APPLICATION NO:
C/2000/0821

LOCATION:
Land Off Hermitage Drive, Twyford Reading.

APPLICANT:
Thames Valley Housing Association C/O Zenith Builders Ltd

PROPOSAL:
Details to comply with condition 06 of consent 99/68899/F for the approval of hard & soft landscaping.

EARLIEST DATE FOR DECISION: **07/04/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Heather Morgan**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Thames Valley Housing Association
C/O Zenith Builders Ltd
2 Broad Street
Wokingham
Berkshire
RG40 1AB

Application Number: C/2000/0821

Parish: **TWYFORD**

Location: **Land Off, Hermitage Drive, Twyford, Reading.**

Proposal: **Details to comply with condition 06 of consent 99/68899/F for the approval of hard & soft landscaping.**

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 details shown on drawing number H.D.T 4 do not indicate the type, location, size and density of planting and are therefore inadequate to approve the soft landscaping.

You are advised to speak to Catherine Brimble on (0118) 974 6470 to discuss the matter. In addition, you are advised that should progress fail to be made the matter may be passed to our Enforcement Section to establish the expediency of taking any formal action

Head of Planning and Transportation
Date: 05 May 2000

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

FROM: Heather Morgan

Please file

DATE: 14 March 2000

TWYFORD PARISH CONSULTATION SHEET

Application Number: C/2000/0821

Proposal: Details to comply with condition 06 of consent 99/68899/F for the approval of hard & soft landscaping..

Site Address: Land Off , Hermitage Drive, Twyford, Reading.

Applicant: Thames Valley Housing Association C/O Zenith Builders Ltd.

Your observations are required in respect of this application **by 07/04/2000** .

No Comment.

SIGNED: _____ DATE: 25-3-00

Clerk To Twyford Parish/Town Council.

WORK SHEET FOR : Heather Morgan

Application Number : C/2000/0821

Applicant : Thames Valley Housing Association C/O Zenith Builders Ltd.

Location : Land Off , Hermitage Drive, Twyford, Reading.
Proposal : Details to comply with condition 06 of consent 99/68899/F for the approval of hard & soft landscaping.

Site Notice Displayed ? :	YES	NO	DATE
			N/A

Date of Neighbour Notifications : N/A

Date of Site Visit : N/A

Date Registered : 07/02/2000

Earliest Date for Decision : 07/04/2000

Latest Consultation Date/Site Notice Expiry Date : 07/04/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

Trees & L'scape – Hard landscaping details are acceptable.
Detailed landscape scheme needs to be submitted.

Planning Issues :

The applicants has been requested by fax two soft landscaping details. These have not been forthcoming. Please find current details application and advise to resubmit

Recommend : REFUSAL

Application Number: C/2000/0821

Appraisal :

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

Application Number C/2000/0821
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			REFUSAL
			The details shown on drwg no. H.D.T 4 do not indicate the type, location, size and density of planting incl are therefore inadequate to appraise the soft landscaping.
			You are advised to speak to Catherine Bruhn on (0118) 974 6470 to discuss the matter. In addition you are advised that should progress fail to be made the matter may be passed to our Enforcement Section to establish the expediency of taking any formal action.

John Mitchell
4/5/00

RECORD OF SITE VISIT

SITE ADDRESS: Land Off Hermitage Drive Twyford Reading.

APPLICATION NUMBER: C/2000/0821

OFFICER: Heather Morgan

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: **DEVELOPMENT CONTROL**
Heather Morgan

FROM: Environmental Design

DATE: 3 April 2000

Location:	Land off Hermitage Drive, Twyford
Proposal:	DETAILS TO COMPLY WITH CONDITION 06 OF CONSENT 99/68899/F FOR THE APPROVAL OF HARD AND SOFT LANDSCAPING
Application Number:	C/68899/18

In response to your consultation dated 14 March 2000 for the above application, the tree and landscape comments are as follows:

The hard landscape details for the above site are acceptable. A detailed landscape scheme will need to be submitted by the applicant.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES | SAT 25603
POL | TLS
DC | ENF ✓ AH
APP |
CS |
07 FEB 2000
COPIES TO: | ACK:
FILE:

Zenith
BUILDERS LIMITED

2, Broad Street,
Wokingham,
Berks.
RG40 1AB.

Tel: 0118 9781394
Fax: 0118 9781399

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

FTAO. Miss F Humayun.

4th February 2000

Our ref. 3946/HDT/KE

Dear Madam,

Re: **Land off Hermitage Drive, Twyford.**
Planning Permission 99/68899/F.

Further to your letter dated the 28th January, received 3rd February. Please find enclosed a drawing which shows the materials used for hard landscaping:
Brindle block paving, .450x.450 grey riven slabs and black tarmac.

A drawing will be submitted next week regarding the soft landscaping, with a schedule for maintenance.

The reason the 1m strip has been reduced is due to the fact that a strip of landscaping has been introduced where the block paved parking bays abut the properties. The reason being, the gas meter boxes are in the ground at this point, and it seemed sensible to set the parking bays to the back of these boxes.

I would welcome a site visit where all the matters can be discussed.

Yours sincerely,

K. E. Eighteen
Managing Director

P.S. Please send all further correspondence to our Broad Street Office.

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham, Berks, RG40 1WR

FAX

Date: 15/3/00

Number of pages including cover sheet: 1

To:
Mr. Eighbeen
Zenstra Builders.

Phone:

Fax phone: (0118) 978 1399

CC:

From:
Heather Morgan
Planning.

Phone:

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☑ Reply ASAP ☐ Please comment

I have now received details in respect of the landscaping. Please provide details of the type & planting to be used, heights, sizes and densities. If you have any queries it may be worth speaking directly to our Landscape Officer, Catherine Bridle, on (0118) 974 6470

Heather Morgan

DOE 6

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 7/2/00	
Officer: HM	Application No. E/68899/06

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(P.) Details to comply with condition 6 of consent 99/68899/F for hard & soft landscaping

Location: Land off Hermitage Drive

Parish: Twyford Ward: .....

Applicant: Thames Valley Housing Assoc

Fee Received ✓ Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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PLANNING SERVICES
POL
DC
APP
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07 FEB 2000
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FILE:
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ENF FH

Zenith
BUILDERS LIMITED

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