Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date January 9, 2002
My ref. BP/F/2000/0518
Your ref. GM/SC/93

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire RG42 5HZ

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
http://www.wokingham.gov.uk

Dear Mr Meier

RE: PROPOSED DEVELOPMENT OF 9 FLATS AT EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

Further to your letter dated 6th December 2001, as far as I am aware no samples of external materials were submitted pursuant to condition 20 of planning permission F/2000/0518. However, the site has recently been visited by Mrs Polnik and I confirm that the external materials used, including hard surfacing, are considered acceptable.

With regard to condition 22, this did not require the submission of additional information.

I hope this clarifies the current situation.

Yours sincerely

M L THORP
Principal Development Control Officer

Date: 10 January 2002

To: Case Officer

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

Application Number: F/2000/0518

Location: Eyre Court 60, Finchampstead Road, Wokingham.

Proposal: Proposed erection of 9 flats with access improvements.

Applicant: Millgate Homes C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Landscape management plan pursuant to condition 16 on planning permission F/2000/0518.

Comments are required by 24/01/2002.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/0518 (Planaps) / (Ludhouse) Date Rec. 10.12.2001

Location: EYRE COURT, 60 FINCHAMPSTEAD RD

Parish WOKINGHAM

Applicant: MILLGATE HOMES

Description of attached plans Landscape management plan pursuant to condition 16 on pl. permission F/2000/0518

Drawing No's: Letter from Treetop Landscapes Ltd. dated 30.11.2001.

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP

Consultations Sent by Admin. on 10.01.PS

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE COURT, TERRACE ROAD NORTH
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

50749
BP
ENF
10 DEC 2001
COPIES TO:
ACK
FILE

Basia Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/440
6th December 2001

PLANS TO MEET CONDITIONS
0518

Dear Mrs Polnik,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF N^{O} F/2000/0518
EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

Please find attached, for the discharge of condition 15, the proposed maintenance schedule, prepared by Treetop Landscapes Ltd, dated 30th November 2001, for the new planting at the above site.

Whilst writing we would advise that we are still awaiting approval to conditions 20, and 22, which were submitted to you on 1st February 2001.

We look forward to your response at your earliest convenience.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996
Millgate Developments Ltd. Registered in England No. 2229073

PLANS TO MEET CONDITIONS 0518

0518

TREETOP LANDSCAPES Ltd.

1 Northbury Cottages
Castle End Road
Ruscombe
Reading
Berkshire
RG10 9XH
Phone/Fax. 0118 - 9344132

Mr Greg Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire

30th November 2001

LS/NB/1098/01

Dear Greg,
I have pleasure in giving below the maintenance schedule for Eyre Court as discussed.

The following works to be carried out weekly during the growing season and fortnightly during the dormant season as required.

Mowing of lawns and open grass area.
Shrub pruning and training as required
Collection and removal of fallen leaves
Adjustment of stakes and ties on trees as necessary
Maintenance of visibility splay and planting to front entrance
Cleaning of paths and other hard areas including rubbish removal
Toping up of mulch and replacement of dead and diseased plants as required.
I hope that this is of assistance and if you require any further help or information please do not hesitate to contact me.

Yours sincerely,

Nick Barnes

Nick Barnes

Registered in England: No.3109505 Vat. registration no:- 604 287 451

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date March 19, 2001
My ref. BP/F/2000/0518
Your ref. GM/SC/93

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire RG42 5HZ

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

Dear Mr Meier

RE: PROPOSED DEVELOPMENT OF 9 FLATS AT EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

Further to your letter dated 1st February 2001 regarding details pursuant to conditions in respect of the above-mentioned development, the Landscape Architect has made the following comments in respect of construction details and trees and landscaping of the site:

The proposed construction of the access road is acceptable in relation to the trees as it is only shown to be resurfaced with granular fill topped with pea shingle and held in by timber edging. However, the applicant will need to provide a typical cross section of the construction detailing the depth of the timber edging. The width of the access road adjacent to the TPO'd trees at the front of the site will remain unchanged, therefore the resurfacing should not damage these trees provided that there is no excavation of the existing road surface.

Replacement trees for those that have been removed should be planted within the site. The remainder of the trees and vegetation on site should be retained and protected during construction to BS 5837 (Trees in relation to Construction) and a plan submitted by the applicant showing the location of the protective fencing.

The applicant needs to submit a landscape scheme showing all new planting, providing full species name, location of each species, size of plant at time of planting and planting densities.

I look forward to receiving these details in the near future.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 19 February 2001

Location:	Eyre Court, Finchampstead Road, Wokingham
Proposal:	Proposed erection of 9 flats and access improvements
Application Number:	F/2000/0518

In response to your consultation dated 9 February 2001 for the above application, the landscape comments are as follows:

The proposed construction of the access road is acceptable in relation to the trees as it is only shown to be resurfaced with granular fill topped with pea shingle and held in by timber edging. However, the applicant will need to provide a typical cross section of the construction detailing the depth of the timber edging. The width of the access road adjacent to the TPO'd trees at the front of the site will remain unchanged, therefore the resurfacing should not damage these trees provided that there is no excavation of the existing road surface.

Replacement trees for those that have been removed should be planted within the site. The remainder of the trees and vegetation on site should be retained and protected during construction to BS 5837 (Trees in relation to Construction) and a plan submitted by the applicant showing the location of the protective fencing.

The applicant needs to submit a landscape scheme showing all new planting, providing full species name, location of each species, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 09 February 2001

To: Case Officer

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

Application Number: F/2000/0518

Location: Eyre Court 60, Finchampstead Road, Wokingham.

Proposal: Proposed erection of 9 flats with access improvements.

Applicant: Millgate Homes C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Details of provisions for people with disabilities pursuant to condition 03, and details of access road construction pursuant to condition 21. Drawing nos 106/ARCH/200A, /214A and T270-01A, T270-02A, T270-03A, T270-04.

Comments are required by 23/02/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

1970

(RING ONE)

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

App No. F/2000/0518 (Planaps) / (Ludhouse) Date Rec. 5.2.2001

Location: EYRE COURT, FINCHAMPSTEAD RD

Parish WOKINGHAM

Applicant: MILLGATE HOMES

Description of attached plans Details of provisions for people with disabilities pursuant to condition 3 and details of access road construction pursuant to condition 21.

Drawing No's: T270-01A, 106/ARCH/200A, 210A T270-02A, 03A and 04

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____ Drawing No's

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

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

NEIGHBOURS: _____

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES	HPT 39516
POL	TLS
DC BP	ENF
APP	
CS	
05 FEB 2001	
COPIES TO:	ACK:
	FILE:

Reply req

Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/93
1st February 2001

0518

PLANS TO COMPLY WITH CONDITIONS

Dear Sirs,

RE: TOWN & COUNTRY PLANNING ACTS, REF N° F/2000/0518
EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

With reference to the above planning permission, we write to enclose relevant details enabling the discharge of the following planning conditions: -

Condition 3 - Please refer to enclosed drawing T270-01A showing surface finishes, ramp approach to front entrances, and drawing n° 106/ARCH/200A, 214A, showing level threshold entrances. We confirm having spoken to Heather Morgan in your planning department, that one disabled car space would be required on this development. Please refer to drawing n° T270/01A. With regard to detail relevant to part M of the Building Regulations, these have been submitted for approval to your Building Control Department.

Condition 20 and 22 - Please refer to enclosed drawing T270-O1A, 02A, 03A and 04 detailing road layouts, construction spec, and proximity to the existing trees. These details have been taken from the approved drawing n° 1262/01G.

We are due to commence construction work on site early March 2001, and therefore your approval to the above conditions would be greatly appreciated at your earliest convenience.

Yours sincerely

G Meier

GREG MEIER ~~Dip.Arch.~~RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

MILLGATE HOMES
MILLGATE COURT
TERRACE ROAD NORTH
BINFIELD, BERKSHIRE, RG42 5HZ
TEL: 01344 489966 FAX: 01344 489967

DRAWING ISSUE SHEETS

PROJECT: Eyre Court, Finchampstead Road, Wokingham

JOB NUMBER: 106

ENGINEER DRAWINGS

Revisions & date of issue

DRAWING NO.	DRAWING TITLE	04/01/01	18/01/01	31/01/01
T270-01	Road & Sewer Layout	/		A
02	Setting Out Layout	/		A
03	Details & Sections	/		A
04	Co-ordinated services Plan			/
05				
06				
07				
C5161/01	Found. & Gnd. Flr. Plan	/		
02	Sections & Details	/		
03	First Flr. Plan	/		
04	Sections & Details	/		
05	Second Flr. Plan	/		
06	Sections & Details	/		
07	Roof Plan	/	A	
08	Sections & Details	/	A	
GF01	Lintel Schedule (gnd.)		/	
FF01	Lintel Schedule (First)		/	
SF01	Lintel Schedule (Second)		/	
Structural Calculations			/	
DISTRIBUTION				
Planning				4
Land				
Surveying		1	1	1
Buying			1	1
Construction		1	1	1
Site		1		1
Sales				
Solicitors				
Building Control / NHBC				
Engineer Consultant				
Architect Consultant				

MILLGATE HOMES MILLGATE COURT TERRACE ROAD NORTH BINFIELD, BERKSHIRE, RG42 5HZ TEL: 01344 489966 FAX: 01344 489967	**DRAWING ISSUE SHEETS** PROJECT: Eyre Court, Finchampstead Road, Wokingham JOB NUMBER: 106																				
		Revisions & date of issue																			
WORKING DRAWINGS **(1)**		04/01/01	04/01/01																		
DRAWING NO.	**DRAWING TITLE**																				
106/ARCH/200	Ground Floor Plan	A	A	A																	
201	First Floor Plan	A	A																		
202	Second Floor Plan	A	A																		
203	Sections	A																			
204	Roof Joist Layout	A																			
205	Foundation Plan	A																			
206																					
207																					
208	Front & Side Elevation	A	A																		
209	Rear Elevation	A	A																		
210	Ground Floor Electrics	A	A																		
211	First Floor Electrics	A	A																		
212	Second Floor Electrics	A	A																		
213	Roof Plan	A																			
214	Misc. Details	A		A																	
215	Bin Store Details	/																			
DISTRIBUTION																					
Planning				4																	
Land																					
Surveying		1																			
Construction		1																			
Site		1																			
Sales (A3 Reductions)			1																		
Solicitors																					
Building Control / NHBC																					
Engineer Consultant																					
Architect Consultant																					

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date June 13, 2001
My ref. BP/F/2000/0518
Your ref. GM/SC/206

Mr G Meier
Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berkshire RG42 5HZ

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
http://www.wokingham.gov.uk

Dear Mr Meier

RE: PROPOSED DEVELOPMENT OF 9 FLATS AT EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

Further to your letters dated 1st February, 19th March and 2nd April 2001 regarding details pursuant to conditions, I confirm that the following are considered acceptable:

Condition 3: Provision for people with disabilities as outlined in your letter dated 1st February 2001.

Condition 11: Wheel washing facilities, as outlined in your letter dated 19th March 2001 and positions shown on plan T 270-01.

Conditions 12 and 13: Tree protection and landscaping - Tree protection measures acceptable. The landscape plan, drawing MILL 14408-01 B, is acceptable although information on the proposed planting for the unlabelled planting bed adjacent to the 2 Sorbus "Sheerwater Seedling" trees needs to be provided.

Conditions 15 and 19: Boundary treatment – as shown on T 270-01 B - subject to the 2.4m high brick wall adjacent to the listed building being constructed of matching brick (new or secondhand) to the listed building and mortar, bond and coping to match.

Condition 21: Access road construction in relation to existing - Details as submitted unlikely to be acceptable to Highway Authority. A detailed specification needs to be agreed. Clarification will also be required that no additional excavation will be carried out along the access road for drainage.

I hope this is of assistance.

Yours sincerely

JOHN MITCHELL
Development Control Manager

Date: 10 April 2001

To: Case Officer

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

Application Number: F/2000/0518

Location: Eyre Court 60, Finchampstead Road, Wokingham.

Proposal: Proposed erection of 9 flats with access improvements.

Applicant: Millgate Homes C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Details of wheel washing facilities (condition 10), landscaping and tree protection (condition 11 & 12) and boundary treatment (conditions 14 & 18). Drawing nos MILL 14408-01 B, T 270-01 Rev B.

Comments are required by 24/04/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/0518 (Planaps) / (Ludhouse) Date Rec. 21.3.01

Location: EYRE COURT, FINCHAMPSTEAD RD

Parish WOKINGHAM

Applicant: MILLGATE HOMES

Description of attached plans Details of wheel washing facilities (condition 10.), landscaping and tree protection (condition 11 & 12) and boundary treatment (conditions 14 + 18).

Drawing No's: T270-01A T270-01B

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

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

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

NEIGHBOURS: _____

_____ Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 10.04.PS.

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

Basia Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/283
27th June 2001

Dear Mrs Polnik,

RE: PROPOSED DEVELOPMENT OF 9 FLATS @ EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

Further to your letter dated 13th June 2001, confirming approval to conditions 3,11,12,13,15,19 and 21 (planning ref: F/2000/0518) for the above site, could you please confirm that this also includes for the amended planning approval F/2000/2310, which is the consent to which we are building too.

Clarification to this would be greatly appreciated at your earliest convenience.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

PLANNING SERVICES | HPT 45080
POL | TLS
DC BP | ENF
AFP |
CS |
28 JUN 2001
COPIES TO: | ACK:
FILE:

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

0518

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/131
19th March 2001

Dear Mrs Polnik,

RE: TOWN & COUNTRY PLANNING ACT, REF N° F/2000/0518
EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

With reference to the above planning permission, we write to enclose relevant details enabling the discharge of the following planning conditions:

Condition 10 :	Our proposed washing facilities shall be a high pressure jets washer located in the position shown on drawing n° T270-01(4 copies attached).
Condition 11 & 12:	Please find enclosed ACD landscape drawing number MILL/14408/01B showing our proposals and the necessary tree protection. In addition T270-01B indicates our proposed hard landscaping, including finishes, levels, parking etc. enabling the clearance of these conditions.
Conditions 14 &18:	All existing boundary fences, hedges etc. are to be retained, with the exception to a new brick wall to the rear of Eyre Court, all as detailed on drawing N° T270-01B.

We are due to commence building works next week, and therefore your approval to the above conditions would be greatly appreciated at your earliest convenience.

Yours sincerely

G. Meier

GREG MEIER Dip.Arch RIBA
Chief Architect

41442

B.P

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

PLANNING SERVICES | HPT/4298
POL | TLS
DC RP | ENF
APP |
CS |
08 MAY 2001
COPIES TO: | ACK:
FILE:
Reply Req

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref: GM/SC/24
4th May 2001

Dear Mrs Polnik,

RE: TOWN & COUNTRY PLANNING ACT 1990, REF NO F/2000/2310 AND 0518 - EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

With reference to our letters to you dated 1st February and 19th March 2001, requesting the discharge of conditions 10, 11, 12, 14, 18, 20 and 22 for the above planning consent.

We are to date, still awaiting confirmation to their approval, and would ask that these be provided at your earliest convenience.

As you maybe aware, work on site has commenced, with the ground works, however we cannot progress much further until these conditions are approved.

Yours sincerely

G. Meier

GREG MEIER Dip Arch RIBA
Chief Architect

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Date: 02 May 2001

To: Case Officer

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

Application Number: F/2000/0518

Location: Eyre Court 60, Finchampstead Road, Wokingham.

Proposal: Proposed erection of 9 flats with access improvements.

Applicant: Millgate Homes C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Details of road construction in relation to existing trees. Drawing no T270-03E.

Comments are required by 12/05/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

1970

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

App No. F/2000/0518 (Planaps) / (Ludhouse) Date Rec. 10.4.01

Location: EYRE COURT, 60 FINCHAMPSTEAD RD

Parish WOKINGHAM

Applicant: MILLGATE HOMES

Description of attached plans Details of road construction in relation to existing trees

Drawing No's: T270-03 E

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 02.05.PS.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

1970

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

App No. F/2000/0518 (Planaps) / (Ludhouse) Date Rec. 10.4.01

Location: EYRE COURT, 60 FINCHAMPSTEAD RD

Parish WOKINGHAM

Applicant: MILLGATE HOMES

Description of attached plans Details of road construction in relation to existing trees

Drawing No's: T270-03 E

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

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

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

NEIGHBOURS: _____

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER KP.

Consultations Sent by Admin. on 02.05.01.

Yellow - Part One Copy
Green - Officer's Copy

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

DETAILS TO COMPLY WITH CONDITIONS.

0518

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/206
2nd April 2001

Dear Mrs Polnik,

RE: EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM
PLAN REF N^{O} F/2000/2310 and 0518

Further to your letter dated 19th March 2001, we would confirm as follows:

1) Please find enclosed, four copies of drawing n° T270-03 Revision E showing the proposed construction of the access road. We advise that the width of the road to the TPO'd trees will remain unchanged, and will only vary where we have the passing bays further down the road. (Refer to original submitted drawing T270-01). No excavation will be necessary, as the road finish will be laid directly onto the existing finish.

2) Replacement trees have been shown on our proposed landscape plan, which was forwarded to you for approval on 19th March 2001. This also indicated all tree protection measures.

3) Again proposed soft and hard landscaping proposals were forwarded to you for approval on 19th March 2001.

We hope this now addresses all outstanding planning conditions.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

PLANNING SERVICES	REF 42140
POL	FLS
DC BP	EHF
APP	
CS	
10 APR 2001	
COPIES TO:	ACK:
	FILE:

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999 Best 3 bed Home - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Millgate Developments Ltd. Registered in England No. 2229073

Date: 10 April 2001

To: Highways

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

Application Number: F/2000/0518

Location: Eyre Court 60, Finchampstead Road, Wokingham.

Proposal: Proposed erection of 9 flats with access improvements.

Applicant: Millgate Homes C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Details of wheel washing facilities (condition 10), landscaping and tree protection (condition 11 & 12) and boundary treatment (conditions 14 & 18). Drawing nos MILL 14408-01 B, T 270-01 Rev B.

Comments are required by 24/04/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

CONDITION 10 : Details on Drg No. T 270-01 B satisfy the Highway Authority.

Adam C 12/04/01

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 18 April 2001

Location:	Eyre Court, Finchampstead Road, Wokingham
Proposal:	Proposed erection of 9 flats and access improvements
Application Number:	F/2000/0518

In response to your consultation dated 10 April 2001 for the above application, the landscape comments are as follows:

The landscape plan, drawing no. MILL 14408-01 B, is acceptable provided that information on the proposed planting for the unlabelled planting bed adjacent to the 2 Sorbus "Sheerwater Seeding" trees is provided by the applicant.

The tree protection measures are acceptable.

As stated in my previous comments dated 19 February 2001 the applicant will need to provide a typical cross section of the construction of the access road detailing the depth of the timber edging in relation to the trees. – plan/details received 10.4.01

Catherine Brimble

Catherine Brimble
Landscape Architect

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

0518

Mrs B Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/131
19th March 2001

Dear Mrs Polnik,

RE: TOWN & COUNTRY PLANNING ACT, REF N° F/2000/0518
EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM

With reference to the above planning permission, we write to enclose relevant details enabling the discharge of the following planning conditions:

Condition 10 :	Our proposed washing facilities shall be a high pressure jets washer located in the position shown on drawing n° T270-01(4 copies attached).
Condition 11 & 12:	Please find enclosed ACD landscape drawing number MILL/14408/01B showing our proposals and the necessary tree protection. In addition T270-01B indicates our proposed hard landscaping, including finishes, levels, parking etc. enabling the clearance of these conditions.
Conditions 14 &18:	All existing boundary fences, hedges etc. are to be retained, with the exception to a new brick wall to the rear of Eyre Court, all as detailed on drawing N° T270-01B. – check with Harold

We are due to commence building works next week, and therefore your approval to the above conditions would be greatly appreciated at your earliest convenience.

Yours sincerely

G.Meier

GREG MEIER Dip.Arch RIBA
Chief Architect

41442

B.P

Best Family Home
Best Luxury Home
House Beautiful magazine
Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Date: 02 May 2001

To: Highways

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

Application Number: F/2000/0518

Location: Eyre Court 60, Finchampstead Road, Wokingham.

Proposal: Proposed erection of 9 flats with access improvements.

Applicant: Millgate Homes C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Details of road construction in relation to existing trees. Drawing no T270-03E.

Comments are required by 12/05/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

I have agreed with the developer that their proposals for road construction are probably not acceptable and will agree a specification when an inspection takes place at a later date.

21.5.01

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

DETAILS TO COMPLY WITH CONDITIONS.

0518

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/206
2nd April 2001

Dear Mrs Polnik,

RE: EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM
PLAN REF N° F/2000/2310 and 0518

Further to your letter dated 19th March 2001, we would confirm as follows:

1) Please find enclosed, four copies of drawing n° T270-03 Revision E showing the proposed construction of the access road. We advise that the width of the road to the TPO'd trees will remain unchanged, and will only vary where we have the passing bays further down the road. (Refer to original submitted drawing T270-01). No excavation will be necessary, as the road finish will be laid directly onto the existing finish.

2) Replacement trees have been shown on our proposed landscape plan, which was forwarded to you for approval on 19th March 2001. This also indicated all tree protection measures.

3) Again proposed soft and hard landscaping proposals were forwarded to you for approval on 19th March 2001.

We hope this now addresses all outstanding planning conditions.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect

PLA	REF 4240
POL	FLS
DC BP	ENF
APP	
CS	
10 APR 2001	
COPIES TO:	ACK:
	FILE:

Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

0518

Date: 09 February 2001

To: Highways

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

Application Number: F/2000/0518

Location: Eyre Court 60, Finchampstead Road, Wokingham.

Proposal: Proposed erection of 9 flats with access improvements.

Applicant: Millgate Homes C/O The Edwards Irish Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Details of provisions for people with disabilities pursuant to condition 03, and details of access road construction pursuant to condition 21. Drawing nos 106/ARCH/200A, /214A and T270-01A, T270-02A, T270-03A, T270-04.

Comments are required by 23/02/2001.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Details provided satisfy the Highway Authority.

Adam Coggins 14/03/01

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 14 May 2001

Location:	Eyre Court, 60 Finchampstead Road, Wokingham
Proposal:	Proposed erection of 9 flats and access improvements
Application Number:	F/2000/0518

In response to your consultation dated 2 May 2001 for the above application, the landscape comments are as follows:

Drawing no. T270-03 Rev E showing the construction of the access road in a typical cross section, is acceptable. The applicant will need to clarify that no additional excavation along the access road will be required for drainage gullies.

Catherine Brimble

Catherine Brimble
Landscape Architect

MILLGATE HOMES

MILLGATE COURT, TERRACE ROAD NORTH,
BINFIELD, BERKSHIRE RG42 5HZ
Telephone: (01344) 489966
Fax: (01344) 489967

DETAILS TO COMPLY WITH CONDITIONS

0518

Mrs B Polnik
Senior Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire

Ref:GM/SC/206
2nd April 2001

Dear Mrs Polnik,

RE: EYRE COURT, FINCHAMPSTEAD ROAD, WOKINGHAM
PLAN REF N° F/2000/2310 and 0518

Further to your letter dated 19th March 2001, we would confirm as follows:

1) Please find enclosed, four copies of drawing n° T270-03 Revision E showing the proposed construction of the access road. We advise that the width of the road to the TPO'd trees will remain unchanged, and will only vary where we have the passing bays further down the road. (Refer to original submitted drawing T270-01). No excavation will be necessary, as the road finish will be laid directly onto the existing finish.

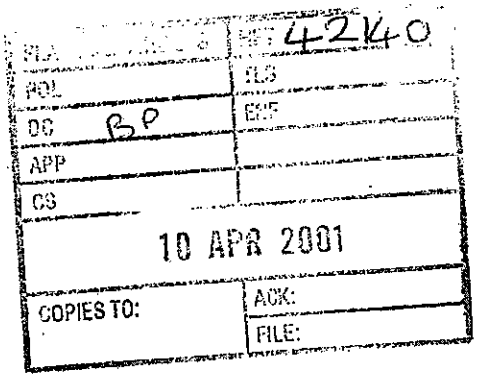
2) Replacement trees have been shown on our proposed landscape plan, which was forwarded to you for approval on 19th March 2001. This also indicated all tree protection measures.

3) Again proposed soft and hard landscaping proposals were forwarded to you for approval on 19th March 2001.

We hope this now addresses all outstanding planning conditions.

Yours sincerely

GREG MEIER Dip Arch RIBA
Chief Architect



Best Family Home 1994 - 1996 - 1997 - 1998 - 1999
Best Luxury Home 1998 - 1999
House Beautiful magazine Family Home of the Year 1997
Best Luxury Home 1998 - 1999
Best Small Builder 1996

Tel. (0118) 974 6450 (Direct Line)
Fax. (0118) 974 6484
Email. Basia.Polnik@wokingham.gov.uk
Date May 1, 2001
My ref. BP/TAB/Wok 1B & F/2000/0518 for information
Your ref. GM/SC/210

Mr G Meier Dip Arch RIBA
Chief Architect
Millgate Homes
Millgate Court
Terrace Road North
BINFIELD
Berkshire
RG42 5HZ

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

Dear Mr Meier

PROPOSED REPLACEMENT OF FENCE WITH BRICK WALL TO FRONT OF 62 FINCHAMPSTEAD ROAD, WOKINGHAM

I refer to your letter dated 4th April 2001.

Planning permission would not be required nor the approval of materials to replace the existing close-boarded fence and brick piers with a brick wall to the front of 62 Finchampstead Road, subject to the replacement wall being no higher than existing. The building is not listed (only the adjoining property at 68 is listed) and therefore Listed Building Consent would also not be required.

I hope this clarifies the situation.

Yours sincerely

MRS B POLNIK
Senior Planning Officer

39698

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 15 February 2001
My ref. AC/SB/98/66996/F & F/2000/0518
Your ref.

Mr T Ottlewski
'Uani'
Hollybush Ride
Finchampstead
WOKINGHAM
Berkshire

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

Dear Mr Ottlewski

Thank you for your letter of 3 February. I cannot at present find your letter of 5 September, but I have looked into the points you raise concerning 51 Denmark Street and Eyre Court, Finchampstead Road, Wokingham.

51 Denmark Street, Wokingham

a) Planning application 98/66996/F was approved on 5 May 1998 subject to a Legal Agreement. The decision notice has not yet been issued as the Legal Agreement is awaited, therefore the development cannot be implemented. Condition 7 of the draft Planning Permission states:-

"No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has secured the implementation of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: To ensure any archaeological history of the site is recorded."

Eyre Court, 60 Finchampstead Road, Wokingham

b) Babtie, the Council's consultants on archaeological issues, were consulted on planning application F/2000/0518 and confirmed the proposed development had no archaeological implications, therefore no condition was included in the Permission.

c) The Council's Environmental Health officers were also consulted on this planning application and raised no concern with relation to possible pollution on this site.

I trust this answers your concerns.

Yours sincerely

AC

ANNA CRONIN
Head of Planning & Transportation

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	39698
09 FEB 2001	
COPIES TO:	ACK: 13/2/01
	FILE:

REPLY BY
23 FEB 2001

Trevor Ottlewski,
Uani, Hollybush Ride,
Finchampstead,
Wokingham,
Berkshire.

3 / 2 / 01.

Dear Mrs Cronin.

Further to my letter dated 5 / 9 / 00. I am aware that you were new to your present position, at the time of our telephone conversation, and the above letter, as such needing time to become familiar with your new area.

I had, in due course, expected an acknowledgment, with comments relating to no51, Denmark St, and Eyre Court, Finchampstead Rd. Having received neither, I can only presume the content was not of sufficient interest to merit a response.

I am however not alone in wishing to know;

Emy/basis a) What are the archaeological research conditions relating to development at the rear of no 51, Denmark St, Wokingham.?

None? b) What are the archaeological research conditions relating to the Eyre Court site, Finchampstead Rd, Wokingham ?

basis c) Is the oft stated concern with pollution from former tannery sites, a consideration or comcern, with relation to the Eyre Court site ?

I look forward to receiving the above answers.

Yours sincerely,

T. Ottlewski.

Tel. (0118) 974 6425 (Direct Line)
Fax. (0118) 974 6484
Email. Anna.Cronin@wokingham.gov.uk
Date 13 February 2001
My ref. AC/SB/98/66996/F & F/2000/0518
Your ref.

Mr T Ottlewski
'Uani'
Hollybush Ride
Finchampstead
WOKINGHAM
Berkshire

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

Dear Mr Ottlewski

Thank you for your letter of 3 February concerning 51 Denmark Street and Eyre Court, Finchampstead Road, Wokingham.

I apologise that you did not receive a reply to your letter of 5 September. I am looking into the matters raised in your recent letter and will reply in full in due course.

Yours sincerely

SB

ANNA CRONIN
Head of Planning & Transportation