APPLICATION NO:
F/2000/1778

LOCATION:
Benfieldside, Cornerhaven And Highmoor Milton Road, Wokingham.

APPLICANT:
Millgate Homes C/O The Barton Willmore Partnership

PROPOSAL:
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

EARLIEST DATE FOR DECISION: **22/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
11/08/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
C/O The Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot Reading
Berkshire
RG31 7EW

Application Number: F/2000/1778

Parish:	**WOKINGHAM**
Location:	**Benfieldside, Cornerhaven And Highmoor, Milton Road, *Wokingham*.**
Proposal:	**Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)**

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 the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised additional plan 8527/P/12C submitted to the Local Planning Authority showing revised layout and slab levels.

Condition
5. This permission relates to the application as amended by and shall be carried out in accordance with revised additional plans 8527/P/04B and 8527/P/05B submitted to the Local Planning Authority showing amended house type.

Condition
6. Prior to the commencement of the development hereby approved, submission and implementation of an arboricultural method statement shall be in approved in writing by the Local Planning Authority.

Condition
7. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no times on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

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

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

Condition
10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
11. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
12. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number Q751/02A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
14. Prior to the commencement of the development, details of a landscaping scheme and its implementation 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. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. For the avoidance of doubt.

Reason
5. For the avoidance of doubt.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of residential amenity.

Reason
8. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
9. To enhance the appearance of the development.

Reason
10. In the interests of highway safety.

Reason
11. In the interests of highway safety.

Reason
12. In the interests of highway safety.

Reason
13. In the interests of highway safety.

Reason
14. In the interests of visual amenity.

John Mitchell

John Mitchell
Development Control Manager
Date: 10/08/2000

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.

FILE

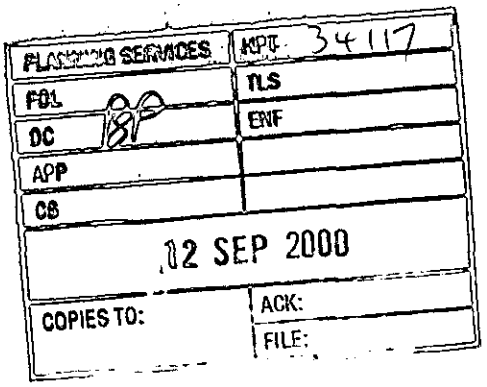
1778

Tel: 0118 974 6322 (Direct Line) Fax. 0118 974 6313

Date: 8 September 2000

Your Ref:

My Ref: SNA/RB/H20



Millgate Homes
Millgate Court
Terrace Road North
Binfield
Berks RG42 5HZ

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Sirs,

Development off Milton Road, Wokingham

Please find enclosed the Advance Payment Code notice for the above site.

Yours faithfully,

Steve Auton
Senior Assistant Engineer

Enc.
cc Legal Services
Planning Officer
Exchequer Services
(SNA)
H20

HI13A

WOKINGHAM DISTRICT COUNCIL
P.O. Box 153,
Council Offices, Shute End,
Wokingham, Berkshire, RG40 1WL

HIGHWAYS ACT 1980
PART XI : PRIVATE STREETS

NOTICE UNDER SECTION 220 (1) REQUIRING PAYMENT OR SECURITY FOR PAYMENT OF SUCH SUM AS WOULD BE RECOVERABLE UNDER THE APPROPRIATE STREET WORKS CODE.

WHEREAS plans for the proposed erection of 7 Detached Dwellings.
(hereinafter called "the building") in (at) Milton Road, Wokingham.
deposited by you or on your behalf in accordance with the Building Regulations 1991 and passed by the WOKINGHAM DISTRICT COUNCIL
are the subject of a Full Plans Approval Notice Ref. FP/2000/0871 dated 21 August 2000.

AND WHEREAS the building will front on to a private street, namely New estate road, and will be subject to the provisions of Section 219 of the Highways Act 1980

AND WHEREAS the WOKINGHAM DISTRICT COUNCIL as Agents for the Street Works Authority under the Act are of the opinion that the sum of £22680 pounds would be recoverable as private street works expenses in respect of the frontage of the proposed building on the said private street if the Council were now to carry out such street works in the street as they would require under the appropriate street works code before declaring the street to be a highway maintainable at the public expense

NOW THEREFORE the Council, in pursuance of their powers under Section 220(1) of the Highways Act 1980, HEREBY GIVE YOU NOTICE that they require from the owner of the land on which the building is to be erected the payment to them or the securing to their satisfaction of the payment to them, of the before-mentioned sum before any work shall be done in or for the purpose of erecting the building.

The person on whom this Notice is served or, if he is a different person, the owner of the land on which the building is to be, or has been erected may, not later than one month from the sate of the service of this Notice, appeal to the Minister of Transport and that the Minister may substitute a smaller sum for the sum specified above.

Dated this 7th day of September 2000

(Signed) .....
Official Designation Director of Environmental Services

To: Millgate Homes

Millgate Court
Terrace Road North
Binfield
Berks RG42 5HZ

NOTE: If the person to whom this Notice is served is not the owner of the land he should forthwith notify the owner of its contents.

(SEE NOTES OVERLEAF)

F22

cc Exchequer Services
Planning Officer
SNA (SAE)
Legal Services
H20

NOTES

Attention is drawn to the following statutory provisions:-

HIGHWAYS ACT 1980, Sections 219 and 220

219 (1) Subject to the provisions of this section, where -

(a) it is proposed to erect a building for which plans are required to be deposited with the local authority in accordance with building regulations, and

(b) the building will have a frontage on a private street in which the street works authority have power under the private street works code to require works to be executed or to execute works.

No works shall be done in or for the purpose of erecting the building unless the owner of the land on which it is to be erected or a previous owner thereof has paid to the street works authority, or secured to the satisfaction of that authority, the payment to them of such sum as may be required under section 220 below in respect of the cost of street works in that street.

(2) If work is done in contravention of the sub-section (1) above, the owner of the land on which the building is to be erected and, if he is a different person, the person undertaking the erection of the building is guilty of an offence and liable to a fine not exceeding £100, and any further contravention in respect of the same building constitutes a new offence and may be punished accordingly.

Proceedings under this sub-section shall not be taken by any person other than the street works authority.

(3) Where the person undertaking the erection of the building is not the owner of land on which it is to be erected and is charged with an offence under sub-section (2) above, it shall be a defence for him to prove that he had reasonable grounds for believing that the sum required under section 220 below had been paid or secured by the owner of the land in accordance with sub-section (1) ab[redacted].

220. (1) In a case to which section 219 above applies the street works authority shall, within 6 weeks from the passing of any required plans relating to the erection of a building deposited with them or, in a case to which sub-section (2) below applies, with the district council, serve a notice on the person or by or on whose behalf the plans were deposited requiring the payment or the securing under section 219 above of a sum specified in the notice.

In this sub-section and sub-section (2) below "required plans" means plans required to be deposited with the local authority in accordance with building regulations.

(2) Where (outside Greater London) the advance payments code is in force in the whole or any part of a district, the district council, in any case to which section 219 above may be applicable, shall within one week from the date of the passing of any required plans deposited with them relating to the erection of a building in an area in which that code is in force inform the street works authority that the plans have been passed.

(3) Subject to the provisions of this section, the sum to be specified in a notice under sub-section (1) above is such sum as, in the opinion of the street works authority, would be recoverable under the private street works code in respect of the frontage of the proposed building on the private street if the authority were then to carry out such street works in the street as they would require under that code before declaring the street to be a highway which for the purposes of this Act is a highway maintainable at the public expense.

In this sub-section a reference to a street does not include a reference to a part of a street, except to a part which the street works authority think fit to treat as constituting a separate street for the purposes of this sub-section and which comprises the whole of the part on which the frontage of the building will be.

(4) If, at any time after the service of a notice under sub-section (1) above, the street works authority -

(a) are of opinion that the sum specified in the notice exceeds such sum as in their opinion would be recoverable as mentioned in sub-section (3) above if they were then to carry out such street works as are so mentioned or

(b) are of opinion that no sum would be so recoverable.

they say, by a further notice, served on the person who is for the time being owner of the land on which the building is to be, or has been, erected, substitute a smaller sum for the sum specified in the notice served under sub-section (1) above or, as the case may be, intimate that no sum falls to be paid or secured.

This sub-section does not apply where a sum has been paid or secured in compliance with a notice served under sub-section (1) above and the case is one in which the authority have power to make a refund or release under section 221 (1) below.

(5) Where, under a local Act, the erection of buildings on land having a frontage on a new street is prohibited until works for the construction or sewering of the street have been carried out in accordance with bylaws, the amount of the sum to be specified in a notice served under this section shall be calculated as if those works had been carried out.

(6) Where a notice is served on any person under this section (other than a notice intimating that no sum falls to be paid or secured that person or if he is a different person, the owner of the l and on which the building is to be, or has been, erected, may, not later than one month from the date of the service of the notice, appeal to the Minister and the Minister may substitute a smaller sum for the sum specified by the street works authority.

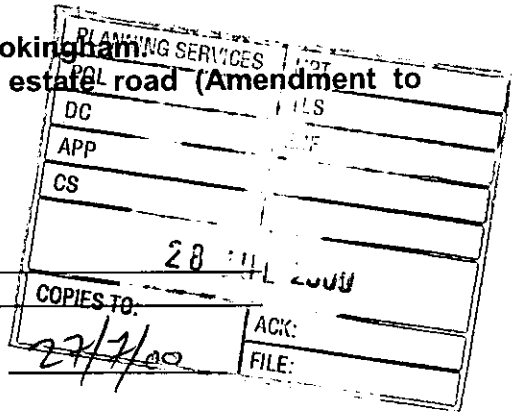
On appeal under this sub-section, the Minister shall give the appellant an opportunity of being heard before a person appointed by the Minister.

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1778**

Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.

Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)



Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: K A Malvern Date: 27/7/00

Councillor Malvern

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

Tel. 0118 974 6443 (Direct Line)

Date. 1 September, 2000

My ref. CD/FP2000/0871(70681 & 1778)

Millgate Homes
c/o The Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot
READING
Berkshire
RG31 7BW

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham
E-mail:

Dear Sirs,

BENFIELDSIDE, CORNERHAVEN AND HIGHMOOR, MILTON ROAD, WOKINGHAM SEVEN NEW DWELLINGS AND GARAGES, DEMOLITION OF EXISTING

On checking your Building Regulations Application Number FP2000/0871 against the Planning Permissions 99/70681/F and F/2000/1778 I am writing to inform you that a new Planning Application is required if you intend to carry out the work in accordance with these plans. The planning officer considers that the proposal is materially different from the Approved Planning Numbers which cannot be dealt with as a minor amendment.

- There is a larger garage on Plot 2
- Plots 1 and 2 have a rear conservatory added

There are a number of other minor changes to Plots 3, 5 and 6.

I am enclosing the appropriate forms for your convenience. Please submit the new application to this office by 25 September. I will point out, however, that I cannot pre-determine the outcome of any application submitted.

Any unauthorised work is undertaken at your own risk and expense.

If you have any queries with regard to this letter please contact me on 0118 974 6443.

Yours faithfully

MRS C DODSWORTH
Development Control/Building Control Liaison Officer

Enc.

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	1778	SC.
BUILDING CONTROL NUMBER	FP 2000/0871	Howard.
APPLICANT/AGENT	Adam Davies	
ADDRESS OF SITE	Land off Milton Road WOKINGHAM	
DESCRIPTION OF PROPOSED WORK	7 new dwellings + garages demolition of existing dwellings	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	no block plan	8527/P/01G + LIA
ELEVATIONS	See attached sheet	
FLOOR PLANS		

DC no garage plans.

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	10/8/00.	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	Yes	
IF YES, WHAT ARE THE DIFFERENCES ?	See attached sheet	
DATE	30/8/00	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED	19.0.0		
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Millgate Homes.

Milton Road. Wokingham

		B Regs FP 2000/0821	Planning
Plot 1 House Type A	elevations	103/ARCH 10	landed + rear conservatory added — F/2000/1778.
	floor plans	103/ARCH 7	8527/P/03B
Plot 2 House Type A	elevations	103/ARCH 04B	rear conservatory added
	floor plans	103/ARCH 02C	8527/P/03B
Plot 3 House Type B	elevations 18/00	103/ARCH 16A	2 velux windows added - rear elevation first floor & ground floor front windows added
	floor plans 18/00	103/ARCH 13A	sh/00 8527/P 05B; sh/00 8527/P04B
Plot 4 House Type C	elevations	103/ARCH 22	✓
	floor plans	103/ARCH 19	8527/P/071. 8527/P/06B
Plot 57 House Type C	elevations	103/ARCH 23	✓ 8527/P/07A
Plot 6 House Type D	elevations	103/ARCH 42	? length alterations side fenestration
	floor plans	103/ARCH 29B	first floor windows increased to 3 pane conservatory door moved
		103/ARCH 26B	8527/P/09C 8527/P/08C
Plot 5 House Type E	elevations	103/ARCH 35A	roof chimney deleted ground floor side windows deleted
	floor plans	103/ARCH 32B	8527/P/10A

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 23 November 2000

Location:	Bensfieldside, Cornerhaven & Highmoor Milton Road, Wokingham
Proposal:	Proposed erection of 7 dwellings with garages and estate roads. (Amendment to consent 99/70681/F)
Application Number	F/2000/1778

In response to your consultation dated 17 November 2000 for the above application, the landscape comments are as follows:

The revised landscape scheme, drawing no. 8527 L2 A, is now acceptable with the hedging plants indicated at 450mm centres.

Catherine Brimble

Catherine Brimble
Landscape Architect

05 JUL 2000

Date: 03 July 2000

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Simon Lewis

The new plans show the following: Amendment to approval 99/70681/F. Minor layout changes, elevational variations and adjusted slab levels on plots 1, 2, 3, 5 & 6. Drawing nos 8527/D/04B, 05B & 12C.

Comments are required by 17/07/2000.

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

Fine

Neil Ethering

28/7/00

By hand 2/6/00

	HPT
	TLS
	EDF 3 2 + 9
30 JUN 2000	
COPIES TO:	ACK:
	FILE:

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

ADDITIONAL PLAN

1778

For the attention of: S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
28 June 2000

Dear Sirs

PLANNING APPLICATION NO F2000/1778 FOR THE PROPOSED ERECTION OF SEVEN DWELLINGS, WITH GARAGES AND ESTATE ROAD. DEMOLITION OF EXISTING DWELLINGS, BENFIELDSIDE, CORNERHAVEN AND HIGHMOOR, MILTON ROAD, WOKINGHAM. (AMENDMENT TO APPROVAL 99/70681/F, ie MINOR LAYOUT CHANGES AND ELEVATIONAL VARIATIONS).

Following submission of the above amendment planning application, we are writing to request the substitution of the following drawings: -

Drawing No 8527/P/04B and 05B – Conservatory subdivided to provide separate family room at ground floor level.

Drawing No 8527/P/12C – House slab levels have been adjusted on plots 1, 2, 5 and 6 to relate more sympathetically with the site contours, the proposed adoptable access road and the existing levels to the retained private drive. The slab level on plot 3 has also been raised to provide a suitable entry to the proposed foul water sewer system.

We have enclosed six copies each of the drawings 8527/P/04B, 05B and 12C and would therefore now request that drawings 8527/P/04A, 05A and 12B be withdrawn from the above planning application.

If you require any further information please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs
cc G Meier – Millgate Homes

REGISTERED FIRM
Certificate No FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

Tel: (0118) 974 6454

Date: 27.7.2000

My ref: F/2000/1778

CONFIDENTIAL

Councillor Malvern
98 Woosehill Lane
Wokingham
RG41 2TS

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

Dear Councillor

Application Number: F/2000/1778
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7.8.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1778**
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Malvern

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

Tel: (0118) 974 6454

Date: 27.7.2000

My ref: F/2000/1778

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

CONFIDENTIAL

Councillor Eke
55 Lowther Road
Wokingham
RG41 1JB

Dear Councillor

Application Number: F/2000/1778
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL~~ ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7.8.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1778**
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor Eke

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

Tel: (0118) 974 6454

Date: 27.7.2000

My ref: F/2000/1778

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

CONFIDENTIAL

Councillor Earnshaw
30 Copse Drive
Wokingham
RG41 1LX

Dear Councillor

Application Number: F/2000/1778
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 7.8.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1778**
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor Earnshaw

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

See part 1 for plans

[redacted]Etherington
Senior Arboricultural Officer

29 JUN 2000

From: Simon Lewis

Date: 28 June 2000

Application Number: F/2000/1778

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F).

Site Address:
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.

Applicant:
Millgate Homes C/O The Barton Willmore Partnership.

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

Fine.

Neil Etherington
28/7/00

HIGHWAYS CONSULTATION SHEET

SNA.

From: Simon Lewis **Date:** 28 June 2000

Application Number: F/2000/1778

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Parish: WOKINGHAM TOWN

Site Address:
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.

Applicant:
Millgate Homes C/O The Barton Willmore Partnership.

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

✓ below as applicable;

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

SC 23 - Parking - insert 'parking, garaging + turning'
SR 06.

SC 35 - Access
SR 13

SC 33 - Construction Vehicles
SR 13

SC 34 - Mud
SR 13

SC 30 - Visibility Splays - insert '0751-02/A'
SR 13

Signed: _____ **Print name:** S. N. Alton
27.7.00

Note for P.O.

The turning head is to be increased in size; a revised plan is to be provided.

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

16. JUN. 2000 * 1778

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH
		BINFIELD, BRACKNELL
	POST CODE	RG42 5HZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE BARTON WILLMORE PARTNERSHIP READING LTD
	ADDRESS	BEANSHEAF FARMHOUSE, BOURNE CLOSE
		CALCOT, READING, BERKSHIRE
	POST CODE	RG31 7BW PHONE 0118 9430000
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	LAND OFF MILTON ROAD, WOKINGHAM, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SUBSTITUTE APPLICATION FOR MINOR LAYOUT CHANGES AND VARIATIONS TO THE ELEVATIONS OF ALL HOUSE TYPES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.65897
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER AND PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED LETTER

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

CHANGE OF USE	☐	REDEVELOPMENT	✓
ERECTION OF NEW BUILDING	✓	ALTERATION or EXTENSION	

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

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

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

		SITING	
EXTERNAL APPEARANCE	☐	DESIGN	
MEANS OF ACCESS	☐	LANDSCAPING	

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'.

ADDRESS BENFIELDSIDE, MILTON ROAD PARISH WOK

ORD. SHEET No.

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
		UNDERPIN EXISTING FOUNDATIONS	23.12.65	
6378	M.J. HARROCK			
99/70681/F	Millgate Homes	Erect 7 Dwellings & Garages	15/3/00	C1.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS CORNER HAVEN, MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/43/60	Thorpe	Erect 2 houses + garages	10/11/60	C.A
B/43/61	Webb	Block of flats	30/11/61	Ref
O/9/62	Webb	Block of Georgian Houses	22/2/62	Ref
B/49/62	do	2 Dwl hses + garages	29/11/62	C.A
B/25/63	do	1 Dwl hse + garage	31/5/62	C.A
B/5/63	do	2 Dwl hses + garages	28/3/63	Ref
99/70681/F	Millgate Homes	Erect 7 Dwellings + Garages + Estate Rd. Demolish existing	15/3/00	C.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS HIGHMOOR, MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70681/F	Millgate Homes	Erect 7 Dwellings + Garages + Estate Rd. Demolish existing	15.3.00	C.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 20 December 2000
My ref: NB/JM/F/2000/1778

Mr L. Vernon
Barton Willmore Partnership, Reading Ltd
Beansheaf Farmhouse
Bourne Close
Calcot
Reading
RG31 7BW

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 Mr Vernon,

APPLICATION: F/2000/1778 – 7 DWELLINGS
SITE: BENFIELDSIDE, CORNERHAVEN AND HIGHMOOR, MILTON ROAD, WOKINGHAM

I write to confirm that the following conditions on the above planning application have been complied with and are now discharged:

- Condition 02 (materials), the material schedule submitted is satisfactory
- Condition 03 (boundary treatment), drawing 8572/L2 satisfactory
- Condition 06 (arboricultural method statement), drawing 3670/01 satisfactory
- Condition 14 (landscaping scheme), drawing 8527/L2a received 14/11/00 satisfactory

Please note that the remainder of the conditions on the above planning consent still stand.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

John Mitchell
Development Control Manager

Date: 17 November 2000

To: Case Officer

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

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Natalie Brown

The new plans show the following: Revised details to comply with condition 14 of F/2000/1778 - specification for the hedging planting amended to read "centres at 450mm".

Comments are required by 27/11/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2000/1778 (Planaps) / (Ludhouse) Date Rec. 14 NOV 2000

Location: Benfieldside, Cornerhaven + Highmoor, Milton Road.

Parish WOKINGHAM

Applicant:

Description of attached plans ~~CBN~~ REVISED DETAILS TO COMPLY WITH CONDITION 14 OF F/2000/1778 — hedging planting amended to read specification for the "centres at 450mm"

Drawing No's: 8527/L2A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

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

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

NEIGHBOURS:

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 NAB

Consultations Sent by Admin. on 17.11.B.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. F/2000/7778 (Planaps) / (Ludhouse) Date Rec. 14 NOV 2000

Location: Bentfieldside, Corner Haven + Highmoor, Milton Road.

Parish WOKINGHAM

Applicant:

Description of attached plans REVISED TBN & DETAILS TO COMPLY WITH CONDITION 14 OF F/2000/7778 — hedging planting amended to read specification for the "centres at 450mm"

Drawing No's: 8329/12A

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 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 NAB

Consultations Sent by Admin. on 17.11.B.

Yellow - Part One Copy
Green - Officer's Copy

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0004
e-mail: housing@reading.bartonwillmore.co.uk

... NG SERVICES 36513
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Barton Willmore
Architecture

PLANS TO COMPLY WITH CONDITIONS.
1778

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Ms N Brown

Our Ref: 8527/A3/LRSV/JCR

13 November 2000

Dear Sirs

MILTON ROAD, WOKINGHAM
PLANNING APPROVAL REF F/2000/1778

Following our telephone conversation last week with Natalie Brown, we are as requested enclosing two copies of our landscape proposals plan drawing no 8527/L2A, revised to show the specification for the hedge planting amended to read "centres at 450mm".

We trust that you now have sufficient information to discharge Condition No 14 of the above planning consent.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Certificate No. FS 24464

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 25 October 2000

Location:	Bensfieldside, Cornerhaven & Highmoor Milton Road, Wokingham
Proposal:	Proposed erection of 7 dwellings with garages and estate roads. (Amendment to consent)
Application Number	F/2000/1778

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

The landscape scheme shown on 8527 L2 is generally acceptable, however the densities at which the hedge plants are shown to be planted are not sufficient to form a substantial hedge in the short term. The plants need to be planted in a double staggered row at a minimum distance between each plant of 500mm. The plans should be amended accordingly.

Catherine Brimble

Catherine Brimble
Landscape Architect

Date: 19 October 2000

To: Case Officer

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

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Natalie Brown

The new plans show the following: Details to comply with conditions 03 & 14 of planning consent F/2000/1778 - boundary treatment & landscaping.

Comments are required by 02/11/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2000/1778 (Planaps) / (Ludhouse)

ORIGINAL Date Rec. 25 JULY 2000.
FOLLOW-UP LETTER REC. 16 OCT 2000

Location: Benfieldside, Cornerhaven + ~~Highmoor~~ Highmoor, Milton Road.

Parish WOKINGHAM.

Applicant: MILLGATE HOMES

Description of attached plans Details to comply with conditions 03 + ~~04~~ 14. of planning consent F/2000/1778 - (boundary treatment + landscaping)

Drawing No's: 8527, L2

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: _____

Drawing No's

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

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

NEIGHBOURS: _____

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 N.A.B.

Consultations Sent by Admin. on 19.10.PS

Yellow - Part One Copy
Green - Officer's Copy

1970

(RING ONE)

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

App No. F/2000/1778 (Planaps) / (Ludhouse)

ORIGINAL Date Rec. 25 JULY 2000.
FOLLOW UP LETTER REC. 16 OCT 2000

Location: Benfieldside, Cornerhaven + ~~Higgins~~ Highmoor, Milton Road.

Parish WOKINGHAM.

Applicant: MILLGATE HOMES

Description of attached plans Details to comply with conditions 03 + ~~[illegible]~~ 14 of planning consent F/2000/1778 - (boundary treatment + landscaping)

Drawing No's: [illegible], 12

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 [illegible]

FURTHER ACTION

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

Redate Application Y / N From

New Site Notice Y / N

New Description

CASE OFFICER [illegible]

Consultations Sent by Admin. on [illegible]

Yellow - Part One Copy
Green - Officer's Copy

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

PLANNING SERVICES | PT 32219
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DC SL | ENF
AFP |
CS |
25 JUL 2000
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FILE:

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

ADDITIONAL PLAN

1178

For the attention of: S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
21 July 2000

Dear Sirs

MILTON ROAD, WOKINGHAM – PLANNING APPLICATION REF 99/70681/F

Please find enclosed, for your consideration, two copies of our Landscape Proposals drawing no 8527/L2.

We trust that you have sufficient information to discharge Condition Nos 03 and 08 of the above planning consent. However, if you require any further information please contact the writer.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Certificate No. FS 24664

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 5th December 2000

Location: Benfieldside, Cornerhaven and Highmore, Milton Road, Wokingham

Proposal: Erection of seven dwellings – Arboricultural statement.

Application Number: F/2000/1778

In response to your consultation dated 20th October 2000 for the above application, the arboricultural comments are as follows:

The details are acceptable. It may be worth Enforcement carrying out a spot check to ensure that they are being complied with.

Neil Etherington
Senior Arboriculturist

Date: 20 October 2000 23 OCT 2000

To: Landscape & Trees

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

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Natalie Brown

The new plans show the following: Arboricultural statement - details to comply with condition 06. Drawing no 3670/01.

Comments are required by 03/11/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

B commented on Landscape scheme

Date: 20 October 2000

To: Case Officer

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

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Natalie Brown

The new plans show the following: Arboricultural statement - details to comply with condition 06. Drawing no 3670/01.

Comments are required by 03/11/2000.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2000/1778 (Planaps) / (Ludhouse) Date Rec. 18/10/2000

Location: Bonfieldside, Cornershaven + Highmoor, Milton Road

Parish Wokingham

Applicant: Millgate Homes

Description of attached plans Arboricultural Statement - details to comply with condition ~~#~~ 6

Drawing No's: 3670/01

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: _____

_____

_____

_____

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 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 NAB

Consultations Sent by Admin. on 20.12.PS.

Yellow - Part One Copy
Green - Officer's Copy

(RING ONE)

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

App No. 1/2000/1776 (Planaps) / (Ludhouse) Date Rec. 18/10/2000

Location: Benfieldside, Consett Haven + Highmoor, Milton Road

Parish Woodingham

Applicant: Milgate Homes

Description of attached plans Arboricultural Statement - details to comply with condition 6

Drawing No's: 3670/01

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 [illegible]

FURTHER ACTION

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

Redate Application Y / N From _____

New Site Notice Y / N

New Description _____

CASE OFFICER

Consultations Sent by Admin. on

Yellow - Part One Copy
Green - Officer's Copy

SMA

Date: 03 July 2000

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Simon Lewis

The new plans show the following: Amendment to approval 99/70681/F. Minor layout changes, elevational variations and adjusted slab levels on plots 1, 2, 3, 5 & 6. Drawing nos 8527/D/04B, 05B & 12C.

Comments are required by 17/07/2000.

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

By hand 2/6/00

	HPT
	TLS
	EDF 21249
30 JUN 2000	
COPIES TO:	ACK:
	FILE:

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

ADDITIONAL PLAN

1778

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of: S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
28 June 2000

Dear Sirs

PLANNING APPLICATION NO F2000/1778 FOR THE PROPOSED ERECTION OF SEVEN DWELLINGS, WITH GARAGES AND ESTATE ROAD. DEMOLITION OF EXISTING DWELLINGS, BENFIELDSIDE, CORNERHAVEN AND HIGHMOOR, MILTON ROAD, WOKINGHAM. (AMENDMENT TO APPROVAL 99/70681/F, ie MINOR LAYOUT CHANGES AND ELEVATIONAL VARIATIONS).

Following submission of the above amendment planning application, we are writing to request the substitution of the following drawings: -

Drawing No 8527/P/04B and 05B – Conservatory subdivided to provide separate family room at ground floor level.

Drawing No 8527/P/12C – House slab levels have been adjusted on plots 1, 2, 5 and 6 to relate more sympathetically with the site contours, the proposed adoptable access road and the existing levels to the retained private drive. The slab level on plot 3 has also been raised to provide a suitable entry to the proposed foul water sewer system.

We have enclosed six copies each of the drawings 8527/P/04B, 05B and 12C and would therefore now request that drawings 8527/P/04A, 05A and 12B be withdrawn from the above planning application.

If you require any further information please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs
cc G Meier – Millgate Homes

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

Certificate No FS 24864

PLANNING SERVICES	HPT 35445
POL	
DC NB	
APP	
CS	
18 OCT 2000	
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The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

ADDITIONAL PLAN
1778

For the attention of Ms N Brown

Our Ref: 8527/A3/LRSV/JCR

13 October 2000

Dear Sirs

MILTON ROAD, WOKINGHAM
PLANNING APPROVAL REF F/2000/1778

Following our telephone conversation today, we enclose as requested two further copies of our clients Tree Consultants Arboricultural Method Statement drawing no 3670/01.

Please note that this document was previously submitted on 13 July in respect of the earlier permission.

We trust that you now have sufficient information to discharge condition no 6 of the above planning approval.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

Certificate No. FS 24864

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
18 August 2000

Dear Sirs

MILTON ROAD, WOKINGHAM
PLANNING APPROVAL REF F/2000/1778

We are in receipt of the above planning permission and thank you for your assistance on the project.

We are therefore now concerned to ensure that you have all the information necessary to discharge the relevant planning conditions under this permission, which Millgate Homes will now implement. We would therefore respectfully request that the correspondence recently submitted to you to discharge planning conditions under the earlier consent 99/70681/F now be transferred to the approval ref F/2000/1778.

The letters and documents were as follows: -

condition
- 2 7 July 2000 Materials Schedule — have original letter - to check materials on site.
- 6 13 July 2000 Arboricultural Method Statement - received 18/10 - with Penny 14 day consultation. — received copy of statement 16/10 5.20pm.
- 3+14 21 July 2000 Landscape and screen fencing details - have original letter — 14 day consultation - with Penny 16/10

The information attached to these letters is we believe sufficient to discharge conditions 2, 3, 6 and 14 of planning consent F2000/1778.

However, if you require any further information, please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

cc G Meier – Millgate Homes

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Millgate Homes
C/O The Barton Willmore Partnership
Beansheaf Farmhouse
Bourne Close
Calcot Reading
Berkshire
RG31 7EW

Application Number: F/2000/1778

Parish:	**WOKINGHAM**
Location:	**Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.**
Proposal:	**Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)**

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.

rec'd details 13/10 - need to do SV.

Condition
2. Prior to the commencement of building operations, samples of the external materials shall be made available for inspection on site and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. The development shall not commence until details of all boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority and thereafter maintained as such.

rec 25/7 letter conf to rec'd 13/10.

14 day consultation with Penny

Condition
4. This permission relates to the application as amended by and shall be carried out in accordance with revised additional plan 8527/P/12C submitted to the Local Planning Authority showing revised layout and slab levels.

Condition
5. This permission relates to the application as amended by and shall be carried out in accordance with revised additional plans 8527/P/04B and 8527/P/05B submitted to the Local Planning Authority showing amended house type.

Condition
6. Prior to the commencement of the development hereby approved, submission and implementation of an arboricultural method statement shall be in approved in writing by the Local Planning Authority.

Condition
7. Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no times on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

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

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

Condition
10. No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition
11. Provision shall be made to accommodate all site operatives' visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Condition
12. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
13. Before the development hereby permitted is commenced the vehicular access proposed shall be formed and provided with visibility splays shown on the approved drawing number Q751/02A. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and so maintained at all times.

Condition
14. Prior to the commencement of the development, details of a landscaping scheme and its implementation shall be submitted to and approved in writing by the Local Planning Authority.

rec'd 25/7
letter to conf rec'd 13/10
— 14 Day consultation (mrs Perry)

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

Reason
2. In the interests of visual amenity.

Reason
3. In the interests of visual amenity.

Reason
4. For the avoidance of doubt.

Reason
5. For the avoidance of doubt.

Reason
6. In the interests of visual amenity.

Reason
7. In the interests of residential amenity.

Reason
8. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
9. To enhance the appearance of the development.

Reason
10. In the interests of highway safety.

Reason
11. In the interests of highway safety.

Reason
12. In the interests of highway safety.

Reason
13. In the interests of highway safety.

Reason
14. In the interests of visual amenity.

John Mitchell
Development Control Manager
Date: 10/08/2000

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.

PLANNING SERVICES	HPT 35355
POL	TLS
DC NB	ENF
APP	
CS	
16 OCT 2000	
COPIES TO:	ACK:
	FILE:

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of Ms N Brown

Our Ref: 8527/A3/LRSV/JCR

13 October 2000

Dear Sirs

MILTON ROAD, WOKINGHAM
PLANNING APPROVAL REF F/2000/1778

Following our telephone conversation today with Natalie Brown, we are as requested enclosing the following information in order for you to discharge the planning conditions related to the above project.

- Copy of letter dated 18 August 2000
- Copy letter dated 7 July 2000 and specification

We trust that you now have sufficient information to progress these matters, however if you wish to discuss the details further, please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Enc

cc
G Meier – Millgate Homes

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
18 August 2000

Dear Sirs

MILTON ROAD, WOKINGHAM
PLANNING APPROVAL REF F/2000/1778

We are in receipt of the above planning permission and thank you for your assistance on the project.

We are therefore now concerned to ensure that you have all the information necessary to discharge the relevant planning conditions under this permission, which Millgate Homes will *now implement. We would therefore respectfully request that the correspondence recently* submitted to you to discharge planning conditions under the earlier consent 99/70681/F now be transferred to the approval ref F/2000/1778.

The letters and documents were as follows: -

- 7 July 2000 Materials Schedule
- 13 July 2000 Arboricultural Method Statement
- 21 July 2000 Landscape and screen fencing details

The information attached to these letters is we believe sufficient to discharge conditions 2, 3, 6 and 14 of planning consent F2000/1778.

However, if you require any further information, please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

cc G Meier – Millgate Homes

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of: S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
7 July 2000

Dear Sirs

MILTON ROAD, WOKINGHAM – PLANNING APPLICATION REF 99/70681/F

Please find enclosed, for your consideration, two copies of our materials schedule for the above project.

We trust that you have sufficient information to discharge Condition No 02 of the above planning consent. However, if you require any samples please contact the writer.

Yours faithfully

L R S VERNON

2000/172

Encs

cc
G Meier – Millgate Homes

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

PLANNING SERVICES RECEIVED 31562
POL LS
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CS
10 JUL 2000
COPIES TO: ACK:
FILE:

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

For the attention of: S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
7 July 2000

Dear Sirs

MILTON ROAD, WOKINGHAM – PLANNING APPLICATION REF 99/70681/F

Please find enclosed, for your consideration, two copies of our materials schedule for the above project.

We trust that you have sufficient information to discharge Condition No 02 of the above planning consent. However, if you require any samples please contact the writer.

Yours faithfully

L R S VERNON

Encs

cc
G Meier – Millgate Homes

Certificate No. FS 24664

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

8527/A3

EXTERNAL MATERIAL SPECIFICATION

DATE: 30/06/00
REV.

PLOT: 1	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Brickwork	Marshalls Rochester Blends
Brick Panels	N/A
Soldier Course	Freshfield Lane Selected Dark Facings
Dentil Course	Freshfield Lane Selected Dark Facings
Quoins	Freshfield Lane Selected Dark Facings
Plinths	Freshfield Lane Selected Dark Facings
Bricks below DPC	Freshfield Lane Selected Dark Facing
Mortar and Pointing	Natural with Raised and Double Struck
Rendering	N/A
Tudor Timbers	N/A
Roof Tiles	Redland Manor House Mix Plain Tiles
	Bonnet Hips & Valley Tiles to Match
Feature Tiles and Ridges	Eternit Fleur-de-lys Ridges in Red Smooth
	Eternit Fleur-de-lys Finial in Red Smooth
Tile Hanging	N/A
Fascias and Soffits	White Painted
	Decorative Fascia to Front Gable Only
Chimney Pots	Redbank Two Roll Pot in Terracotta, 600 High
Dormer Cheeks	N/A
Rainwater Goods	Black Half Round Deep Flow in UPVC

PLOT: 1	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Porch Roof and Columns	Roof Tiles To Match Main Roof, Burma Teak Stained
	Tudor Timbers, White Render, SW White Brackets
Windows Externally	Timber Balance Casements, Cottage Style, White
	Painted
Window Cills	Standard 140mm
	Window Recess 80mm
Front Door and Frame	Dynasty Richmond in Hardwood, Stained, Triple
	Glazed Leaded Lights, White Painted Frame
External Doors (Others)	Dynasty KXT in Softwood, Double Glazed Top Panels,
	White Painted
Casement/Patio Doors	Proprietary Conservatory Casement Doors
Meter Boxes	To Match Brickwork
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Paving Slabs 600x600
Forecourt Finish	Cotswold Bonded Gravel
Forecourt Edging	Granite Setts
Roadway Finish	Black Tarmac
Roadway Edging	Precast Concrete Kerbs
Crossover Finish	Granite Setts
Garage Brickwork	To Match House
Garage Roof	To Match House
Garage Door/Frame and Size	Pair of Single Cardale Windsor Heritage, Stained with
	White Painted Frame
Garage Window	Timber Balance Casements, Cottage Style, White
	Painted
Misc.	Proprietary Conservatory On Brick Plinth as Drwgs.

EXTERNAL MATERIAL SPECIFICATION

DATE: 30/06/00
REV.

PLOT: 2	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Brickwork	Marshalls Kentmere Antique
Brick Panels	N/A
Soldier Course	Ibstock Leicester Reds
Dentil Course	Ibstock Leicester Reds
Quoins	Ibstock Leicester Reds
Plinths	Ibstock Leicester Reds
Bricks below DPC	Ibstock Leicester Reds
Mortar and Pointing	Natural with Raised and Double Struck
Rendering	N/A
Tudor Timbers	N/A
Roof Tiles	Eternit Smooth Brindle Machine Made Clay with
	Valley Tiles, Bonnet Hips in Eternit Red Smooth
Feature Tiles and Ridges	Eternit Club Crested Ridges in Red Smooth
	Eternit Angle Scroll Finial in Red Smooth
Tile Hanging	N/A
Fascias and Soffits	White Painted
	Decorative Fascia to Front Gable Only
Chimney Pots	Redbank Two Roll Pot in Terracotta, 600 High
Dormer Cheeks	N/A
Rainwater Goods	Black Half Round Deep Flow in UPVC

PLOT: 2	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Porch Roof and Columns	Roof Tiles To Match Main Roof, Burma Teak Stained
	Tudor Timbers, White Render, SW White Brackets
Windows Externally	Timber Balance Casements, Cottage Style, White
	Painted
Window Cills	Standard 140mm
	Window Recess 80mm
Front Door and Frame	Dynasty Richmond in Hardwood, Stained, Triple
	Glazed Leaded Lights, White Painted Frame
External Doors (Others)	Dynasty KXT in Softwood, Double Glazed Top Panels,
	White Painted
Casement/Patio Doors	Pair of Dynasty 2XGG Rebated Doors in Softwood,
	Double Glazed Top Panels, White Painted
Meter Boxes	To Match Brickwork
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Paving Slabs 600x600
Forecourt Finish	Cotswold Bonded Gravel
Forecourt Edging	Granite Setts
Roadway Finish	Black Tarmac
Roadway Edging	Precast Concrete Kerbs
Crossover Finish	Granite Setts
Garage Brickwork	To Match House
Garage Roof	To Match House
Garage Door/Frame and Size	Pair of Single Cardale Windsor Heritage, Stained,
	White Painted Frame
Garage Window	Timber Balance Casements, Cottage Style, White
	Painted
Misc.	Proprietary Conservatory on Brick Plinth as Drwgs.

EXTERNAL MATERIAL SPECIFICATION

DATE: 30/06/00
REV.

PLOT: 3	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Brickwork	Bovingdon Berrys ATR (extra oranges req.)
Brick Panels & Herringbone	Bovingdon Berrys ATR (extra oranges req.)
Soldier Course	Freshfield Lane Selected Dark Facings
Dentil Course	Freshfield Lane Selected Dark Facings
Quoins	Freshfield Lane Selected Dark Facings
Plinths	Freshfield Lane Selected Dark Facings
Bricks below DPC	Freshfield Lane Selected Dark Facings
Mortar and Pointing	Natural with Raised and Double Struck
Rendering	Painted Gardinia
Tudor Timbers	Stained Medium Oak
Roof Tiles	Eternit Smooth Brindle Machine Made Clay and Valley
	Tiles, Bonnet Hips in Eternit Red Smooth
Feature Tiles and Ridges	Feature Tiles in Eternit Red Smooth Bullnose, Eternit
	Fleur-de-Lys Ridges & Finials in Red Smooth
Tile Hanging	N/A
Fascias and Soffits	White Painted
Chimney Pots	Rebank Roll Top in Terracotta, 600 High
Dormer Cheeks & Fronts	Eternit Aylesham Hand Made Clay
	Tudor Boarding with Painted Gardinia Render
Rainwater Goods	Black Half Round Deep Flow in UPVC

PLOT: 3	SITE: MILTON ROAD, WOKINGHAM
PROJECT NO: 103	HOUSE TYPE:
Porch Roof and Columns	Tiles to Match Main Roof, Post to be Stained Oak
	Tudor Boarding with Painted Gardinia Render Fronts
Windows Externally	Timber Balanced Casements, Square Leaded Lights,
	White Painted
Window Cills	Standard 140mm
	Window Recess 80mm
Front Door and Frame	Dynasty Elizabethan Hardwood, Stained, Triple Glazed
	Leaded Top Lights, Stained Frame
External Doors (Others)	Dynasty 4 Panel Softwood, White Painted, Double
	Glazed Top Panels
Casement/Patio Doors	Pair of Dynasty 20 Softwood Rebated Doors, Double
	Glazed, White Painted
Meter Boxes	To Match Brickwork
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Paving Slabs 600x600
Forecourt Finish	Cotswold Bonded Gravel
Forecourt Edging	Granite Setts
Roadway Finish	Black Tarmac
Roadway Edging	Precast Concrete Kerbs
Crossover Finish	Granite Setts
Garage Brickwork	N/A
Garage Roof	N/A
Garage Door/Frame and Size	Cardale Countryman Heritage, Double Door,
	Stained, White Painted Frame
Garage Window	As Windows
Misc.	Proprietary Conservatory on Brick Plinth as Drwgs.
	Roof Over Family Room to be Redland Mini Stonewold
	In Farmhouse Red
	Rear Bay Roof to be as Main Roof

EXTERNAL MATERIAL SPECIFICATION

DATE: 30/06/00
REV.

PLOT: 4	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Brickwork	Marshalls Rochester Blends
Brick Panels & Herringbone	Marshalls Rochester Blends
Soldier Course	Ibstock Leicester Reds
Dentil Course	N/A
Quoins	Ibstock Leicester Reds
Plinths	Marshalls Rochester Blends
Bricks below DPC	Marshalls Rochester Blends
Mortar and Pointing	Natural with Raised and Double Struck
Rendering	N/A
Tudor Timbers	Stained Burma Teak
Roof Tiles	Eternit Burnt Flame Machine Made Clay with Valley
	Tiles, Bonnet Hips in Eternit Red Smooth
Feature Tiles and Ridges	Feature Tiles in Eternit Red Smooth Bullnose, Eternit
	Fleur-de-Lys Ridges & Finials in Red Smooth
Tile Hanging	Eternit Chelwood Handmades Clay to Porch Fronts
	with Eternit Red Smooth Bullnose Feature
Fascias and Soffits	White Painted
Chimney Pots	Redbank Two Roll Pot in Terracotta, 600 High
Dormer Cheeks	Eternit Chelwood Handmade Clay with Eternit
	Red Smooth Bullnose Feature
Rainwater Goods	Black Half Round Deep Flow in UPVC

PLOT: 4	SITE: MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Porch Roof and Columns	Tiles to Match Main Roof, Post to be Stained Burma
	Teak
Windows Externally	Timber Balanced Casements, Square Leaded Lights,
	White Painted
Window Cills	Standard 140mm
	Window Recess 80mm
Front Door and Frame	Dynasty 4 Panel Hardwood, Stained, Triple Glazed
	Leaded Top Lights, White Painted Frame
External Doors (Others)	Dynasty 4 Panel Softwood, White Painted, Double
	Glazed Top Panels
Casement/Patio Doors	Pair of Dynasty 10 Softwood Rebated Doors, Double
	Glazed, White Painted
Meter Boxes	To Match Brickwork
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Slabs 600x600
Forecourt Finish	Cotswold Bonded Gravel
Forecourt Edging	Granite Setts
Roadway Finish	Black Tarmac
Roadway Edging	Precast Concrete Kerbs
Crossover Finish	Granite Setts
Garage Brickwork	N/A
Garage Roof	N/A
Garage Door/Frame and Size	Two Single Cardale Heritage Tudor Doors, Stained,
	White Painted Frame
Garage Window	As Windows
Misc.	Proprietary Conservatory on Brick Plinth as Drwgs.

EXTERNAL MATERIAL SPECIFICATION

DATE: 30/06/00
REV.

PLOT: 5	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Brickwork	Marshalls Wold Blends
Brick Panels & Herringbone	Marshalls Wold Blends
Soldier Course	Freshfield Lane Selected Dark Facings
String Course	Bath Stone
Quoins	N/A
Plinths	Freshfield Lane Selected Dark Facings
Bricks below DPC	Freshfield Lane Selected Dark Facings
Mortar and Pointing	Natural with Raised and Double Struck
Rendering	N/A
Tudor Timbers	Stained Medium Oak
Roof Tiles	Eternit Century Machine Made Clay with Valley Tiles
	Bonnet Hips in Eternit Red Smooth
Feature Tiles and Ridges	Eternit Club Crested Ridges in Red Smooth
	Eternit Angle Scroll Finial in Red Smooth
Tile Hanging to Rear Bay	Redland Manor House Mix
Fascias and Soffits	Stained Medium Oak
Chimney Pots	Redland Roll Top in Terracotta, 600 High
Dormer Cheeks	N/A
Rainwater Goods	Black Half Round Deep Flow in UPVC

PLOT: 5	SITE: MILTON ROAD, WOKINGHAM
PROJECT NO: 103	HOUSE TYPE:
Porch Roof and Columns	Tiles to Match Main Roof, Medium Oak Stained
	Columns,
Windows Externally	Timber Balanced Casements, Square Leaded, Stained
	Medium Oak
Window Cills	Standard 140mm
	Window Recess 80mm
Front Door and Frame	Dynasty Elizabethan in Hardwood, Stained, Triple
	Glazed Light, Stained Frame
External Doors (Others)	Dynasty KXT in Softwood, Double Glazed Top Panels,
	Stained
Casement/Patio Doors	Pair Dynasty 10 Softwood Rebated Doors, Double
	Glazed, Stained
Meter Boxes	To Match Brickwork
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Paving Slabs 600x600
Forecourt Finish	Cotswold Bonded Gravel
Forecourt Edging	Granite Setts
Roadway Finish	Tarmac
Roadway Edging	N/A
Crossover Finish	Granite Setts
Garage Brickwork	To Match House
Garage Roof	To Match House
Garage Door/Frame and Size	Pair of Single Cardale Windsor Heritage, Stained
Garage Window	Timber Balance Casements, Square Leaded, Stained
	Medium Oak
Misc.	Roofs to Bays As Main Roof

EXTERNAL MATERIAL SPECIFICATION

DATE: 30/06/00
REV.

PLOT: 6	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Brickwork	Marshalls Kentmere Antique
Brick Panels	N/A
Window Cills	Bath Stone Stooled Cills
Soldier Course	Marshalls Kentmere Antique
Quoins To Front Elevation	Bath Stone
Plinths	Marshalls Kentmere Antique
Bricks below DPC	Marshalls Kentmere Antique
Mortar and Pointing	Natural with Raised and Double Struck
Rendering	N/A
Tudor Timbers	N/A
Roof Tiles	Eternit Dark Brindle Machine Made Clay with Valley
	Tiles, Bonnet Hips in Eternit Red Smooth
Feature Tiles and Ridges	Eternit Fleur-de-Lys Ridges & Finials in Red Smooth
Tile Hanging	Eternit Chelwood Hand Made Clay with Eternit Smooth
	Red Fishtails Feature
Fascias and Soffits	White Painted UPVC
Chimney Pots	tba
Dormer Cheeks	N/A
Rainwater Goods	White ogee Deep Flow UPVC

PLOT: 6	SITE: MILTON ROAD, WOKINGHAM
PROJECT NO: 103	HOUSE TYPE:
Porch Roof and Columns	Eternit Dark Brindle Machine Made Clay
Windows Externally	Aluminium Balanced Casements, Square Leaded Lights
	White Powder Coated
Window Cills	Stub Cills
	Window Recess 80mm
Front Door and Frame	Tba, Hardwood, Stained, Triple Glazed
	Light, White Painted Frame
External Doors (Others)	Tba, Softwood, White Painted, Double
	Glazed Top Panels
Casement/Patio Doors	Proprietary Conservatory
Meter Boxes	To Match Brickwork
Balcony Railings	tba
Path and Patio Finish	tba
Forecourt Finish	tba
Forecourt Edging	Granite Setts
Roadway Finish	Tarmac
Roadway Edging	N/A
Crossover Finish	Granite Setts
Garage Brickwork	N/A
Garage Roof	N/A
Garage Door/Frame and Size	White Roller Shutter, tba
Garage Window	As Windows
Misc.	Proprietary Conservatory on Brick Plinth as Drwgs.
	All Bay Roofs to be in Eternit Dark Brindle Machine
	Made Clay

EXTERNAL MATERIAL SPECIFICATION

DATE: 30/06/00
REV.

PLOT: 7	**SITE:** MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Brickwork	Bovingdon Berry ATR (extra oranges req.)
Brick Panels & Herringbone	Bovingdon Berry ATR (extra oranges req.)
Soldier Course	Freshfield Lane Selected Dark Facings
Dentil Course	N/A
Quoins	Freshfield Lane Selected Dark Facings
Plinths	Freshfield Lane Selected Dark Facings
Bricks below DPC	Freshfield Lane Selected Dark Facings
Mortar and Pointing	Natural with Raised and Double Struck
Rendering	White Painted
Tudor Timbers	Stained Burma Teak
Roof Tiles	Eternit Burnt Flame Machine Made Clay with Valley
	Tiles, Bonnet Hips in Eternit Red Smooth
Feature Tiles and Ridges	Feature Tiles in Eternit Red Smooth Bullnose, Eternit
	Fleur-de-Lys Ridges & Finials in Red Smooth
Tile Hanging	Eternit Aylesham Hand Made Clay to Porch
	Fronts with Eternit Red Smooth Bullnose Feature
Fascias and Soffits	White Painted
Chimney Pots	Redbank Two Roll Pot in Terracotta, 600 High
Dormer Cheeks	Eternit Aylesham Hand Made Clay with Eternit
	Red Smooth Bullnose Feature
Rainwater Goods	Black Half Round Deep Flow in UPVC

PLOT: 7	SITE: MILTON ROAD, WOKINGHAM
PROJECT NO: 103	**HOUSE TYPE:**
Porch Roof and Columns	Tiles to Match Main Roof, Post to be Stained Burma
	Teak
Windows Externally	Timber Balanced Casements, Square Leaded Lights,
	White Painted
Window Cills	Standard 140mm
	Window Recess 80mm
Front Door and Frame	Dynasty 4 Panel Hardwood, Stained, Triple Glazed
	Leaded Top Lights, White Painted Frame
External Doors (Others)	Dynasty 4 Panel Softwood, White Painted, Double
	Glazed Top Panels
Casement/Patio Doors	Pair of Dynasty 10 Softwood Rebated Doors, Double
	Glazed, White Painted
Meter Boxes	To Match Brickwork
Balcony Railings	N/A
Path and Patio Finish	Buff Rivan Slabs 600x600
Forecourt Finish	Cotswold Bonded Gravel
Forecourt Edging	Granite Setts
Roadway Finish	Tarmac
Roadway Edging	N/A
Crossover Finish	Granite Setts
Garage Brickwork	N/A
Garage Roof	N/A
Garage Door/Frame and Size	Two Single Cardale Heritage Tudor Doors, Stained,
	White Painted Frame
Garage Window	As Windows
Misc.	Proprietary Conservatory on Brick Plinth as Drwgs.

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1778

Applicant : Millgate Homes C/O The Barton Willmore Partnership.

Location : Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.

Proposal : Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 28.6.2000

Date Registered : 16/06/2000

Earliest Date for Decision : 22/07/2000

Latest Consultation Date/Site Notice Expiry Date : 22/07/2000

This application will have expired on: 11/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Wokingham Town Council -

Environmental Health - no objection

Highways Authority -

Planning Issues : Impact upon character + appearance

Impact upon neighbouring properties

Application Number: F/2000/1778

Appraisal :

This application has been submitted as a result of certain changes that the developers wanted to make to the scheme already granted planning permission for the erection of 7 dwellings earlier this year (ref:99/70681/F). These were considered to be to material requiring a new application.

The changes are set out as follows:

Plot 1 - Slab level increased by 900mm to 19.850.
Plot 2 - Slab level increased by 900mm to 19.400.
Plot 4 - Slab level increased by 1.175m to 19.650
Plot 5 - Slab level reduced by 550mm to 20.600.
Plot 6 - Slab level reduced by 600mm to 21.150, increased garage size from single to double and additional conservatory.
The turning head formed at the end of the access into the site would be moved slightly southwards.

The main considerations in this case how the changes affect the character and appearance of the area and also the neighbouring residential properties.

The application site is well screened by existing trees and vegetation. The increase in the height of the slab level for plots 1 and 2, the nearest plots to Glebelands Road, would not be detrimental to the appearance of the area, firstly because they would remain well screened by the existing trees and would also maintain a similar height to the neighbouring property known as L'Allegro. Plot 4 the only other plot which would partially visible from outside the site would now reflect the proposed heights of plots 1 and 2 and again is not considered to be detrimental to the character and appearance of the area. The proposed changes to plots 5 and 6 are not considered to be a problem as these would not be visible from outside the site.

The nearest neighbouring properties are set well away from the site and it is not considered that the proposed changes would cause any harm to their amenities.

The change in the position of the turning would not effect the proper movement of vehicular traffic in and out of the site. The concerns raised by the Town Council have been looked at carefully, however there would be no difference between the arrangement of plot1 already granted permission and that proposed in this application.

Approve.

Application Number F/2000/1778
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC01	SR02	
2	SC54	SR09	
3	SC50	SR09	
4.	SC04	SR04	permission - additional plan 8527/P/12C
			showing revised layout and slab levels.
5.	SC04	SR04	permission - additional plans 8527/P/04B
			+ 8527/P/05B showing amended house type.
6.		SR09	Prior to the commencement of the development
			hereby approved, submission and implementation
			of an arboricultural method statement ~~and~~
			~~detailed landscape scheme~~. ~~To~~ ~~Ty~~ be
			approved by the LPA in writing. shall
7.			Construction operations for which noise is audible at the site boundary shall only be carried out between 0800 hours and 1800 hours Monday to Friday, 0800 hours to 1300 hours on Saturday and at no times on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority. SR10
8.	SC23	SR06	Parking, garaging + turning
9.	SC49	SR15	
10.	SC35	SR13	Access
11.	SC33	SR13	
12.	SC34	SR13	
13.	SC30	SR13	Q751/-02A
14.		SR09	Prior to the commencement of the development
			details of a landscaping scheme and
			its implementation shall be submitted
			to and approved in writing by the LPA

Doesn't make sense ?

?

RECORD OF SITE VISIT

SITE ADDRESS: Benfieldside, Cornerhaven And Highmoor Milton Road Wokingham.

APPLICATION NUMBER: F/2000/1778

OFFICER: Simon Lewis

DATE OF SITE VISIT: 28/6

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS Edge of settlement
Some larger residential properties

3. DESCRIPTION OF SITE/BUILDING Removal of existing dwellings - lots of existing trees.

4. RELATIONSHIP TO ADJOINING PROPERTIES Set away.

5. SITE CONSTRAINTS :

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS See previous consent 99/70681/F

Rec'd PrP 5/7

EJW

Date: 03 July 2000

31451 19/7

REPLY REQUIRED

To: Policy & Plans

We have received Additional Plans for the following planning application:

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Simon Lewis

The new plans show the following: Amendment to approval 99/70681/F. Minor layout changes, elevational variations and adjusted slab levels on plots 1, 2, 3, 5 & 6. Drawing nos 8527/D/04B, 05B & 12C.

Comments are required by 17/07/2000.

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

See comments on original consultation on F/2000/1778, no further comments.

Sem

5/7/00

POLICY AND PLANS CONSULTATION

Case Officer: Simon Lewis

Location: Benfieldside, Cornerhaven & Highmoor, Milton Road, Wokingham

Application Number: F/2000/1778

Proposed erection of 7 dwellings with garages and estates road (Amendment to consent 99/70681/F)

Planning History
The principle of redeveloping this site 7 dwellings and garages and estate road was established with the resolution to grant planning permission for application 99/70681/F.

Revised Drawings
Revised drawing 8527/P/01G shows minor amendments to the layout of approved scheme in application 99/70681/F. The elevations and floor plans show a number of minor amendments to the dwellings.

In the consultation from Policy & Plans, on application 99/70681/F it was noted that the scheme did not provided a sufficient housing mix, due to the lack of smaller dwellings. This revised scheme is for 3x4-bed and 4x5-bed, in comparison to the approved scheme for 2x4-bed and 5x5-bed. Proposed amendment 5/10 to the Deposit Draft Local Plan adds to paragraph 5.17. It states that the Housing Needs Survey 1997 identified a need for smaller dwellings. Policy WH6 states that emphasis will be given to the need for small (one, two and three) dwellings. As all of the dwellings are 4 or 5-bed, it does not meet this identified need, however the revised scheme does change one dwelling from a 5-bed to a 4-bed, which is to be welcomed.

Density
Following the publication of the new PPG3, the Environmental Services Committee resolved, on 12 June 2000, to include the agreed density policy in the District Local Plan, as soon as the local plan process permits, and to adopt that policy for the purpose of development control as soon as possible. The site area is 0.66ha and development of 7 dwellings on this site produces a net density of 10.6 dwellings per hectare (dph). In summary the new draft policy on density requires that no residential development shall be permitted at a net density of less than 30 dwellings on sites over 0.3ha located within the settlement boundary, subject to such a density not compromising the quality of the environment. This proposal does not meet the requirements of the new policy on residential development.

Conclusion
Apart from the reduction in number of bedrooms in one dwelling the amendments to consent 99/70681/F are minor and do not have any policy implications, however the proposed housing mix and density are still substandard.

Liz Walker

seen

Liz Walker
Policy & Plans
5.7.00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Suzanne McLaughlin
Principal Environmental Health Officer

My Ref: SEM/2000/1418

Your Ref:

To: Simon Lewis
Planning

Date: 05 July 2000

PLANNING APPLICATION: F/2000/1778

LOCATION: BENFIELDSIDE, CORNERHAVEN AND HIGHMOOR, MILTON ROAD, WOKINGHAM

I have no objection to the proposed amendments to the development and recommend the condition regarding hours of work as per John Mullaneys memo of 12/11/99 regarding the previous planning application no. 99/70681/f.

Suzanne McLaughlin
Principal Environmental Health Officer
Environmental Protection & Housing

Date: 03 July 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/1778

Location: Benfieldside, Cornerhaven And Highmoor, Milton Road, Wokingham.

Proposal: Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Applicant: Millgate Homes C/O The Barton Willmore Partnership.

Case Officer: Simon Lewis

The new plans show the following: Amendment to approval 99/70681/F. Minor layout changes, elevational variations and adjusted slab levels on plots 1, 2, 3, 5 & 6. Drawing nos 8527/D/04B, 05B & 12C.

Comments are required by 17/07/2000.

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

(RING ONE)

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

App No. F/2000/1778 (Planaps) / (Ludhouse) Date Rec. 30/6/2000

Location: Bonfield Side, Cornerhaven + Highmoor, Milton Road Wokingham Parish Wokingham

Applicant: Mr Nigel Hanes

Description of attached plans Amendment to approval 99/70681/F Minor Layout changes, deviation variation and adjusted FFL levels on plots 1, 2, 3, 5 and 6 - additional information)

Drawing No's: 8527/P/04B, 05B and 12C

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS: as before

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 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 SL

Consultations Sent by Admin. on 03.07.00.

Yellow - Part One Copy
Green - Officer's Copy

By hand 2/6/00

PLANNING SERVICES	HPT
DOL	TLS
DC	ENF 31249
APP	
CS	
30 JUN 2000	
COPIES TO:	ACK:
	FILE:

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

ADDITIONAL PLAN

1778

For the attention of: S Lewis Esq

Our Ref: 8527/A3/LRSV/JCR
28 June 2000

Dear Sirs

PLANNING APPLICATION NO F2000/1778 FOR THE PROPOSED ERECTION OF SEVEN DWELLINGS, WITH GARAGES AND ESTATE ROAD. DEMOLITION OF EXISTING DWELLINGS, BENFIELDSIDE, CORNERHAVEN AND HIGHMOOR, MILTON ROAD, WOKINGHAM. (AMENDMENT TO APPROVAL 99/70681/F, ie MINOR LAYOUT CHANGES AND ELEVATIONAL VARIATIONS).

Following submission of the above amendment planning application, we are writing to request the substitution of the following drawings: -

Drawing No 8527/P/04B and 05B – Conservatory subdivided to provide separate family room at ground floor level.

Drawing No 8527/P/12C – House slab levels have been adjusted on plots 1, 2, 5 and 6 to relate more sympathetically with the site contours, the proposed adoptable access road and the existing levels to the retained private drive. The slab level on plot 3 has also been raised to provide a suitable entry to the proposed foul water sewer system.

We have enclosed six copies each of the drawings 8527/P/04B, 05B and 12C and would therefore now request that drawings 8527/P/04A, 05A and 12B be withdrawn from the above planning application.

If you require any further information please do not hesitate to contact the writer.

Yours faithfully

L R S VERNON

Encs
cc G Meier – Millgate Homes

Certificate No. FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number 2112957

Received by Wokingham District Council

Application No: F/2000/1778

Proposal:
Proposed erection of seven dwellings with garages and estate road (Amendment to consent 99/70681/F)

Location:
Benfieldside, Cornerhaven And Highmoor, Milton Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 22/07/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

28 June 2000

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLAN
POL
DC
APP
CS
COPIES TO:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Simon Lewis
Planning Department

Date: 13/07/00

CORNERSTONE, BENFIELDSIDE, MILTON ROAD F/2000/1778.

With reference to my memo dated 12/11/99 regarding the application 99/70681/f I have nothing further to add regarding the additional plans submitted dated 28/06/00.

J Mullaney

John Mullaney
Environmental Health Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16 JUN 2000	Map No. ~~78B~~ 68B Site 0.57
Officer: SL / Application No. F/2000/1778	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF SEVEN DWELLINGS WITH GARAGES AND ESTATE ROAD (AMENDMENT TO CONSENT 99/70681/F)

Location: BENFIELDSIDE, CORNERHAVEN & HIGHMOOR, MILTON ROAD,

Parish: WOKINGHAM Ward: Emmbrook.
28.6.2000

Applicant: MILLGATE HOMES
re submission - 99/70681/F

Fee Received 00-00 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 : 28.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	✓
Trees	.....
Conservation Officer	.....
Environmental Health	✓
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	✓
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	✓
Strategic Planning (JSPU)	.....
Minerals (BABTIE)	.....
Archaeological Site (BABTIE)	: .....
Education	.....
Social Services	.....
Highways	✓

(ALL AS PREVIOUSLY CONSULTED)

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO pre-apps

NEIGHBOURS:

SIN + FOREST OAK
SUNRIDGE
MIDTREES
L'ALLEGRO
} Milton Road

- Wokingham Bowling club - Reading Rd
- 40, 41, 42 + 43 Milton Gardens
- 23 MILTON DRIVE
- 2 BEALE CLOSE
- 1+2 WOOLF COTTAGES
  GLEBELAND HOUSE
  } WOOLF DRIVE.

1789/a

SECTION 66 CERTIFICATE

Application No. 6

16.JUN.2000 1778

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

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

CERTIFICATE A

I certify that:

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

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
MR AND MRS P BAELER	BENFIELDSIDE MILTON ROAD WOKINGHAM BERKSHIRE	13 JUNE 2000
MR AND MRS E GASCOYNE	CORNERHAVEN, MILTON ROAD WOKINGHAM, BERKSHIRE	

+ 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.

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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

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

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

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

OR

● 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 . . . . . .
pp THE BARTON WILLMORE PARTNERSHIP READING LTD
On behalf of . . . . . MILLGATE HOMES . . . . . .

Date . . 13. JUNE. 2000 . . . . . .

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

By hand 16/6/00.

The Barton Willmore Partnership Reading Limited
Beansheaf Farmhouse, Bourne Close, Calcot,
Reading, RG31 7BW.
Tel 0118 943 0000 Fax 0118 943 0001
e-mail: housing@reading.bartonwillmore.co.uk

16. JUN. 2000 1778

Barton Willmore
Architecture

Development Control Manager
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
Berkshire RG40 1WR

Our Ref: 8527/A3/LRSV/JCR
13 June 2000

Dear Sirs

PROPOSED ERECTION OF SEVEN DWELLINGS, WITH GARAGES AND ESTATE ROAD. DEMOLITION OF EXISTING DWELLINGS, BENFIELDSIDE, CORNERHAVEN AND HIGHMOOR, MILTON ROAD, WOKINGHAM. (AMENDMENT TO APPROVAL 99/70681/F, ie MINOR LAYOUT CHANGES AND ELEVATIONAL VARIATIONS).

Following our letter dated 10 May and subsequent telephone conversation with Simon Lewis, we are as requested submitting an amendments planning application for the above project.

We believe this planning application is exempt from any fees and we are enclosing 6 copies each of the following drawings in support of the amendments.

Site Plan	8527/P/01G	
Location Plan	8527/P/02A	
House Type A	8527/P/03B	Plans and Elevations
House Type B	8527/P/04A	Plans
House Type B	8527/P/05A	Elevations
House Type C	8527/P/06B	Plan
House Type C	8527/P/07A	Elevations
House Type C	8527/P/071	Alternative Elevations Plot 4
House Type D	8527/P/08C	Plans
House Type D	8527/P/09C	Elevations
House Type E	8527/P/10A	Plans and Elevations
Landscape Principles Plan	8527/P/L1A	
Levels Plan	8527/P/12B	
Double Garage	8527/P/11A	

Access details drawing no Q751-02a

Certificate No FS 24864

Architects • Master Planners • Town Planners
Environmental Consultants • Project Services

Contact: Lorne Vernon, Dominic Jarman,

A list of directors can be inspected here and at our associated offices in:
Bristol Cambridge Edinburgh Leeds London West Malling (Kent)
Registered Office: Beansheaf Farmhouse, Bourne Close, Calcot, Reading, RG31 7BW
Registered in Cardiff Number: 2112957

This amendments application differs from the detailed planning approval ref 99/70681/F as follows: -

Site Plan Drawing No 8527/P/01G

- House Type B on plot 3 reduced in size and moved 1½ metres south eastwards to make provision for a 6 metre surface water drainage easement between the garage gable wall and the adjacent house gable wall of plot No 4.

- House Type D on plot 6 enlarged to provide triple garage and conservatory.

- The adoptable turning head has been moved approximately 1 metre north westwards in front of plot 2 to increase its amenity space. This also eases the junction of the private accessway from the adoptable road leading to plots 5 to 7 inclusive. Please note that this amendment does not affect the access arrangements onto Milton Road or the internal geometry of the adoptable highway as agreed with your Highways Department on the previous application.

House Type A – Drawing No 8527/P/03B

- Breakfast room gable window centralised

- Living room external doors and windows combined

- Chimney flue adjusted centrally to lounge fireplace

- Bedroom 4 window enlarged to match dining room window below.

- Study and bedroom 2 window enlarged

- Utility room window and master bedroom ensuite window similarly adjusted in size.

House Type B Drawing Nos 8527/P/04A and 05A

- To facilitate the surface water easement between plots 3 and 4 the double garage and bedroom 1 have been reduced in width by 1.1 metres.

- The single storey lounge bay window projection is increased by 550mm

- Fire place centralised in lounge

- 2No secondary windows added to bedroom 1.

House Type C Drawing Nos 8527/P/06B and 07A

- Fireplace centralised in lounge

- The gabled projection over the garage as drawn on drawing no 8527/P/06B will be tudor boarding with rendered panels for Plot 7.

- It is proposed to vary the choice of materials for the gabled projection over the garage on plot 4 by including tile hanging above the first floor windows with tudor boarding and brick panels below. See enclosed copies of variation drawing no 8527/P/071.

House Type D Drawing Nos 8527/P08C and 09C

- Garage widened to provide three parking bays.
- Conservatory added to rear elevation
- Internal adjustments to floor plans.

House Type E Drawing No 8527/P/10A

- 2No secondary windows added to lounge gable wall
- Utility room window enlarged
- Chimney reduced in height
- Depth of staircase window increased

During our consultations with your landscape department on the previous application the siting of the dwellings on plots 1 and 2 was critical to the provision of a landscape buffer along Milton Road and also the dwellings on plots 4 and 5 in relation to the avenue of trees leading to plots 5 and 7 and Sunridge. We can confirm that there are no changes to the layout in these areas.

We trust therefore that you have sufficient information to register and progress the amendments application. However, if you do require any further details please contact the writer.

Yours faithfully

L R S VERNON

cc
G Meier – Millgate Homes

ADDRESS CORNER HAVEN, MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/43/60	Thorpe	Erect 2 lock-up garages	10/11/60	C.A
B/43/61	Webb	Block of flats	30/11/61	REF
O/9/62	Webb	Block of Georgian Houses	22/2/62	REF
B/49/62	do	2 Det. hses + garages	29/11/62	C.A
B/25/63	do	1 Det. hse + garage	31/5/62	C.A
B/5/63	do	2 Det. hses + garages	28/3/63	REF
99/70681/F	Millgate Homes	Erect 7 Dwellings + Garages + Estate Rd. Demolish existing	15/3/00	C.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

ADDRESS HIGHMOOR, MILTON ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70681/F	Millgate Homes	Erect 7 Dwellings + Garages + Estate Rd. Demolish existing	15.3.00	C.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

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

16.JUN.2000* 1778

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH
		BINFIELD, BRACKNELL
	POST CODE	RG42 5HZ PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	THE BARTON WILLMORE PARTNERSHIP READING LTD
	ADDRESS	BEANSHEAF FARMHOUSE, BOURNE CLOSE
		CALCOT, READING, BERKSHIRE
	POST CODE	RG31 7BW PHONE 0118 9430000
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	LAND OFF MILTON ROAD, WOKINGHAM, BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SUBSTITUTE APPLICATION FOR MINOR LAYOUT CHANGES AND VARIATIONS TO THE ELEVATIONS OF ALL HOUSE TYPES
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.65897
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER AND PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SEE ATTACHED LETTER

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL PROPETIES AND GARDENS

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 WITH LOCAL AUTHORITY

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.

SCREEN WALLS, CLOSE BOARDED FENCING AND HEDGEROWS

16. HOW WILL SURFACE WATER BE DISPOSED OF?

LOCAL AUTHORITY SEWERS

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

PROPOSED CONVERSION OF PART PRIVATE DRIVE TO ADOPTABLE ROAD AND ADJUSTMENTS TO ALIGNMENT OF RETAINED PRIVATE DRIVE

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	7 / 63	*	- / -	*	3 / 27	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

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

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

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

NO FEE

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 pp THE BARTON WILLMORE PARTNERSHIP READING LTD ON BEHALF OF MILLGATE HOMES DATE 13 JUNE 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

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

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

16 JUN 2000 * 1778

1.	APPLICANT'S NAME	MILLGATE HOMES
	ADDRESS	MILLGATE COURT, TERRACE ROAD NORTH
		BINFIELD, BRACKNELL
	POST CODE	RG42 5HZ PHONE
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8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	✓
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
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OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

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GNED ON BEHALF OF MILLGATE HOMES DATE 13 JUNE 2000

THE BARTON WILLMORE PARTNERSHIP READING LTD

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1769c

PLANNING APPLICATION

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OTHER	Please Specify				
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1769d

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