22 SEP 2003
COPIES TO

Our ref: SCD/Hurst Road/Planning/001.

19th September 03.

Mrs J. Jackson.
Development Control.
Civic Offices,
Shute End.
Wokingham,
RG40 1BN.

Dear Jenni,

Re: Proposed development at Hurst Road, Twyford.

Following our telephone conversation of yesterday relating to the above consented planning application, I note that our clients Charles Church are now on site. I have been advised that on plot 1 the Oldham, they are unable to construct the dormer window over the entrance door. I therefore include the revised planning drawing for your attention, drawing number 32/955/OD/01B., showing the amendment.

As our telephone conversation, they would like to introduce a 'Velux Rooflight' to replace the dormer, and as discussed consider it a minor amendment.

Please contact me should you require any additional information to conclude this mater.

Yours sincerely,

Mark Hayes.
Regional Land Manager.

CC Andy Dicker. ~Charles Church

Simon Cooper
ASSOCIATES LIMITED

ARCHITECTURAL CONSULTANTS

SIMON COOPER ASSOCIATES LIMITED (SURREY)
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY, GU20 6AA
TEL: 01276 451018 FAX: 01276 451164 EMAIL: sca@simoncooper.net

PLANNING 65303
D
11
24 JAN 2003
COPIES TO
FILE

Our ref. 32/955

23rd January 2003

Tanya Davies
Development Control Officer
Wokingham Unitary
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

REVISED PLAN
8065 J

Dear Madam

Re: Development at 32-36 Hurst Road, Twyford, Berkshire – Ref. RM/2002/8065

Further to our recent meeting at your offices please find enclosed five copies of our latest site layout for the above development together with the revised housetypes and street scenes.

All of the three storey dwelling on the site have now been removed and replaced with two storeys. The roof pitches on all of these two storey dwellings have also been reduced so that the ridge heights are all lower than before.

The Newham has been re-designed so that there are no rooms in the roof and the conservatory has been removed.

As we discussed the electricity sub-station is no longer required and has been deleted.

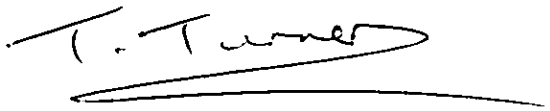
Copies of the engineering layout are also enclosed indicating the proposed levels and a detailed landscape scheme will be issued in due course. As you can see on the layout additional landscaping has been indicated to the site boundaries and the rear of plots 7–9 and this will be shown in more detail on the landscaping layout.

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
SIMON COOPER ASSOCIATES LIMITED (HAMPSHIRE)

HAMPSHIRE OFFICE TELEPHONE 02380 513131
REGISTERED IN ENGLAND: NO 3316474 DIRECTORS: SIMON J COOPER, DEBORAH WHITING
REGISTERED OFFICE: MILLBRIDGE HOUSE FRENSHAM SURREY GU10 3AB

We trust all is now satisfactory but please do not hesitate to contact us if you require any further information.

Yours faithfully



Trevor Turner
Surrey Office
Encl. As issue sheet

Copy: Andy Dicker – Charles Church

Development Control Ref No:	Received	:	Parish
RM/2002/8065	05/12/02		Twyford

Applicant: Charles Church Southern Ltd.
Location: 32- 36 Hurst Road, Twyford, Reading.
Proposal: Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space.

FOR CONSIDERATION BY: Development Control Committee
REPORT PREPARED BY: Head of Planning and Transportation and Tanya Davies

SUMMARY:

Proposal

This is a reserved matters application for 15 dwellings, with external appearance, siting, design and landscaping being the matters for consideration. Access is to be off Hurst Road, already approved as part of the outline approval. The proposal includes designs for six 2 bedroom dwellings, six 3 bedroom dwellings and three 5 bedroom dwellings. All of the houses will be 2 storeys (the originally proposed three storey houses have been removed from the scheme).

Most of the dwellings are proposed to be of a terrace design, with four detached dwellings and two semi-detached. None of the dwellings are proposed to be affordable housing, because the principle of development on this site was agreed before the criteria changed and the cut off point for affordable housing became 15.

The site is located off Hurst Road, Twyford to the rear of number 34 and extends down from the road towards the River Loddon (to the east). The principle of developing this site was established when outline permission was granted at Appeal for the demolition of the existing poultry house and office/dwelling at number 34 Hurst Road on 21 December 2001. (Appeal decision attached)

The proposal is before the Development Control Committee as it represents a major development.

RECOMMENDATION: APPROVE THE RESERVED MATTERS.

Background Papers

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

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

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

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Hurst Rd, Twyford.

19/12/02 Mtg with PO. to discuss scheme.

① NET DENSITY: (includes areas of landscaping)
Should have 30 per hectare.
This is 0·7ha (15 houses is ~~approx~~ not enough) - however already agreed in outline by Inspector.
Site is constrained by floodplain in this case.
'1' less than 1 ha does not need to be referred.
(normally less than 30 dwellings per ha need to refer to GOSE).

② HSG SIZE MIX: (this is WDC % not National)
Policy WH6:

45%. must be 1 or 2 bed
25%. 3 bed
less than 30%. 4 or 5 (or more) bed

In this case

7	2 bed	= 47%.	
5	3 bed	= 33%.	'1' acceptable ✓
3	5 bed	= 20%.	

③ LAYOUT: look at natural surveillance, relationship between dwellings

In this case: → Garages grouped to get density.
Garages 1, 2, 3 ≠ overlooked by plot 15's lounge side window however need to keep vegetation below level of plot 15's lounge side window

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Plot 14 + 13 : (over 12M rear to flank) – OK.
9 + 10 : (over 12M) – OK.
8 :- no windows overlooking garden @ 9.
- Small bedroom 2 - needs to have obscure glaze
∵ overlook. (cond)
8 + 7 : 12m splayed outlook OK.

* Then look off site and relationship with other properties.
∴ Check parking provision against Modified Local Pln.

* Fencing details to be submitted (cond)

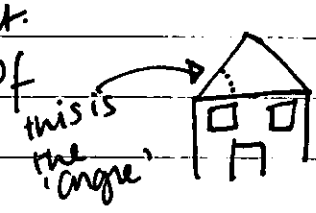
* Check to see if any questionable possible bedrooms? and that what they say they are building e.g. 3 bed / 2 bed is what they do in practice.

- In this case OK.

④ DESIGN ① Layout of proposal
② Individual properties / 3d.

- Constrained in this case due to access & floodplain views down into path.

- check to see if bins accessible from rear garden.
- concerned about height of all houses, esp 3 storey. typical house 7.5M – 8M – these are 9M – too high
10.8M – for 3 storey.

In this area: long distance views / open area ∴ need to reduce heights / impact.
A lower angle roof 

has a less steep roof.

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⑤

PLOTS

1: need to look at this as if it was infill in context of streetscene and existing properties./ heights etc.

2-6: 9m high (too much) bring down roof angle even if that means changing roof tile type.

5+12: 10.8m high - not acceptable - change to 2 storey.

7-9: 9.4m - too high, the garages are lower angle roofs so can be done with those materials.

- Affordable - too late to consider !! this is res. matters.

- S.106 cannot Δ at res. mat. stage.

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THINGS TO LOOK AT:

① Views from Twyford station

② Look at Loddon View: are they bungalows?

③ Look off site for windows etc eg. any side windows in no 10?

④ Any footpaths locally?

⑤ Look at outline application: any archaeology? contam? ecology?

⑥ Check red line is same as outline.

Please send out the decision notice Thanks Tanya.

Development Control Ref No:	Received:	Parish
RM/2002/8065	05/12/02	Twyford

Applicant: Charles Church Southern Ltd.
Location: 32- 36 Hurst Road, Twyford, Reading.
Proposal: Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space.

5. RECOMMENDATION: THAT THE RESERVED MATTERS BE APPROVED.

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

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

2. Prior to development commencing the extent of the public open space to be maintained by WDC shall be agreed in writing by the Local Planning Authority.

   Reason: For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional windows or similar openings shall be constructed in the first floor level or above side elevations of the dwellings hereby permitted except for any which may be shown on the approved drawing(s).

   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

4. The landing windows in the side elevations of plots 2, 15, 13, 14, 1 and 6 of the development hereby permitted shall not at any time be glazed other than with obscured glass.
   Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.

5. Notwithstanding plan 2063.01, within 28 days of the date of this permission a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.
   In the interests of visual amenity.

Informatives

1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies: H5 H9 C2 C5 EN3 .
Wokingham District Local Plan (Deposit Draft) Policies: WBE1, WBE13, , WOS3, WOS4, WH1, , WIC16, WIC17

2. You are advised that the following plans relate to this Approval – Drawings Nos.
C016/010A (Engineering Layout)
32-955-001L (Planning Layout)
32/955/OD/1A, 32/955/OD/2A, 32/955/GRE/1A, 32/955/GRE/02, 32/955/GRE/03A, 32/955/GRE/04, 32/955/DEN/01, 32/955/DEN/02, 32/955/NEW/1B, 32/955/NEW/H/01B, 32/955/NEW/02B 32/955/NEW/H/02B (Layout and Elevations)

3. The landscaping scheme required by condition 5 shall show the additional parking space adjacent to plot 10 and a revised layout of the open space. This revised layout shall include a less regimented layout, with groups of trees with shrub underplanting to protect the trees and to soften the edges. In addition there shall be more views through the open space from plots 7, 8 and 9.

4. In light of the position of the site close to the floodplain, the Applicant is encouraged to minimise hard surfacing and to incorporate areas of porous materials such as 'grasscrete' where appropriate.

Tel: (0118) 974 6229 (Direct Line)
E-Mail: tanya.davies@wokingham.gov.uk
Date: 27 February 2003
My ref: TD/8065
Your ref: NV/MEE/2063C/2

Ms N Vasey
Trevor Bridge Associates
7 –9 St Michael's Square
Ashton Under Lyne
Lancs OL6 6LF

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

Dear Ms Vasey

Charles Church Southern Ltd.

32- 36 Hurst Road, Twyford, Reading.

Reserved Matters Application on Outline Consent O/2000/1625 for the erection of 15 dwellings, garages, infrastructure and the formation of public space

Thankyou for your letter dated 26 February and the landscaping plan 2063.01 Revision A. which has been updated to show the additional parking space and incorporate Harold Sander's comments about relocating a tree.

The application was approved at Committee on 26 February. In light of comments made by the Parish Council and our grounds maintenance team about plan 2063.01 an additional condition was added requiring a revised planting scheme to be submitted for approval.

This revised scheme should include a less regimented layout, with the centre of the open space remaining open and the planting focused on the boundaries of the site running down towards the river (northern and southern boundaries). It is also considered that shrub underplanting would help to protect the trees and to soften the edges in this visually sensitive location. In addition please can the planting along the eastern boundary adjacent to the rear of plots 7, 8 and 9 have some breaks to allow views to percolate down towards the river. Whilst it is hoped that the river footpath will be implemented in the future, at present I think that no paths should be constructed. The area on the western boundary of the open space should be left unplanted and available for the provision of the path at a later date.

I have produced a very rough plan to illustrate these points and would be grateful if you would revise plan 2063.01A to incorporate these changes.

Please contact me with any queries.

Yours faithfully

Tanya Davies

Senior Planning Officer

cc. Andy Dicker, Charles Church Ltd
Trevor Turner, Simon Cooper Associates

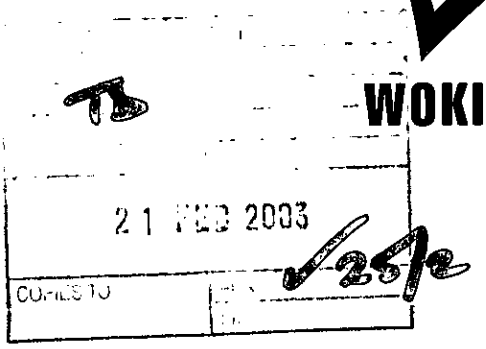
Tel. (0118) 974 6229

Date: 31 January 2003

Your Ref:

My Ref: Tanya Davies
RM/2002/8065

The Owner / Occupier
52
HURST ROAD
TWYFORD
READING
RG10 0AN



WOKINGHAM UNITARY
Aiming for Excellence

Environmental Services Department
Planning Services
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Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: RM/2002/8065
Site Address: 32 - 36, Hurst Road, Twyford, Reading.
Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space..

Revised/additional plans show: Revised plans show:
□1 - Proposed 3 storey dwellings, now replaced by 2 storey dwellings. 2 - reduction in height of roof heights. 3 - No conservatories. 4 - No electricity substation. 5 - additional planting on site boundaries. Drawing nos: 32-955-01 L, 35-955-004 C, C016-010A, + revised elevation/floor plans.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **14/02/2003**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number RM/2002/8065 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

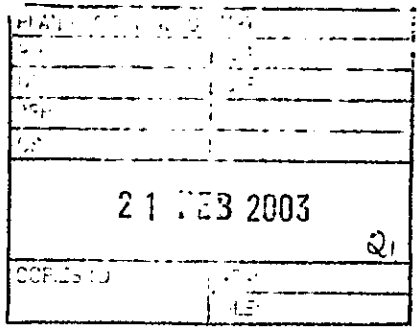
Should you have any queries regarding this application please contact the planning officer, **Tanya Davies**, on **(0118) 974 6229**.

Yours faithfully,

Tanya Davies

Development Control Officer

52 Hurst Lane
Twyford
Berks
RG10 0AW



Dear Tanya Davies,

re 32-36 Hurst Lane

In reply to your letter of the 7th Feb. I would like to point out that the large houses being built at the bottom of the site will be in the flood line.

In view of the fact that this winter has been one of the wettest and that the whole area has been under water for weeks at a time I feel that this should be taken into consideration.

Yours faithfully

Jean Mike Scantlebury

ORS

Tel. (0118) 974 6229

Date: 07 February 2003

Your Ref:

My Ref: Tanya Davies
RM/2002/8065

PLANNING SERVICES	HPT
FPL	LS
DC TB	ENF
APP	
CS	
15 FEB 2003	
COPIES TO	ACK 19/2
	FILE

MR & MRS G. SEWELL.

WOKINGHAM UNITARY
Aiming for Excellence

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

The Owner / Occupier
19
HURST ROAD
TWYFORD
READING
RG10 0AG

REVISED PLANS NOTIFICATION

Dear Sir/Madam

Application Number: RM/2002/8065
Site Address: 32 - 36, Hurst Road, Twyford, Reading.
Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space..

Revised/additional plans show: Landscape proposals. Drawing no: 2063.01.

We have received the above revised/additional plans and would be grateful to receive your observation no later than **21/02/2003**. Any comments received after this date will not be taken into account in determining the application.

If you wish to see the plans and other details submitted you can do so at this office from 8.30am to 5.00pm Monday to Thursday and 8.30am to 4.00 Friday or at **Woodley Library**, Headley Road, Woodley from 9.30am to 7.00pm Monday, Thursday and Friday, 9.30am to 5.00pm Tuesdays, 9.30am to 1.00pm Saturdays and 1.00pm to 4.00pm Sundays. The library is closed all day on Wednesdays. **If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number RM/2002/8065 to enable the library staff to locate the correct information.**

Your comments will be considered by the planning officer before a decision is made and will be summarised in the committee report if the application is decided by committee. Where an application is to go to committee you will be told of the date and given the opportunity to speak at the meeting. Everybody who makes a comment will be told what decision is made.

Please note that all comments made will be open to public inspection.

Should you have any queries regarding this application please contact the planning officer, **Tanya Davies**, on **(0118) 974 6229.**

Yours faithfully,

Tanya Davies

Development Control Officer

THE REVISED PLANS HAVE NOT ALTERED OUR OPINION THAT IT IS A TOTALLY INAPPROPRIATE DEVELOPMENT ESPECIALLY AS IT IS SO CLOSE TO THE FLOODPLAIN WHAT HAS HAPPENED TO MR PRESCOTT'S DIRECTIVE ON FLOODPLAIN DEVELOPMENT?

01189345390
19-02-03 21:41 01189345390 TREMELDOR ->9746484 ECM Page 01

FAO: Tanya Davies.
REF: RM/2002/8065

PLANNING SERVICES	HPT
POL OBS	TLS TD
DC	EOF
APP	
CO	

David and Lisa Marshall
16 Byron Road, Twyford, Berkshire, RG10 0AE
Telephone: 0118 9016685

13 FEB 2003

18/2/03

With reference to the above application we believe it to be inappropriate and overintensive development to have that number of properties on that site, and will inevietably lead to further development on the hurst road including the allotments. The removal of the conservatories is not really a concession as owners will apply for and not doubt received permission for said conservatories. David Marshall.

Harold Sanders

From: Tanya Davies
Sent: Thursday, February 20, 2003 4:03 PM
To: Neil Etherington; Harold Sanders
Subject: RM/2002/8065 Land rear of Hurst Road, Twyford.

This site was allowed on Appeal, it is on the site of the former poultry factory between the houses on Hurst Road and the floodplain.
I am now dealing with the reserved matters application.

A planting scheme was recently submitted for this site and I would be grateful for your comments early next week as the application is on the agenda for Committee on Wed 26 Feb.

Thanks Tanya

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council

Tel: 0118 974 6229
Fax: 0118 974 6484

SEE ENCLOSED COMMENTS.

~~DATED~~ 24. FEB. 03.

'AIMING FOR EXCELLENCE'!

Harold.

Your Ref:

Our Ref: JHS/HF

Date: 20 February 2003

PLANNING SERVICES DEPT
POL
DC
APP
CS
21 FEB 2003
COPIES TO

HASLAMS

156 Friar Street Reading
Berkshire RG1 1HH

Tel: 0118 960 1010
Fax: 0118 960 1022

Email: info@haslams-surveyors.co.uk
Web: www.haslams.net

Mrs A Cronin
Head of Planning & Transportation Services
Wokingham District Council
Environmental Services Department, Planning Services
PO Box 157, Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Madam

RE: APPLICANT – MICHAEL SHANLY HOMES
APPLICATION NO.2002/6007
PROPERTY – 116 AND LAND RO 110, 112 AND 114 LONDON ROAD, RUSCOMBE

We see from the agenda for the meeting of the Development Control Committee to be held on Wednesday 26th February that the above application is recommended for approval, subject to legal agreement.

Would you please bring to the attention of the Development Control Committee the fact that there are restrictive covenants relating to this site that may preclude the form of development proposed.

Yours faithfully

J H Short
HASLAMS

Direct Dial: **0118 960 1031**
Direct Email: js@haslams-surveyors.co.uk

Copied to Andy Dicker 26.2.03

Associate
Christopher D Moore FRICS
Neil Seager BSc (Hons) MRICS

Consultants
David J Pantling MA MRTPI MRICS TP
Matt Andrews RIBA FFB
James H Attewell
Stephen P Woodford

Partners
Steven D R Smith BSc (Est Man) FRICS FCIArb
John H Short BSc (Est Man) FRICS
Keith Walker DipArb FRICS MCIArb
Matthew S Ward BSc (Hons) MRICS
Ian L Brindley MRICS
Conrad R B Hill MRICS
David Whitlock BSc (Hons) MRICS

Practice & Marketing Manager
Sandra Brown

Chartered Surveyors
Corporate Property Consultants
Commercial Property Agents
Planning & Development Consultants
Building Surveyors & Project Designers
Valuers & Arbitrators

Established 1838

With Haslams Estate Agents & Auctioneers

RICS

OBS

Telephone : 01189 [redacted] 345383

42, Hurst Road,
Twyford,
Berkshire,
RG10 0AL

PLANNING SERVICES	HPT
PCL	
CS	
18 FEB 2003	

17/02/03

DEVELOPMENT CONTROL OFFICER

Already listed OBS cont 19/2.

APPLICATION No RM/2002/8065

SITE ADDRESS 32-36 HURST RD TWYFORD BERKS

IN REPLY TO THE REVISED PLANS NOTIFICATION. 31 JAN. 03 MY OBJECTIONS ARE STILL WITH THE HEIGHT OF BUILDINGS. WE THE WEST SIDE OF HURST ROAD, ARE BUNGALOWS THE ABOVE PLANNING APLICATIONS, WE WILL BE OVERLOOKED AT THE REAR LOOSING OUR PRIVACY. BUNGALOWS ONLY PLEASE. OR. NO REAR FACING WINDOWS ABOVE 1ST FLOOR.

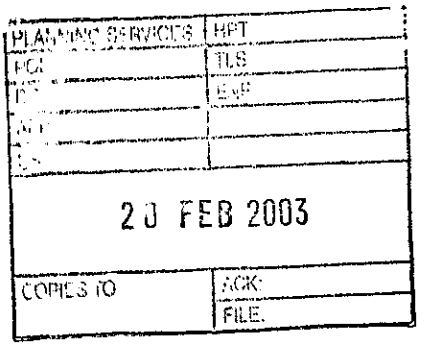
ALSO HAVE THE HEIGHWAYS DEPARTMENT LOOKED INTO THE ROAD CONGESTION, JOINING THE GLASS ONE HEIGHWAY!!

YOURS SINCERLY.

J. A. ALLUM. B.E.M.

Date: 07 February 2003

To: Twyford Parish Council



We have received Additional Plans for the following planning application:

Application Number: RM/2002/8065

Location: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

Applicant: Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

Case Officer: Tanya Davies

The new plans show the following: Landscape proposals. Drawing no: 2063.01.

Comments are required by 21/02/2003.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

My Council comments-The paths shown on the plan in the public open space should be included in the works to be done as part of the application, not left as an option for the future. The tree planting alongside the paths in the public open space is too uniform and regimented. This planting should be more varied in choice of trees-perhaps some willows close to the brook or other species more appropriate to the location-and the trees should be arranged in less formal and more natural groupings .

18/2/03

PLANNING SERVICES Ref 66481
POL
DC TD
APP
CS
25 FEB 2003
COPIES TO

Carol Hurst

From: Fiona Penn [fpenn@fish.co.uk]
Sent: 24 February 2003 16:16
To: development.control@wokingham.gov.uk
Subject: Fw: 32-36 Hurst Road 2002/8065

as tanya is away for developement control meeting this week please thanks

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence
----- Original Message -----
From: Fiona Penn
To: tanya.davies@wokingham.gov.uk
Sent: Monday, February 24, 2003 7:57 AM
Subject: Fw: 32-36 Hurst Road 2002/8065

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence
----- Original Message -----
From: Fiona Penn
To: tanya.davies@wokingham.go.uk
Cc: Stephen Conway
Sent: Sunday, February 23, 2003 9:42 AM
Subject: 32-36 Hurst Road 2002/8065

Dear Tanya

My Council has the following comments on the revised plans for 32-36 Hurst Road, especially for the Development Control meeting this week.

Plot 1 should be a bungalow to match the neighbours.
Plots 7,8,9, should be 4 bedroomed not 5 to reduce the traffice and parking problems.
There should be a restriction on extensions as this site is being developed to its maximum potential.
There should also be conditions on hours of working and parking of contractors vehicles on the main road.

The latest revision shows a welcome increase in parking but it also increases the area of hard surfacing on the site which is to be deplored! A reduction in the number and or size of dwellings would achieve a better layout. The Parosh Council still wants to see the proposed public open space properly laid out including footpaths as part iof the development.

Twyford Parish Council
23/2/03

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

TWYFORD'S COMMENTS ON REVISED PLANS.

25/02/2003

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

CC
A.P
CS
17 FEB 2003
COPIES TO

13th February, 2003

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

For the attention of Tanya Davies

Dear Miss Davies,

Application No. RM/2000/8065

I refer to the above-mentioned Application by Charles Church in respect of 32-36 Hurst Road, Twyford: reserved matters on outline consent 0/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

My Council have no comment to make on the application.

Yours sincerely,

Clerk

* Landscape & Trees have a copy of the plan.

Date: 07 February 2003 11 FEB 2003

To: Harold Sanders – Urban Design & Conservation

We have received Additional Plans for the following planning application:

Application Number: RM/2002/8065

Location: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

Applicant: Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

Case Officer: Tanya Davies

The new plans show the following: Landscape proposals. Drawing no: 2063.01.

Comments are required by 21/02/2003.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

1. LANDSCAPE SCHEME 2063.01. DOES NOT INCORPORATE LATEST LAYOUT REVISION - REF FEASIBILITY PLANNING LAYOUT 32.955.001. REV M. TREVOR BRIDGET ADVISE. HAVE BEEN ADVISED
2. LANDSCAPE PROPOSALS ARE ACCEPTABLE BUT TREE SCREENING ADJOINING PLOT 15 TO BE REINFORCED AND TREE ADJOINING PLOT 10 TO BE RELOCATED AS A RESULT OF THE LATEST REVISION.
3. I ASSUME THE P.O.S. PROVISION IS SUBJECT TO A 106 AGREEMENT AND DOES NOT FORM PART OF THE HOUSING SCHEME. LANDSCAPE PROVISION SHOULD BE AGREED WITH LEISURE OFFICER (IAN ROOT)

Harold Sanders 24.02.03.

02/52

Analysis form for Education Contributions for Proposed Developments

Application No. RM / 2002 / 8065

Site Address 32-36 Hurst Road, Twyford, Reading

Net Gain 14

Primary Catchment School Colleton

SOP Surplus	Additional Places required for other proposed developments	Real Time Surplus
0	9	-9

2ndary Catchment School Piggott

SOP Surplus	Additional Places required for other proposed developments	Real Time Surplus	6th form Transfer %
0	19.12	-19.12	

Contributions Payable

Housing mix		No.	Primary (Y or N)		Sec/6th (Y or N)	
1 bed flat(s)	x		N		N	
2 bed flat(s)	x				N	
1 Bed House(s)	x		N		N	
2 Bed House(s)	x	7	Y	6	Y	6
3 Bed House(s)	x	5	Y	5	Y	5
4 Bed House(s)	x	3	Y	3	Y	3
5 Bed House(s)	x					
Other	x					
(please specify)						
Total =		**15**	**14**		**14**	

						Pupil Yield	Surplus	Total PY
Total No. of dwellings liable to request	=	14						
No. of dwellings liable to Pri only	=	14	x	0.54	=	7.56	0	7.56
No. of dwellings liable to Pri and Sec	=	14	x	0.24	=	3.36	0	3.36
No. of dwellings liable to 6th Form	=	0	x	0.24	=	0	0	0

Primary Contirbutions

(Pupil Yield) **7.56** x 5635 x 1.08 = **£46,008.65**

Secondary Contributions

(Pupil Yield) **3.36** x 7514 x 1.08 = **£27,266.80**

6th Form Contributions

(Pupil Yield) **0** / 5 x (transfer rate) **0.0%** x 9746 x 1.08 = **£0.00**

Total Contributions **£73,275.45**

Date: 14 February 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: RM/2002/8065

Location: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

Applicant: Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

Case Officer: Tanya Davies

The new plans show the following: Revised site layout to show additional parking. Drawing no: 32-955-01.

Comments are required by 24/02/2003.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

As previous.

AR 17/02/03.

(RING ONE)

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

App No. RM/2002/8065 (Maps) / (Ludhouse) Date Rec. 11.2.03

Location: 32-36 HURST RD, TWYFORD

Parish TWY

Applicant: Charles Church Southern

Description of attached plans

Revised site layout to show additional parking

Drawing No's: 32-955-01

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: Highways
AW Conway

		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: ~~[illegible]~~ NO

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

because committee on 26 Feb.

CASE OFFICER TD

Consultations Sent by Admin. on 14-02-05

Thanks.

Yellow - Part One Copy
Green - Officer's Copy

Date: 14 February 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: RM/2002/8065

Location: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

Applicant: Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

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Comments are required by 24/02/2003.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

Simon Cooper
ASSOCIATES LIMITED

ARCHITECTURAL CONSULTANTS

SIMON COOPER ASSOCIATES LIMITED (SURREY)
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY, GU20 6AA
TEL: 01276 451018 FAX: 01276 451164 EMAIL: sca@simoncooper.net

65955

CC	
11 FEB 2003	
COPIES TO	CK.
	FILE:

Our ref. 32/955

10th February 2003

Tanya Davies
Development Control Officer
Wokingham Unitary
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

REVISED PLAN
8065

Dear Madam

Re: Development at 32-36 Hurst Road, Twyford, Berkshire – Ref. RM/2002/8065

Further to today's telephone conversation please find enclosed five revised copies of the site layout to which we have added an additional parking space in front of plot 10.

As you can see all of the dwellings now have two parking spaces each with three adopted visitors' spaces provided along the road.

We trust this minor amendment is still acceptable to yourselves and the application will go forward to the 26th February committee meeting with recommendation for approval.

Yours faithfully

T. Turner

Trevor Turner
Surrey Office
Encl. As issue sheet

Copy: Andy Dicker – Charles Church
Nick Jordan – Nicholas Jordan Associates Ltd.

Site Name	32-36 HURST ROAD TWYFORD BERKSHIRE	Site No.	32/955

DRAWING ISSUE SHEET

We enclose copies of the drawings etc.. Listed below:

Originator:

Simon Cooper Associates

Description	Drawing No.	Amendments												
Date of issue														
Day		19	14	21	3	9	16	23	23	10				
Month		9	10	11	12	1	1	1	1	2				
Year		02	02	02	02	03	03	03	03	03				
LOCATION PLAN	32/955/002				/	H		K			M			
PLANNING LAYOUT	32/955/001		B	C	G				L	/				
STREET SCENES	32/955/004				/	B		C		/				
HOUSETYPE PORTFOLIO					/									
BASING/GREYWELL BLOCK ELEVATIONS	32/955/05					/								
BASING/GREYWELL BLOCK PLANS	32/955/06					/								
BASING/GREYWELL BLOCK ELEVATIONS	32/955/07					/								
BASING/GREYWELL BLOCK PLANS	32/955/08					/								
GREYWELL ELEVATIONS	32/955/GRE/03					/		A		/				
GREYWELL FLOOR PLANS	32/955/GRE/04					/		/		/				
NEWNHAM ELEVATIONS	32/955/NEW/01					/		B		/				
NEWNHAM ELEVATIONS	32/955/NEW/02					/		B		/				
NEWNHAM (HANDED) ELEVATIONS	32/955/NEW/H/01					/		B		/				
NEWNHAM (HANDED) ELEVATIONS	32/955/NEW/H/02					/		B		/				
NEWNHAM 2 ELEVATIONS	32/955/NEW2/01					/								
NEWNHAM 2 ELEVATIONS	32/955/NEW2/02					/								
ODIHAM ELEVATIONS	32/955/OD/01					/	A	A		/				
ODIHAM PLANS	32/955/OD/02					/	A	A		/				
SINGLE GARAGE ELEVATIONS	32/955/GAR/01					A								
Issued To:														
WOKINGHAM DISTRICT COUNCIL			2		6	6				5	5			
NICK PARSLEY	Charles Church													
CHRIS HARRISON	Charles Church		1	1	1									
STEVE MILLARD	PFA		1D											
COLIN HOOPER	Charles Church			2										
ANDY DICKER	Charles Church					i	1	1		1	1			
FILE					1									
TREVOR BRIDGE ASSOCIATES									1					
NICHOLAS JORDAN ASSOCIATES											1			

Key

L = See letter for inserts

X = Issue sheet only.

P = Preliminary

E = Electronic data transfer

D = Computer disk

REVISED PLAN

8065...5

Date: 31 January 2003

To: Highways – SMcM/Kevin.

We have received Revised Plans for the following planning application:

Application Number: RM/2002/8065 (DRG NO. C016/010/A)

Location: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

Applicant: Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

Case Officer: Tanya Davies

The new plans show the following: Revised plans show:
□1 - Proposed 3 storey dwellings, now replaced by 2 storey dwellings. 2 - reduction in height of roof heights. 3 - No conservatories. 4 - No electricity substation. 5 - additional planting on site boundaries. Drawing nos: 32-955-01 L, 35-955-004 C, C016-010A, + revised elevation/floor plans.

Comments are required by 14/02/2003.

Should you have any queries regarding this application please contact the case officer Tanya Davies on (0118) 974 6229.

The principle of development and appropriate conditions have already been established as per the Inspector's decision APP/X0360/A/01/1070879 for outline application 1625.

Therefore subject to the following point the proposals are considered to be acceptable with the reccomended conditions.

- There is only a 1-metre service strip along the southern side of the access road therefore the developer will need to demonstrate that there is sufficient room to accomodate the necessary services.

Adam 13/02/03.

H. Access and Movement

(Comments awaited)

Parking provision
The parking to the front of the dwellings is overlooked by adjoining houses, or, in the case of the parking adjoining house number one, is located at the gateway to the development. There are therefore limited concerns about safety.

I. Crime Prevention Issues

J. Services, Amenity and Infrastructure

Contributions towards services, amenity and infrastructure in the area were assessed under the initial outline application O/2000/1625 and have been secured by way of a section 106 agreement.

The monies comprise £12,500 for highway improvements, £1500 for library facilities, £6,205 for maintenance of the public space and £21,013 for education. The relevant Schools are Piggott Comprehensive School and Colleton primary School.

The proposal does not include provision for affordable housing. The application was submitted prior to the Executives consideration of the Inspectors Local Plan Report, it is not possible to secure affordable housing at this stage in the development.

K. Flood Issues

Part of the application site is within land shown on plans supplied by the Environment Agency as being liable to flooding. This is predominantly the area allocated to be used as open space but does also include the rear gardens to plot numbers 7, 8 and 9. It is not proposed to construct anything within the floodplain so there will not be any impedance of surface water flows. In addition, no objections have been received from the Environment Agency who have recommended various conditions..

L. Concerns of the Parish Council and Local Residents

4 CONCLUSION

The principle of developing 15 dwellings on this site is already established. The proposed scheme is considered acceptable in relation to the design, the effect on the character of the surrounding area, It is therefore recommended that the application be approved.

5. RECOMMENDATION: APPROVE planning permission subject to the following conditions;

20·1·03.

RM/2002/8065

32-36 Hurst Rd, Twyford.

all in end of week.

Tanya Davies:
Trevor Turner (Simon Cooper).
Andy Bicker.

* Fax any comments this PM.
* Landscape.
* Covering issue.
* Feb 26:
* Chase Highways.

= no 3 storey

[redacted]rface still 3 bed / not 3 storey.

More planting adj 7.

levels - on its way.
rd 1:15 all in

- Fence bot bottom - allow water through. 'flood fence'.
- conservatories - gone.

[redacted]bstation - can go / replace by pumping station.
5 bedroom - 8M high - 35° pitch - ~~RE~~ lowest.

- western boundary - reinforce existing planting.

- floodplain. 7-8-9 gardens in FP.
ditch at bottom resurveyed: got discharge consent.

- Highways - got visibility / low shrub planting / to soften appearance?

- Contamination - trial holes - will send to EHO.

ENVIRONMENT AGENCY

Our Ref : SP/2002/006875-2/1
Your Ref : RM/2002/8065

Date : 23 January 2003

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

PLAN
TO
APP
CS
27 JAN 2003
COPIES TO

Dear Sir/Madam

RESERVED MATTERS ON OUTLINE CONSENT O/2000/1625 FOR ERECTION OF 15 DWELLINGS, GARAGES, INFRASTRUCTURE, FORMATION OF OPEN SPACE. 32-36 HURST RD, TWYFORD, READING.

Thank you for your letter dated 9 , received on 16 December 2002. Please quote the following reference in any correspondence: SU77NE/4/7. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

CONDITION: No spoil or materials shall be deposited or stored on that part of the site lying within the area of land liable to flood (below 37.0m AOD(N) contour).
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: No building or raising of ground levels shall take place on that part of the site lying within the area of land liable to flood, (below 37.0m AOD(N) contour).
REASON: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

CONDITION: Any walls or fencing constructed on the site within the area of land liable to

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

flood shall be designed to be permeable to flood water.
REASON: To prevent obstruction to the flow and storage of flood water, with a consequent increased risk of flooding.

CONDITION: A Buffer Zone 8 metres wide alongside the Twyford Brook shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences. There shall be no new development including hardstanding and fences within this buffer zone
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The developer must not store materials within a buffer zone 8 metres wide alongside the Twyford Brook and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
REASON: To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

CONDITION: A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, other than small, privately owned, domestic gardens shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The landscape management plan shall be carried out as approved.
REASON: To protect/conserve the natural features and character of the area.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Before the development is commenced a detailed site investigation shall be carried out to establish if the site is contaminated, to assess the degree and nature of the contamination present, and to determine its potential for the pollution of the water environment. The method and extent of this site investigation shall be agreed with the Planning Authority prior to commencement of the work. Details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall then be submitted to and approved in writing by the Planning Authority before development commences. The development shall then proceed in strict accordance with the measures approved.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: A validation report detailing any work carried out in compliance with the agreed remedial approach for the site shall be submitted to and approved in writing by the Planning Authority before any development commences.
REASON: To prevent pollution of the water environment.
(Note: the Environment Agency asks to be consulted on any details submitted in compliance with this condition)

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 45 4509 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for dewatering from any excavation or development to a surface watercourse. *Contact Claire Murphy on 01276 45 4509 for further details.*

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Twyford Brook main river. *Contact Mike Chapman on 01276 454331 for further details.*

ADVICE TO PLANNING AUTHORITY

Flooding

Part of this site is within the 1968 floodplain of the Twyford Brook. The flood water level at this site at that time is estimated at 37.0m above Ordnance Datum (Newlyn). The proposed dwellings are to be located outside this floodplain, as shown on drawing no. 32/955/001,and the Environment Agency therefore has no objection to this development on flooding grounds. However, three of the residential gardens will be within the floodplain. To ensure no loss of flood storage at the site, it is important that no building or raising of ground levels is permitted within these gardens, and we would therefore recommend that permitted development rights be removed from these properties.

Surface water drainage

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be

required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria is:

- The discharge from the developed site should mimic that of a greenfield site as far as practical. Thus in a 1 year event the discharge should be the same as a greenfield site, and in a 10 year event, and similarly in a 100 year event. So across the range of return periods the natural greenfield runoff is simulated; and
- Storage should be provided to protect from a 1 in 100 year storm.

The Environment agency has asked as a planning condition for surface water control measures to be applied to this site. In order to check the proposals match our requirements we prefer that the information be submitted in the following format;

1) A clearly labelled drainage layout plan (scale 1:200 / 1:500), showing pipe networks, attenuation basins, soakaways and drainage storage tanks.
2) Run-off calculations showing that the critical 1 in 100 year rainfall event is attenuated on site through a combination of infiltration, off-site discharge (to the agreed maximum) and storage.
3) For attenuation gained by infiltration, soakage test results and soakage test locations, to be submitted in accordance with BRE digest 365.
4) Calculations showing storage provided. Invert and cover levels for the system.
5) Outfall discharge control device, limiting the discharge to the natural greenfield runoff rate of between 3 and 7 l/s/ha or to the 1 in one year storm runoff.
6) If it is believed that the natural runoff is higher than this rate, then justification must be provided for this.
7) A descriptive summary of the proposed SUDS system in a covering letter. The EA require that enough information be supplied to adequately describe the proposed SUDS system and attenuation. Calculations and plans support the application.
8) If it is believed that the site is currently already developed then plan showing the existing footprint to be supplied. The EA may still require that the run-off rate be reduced to meet natural run-off conditions.
9) We recommend that the developer refers to CIRIA 522 (SUDS Design Manual for England and Wales) and CIRIA 523 (Best Practice Manual) for advice on SUDS design.
10) We suggest submitting the above information at an early stage to the Environment Agency for comment.

Some of this information has been provided directly from the drainage engineers for the site (MJC Drainage Services letter dated 24 December 2002). Drawing C016/010 details the surface water drainage proposed, but should also include any attenuation proposed. The calculations provided for the greenfield runoff rate are acceptable to the Agency, however runoff calculations should be supplied which show that the critical 1 in 100 year rainfall event is attenuated on site. A descriptive summary of the proposed SUDS system should be included in a covering letter.

The proposed outfall to Twyford Brook will require a Land Drainage Consent (as per above Planning Informative). Detail should also be provided showing any outfall discharge control.

The discharge should be limited to the natural greenfield runoff rate (3 to 7 l/s/ha).

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

The applicants should make use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off adversely affecting adjacent watercourses throughout the site. This might include the use of gravel surfaces in paths, parking spaces and driveways.

Planting

The open space and buffer zone should comprise solely of locally native and appropriate species. This would also apply to any seeding undertaken in this area. Appropriate management for wildlife of the open space including the buffer zone should be agreed and undertaken. The Agency can advise further on this and would ask to be consulted on any such management agreements.

Paths

Any paths should not be closer than 5 metres to the Twyford Brook and should be of a permeable surface.

ADVICE TO APPLICANT

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Sustainable Construction & Water Conservation

The design of the built environment will be a major influence on the extent to which new development is sustainable. The enclosed leaflet sets out ideas for achieving more sustainable forms of development. The Environment Agency encourages both developers and local authorities to promote new technologies to reduce the consumption of both water and energy.

Water Conservation - Household Use
Water is one of our most precious natural resources, and the Environment Agency seeks to

ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new properties, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

DECISION NOTICE

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

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Nicholas Jordan Assocs Ltd.

Emy Circuit
From: Emy Circuit
Sent: 13 January 2003 08:37
To: 'fpenn@fish.co.uk'
Subject: Planning application RM/2002/8065, 32-36 Hurst Road, Twyford

I have received comments on the above application which start *"My Council has the following comments"* and continue to list nine points but there is no indication of who it is from/which Council it is. I would guess it is probably Twyford but please could you confirm whether this is the case?

Thanks

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

Emy Circuit
From: Fiona Penn [pollypenn@fish.co.uk]
Sent: 13 January 2003 14:20
To: Emy Circuit
Subject: Re: Planning application RM/2002/8065, 32-36 Hurst Road, Twyford

sorry....yes it would be me at Twyford !!
fi

Fiona "Polly" Penn
Full time brain for Frank !!
and clerkship in residence

TWYFORD PARISH COUNCIL

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CS	
10 JAN 2003	
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RM 2002/8065

32-36 Hurst Road, Twyford, Reading.

My Council has the following comments;

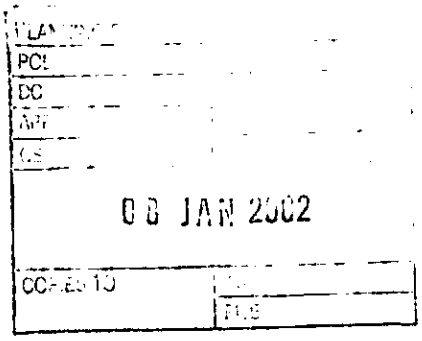
1. Objections to all the three storey buildings as inappropriate in design for the site, as they are out of character compared to the surrounding properties which are bungalows.
2. Plot No 1 should be no higher than the existing bungalows either side.
3. The application appears to put forward two different plans which in turn are different from the original outline plan submitted in 2000. The Council marginally prefers the new plans as they are further from the flood plain boundary, although this results in a cramped appearance.
4. However there is great concern about flooding as currently much of the site is under water and this will be more of a problem in the future.
5. There is concern that there is insufficient parking for the site, especially as Hurst Road has a number of waiting restrictions which means there is no overspill for parking.
6. Any permission should have a requirement to put in all the footpaths and landscaping proposed on the application.
7. Any permission should have restrictions imposed for any future extensions, especially those plots near the flood plain.
8. There should be conditions limiting hours of working and requiring contractors vehicles to be stored on site not on the road.
9. Finally there is concern that if the application proposes an increase in the hard surfaced area of the site this too will have implications for flooding in the future and could adversely affect properties downstream.

~~To:~~
Drainage
Fao Roger Johnson

From: Tanya Davies

Date: 09 December 2002

Application Number: RM/2002/8065



Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space..

Site Address:
32 - 36, Hurst Road, Twyford, Reading.

Applicant:
Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

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

Conditions ① Development shall not begin until surface water sewerage works have been carried out in accordance with details submitted to and approved by the District Planning Authority.
② Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to commencement
③ None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the District Planning Authority. RJ 8/1/03

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CS	
06 JAN 2002	
COPIES TO	ACK: 9/1/03
	FILE:

2 Winchcombe Road
Twyford
Nr Reading
Berkshire
RG10 0AT
Tel : 0118 9340441

3 January 2003

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

Dear Sir

Re : Planning Application RM/2002/8065 – Case Officer: Tanya Davies
Site 32 – 36 Hurst Road, Twyford, Berkshire

We strongly object to the application, as above, for the proposed houses. Our reasons are as follows :

1. Proximity of entrance to Hurst Road would be dangerous – it would not just be one or two cars.
2. There would have to be strict parking restrictions because of closeness to the railway station.
3. The land on which houses are to be built, because of its closeness to the flood plain, could make it impossible for residential insurance to be obtained. Sewers and drains are currently struggling to handle the present weather conditions.
4. What of the present wildlife which the current area has.
5. The extra families being brought in places a further burden on local schools which, already, are finding it difficult to cope.
6. Further to item 2 it continues on the course of Twyford fast becoming the biggest "Park and Ride" in the County.

To pass this application would be ludicrous. We await your comments with interest.

Yours faithfully

Mr R. H. Cooke

Mrs J.E.Cooke

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PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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

WOKINGHAM UNITARY
Aiming for Excellence

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

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

✓ 31/12

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: Mr. J. Allum

YOUR ADDRESS: (if these details are incorrect please amend)
42 HURST ROAD
TWYFORD
READING
RG10 0AL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: (1) THREE STOREY HOUSES OVERLOOKING ALL THE REAR OF OUR BUNGALOWS ON THE WEST SIDE OF HURST ROAD IS NOT ON. LOOSING ALL OUR PRIVACY. BUNGALOWS YES. (2) THE ACCESS ON TO A CLASS "A" HIGHWAY FOR 15 DWELLINGS IS ASKING FOR MORE ROAD ACCIDENTS HALF THE NUMBER OF DWELLINGS MAY BE MORE SUITABLE.

Continue over the page if more room required

YOURS FAITHFULLY.
J. Allum
B.E.M.

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DC | TD
APP |
CS |
30 DEC 2002
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48 Hurst Road,
Twyford,
Reading,
Berks.
RG10 0AL

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

22nd December 2002

Dear Sirs,

Planning Application RM/2002/8065
32 - 36 Hurst Road, Twyford.

With reference to the above quoted application, I wish to strongly object to the inclusion of three storied properties in this development. Whilst I fully understand that there is a great need for extra housing in this area, there would not appear to be any logical reason to include three storied housing instead of the more usual two stories.

The houses in Hurst Road back onto this development and have enjoyed the view across the Loddon flood plain for decades. We accept that we must forego this amenity in the interests of others but cannot accept that we will have to put up with this unnecessary and intrusive height.

It goes without saying that any additional traffic feeding into the Hurst Road (which will be inevitable with this development), will only make the existing gridlock due to indiscriminate parking only worse. It is not unusual for it to take over 15 minutes to motor from this house to the town centre traffic lights during the morning and evening rush hours.

Will you please register my objection to this development on the above stated grounds.

Thank you,

Yours truly,

R.Ketley.

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PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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

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

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30 DEC 2002

31/12

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: P. S. GEORGE

YOUR ADDRESS: (if these details are incorrect please amend)
54 HURST ROAD
TWYFORD
READING
RG10 0AN

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: Please see attached letter.

Continue over the page if more room required

15

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INVESTOR IN PEOPLE

Application No RM/2002/8065

P.S.GEORGE
54,HURST ROAD
TWYFORD
READING
BERKS
RG10 0AN
23 December 2002

Ms Tanya Davis
Development Control Officer
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Davis

PLANNING APPLICATION No RM/2002/8065
32-36 HURST ROAD TWYFORD

I refer to your letter dated 9 December 2002, regarding the above application.

I wish to object most strongly to the design, appearance and layout of the proposed development

I consider the proposal for three storey dwellings to be totally out of character and appearance for the area.

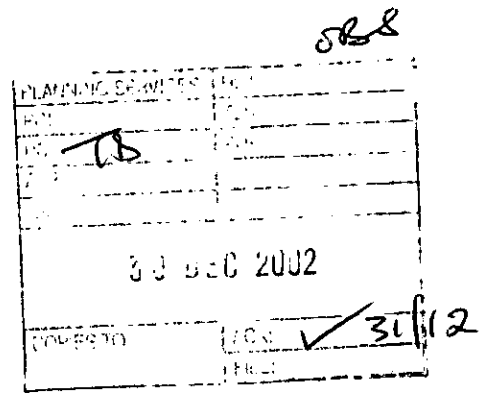
The Inspector in his earlier decision considered that this site is in a visually sensitive location and to permit this type of development would be totally wrong.

Yours sincerely

Patrick S George

Patrick S George.

Copies to
Cllr Conway
Clerk to the Parish Council



Application Number RM/2002/8065

Ms Tanya Davis
Development Control officer
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

The Lime Tree
54a Hurst Road
Twyford
Berkshire
RG10 0AN

29th December 2002

Dear Ms Davis

Planning Application No RM/2002/8065
32 – 36 Hurst Road Twyford

With reference to your letter of the 9th December 2002, regarding the above planning application.

1) Character and Appearance

The proposal to have three story dwellings is totally out of character with the surrounding area.

At the appeal held on 20th November 2001, there is mention of the visual impact the proposed development will have from Twyford Station in the north; The Hurst Road in the east; The open landscape of the Loddon Valley in the west. There is, however, no mention of the visual impact it would have from a southerly direction; i.e. residents of the Hurst Road whose outlook is the Loddon Valley.

Point 10 (Appeal ref APP/X0360/A/01/1070879) – This acknowledges that 'The appeal site straddles these contrasting areas and consequently in my opinion it is in a visually sensitive location. For these reasons I consider that in this case Policy LTV5 still carries the weight normally associated with an adopted LP'

2) Highway Safety

This is an extremely sensitive and important issue, which, to an extent, seems to have been over-looked. Over the last few years the Hurst Road has experienced a noticeable increase in both traffic volume and in the speed at which the vehicles travel. I strongly object and disagree with the appeals findings highlighted in Point 20.

14

The existing access arrangements do not have to accommodate 15 new dwellings and the cars these householders will have. The new access road will add to the volume of traffic entering the Hurst Road. This new access road will be located some 250 metres from a blind corner, residents attempting to turn right onto the Hurst Road will find it difficult, in the extreme, due to the weight of traffic at peak times.

Another issue with regards to safety is the complete lack of crossing facilities available to pedestrians on the Hurst Road, bearing in mind that the proposed development is aimed at families. What provision will be made for the safe crossing of those children using the local primary school ?

3) Living Conditions / Water Table

Perhaps it would be appropriate for a member of the Planning Inspectorate to visit the site after the recent inclement weather. This visit would give the Planning Inspectorate a better idea of the effect of the recent rainfall has had on the flood plain and the adjoining areas.

I would be more than interested in what guarantees the Planning Inspectorate could give that the proposed development will not have a detrimental effect on the water table. One of our neighbours's has a well, which has risen significantly over the years. What assurances can the Planning Inspectorate give that the proposed development will not displace the water normally effecting the flood plain and surrounding areas, causing existing residents severe problems, such as subsidence?

4) **Future Planning Permission**

With regard to Point 21, I object and strongly disagree with appeals findings. In my opinion it would set a precedent. There are significant proportions of land, which could be built on, which are set directly behind existing residents of the Hurst Road – No.s 42 to 58. What if number 42 or 58 sold their land? Surely no builder/developer could resist expanding the proposed site. I notice in the site layout plan the road steers left, allowing future development to south of the proposed site?

Yours sincerely

Robin Yeadon

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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

WOKINGHAM UNITARY
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HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

PLANNING SERVICES RECEIVED
30 DEC 2002
31/12

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: MRS S J ROBSON

YOUR ADDRESS: (if these details are incorrect please amend)
43 HURST ROAD
TWYFORD
READING
RG10 0AQ

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

I have inspected the plans :-

1. The development is close to the bend on the A321 which is a very busy road ; there would be at least between 15 - 30 extra cars exiting on to the road which would be an additional danger to pedestrians and vehicles.

P. T. O.

Continue over the page if more room required

2. The proposed houses are out of character with the surrounding properties . There are bungalows along the Hurst Road from No 44 to No 30. The plans show detached, two storey and three storey houses which will be totally out of keeping in the area.
3. I notice that the existing sewers are to be used . These must have been put in many years ago . Are you sure that they are adequate to handle the large increase in domestic waste that this development will cause ?
4. This development goes a long way towards the river and it appears to encroach into the "flood plain". This is surely not acceptable.

Susan Robson

Mrs. S . J . R O B S O N .

43 Hurst Road
Twyford
RG10 0AQ

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
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31 DEC 2002

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION:
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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: OLIVE EILEEN BRIERLEY

YOUR ADDRESS: (if these details are incorrect please amend)
2 PADDOCK HEIGHTS
TWYFORD
READING
RG10 0AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: Do not think 3 storey Town Houses are a good idea for this area Detached semi detached or Bungalows preferably.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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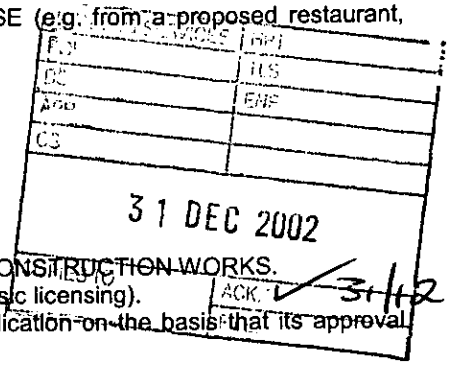

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: V. ROBINSON

YOUR ADDRESS: (if these details are incorrect please amend)
7 PADDOCK HEIGHTS
TWYFORD
READING
RG10 0AP

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:
THERE SEEMS VERY LITTLE POINT IN OBJECTING TO THIS APPLICATION AS THE THINGS ONE CAN'T OBJECT TO FAR OUTWEIGH THE FEW THINGS ONE CAN.
WHAT I WOULD SAY IS I THINK THIS DEVELOPMENT IN ITS PRESENT FORM i.e. 3 STORIED HOUSES IS COMPLETELY OUT OF CONTEXT IN THIS NEIGHBOURHOOD AND WILL NOT IMPROVE THE GENERAL APPEARANCE OF THE AREA.
I WOULD ALSO LIKE TO SAY THAT ONCE THE PROPOSED YELLOW LINES ARE IN PLACE, GIVEN THE FACT →

Continue over the page if more room required

THAT THE HURST ROAD IS INADEQUATELY POLICED AND THE FACT THAT FEW MOTORISTS EVER OBEY THE SPEED LIMITS, THE EXIT FROM THIS DEVELOPMENT, EVEN ITS POSITION JUST TO THE RIGHT OF PADDOCK HEIGHTS EXIT, WILL BE EXTREMELY DANGEROUS WITH CARS COMING THROUGH WELL IN EXCESS OF 30 or 40 mph.

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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WOKINGHAM UNITARY
Aiming for Excellence

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31 DEC 2002

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FILE:

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: Mrs. PATRICIA GAWEN MUIR

YOUR ADDRESS: (if these details are incorrect please amend)
44 HURST ROAD
TWYFORD
READING
RG10 0AL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

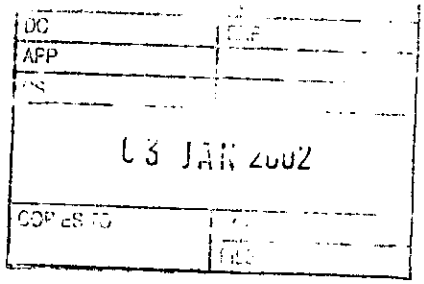
I object strongly to the application. The proposed site is in an area of particular natural beauty in Twyford, which needs to be conserved not destroyed. The construction of three storey dwellings would be totally out of keeping for the area. Furthermore, this new development will only contribute further to the problems of increased traffic congestion along Hurst Rd, making it even more dangerous.

Continue over the page if more room required

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

30th December, 2002



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

For the attention of Tanya Davies

Dear Miss Davies,

Application No. RM/2002/8065

I refer to the above-mentioned Application by Charles Church Southern Ltd., in respect of 32-36 Hurst Road, Twyford: reserved matters on outline consent 0/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

My Council have no comment to make on the application.

Yours sincerely,

Clerk

Our Ref. **15848**
Your Ref. RM/2002/8065
Date. 17 December 2002

PLAN	HPT 64456
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20 DEC 2002	
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	FILE:

Thames Water

FAO Tanya Davies
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

32-36 Hurst Road, Twyford
Reading

I refer to your consultation received in this office on 09/12/2002

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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WOKINGHAM UNITARY
Aiming for Excellence

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17 DEC 2002

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RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: BETTY GARDNER (MRS.)

YOUR ADDRESS: (if these details are incorrect please amend)
40 HURST ROAD
TWYFORD
READING
RG10 0AL

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: I don't know if you are aware that there are springs on the other side of Hurst Road & before the days of land registry, drains were put in, just where you will be digging deep foundations. When we have a few days of rain or snow, there are sheets of water there. I'm very much looking forward to the day when I can invite my friends to sit in

Continue over the page if more room required

P.T.O.

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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30/12

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: Mr Mrs M Scarborough

YOUR ADDRESS: (if these details are incorrect please amend)
52 HURST ROAD
TWYFORD
READING
RG10 0AN

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: Our main objection is that to build 3 Storey Town Houses will alter the whole appearance of this side of Twyford. In view of shortage of houses I can understand why the council agreed to alter from bungalows to houses, but the sight of 3 storey Houses will be right out of character with all other properties in the vicinity, as majority are bungalows.
I might add that 15 houses will generate a lot more traffic on our road that is already very busy.

Continue over the page if more room required

I conclude by stating that the fields and properties around do have a lot of water on their land most of the winter.

M Scanlon

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

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COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: Mrs Ailsa Boyle

YOUR ADDRESS: (if these details are incorrect please amend)
25 HURST ROAD
TWYFORD
READING
RG10 0AG

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: 15 Dwellings does not Reflect the large Amount of houses = Semi's & Town: Putting 3 Storeys Houses on this Site is out of Keeping with anything around here it will Spoil the surrounding area: The Open Space provided is on the flood plain, and wading about in Wellingtons is useless!: Hurst Rd is already a traffic Nightmare, The extra Cars will only add to the Problem

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET
FOR RM/2002/8065. (Case Officer:Tanya Davies)

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COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: MR D. MARSHALL

YOUR ADDRESS: (if these details are incorrect please amend)
16 BYRON ROAD
TWYFORD
READING
RG10 0AE

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:

THIS DEVELOPMENT IS THE 'THIN EDGE END OF THE WEDGE' AND WILL LEAD TO FURTHER APPLICATIONS TO BUILD BEHIND THE HOUSES IN HURST ROAD. DEVELOPMENT WILL LEAD TO INCREASED TRAFFIC ON THE ALREADY BUSY HURST ROAD WITH THE RESULTING SAFETY IMPLICATIONS FOR FAMILIES TRYING TO CROSS THE ROAD FROM BYRON ROAD ETC TO GET TO THE VILLAGE. DEVELOPMENT ITSELF IS OVER INTENSIVE – IN MY OPINION THE CURRENT OWNERS HAVE 'MANUFACTURED' THE CURRENT SITUATION IN ORDER TO MAXIMISE THE CHANGES OF A CHANGE OF USE TO RESIDENTIAL.

Continue over the page if more room required

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

SUPPORT

WOKINGHAM UNITARY
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SUBSIDENCE TO NEIGHBOURING PROPERTIES.

5 DEC 2002
24/12

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: MRS. E WOODFORD

YOUR ADDRESS: (if these details are incorrect please amend)
6 PADDOCK HEIGHTS
TWYFORD
READING
RG10 0AR

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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SUPPORT THE APPLICATION ☑ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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16 DEC 2002
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EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: MR S G E Gates, Mrs K M E Gates

YOUR ADDRESS: (if these details are incorrect please amend) TENANTS
2 LODDON VIEW HURST ROAD
TWYFORD
READING
RG10 0AW

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

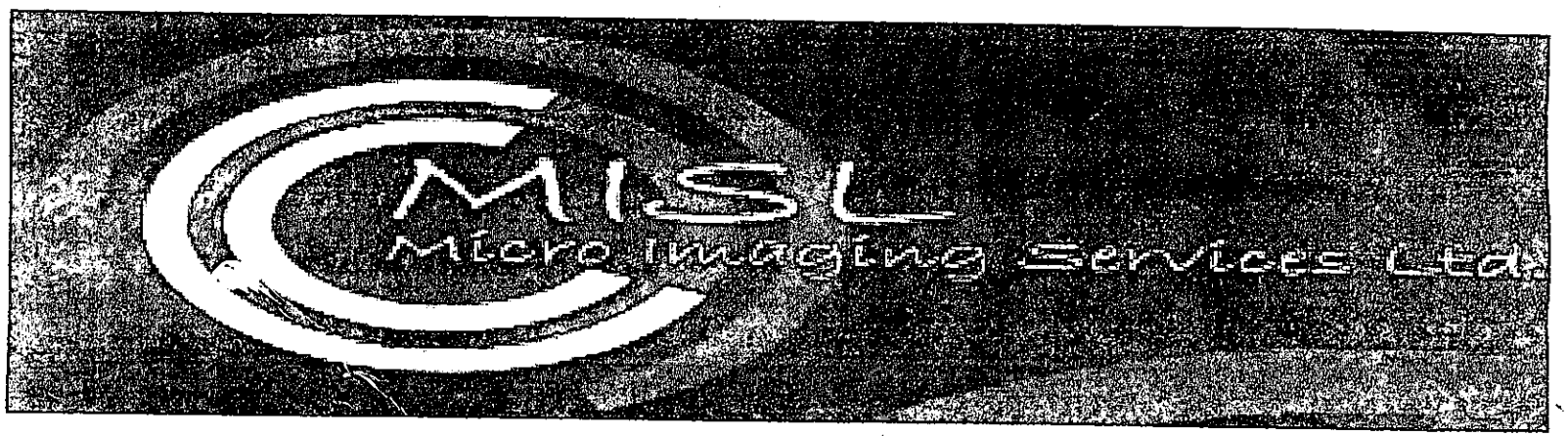
Comments: We think that Hurst Road is congested enough now its difficult to cross Hurst Road most any time and with all the car parking that is done every day. also we think that the noise etc will be much worse than it is now.

S G E Gates

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

WOKINGHAM UNITARY
Aiming for Excellence

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

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

PLANNING SERVICES	HPT
DO	
DC	ENF
APP	
CS	
23 DEC 2002	
COPIES TO	ACK: 24/12
	FILE:

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: G.M & D.M BEWELL.

YOUR ADDRESS: (If these details are incorrect please amend)
19 HURST ROAD
TWYFORD
READING
RG10 0AG

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: HAVING SEEN THE PLANS FOR THE ABOVE APPLICATION, WE ARE SHOCKED AT WHAT IS, IN OUR OPINION A TOTALLY INAPPROPRIATE DEVELOPMENT IN THIS AREA. THE PROPOSED ESTATE WILL ADD TO THE TRAFFIC HAZARDS ALONG HURST ROAD. IT COULD ALSO OPEN THE FLOOD GATES TO RIBBON DEVELOPMENT ON GREEN SITE LAND, CAUSING FLOODING PROBLEMS ON EXISTING FLOOD PLAINS. THIS LAND SHOULD BE RETURNED TO GREEN SITE, ASAP.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

01189345390
21-12-02 13:27 01189345390 TREMELDOR ->9746484 ECM Page 01

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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

WOKINGHAM UNITARY
Aiming for Excellence

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

PLANNING OFFICERS	HPT
PCI	
PC	
APP	
CS	
23 DEC 2002	
COPIES TO	24/12

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

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: H. and M van den Berg

YOUR ADDRESS: (if these details are incorrect please amend)
21 HURST ROAD
TWYFORD
READING
RG10 0AG

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments:
We object to the above application because it will increase traffic hazards along Hurst Road, which already is a problem and should be diminished instead of increased further, the plans as inspected, in our opinion could lead to eventual increased flooding risk due to development of ribbon again, flooding is already a problem here and should not be increased.

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

PLANNING APPLICATION COMMENTS SHEET FOR RM/2002/8065. (Case Officer:Tanya Davies)

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

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

PL
23 DEC 2002
COPIES TO

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
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THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: RM/2002/8065

YOUR NAME: Mrs C. J. GREEN

YOUR ADDRESS: (if these details are incorrect please amend)
50 HURST ROAD
TWYFORD
READING ✓
RG10 0AN

PLEASE RETURN YOUR COMPLETED FORM TO:

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

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

Comments: Dec. 2002.

15 dwellings are proposed, plus open space – I think this is too many, and out of character with this part of Hurst Road, particularly as TOWN HOUSES, 6 – 3-storey, are planned. This development would increase the number of cars (probably 2 per house) in the narrow busy road. Gardens would be very small.

I would mention that the flood line cuts across the meadows at the rear, a brook and the river Loddon run across the meadows (water meadows) which regularly flood. This year the fields have already been flooded,

Continue over the page if more room required

PTO

POLICY COMMENTS.

Date	20/12/02
Case Officer	Tanya Davies
Location	32 – 36 Hurst Road, Twyford
Proposal	Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works
Application Number	RM/2002/8065

The principle of development on this site was established when outline permission was granted at appeal for the demolition of existing poultry slaughterhouse and office/dwelling at no. 34 Hurst Road, erection of 15 dwellings, formation of new access and provision of public open space, (O/2000/1625) on 21 December 2001. Therefore, there are no further policy observations with regards to the principle of development.

However, since O/2000/1625 was allowed at appeal the Executive (on 4 December) have agreed that the plan should be modified in accordance with the proposed modifications. All applications determined after this date should comply with the modified policies. Policy WH7 (as proposed to be modified) now requires up to 26% (25% under the Deposit Draft) of all new dwellings granted consent to be affordable, where the scheme is for 15 or more dwellings or of 0.5ha or more, in settlements with a population greater than 3,000. As the application for reserved matters has been received after the Consolidated Modified Plan has been agreed by Council it should comply with Policy WH7, and make an affordable housing provision of 4 dwellings.

Debra Hammond

Continuation.

and the gardens behind Hurst Rd houses (even numbers) have been sodden for several weeks already — much wetter than I have ever known in 35 years residence here.

Tanya Davies

From: sca@simoncooper.net
Sent: Friday, December 20, 2002 11:25 AM
To: 'Tanya Davies'
Subject: RE: 32-36 Hurst Road, Twyford.

Tanya
Thank you.
Simon

-----Original Message-----
From: Tanya Davies [mailto:tanya.davies@wokingham.gov.uk]
Sent: 19 December 2002 18:57
To: 'sca@simoncooper.net'
Subject: 32-36 Hurst Road, Twyford.

I spoke to Andy Dicker recently about providing some initial comments on this application. I have had a quick look but have not been out on site yet or received any consultee responses. The main issues that I have identified at this stage are as follows:

- I am concerned about the height of all of the houses, I feel that angle of the roof could be lower, even if this involves using different roof tiles. None of the roofs should exceed 7.5m in height. Especially the site is seen from long distance views in the context of the open area of the floodplain.
- As outlined to Andy Dicker I consider that three storey Basing houses within the terrace are unacceptable.
- Will there be planting against the fencing to the rear of plot 7? this will help to reduce the urbanising impacts of the development.
- Please provide a level survey
- Please confirm if the conservatories form part of this application? if so, please provide elevation plans. If not, please remove their footprint from the plans. In addition they should not be within the floodplain.
- How is western boundary delineated? is there an existing hedge?

Hope these intial comments are useful, please contact me with any queries, please note I am on leave now until 6 Jan.
Best wishes
Tanya Davies

Tanya Davies
Senior Minerals & Waste Officer
Wokingham District Council
Tel: 0118 974 6229
Fax: 0118 974 6484

DISCLAIMER
Opinions expressed in this e-mail are those of the sender and do not necessarily represent those of Wokingham District Council.

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(*) PRE-APP ATTACHED (*)

Application Number : RM/2002/8065	**Map No :** 33
Case Officer : TD.	**Site Area :** 0·68
Valid Date : 05 DEC 2002	**Received Date: 22/11/2002**

Level : Committee Item - No Date Set

Description : Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space. — Should the demolition of office/dwelling at no 32 + poultry slaughterhouse be included in the description?

Location : 32 - 36, Hurst Road, Twyford, Reading.

Parish : TW **Ward : TWY** 9.12.02 TB.

Applicant : Charles Church Southern Ltd C/O Simon Cooper Associates Ltd.

Fee Required: £3300 **Fee Received: £3300** (7)

Additional: ..... **or Refund: .....**

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Plot 1 – Rear elev. should show bathroom dormer – 1st side elev. should show external door. Plots 2-6 – Supply plans & elevs for whole block (*) Plot 7 – Handed plans required.		05 DEC 2002
FLOOR PLANS	Plot 8 – 1st side elevation shows 2 ground floor windows, only one on plan Plots 10-13 – Supply plans & elevs for whole block (*)		
NO SCALE OR SCALE IS IMPERIAL	Plots 14 & 15 – windows on side elevation do not correspond with floor plans.		
ENCROACHMENT LETTER REQUIRED	Substitution – elevs required, (4 plans)	Faxed	
OTHER	Scale not stated for Rotherwick styles – 1:100?	2/12	05 DEC 2002

Ashmore & Rodean Plans

(*) Partial plans & elevations are not sufficient, layout shows that some of the plots are handed. In the case of the Ashmore plots, floor plans are handed when compared with elevations, and side windows (only 1) shown on elevation do not correspond with side windows on floor plans (total of 4 shown). 05 DEC 2002

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No major Application.

INTERNAL CONSULTATIONS 9.12.02 B.

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing ✓

Leisure & Cultural Services ✓ – Formation of Public open space. plus
- Wendy Smith (School Transport)
- Chris Hamilton (Libraries)
- Gerard Kerslake (Youth & Community)
- Dave Hooper (Leisure)

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education ✓

Social Services

Highways ✓

D. Pastures Demolition ✓

Drainage (Roger Johnson) ✓

Access officer ✓

NEIGHBOURS

one at entrance to site
one at entrance to allotment gardens.....

2 x S/N + see map.....

..... + attached list of names & addresses

+ site inside red line

Pre-app attached.

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish: Hurst ✓

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ – Flood Zone. ✓
– Groundwater Protection Zone
– New access road.

Railtrack

Police Arch Officer ✓

Royal Berks Fire & Rescue ✓

Thames Water ✓

HERITAGE BODIES

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

OTHERS

.....

.....

.....

.....

.....

.....

05.FEB.2002 8C65

APPLICATION NO.
RM/2002/8065

CONSULTATION SHEET

159

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATION SENT
Mrs C. J. Green, 50 Hurst Rd, Twyford RG10 0AN	✓		
Michael & Jean Scarborough, 52 Hurst Rd "	" ✓		
Jane Moore, 30 Hurst Rd Twyford RG10 0AJ	✓		
Mr & Mrs N Davies, 46 Hurst Rd, Twyford RG10 0AL	✓		
John & Marianne Jewell, 29 Hurst Rd, Twyford RG10 0AG	✓		
R. Ketley, 48 Hurst Rd, Twyford RG10 0AL	✓		

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: RM/2002/8065

Proposal:
Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

Location:
32 - 36, Hurst Road, Twyford, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number RM/2002/8065 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Tanya Davies P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

09 December 2002

Organisation_Name	Building_Name	address1	Postcode
		14BYRON ROADREADING	RG10 0AE
		16BYRON ROADREADING	RG10 0AE
		18BYRON ROADREADING	RG10 0AE
		20BYRON ROADREADING	RG10 0AE
		29BYRON ROADREADING	RG10 0AE
		31BYRON ROADREADING	RG10 0AE
		11HURST ROADREADING	RG10 0AG
		13HURST ROADREADING	RG10 0AG
		15HURST ROADREADING	RG10 0AG
		17HURST ROADREADING	RG10 0AG
		19HURST ROADREADING	RG10 0AG
		21HURST ROADREADING	RG10 0AG
		25HURST ROADREADING	RG10 0AG
		27HURST ROADREADING	RG10 0AG
		29HURST ROADREADING	RG10 0AG
		31HURST ROADREADING	RG10 0AG
		5HURST ROADREADING	RG10 0AG
		7HURST ROADREADING	RG10 0AG
		9HURST ROADREADING	RG10 0AG
		49HURST ROADREADING	RG10 0AH
		53HURST ROADREADING	RG10 0AH
		55HURST ROADREADING	RG10 0AH
		57HURST ROADREADING	RG10 0AH
		59HURST ROADREADING	RG10 0AH
		61HURST ROADREADING	RG10 0AH
		63HURST ROADREADING	RG10 0AH
		65HURST ROADREADING	RG10 0AH
		30HURST ROADREADING	RG10 0AJ
		32HURST ROADREADING	RG10 0AJ
WINTERTON POULTRY		34HURST ROADREADING	RG10 0AJ
		36HURST ROADREADING	RG10 0AL
		38HURST ROADREADING	RG10 0AL
		40HURST ROADREADING	RG10 0AL
		42HURST ROADREADING	RG10 0AL
		44HURST ROADREADING	RG10 0AL
		46HURST ROADREADING	RG10 0AL
		48HURST ROADREADING	RG10 0AL
		50HURST ROADREADING	RG10 0AN
		52HURST ROADREADING	RG10 0AN
		54HURST ROADREADING	RG10 0AN
		56HURST ROADREADING	RG10 0AN
		58HURST ROADREADING	RG10 0AN
		1PADDOCK HEIGHTSREADING	RG10 0AP
		11PADDOCK HEIGHTSREADING	RG10 0AP
		15PADDOCK HEIGHTSREADING	RG10 0AP
		17PADDOCK HEIGHTSREADING	RG10 0AP
		3PADDOCK HEIGHTSREADING	RG10 0AP
		5PADDOCK HEIGHTSREADING	RG10 0AP
		7PADDOCK HEIGHTSREADING	RG10 0AP
		9PADDOCK HEIGHTSREADING	RG10 0AP
		33HURST ROADREADING	RG10 0AQ
TWYFORD TRACTORS		35HURST ROADREADING	RG10 0AQ
		37HURST ROADREADING	RG10 0AQ
		39HURST ROADREADING	RG10 0AQ
		41HURST ROADREADING	RG10 0AQ
		43HURST ROADREADING	RG10 0AQ
		10PADDOCK HEIGHTSREADING	RG10 0AR
		12PADDOCK HEIGHTSREADING	RG10 0AR
		14PADDOCK HEIGHTSREADING	RG10 0AR
		16PADDOCK HEIGHTSREADING	RG10 0AR
		2PADDOCK HEIGHTSREADING	RG10 0AR

Organisation_Name	Building_Name	address1	Postcode
		4PADDOCK HEIGHTSREADING	RG10 0AR
		6PADDOCK HEIGHTSREADING	RG10 0AR
		8PADDOCK HEIGHTSREADING	RG10 0AR
		1WINCHCOMBE ROADREADING	RG10 0AS
		11WINCHCOMBE ROADREADING	RG10 0AS
		13WINCHCOMBE ROADREADING	RG10 0AS
		15WINCHCOMBE ROADREADING	RG10 0AS
		17WINCHCOMBE ROADREADING	RG10 0AS
		19WINCHCOMBE ROADREADING	RG10 0AS
		21WINCHCOMBE ROADREADING	RG10 0AS
		3WINCHCOMBE ROADREADING	RG10 0AS
		5WINCHCOMBE ROADREADING	RG10 0AS
		7WINCHCOMBE ROADREADING	RG10 0AS
		9WINCHCOMBE ROADREADING	RG10 0AS
		10WINCHCOMBE ROADREADING	RG10 0AT
		2WINCHCOMBE ROADREADING	RG10 0AT
		4WINCHCOMBE ROADREADING	RG10 0AT
		6WINCHCOMBE ROADREADING	RG10 0AT
	SERANGOON	SERANGOONBYRON ROADREADING	RG10 0AE
	YORKLAND	YORKLANDBYRON ROADREADING	RG10 0AE
[redacted]	54A	54AHURST ROADREADING	RG10 0AN
		10LODDON VIEWREADING	RG10 0AW
		11LODDON VIEWREADING	RG10 0AW
		12LODDON VIEWREADING	RG10 0AW
		2LODDON VIEWREADING	RG10 0AW
		4LODDON VIEWREADING	RG10 0AW
		5LODDON VIEWREADING	RG10 0AW
		6LODDON VIEWREADING	RG10 0AW
		7LODDON VIEWREADING	RG10 0AW
		8LODDON VIEWREADING	RG10 0AW
		9LODDON VIEWREADING	RG10 0AW
		51HURST ROADREADING	RG10 0AH
	51A	51AHURST ROADREADING	RG10 0AH
		1LODDON VIEWREADING	RG10 0AW
		30BYRON ROADREADING	RG10 0AE
		3LODDON VIEWREADING	RG10 0AW
N E DEBAN & ASSOCIATES	VETERINARY SURGERY	VETERINARY SURGERYHURST ROADREADING	RG10 0AG
[redacted]		17LODDON VIEWREADING	RG10 0AW
		18LODDON VIEWREADING	RG10 0AW
		14LODDON VIEWREADING	RG10 0AW
		15LODDON VIEWREADING	RG10 0AW
		16LODDON VIEWREADING	RG10 0AW
LAND AT 32 - 36			

05.12.2002 8065

Tel. (0118) 974 6429 or 6433

Date: 02 December 2002

Your Ref:

My Ref: RM/2002/8065

Charles Church Southern Ltd
C/O Simon Cooper Associates Ltd
The Post House
Kennel Lane
Windlesham
Surrey
GU20 6AA

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

Dear Sir/Madam

Reference Number: 2002/8065

Site Address: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

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

Plot 1 – rear elevation should show bathroom dormer, 1st side elevation should show external door.

Plots 2-6 – supply plans and elevations for the whole block, partial plans are not sufficient.

Plot 7 – other way plans are required, handed plans not acceptable.

Plot 8 – 1st side elevation shows 2 ground floor windows, only one on the floor plan.

Plots 10 –13 – Plans and elevations for whole block required.

Plots 14 & 15 – windows on side elevation do not correspond with floor plans.

Substation – elevations and floor plans required.

No scale on plans for Rotherwick styles 1:100?

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

05.DEC 2002 8065

Tel. (0118) 974 6429 or 6433

Date: 02 December 2002

Your Ref:

My Ref: RM/2002/8065

WOKINGHAM UNITARY
Aiming for Excellence

Charles Church Southern Ltd
C/O Simon Cooper Associates Ltd
The Post House
Kennel Lane
Windlesham
Surrey
GU20 6AA

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

Dear Sir/Madam

Reference Number: 2002/8065

Site Address: 32 - 36, Hurst Road, Twyford, Reading.

Proposal: Reserved matters on outline consent O/2000/1625 for the erection of 15 dwellings, garages and infrastructure works, formation of public open space.

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

Plot 1 – rear elevation should show bathroom dormer, 1st side elevation should show external door.

Plots 2-6 – supply plans and elevations for the whole block, partial plans are not sufficient.

Plot 7 – other way plans are required, handed plans not acceptable.

Plot 8 – 1st side elevation shows 2 ground floor windows, only one on the floor plan.

Plots 10 –13 – Plans and elevations for whole block required.

Plots 14 & 15 – windows on side elevation do not correspond with floor plans.

Substation – elevations and floor plans required.

No scale on plans for Rotherwick styles 1:100?

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

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

05..12..02 08:55

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 2/12/02

TO: Simon Cooper Cmsoc

FROM: Carol Hurst **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 01276 451164

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: 32-36 Hurst Rd, Twyford

NOTES: I have retained papers. Please see letter for amended plans required

Simon Cooper
ASSOCIATES LIMITED

ARCHITECTURAL CONSULTANTS

SIMON COOPER ASSOCIATES LIMITED (SURREY)
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY, GU20 6AA
TEL: 01276 451018 FAX: 01276 451164 EMAIL: sca@simoncooper.net

05 DEC 2002 8065

22 NOV 2002

8064

Our ref. 32/955

21st November 2002

Chief Planning Officer
Planning Department
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Sir or Madam

Re: 32-36 Hurst Road Twyford Berkshire

With respect to the above development site please find enclosed all relevant material required to submit a reserved matters planning application subsequent to outline approval 0/2000/1625. The documentation comprises of six completed and signed application forms, one copy of certificate A, six copies of all pertinent drawings and a cheque in payment for the planning fee in the sum of £3,300.00 (15 x £220/unit).

We trust all the enclosed is sufficient for your requirements however should you need any further information or wish to discuss any matter please do not hesitate to contact us.

Yours faithfully

Simon J Cooper
Encl.
Copy: Chris Harrison – Charles Church.

Simon Cooper
ASSOCIATES LIMITED
ARCHITECTURAL CONSULTANTS
SIMON COOPER ASSOCIATES LIMITED (HAMPSHIRE)

HAMPSHIRE OFFICE TELEPHONE 02380 513131
REGISTERED IN ENGLAND: NO 3316474 DIRECTORS: SIMON J COOPER, DEBORAH WHITING
REGISTERED OFFICE: MILLBRIDGE HOUSE FRENSHAM SURREY GU10 3AB

Simon Cooper
ASSOCIATES LIMITED

ARCHITECTURAL CONSULTANTS

SIMON COOPER ASSOCIATES LIMITED (SURREY)
THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY, GU20 6AA
TEL: 01276 451018 FAX: 01276 451164 EMAIL: sca@simoncooper.net

Our ref. 32/955

4th December 2002

05.12.2002 8065 05 DEC 2002

Carol Hurst
Senior Technical Officer
Development Control
Wokingham District Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Dear Madam

Re: Reserved Matters application at 32-36 Hurst Road, Twyford, Berkshire – Ref. 2002/8065

With reference to your recent letter please find enclosed amended drawings for the above application.

You will note we have renamed the housetypes on this site due to revisions from the Charles Church standard housetypes.

We enclose six copies of the amended site layout, the housetypes incorporating your comments, the garages, street scenes and the electricity sub-station.

We shall be contacting yourselves shortly to arrange a meeting but in the meantime please do not hesitate to contact us if you require any further information.

Yours faithfully

Trevor Turner
Surrey Office
Encl. As issue sheet

Copy: Andy Dicker – Charles Church

05.DEC.2002 8055

Site Name	32-36 HURST ROAD TWYFORD BERKSHIRE	Site No.	32/955

DRAWING ISSUE SHEET

We enclose copies of the drawings etc.. Listed below:

Originator:

Simon Cooper Associates

Date of issue

Day	19	14	21
Month	9	10	11
Year	02	02	02

Description	Drawing No.	Amendments			
LOCATION PLAN	32/955/001				/
PLANNING LAYOUT	32/955/002		B	C	B
STREET SCENES	32/955/004				/
HOUSETYPE PORTFOLIO					/

Issued To:					
WOKINGHAM DISTRICT COUNCIL			2		6
NICK PARSLEY	Charles Church				
CHRIS HARRISON	Charles Church		1	1	1
STEVE MILLARD	PFA		1D		
COLIN HOOPER	Charles Church			2	
FILE					1

Key

L = See letter for inserts

X = Issue sheet only.

P = Preliminary

E = Electronic data transfer

D = Computer disk

05 DEC 02 8:65

Site Name	32-36 HURST ROAD TWYFORD BERKSHIRE	Site No.	32/955

DRAWING ISSUE SHEET

We enclose copies of the drawings etc.. Listed below:

Originator:

Simon Cooper Associates

Date of issue

Day	19	14	21	3									
Month	9	10	11	12									
Year	02	02	02	02									

Description	Drawing No.	Amendments												
LOCATION PLAN	32/955/001				/	H								
PLANNING LAYOUT	32/955/002		B	C	B									
STREET SCENES	32/955/004				/	B								
HOUSETYPE PORTFOLIO					/									
BASING/GREYWELL BLOCK ELEVATIONS	32/955/05					/								
BASING/GREYWELL BLOCK PLANS	32/955/06					/								
BASING/GREYWELL BLOCK ELEVATIONS	32/955/07					/								
BASING/GREYWELL BLOCK PLANS	32/955/08					/								
GREYWELL ELEVATIONS	32/955/GRE/03					/								
GREYWELL FLOOR PLANS	32/955/GRE/04					/								
NEWNHAM ELEVATIONS	32/955/NEW/01					/								
NEWNHAM ELEVATIONS	32/955/NEW/02					/								
NEWNHAM (HANDED) ELEVATIONS	32/955/NEW/H/01					/								
NEWNHAM (HANDED) ELEVATIONS	32/955/NEW/H/02					/								
NEWNHAM 2 ELEVATIONS	32/955/NEW2/01					/								
NEWNHAM 2 ELEVATIONS	32/955/NEW2/02					/								
ODIHAM ELEVATIONS	32/955/OD/01					/								
ODIHAM PLANS	32/955/OD/02					/								
SINGLE GARAGE ELEVATIONS	32/955/GAR/01					A								
Issued To:														
WOKINGHAM DISTRICT COUNCIL			2		6	6								
NICK PARSLEY	Charles Church													
CHRIS HARRISON	Charles Church		1	1	1									
STEVE MILLARD	PFA		1D											
COLIN HOOPER	Charles Church			2										
ANDY DICKER	Charles Church					1								
FILE					1									

Key

L = See letter for inserts

X = Issue sheet only.

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E = Electronic data transfer

D = Computer disk

05 DEC 02 8:65

Site Name	32-36 HURST ROAD TWYFORD BERKSHIRE	Site No.	32/955

DRAWING ISSUE SHEET

We enclose copies of the drawings etc.. Listed below:	Date of issue
Originator: **Simon Cooper Associates**	Day 3 Month 12 Year 02

Description	Drawing No.	Amendments
DOUBLE GARAGE ELEVATIONS	32/955/2GAR/01	A
TRIPLE GARAGE ELEVATIONS	32/955/3GAR/01	A

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
05 DEC 2002 8C65
22 NOV 2002

1.	APPLICANT'S NAME	CHARLES CHURCH SOUTHERN LTD
	ADDRESS	CHARLES CHURCH HOUSE, KNOLL ROAD, CAMBERLEY, SURREY
	POST CODE	GU15 3TQ PHONE 01276 808080
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	SIMON COOPER ASSOCIATES LTD
	ADDRESS	THE POST HOUSE, KENNEL LANE, WINDLESHAM, SURREY
	POST CODE	GU20 6AA PHONE 01276 451018
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	32-36 HURST ROAD, TWYFORD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF 15 DWELLINGS, GARAGES AND ASSOCIATED INFRASTRUCTURE WORKS, FORMATION OF PUBLIC OPEN SPACE.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.70
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AS INDICATED ON DRAWING ISSUE SHEET

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	0/2000/1625
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

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

		SITING	☑
EXTERNAL APPEARANCE	☑	DESIGN	☑
MEANS OF ACCESS	☑	LANDSCAPING	☐

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

OFFICE/DWELLING AND POULTRY SLAUGHTERHOUSE

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

TO BE AGREED

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.

EXISTING RETAINED HEDGEROW AND CLOSEBOARD FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

WATERCOURSE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

EXISTING - INDIVIDUAL DRIVE
PROPOSED - SEE ENCLOSED LAYOUT

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	14 / *	/ *	/ *
BUNGALOW	1 / *	/ *	1 / *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — * STATE No. OF HABITABLE ROOMS — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

£3,300

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

SIGNED [signature] ON BEHALF OF CHARLES CHURCH SOUTHERN LTD DATE 21/11/02

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

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.'

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

05.DEC.2002 8065

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

CERTIFICATE A

22 NOV 2002

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

(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).

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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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

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

● 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 . CHARLES CHURCH SOUTHERN LTD

Date . 21.11.02 . . . . . .

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

ADDRESS 32 Hurst Road PARISH Twyford

PLOT No. ORD. SHEET No. SU. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
582/52	MR. W. RISDYK	O/APP RES. DEV.	14.10.52	N/A	CIA
714/53	"	ACCESS	10.10.53	N/A	CIA
129/55	MR. A. SAKER	O/APP BUNGALOW	8.3.55	N/A	CIA
775/55	OWNAR & SONS	DETACHED BUNGALOW	8.11.55	APP.	CIA
1107/57	S. WATSON	GARAGE	14.1.58	APP.	N/A
19144	MR. G. WINTERTON	C/U/L LAND FORMERLY PART OF 32 TO ENLARGE COMM. SITE (SEE 34)	30.6.65	N/A	REF
6/2000/1625	Mr Winterton & Mrs Humphreys	O/L app dem of poultry slaughterhouse, office/dwell erect 1.5 dwell, new access Rd.	28.02.01		REF
RM/2002/8065	Charles Church.	Rm on 1625 erect 15 dwell.			

DATE OF COMPLETION 1625 - APPEAL ALLOWED - 21/12/01

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS 34 Hurst Road PARISH Twyford

PLOT No. ORD. SHEET No. SU. 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
582/52	MR. W. RISDYK	O/APP RES. DEV.	14.10.52	N/A	CIA
715/53	MRS. K. KNAPP	O/APP. BUNGALOW & OUTBUILDING SHED	10.11.53	N/A	CIA
774/53	"	BUNGALOW	11.11.53	APP.	CIA
352/55	"	GARAGE, STORE & CHICKEN HOUSE	14.6.55	APP.	APP.
R/253/65	MR. G. WINTERTON	3 BROILER HOUSES	6.10.65	APP.	APP.
R/142/67	"	ADDITIONS	4.5.67	APP.	APP.
03131	WINTERTON BROS.	EXTENSION TO REAR	19.8.75	N/A	REF.
6P 3040	"	"	24.7.75	APP.	N/A
07967	"	DBLE. GARAGE FOR VANS	8.5.78	N/A	REF
6R8052	"	"	7.3.78	APP.	N/A
6R8232	"	REBUILD PART	4.4.78	APP.	N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS R/253/65 NOT IMPLEMENTED - REPORT RE SLAUGHTERHOUSE SEE 2/TWYFORD/ 1042

DRAINAGE

091074

(2) ADDRESS 34 HURST ROAD PARISH TWYFORD E

PLOT No.

ORD. SHEET No. SU.7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
08251	WINTERTON BROS	REBUILD POULTRY SLAUGHTER HOUSES	8.6.78	N/A REF
BR 10384	"	NEW DRAINAGE.	26.2.79	APP. N/A
10448	"	LAVATORY ACCOMMODATION	WITHDRAWN	
10536	"	"	"	
12541	"	RETENTION OF BUILDINGS & LAND FOR POULTRY SLAUGHTER HOUSES	14.2.80	N/A SEE SEC 1 APP.
BR 15268	"	BLOCK TO CONT. CHILL & FARTHER WORKS	23.7.80	APP N/A
13753	"	Portakabin as office	31. 7. 80	N/A Ref
14040	"	BLDG. TO ENCL. CHILL & FARTHER WORKS	23.10.80	N/A CHL
BR 20294	"	OFFICE & GARAGE, TOILETS NEW	16.3.83	APP N/A
19144	Mr. G.R. Winterton	Redle garage erect prefab. C/U of LAND (FORMERLY PART OF 32 TO ENLARGE CURTILAGE. RE-ROUTE & ACCESS ROAD & PROVIDE PARKING AREA.	30.6.83	N/A REF

DATE OF COMPLETION

MINISTRY DECISION 13753 - APPEAL GRANTED - 21.9.81 - ENFORCEMENT NOTICE QUASHED

SPECIAL ORDERS

(3)

ADDRESS 34 HURST ROAD PARISH TWYFORD

PLOT No.

ORD. SHEET No. SU.7976 33

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
19535	MR G.R WINTERTON		RENEWAL 13753	30.6.83	N/A REF
20371	"		"	17.11.83	N/A R
20389	"	O/L	OFFICES, TOILETS, COLD STORE, CANOPY. RE-ROUTE ROAD, NEW PARKING	17.11.83	N/A R
24349	"		WIDEN ACCESS, RE-ROUTE ROAD; NEW HARDSTANDING WITH SHED; REMOVE TEMP. OFFICES & ERECT REPL. OFFICES ETC.	6.12.85	R
25927	"	O/L	5 DWELLINGS ON SITE OF CHICKEN PROCESSING UNIT	6.8.86	N.I C/A (LA)
~~35417~~					
35417		O/L	12 DWELLINGS ON SITE OF CHICKEN PROCESSING UNIT.	9.5.90	REF

DATE OF COMPLETION

MINISTRY DECISION 20371, 20389 - APPEAL DISMISSED - 27.3.85

SPECIAL ORDERS

DRAINAGE

091074 37284 W/BR.

ADDRESS (4) 34 HURST RD. PARISH TWYFORD.

PLOT No. ORD. SHEET No. SU 7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38979	WINTERTON BROS	9 BUNGALOWS	6.5.92	C/A
		ON SITE OF		REMOVAL PD RIGHTS
44961	"	VAR. COND. 2 ON 38979	31.10.95	C/A
95/61052/VAR		(1 YR. EXT. OF PERIOD		
		FOR SUB. RES. MATTERS)		
97/66408/T	"	Ret. of portable building	3.3.98	C/A.
0/2000/1625	Mr. Winterton & Mrs Humphrey	(Retrospective) O/L app. dem of poultry		
		slaughterhouse, office, dwell		
		erect is dwell & access Rd.	28.02.01	REF.
RM/2002/8065	Charles Church	RM on 1625 erect		
		is dwell.		

DATE OF COMPLETION

MINISTRY DECISION 1625 - APPEAL ALLOWED - 21/12/01

SPECIAL ORDERS EXTRA HOURS AGREED - COMM. DEC. 10-6-98

DRAINAGE

091074

ADDRESS 36 HURST ROAD PARISH TWYFORD E

PLOT No. ORD. SHEET No. SU.7976 33

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
582/52	MR. W. RISAYK	O/APP. RES. DEV.	14.10.52	N/A C/A
628/53	MR. A. MARUNCZAK	ACCESS	13.10.53	N/A C/A
128/55	MR. A. SAKER	O/APP. BUNGALOW	8.3.55	N/A C/A
775/55	POUNDS & SONS	DETACHED BUNGALOW	8.11.55	APP. C/A
31823			21.12.88	C/A
BRA6029	MR & MRS HUMPHREYS	S/St. Ex.	14.10.88	Ref
BRA6329	"	"	9.11.88	APP
98/68350/F	Mrs. E.M. Humphries	S/St/R	10.11.98	C/A.
FP98/8031	"	S/St/R	30.9.98	APP.
0/2000/1625	Mr. Winterton & Mrs. Humphries	O/L app. dem of poultry		
		slaughterhouse, office, dwell		
		erect is dwell & access Rd	28.02.01	Ref.
RM/2002/8065	Charles Church - RM on 1625 - erect is dwell.			

MINISTRY DECISION 1625 - APPEAL ALLOWED - 21/12/01

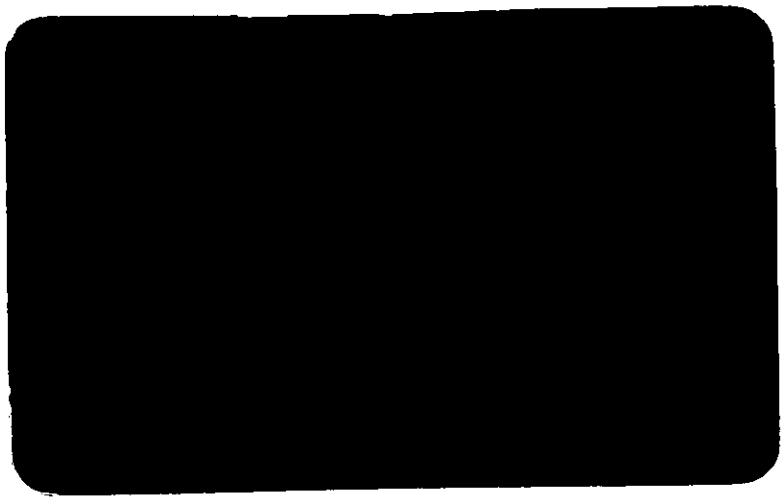
SPECIAL ORDERS

DRAINAGE

091074

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning



PLANS TO MEET CONDITIONS

8065/0

HURST ROAD, TWYFORD

MANAGEMENT PLAN
PUBLIC OPEN SPACE AREA

CHARLES CHURCH LIMITED

TREVOR BRIDGE
associates

Landscape Architecture
Urban Design
Environmental Planning

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Trevor Bridge Associates Limited

July 2003

Ref: NCV/2063/ManagementPlan

PLANNING SERVICES RECEIPT
POL
DC
APP
CS
11 JUL 2003
COPIES TO

HURST ROAD, TWYFORD
CHARLES CHURCH LIMITED

1.0 INTRODUCTION

1.1 This Management Plan relates to the maintenance regime for the area of open space at the Charles Church Limited housing development at Hurst Road, Twyford. It sets out the management intentions and the necessary operations required to undertake the landscape maintenance.

1.2 The Management Plan has been prepared to inform Wokingham District Council of the intentions for management of the site once implemented. This Management Plan should be read in conjunction with Trevor Bridge Associates drawing numbered 2063.01 revisiion 'C' ***Landscape Proposals***.

2.0 LANDSCAPE ELEMENTS

2.1 The following landscape elements will thus be present on the site:

- Close mown grass
- Meadow grass
- Native trees and shrubs
- Individual trees
- Litter picking and debris removal

3.0 LANDSCAPE IMPLEMENTATION

3.1 The implementation of the landscape to the open space areas will be undertaken in accordance with the approved drawings as site works progress and areas of the development are completed.

4.0 MANAGEMENT INTENTIONS

4.1 The principle aim of landscape management is to maintain the landscape elements in the form, disposition and groupings which serve the design intention and the requirements of all users of the site. In this instance, the aim of landscape management will be to keep the various landscape elements in a state of health and vigour whilst seeking to sustain the air of ordered stability and longevity which characterises the landscape.

4.2 All grass areas will be maintained to give a neat and tidy appearance.

4.3 The management of the native trees and shrubs will also focus on two stages of development. The first stage is their establishment to form vigorous communities able to contribute to the design objectives of screening, amenity and nature conservation interest. Once establishment is secured, the principle activity will be the selection of some specimens for long-term development. In general the native planting will be both thinned and coppiced to maintain age diversity.

4.4 Individual trees, once established, will have their stakes and ties checked.

4.6 Litter picking and debris removal will ensure that a neat and tidy general appearance is sustained throughout the landscape areas.

5.0 MANAGEMENT OPERATIONS

5.1 Close mown grass

5.1.1 Regular maintenance of the close mown grass areas throughout the growing season, approximately March to September, will maintain a neat and tidy appearance. This is dependant on weather conditions, but a fortnightly cut will be aimed for. The initial and subsequent cuts should be to a height of approximately 35mm with the cuttings dispersed. If the fortnightly cut cannot be undertaken due to adverse weather conditions and the grass becomes too long to allow dispersal of cuttings, they should be removed to prevent the build-up of thatch and to maintain a neat appearance.

5.1.2 The cutting of all grass around obstacles including trees in grass will be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage. All grass cuttings arising from mowing or strimming operations will be removed from site.

5.2 Meadow grass

5.2.1 It is envisaged that a percentage of the grassland on the site will be maintained as longer meadow grass. This is for reasons of usage and ecology. Even if it is not floristically diverse, longer grass provides cover and is therefore of greater ecological value than short grass. It also deters access for activities such as ball games, so that the location of such activity can hopefully be controlled. It is desirable for ball games not to take place near the river.

5.2.2 It is proposed therefore that all the meadow grass areas on the site should be cut once per year in September, with the grass cuttings collected. This prevents nutrients building up in the soil which encourage weed species and discourage wildflowers. The timing of the cuts should be dependent on the presence of any wildflowers in the sward; cutting should not take place until after the desirable species have set and dispersed seed.

5.2.3 Cutting once per year should be sufficient to control any tree seedlings or brambles in the grassland. Cutting once per year will not however prevent the growth of 'noxious' weeds, such as Nettles, Dock, Thistle, Dandelion, Ragwort and Rosebay Willowherb. These are termed 'noxious weeds' since they are persistent and aggressive plant species, which can quickly colonise areas, preventing the growth of most other species and lessening the biological diversity of grassland. They also look unsightly and Ragwort is poisonous to animals.

5.2.4 Control should be by a spot treatment with an approved selective, translocated herbicide of only the noxious weeds. This should be carried out by an operative capable of recognising the species to be treated walking through the area with a hand-held applicator. If herbicide control is not favoured, the plants can be dug or pulled out, but this is more time consuming. They can also be selectively strimmed down before setting seed. This does not remove the plant, but controls the spread of the species. This should be undertaken twice a year.

5.2.5 Since there is a river adjacent to the site, those responsible for the use of herbicides should comply with the regulations for the use of herbicides in or near water. These regulations include only using pesticides approved for use in or near water, and contacting the Environment Agency prior to herbicide application. The Environment Agency should be able to advise on their specific requirements.

5.2.6 Since most of the landscape elements are adjacent to a water body the regulations for use of herbicides in or near water should apply to an operation in any zone on the site which involves herbicides

5.2.7 The cutting of all grass around obstacles including trees in grass and fences should be carried out with particular care, using 'strimmers' fitted with guards so as to protect obstacles from damage.

5.3 Native trees and shrubs

5.3.1 The contractor shall firm the ground around all plants by treading to re-afirm after frost lift or wind rock.

5.3.2 The individual young trees and shrubs within the blocks will suffer competition at their roots from any surrounding herbaceous vegetation. To improve the rate of establishment, the areas should be cleared of vegetation using approved herbicides (see 5.2.5 and 5.2.6 above). This can be done either throughout the area of the planting block or as individual circles around each plant. Strimming can be carried out in between the circles to prevent the seeding of noxious weed species. Mulch, mulch-mats or a combination of all these methods may be used.

5.3.3 Replacements of dead and diseased plants will be carried out in the first season after planting. Apart from the replacements and weed control, during establishment (approximately the first 5 years), the new planting should require little maintenance. The plants should be checked for frost-heave and wind-rock, and firmed in as necessary. They should also be monitored for any signs of pests or disease, and appropriate control measures taken.

5.3.4 After this period, as the canopies begin to grow together, it will probably be necessary to begin a programme of periodic thinning and coppicing. Due to the density of the planting, this will be required to allow the best specimens enough space to develop fully.

5.3.5 Thinning is the permanent removal of shrubs to allow others to develop. Coppicing is their temporary removal to encourage re-growth. Thinning and coppicing should be carried out selectively, by choosing the individual plants to remain and those to remove. In this situation, where there are relatively narrow blocks, thinning and coppicing should not result in complete clearance of an area.

5.3.6 For thinning and coppicing, the shrubs to be removed are felled leaving a stump of 150-300mm in height. If left the stump is allowed to re-grow; this is coppicing. For thinning, to remove the plant permanently, the stump is scored and treated with an approved brush herbicide to prevent re-growth. Both operations are likely to be required throughout the woodland planting blocks.

5.4 Individual trees

5.4.1 Individual trees (including existing mature specimens), whether specimens or within groups, will be inspected twice annually.

5.4.2 The individual trees in grass should be surrounded by a vegetation-free circle of 0.75m radius to improve the rate of establishment by removing competition at the root-zone. This may be achieved by the use of herbicides (see 5.2.5 and 5.2.6 above), hand-weeding, mulch, mulch-mats or a combination of these methods.

5.4.3 The individual trees on site will have short stakes 700mm long and adjustable rubber ties. These should be checked, adjusted and replaced as necessary twice per year until the trees are established and the stakes and ties can be removed.

5.4.4 If required, the young trees may also receive some formative pruning to remove dead, diseased and crossing branches. Arboricultural inspection and work should not be required until beyond the period of this management plan.

5.4.5 During the first planting season following completion of planting, all dead, dying, damaged or diseased plants shall be replaced by the same variety and size as that originally planted.

5.5 Stakes and Ties

5.5.1 The contractor shall check tree stakes and ties annually. Ties shall be loosened or replaced as appropriate over a five year period after such time as the stakes can be removed by sawing off at ground level.

5.6 Litter picking and debris removal

5.6.1 An inspection of the site in general should be regularly carried out as the owners of the site have a duty of care to those on their land.

5.6.2 Other operations will also be required throughout the site, such as litter picking. The necessary frequency for this can usually be better judged after a few months of managing the site. Litter picking, however, should normally be undertaken fortnightly during winter and weekly during summer months.

5.6.3 If possible operations such as removal of fly-tipping, clearance of any damage and graffiti should be carried out as quickly as possible. If left, the problem often escalates because the site does not looked cared for.

6.0 USE OF HERBICIDES

6.1 Every precaution shall be taken to avoid herbicide contact with desired species. Damaged trees or shrubs shall be replaced.

6.2 The Contractor shall comply in all respects with the current requirements of the Control of Pesticides Regulations 1986 drawn up under the Food and Environment Protection Act 1985.

6.3 All chemical herbicides are to be applied in strict accordance with the manufacturer's instructions. The contractor shall provide and make available for inspection containers for measuring quantities of herbicides. Spray equipment shall be fitted with a guard to prevent drift onto neighbouring plants, a pressure regulated device, and approved nozzles. Equipment shall be free of leaks and shall be cleaned thoroughly before and after use.

6.4 Any plants or grass areas damaged during spraying operations shall be made good as directed by the landscape architect to his entire satisfaction.

6.5 The contractor shall determine appropriate concentration of active ingredients and rates of application in accordance with manufacturer's recommendations and the contractor's own experience. Any areas of weed surviving due to being missed during spraying, or inclement weather shall be re-treated by the contractor at no expense to the contract.

6.6 Wetting agent shall be added to all herbicide solutions in accordance with recommended conditions of use.

6.7 As there is a river adjacent to the site, those responsible for the use of herbicides should comply with the regulations for the use of herbicides in or near water. These regulations include only using pesticides approved for use in or near water, and contacting the Environment Agency prior to herbicide application. The Environment Agency should be able to advise on their specific requirements.

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



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Winterton & Mrs Humphreys
C/O Robin Bradbeer Limited
20 Lansdown Parade
CHELTENHAM
Glos. GL50 2LH

Application Number: O/2000/1625

Parish: **TWYFORD**

Location: **32 - 36 Hurst Road, Twyford, Reading**

Proposal: **Outline application for the proposed demolition of existing poultry slaughterhouse and office/dwelling at 34 Hurst Road and erection of 15 dwellings, formation of new access road and provision of public open space.**

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

Reason

1. The proposed development by reason of its location and density would result in the overdevelopment of the site and the creation of a hard edge to the settlement, to the detriment of the character and appearance of the surrounding area and the residential amenity of the neighbouring dwellings. Therefore the proposed development is contrary to Policy EN1 of the Berkshire Structure Plan, Policies LBE1 and LBE2 of the Loddon Area Local Plan and Policies WOS3 and WBE1 of the Wokingham District Local Plan.

John Mitchell

John Mitchell
Development Control Manager
Date: 28/02/2001

Notice checked by: _____

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

Wokingham D.C.