Tel: (0118) 974 6479 (Direct Line)
Email: @wokingham.gov.uk
Fax: (0118) 974 6484
Date: 31 January 2008
My ref: RR/2008
Your ref:
File ref: F/2002/8067

WOKINGHAM BOROUGH COUNCIL

Planning, Regulation & Enforcement
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 9746991
DX: 33506 - Wokingham

Wokingham Borough Council
C/O Property Services, Sarah Holmes
Lower Ground Floor
Council Offices
Shute End
Wokingham
Berks RG40 1WH

Dear Sarah,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS
PLANNING PERMISSION F/2002/8067
PUBLIC OPEN SPACE AT JUNCTION OF TWYCROSS ROAD AND BINFIELD ROAD, WOKINGHAM

Further to my letter dated 14 November 2007 and to your memorandum of 3 December 2007, I enclose an updated schedule of conditions.

In summary:

- Acceptable details have been submitted in relation to conditions 2, 3, 4, 5 and 7 and 11.

I confirm all other conditions remain in force as per the decision notice dated 15 January 2003.

If you have any queries regarding this advice, please contact the case officer Rosie Rogers on extension 6229.

Yours sincerely,

Rajan Patel
Development Control Team Leader – Eastern Parishes

Enclosure: Schedule of conditions

Condition	Drawing Nos	Received by the LPA	Comments
Condition No 1			Time Limit – The development must commence by 15.01.08
Condition No 2	Construction methods and proposed surfacing materials GOLPLA Fastlay details Amended Site Plan Drawing number DVC 01/03 Memo dated 17.10.07	18.10.07	The following comments have been received from Steve Auton :- "The principle of the construction is ok though I would suggest that "Goldpla" Standard construction is used." Please confirm if you are in agreement with this suggestion
	Memo dated 03.12.07 from Sarah Holmes confirming agreement to the recommendation made by Steve Auton	04.12.07	Details acceptable providing "Goldpla" Standard construction is used.
Condition No 3	Details of works to trees and tree protection		
	Memo dated 17.10.07 Amended Site Plan Drawing number DVC 01/03 Example of Access Gate and Height Restriction Barrier Drawing number DVC 01/05 Photograph of proposed Height Restriction Barrier	18.10.07	Details acceptable Please contact Jon Matthews to arrange any specific works to the trees
Condition No 4	Hard and Soft Landscape works		
	Memo dated 17.10.07 Drawing number DVC 01/03	18.10.07	Details acceptable
Condition No 5	All planting specified in condition 4 above will be carried out within the first planting season following completion of the car park works	18.10.07	Details acceptable
Condition No 6	Construction of the access		No other development of the site shall take place until the access has been constructed in accordance with the approved plans.

Condition	Drawing Nos	Received by the LPA	Comments
Condition No 7	Visibility splay area		
	Memo dated 17.10.07 Amended Site Plan Drawing number DVC 01/03	18.10.07	Details acceptable
Condition No 8			Remains in force – The development shall not be brought into use until the car parking spaces and access road have been provided and surfaced in accordance with the approved details
Condition No 9	External Lighting		No external lighting will be installed on the site
Condition No 10			Remains in force (Permitted Use)
Condition No 11	Surface Water source measures		No details submitted to date Please note this is a pre-commencement condition therefore please provide details as soon as possible.
	Memo dated 03.12.07 from Sarah Holmes confirming the car park is designed to be self draining and no additional surface water measure have been included within the scheme.	04.12.07	Details acceptable

MEMO

WOKINGHAM BOROUGH COUNCIL

Case Officer	
Planning	
04 DEC 2007	
Copies	
Replied	

To: Rosie Rogers, Development Control
From: Sarah Holmes, Education Buildings Project Manager
Tel: 0118 974 6731
Date: 3rd December 2007
Subject: F/2002/8067 – Details to comply with conditions

Further to the recent letter from Clare Lawrence, dated 14th November 2007, in relation to the conditions on the above application I can confirm our agreement with the recommendation made by Steve Auton in relation to Condition 2.

In regards to Condition 11, the car park is designed to be self draining and as such any surface water will drain through the surface of the car park and in to the natural water table. Therefore no additional surface water measures have been included within the scheme.

I hope the above satisfies the condition, however if any further information is required please do not hesitate to contact me.

Kind regards,

Sarah.

Memo forwarded to Roger Johnson for [illegible]
Spoke to Steve Auton and Roger Johnson at beg. of January. They confirmed proposed drainage measures are acceptable.

RR.
Jan 08

Rosie Rogers

From: Sarah Holmes
Sent: 03 December 2007 09:35
To: Rosie Rogers
Subject: F/2002/8067 - Details to comply with conditions
Importance: High
Follow Up Flag: Follow up
Due By: 07 December 2007 14:00
Flag Status: Flagged

Dear Rosie,

Please find attached a memo in response to Clare Lawrence's letter of 14th November 2007.

As you are probably aware the planning approval for this application expires in January 2008 and as such a quick response to the outstanding condition would be greatly appreciated. If you need any further information please do not hesitate to contact me.

I will also send a hard copy of the memo in the internal mail.

Many thanks,

Sarah

Sarah Holmes
Education Buildings Project Manager
Wokingham Borough Council
Tel: 0118 974 6731
Fax: 0118 974 6724
Email: sarah.holmes@wokingham.gov.uk

MEMO

WOKINGHAM BOROUGH COUNCIL

To: Rosie Rogers, Development Control
From: Sarah Holmes, Education Buildings Project Manager
Tel: 0118 974 6731
Date: 3rd December 2007
Subject: F/2002/8067 – Details to comply with conditions

Further to the recent letter from Clare Lawrence, dated 14th November 2007, in relation to the conditions on the above application I can confirm our agreement with the recommendation made by Steve Auton in relation to Condition 2.

In regards to Condition 11, the car park is designed to be self draining and as such any surface water will drain through the surface of the car park and in to the natural water table. Therefore no additional surface water measures have been included within the scheme.

I hope the above satisfies the condition, however if any further information is required please do not hesitate to contact me.

Kind regards,

Sarah.

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Dear Sarah,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS
PLANNING PERMISSION F/2002/8067
PUBLIC OPEN SPACE AT JUNCTION OF TWYCROSS ROAD AND BINFIELD ROAD, WOKINGHAM

I refer to your memorandum dated 17 October 2007 and the information submitted to comply with the conditions in respect of the above site.

A schedule of conditions that require submission and approval of details is enclosed. In summary:

- Acceptable details have been submitted in relation to conditions 3, 4, 5 and 7;
- Additional or revised details are required in relation to condition 2;
- No details have been submitted so far in relation to condition 11.

If you have any queries regarding this advice, please contact the case officer Rosie Rogers on extension 6229.

Yours sincerely,

Clare Lawrence
Team Leader - Northern Parishes Area

Enclosure: Schedule of conditions

Condition	Drawing Nos	Received by the LPA	Comments
Condition No 1			Time Limit – The development must commence by 15.01.08
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Condition No 4	Hard and Soft Landscape works Memo dated 17.10.07 Drawing number DVC 01/03	18.10.07	Details acceptable
Condition No 5	All planting specified in condition 4 above will be carried out within the first planting season following completion of the car park works	18.10.07	Details acceptable
Condition No 6	Construction of the access		No other development of the site shall take place until the access has been constructed in accordance with the approved plans.
Condition No 7	Visibility splay area Memo dated 17.10.07 Amended Site Plan Drawing number DVC 01/03	18.10.07	Details acceptable

Condition	Drawing Nos	Received by the LPA	Comments
Condition No 8			Remains in force – The development shall not be brought into use until the car parking spaces and access road have been provided and surfaced in accordance with the approved details
Condition No 9	External Lighting		No external lighting will be installed on the site
Condition No 10			Remains in force (Permitted Use)
Condition No 11	Surface Water source measures		No details submitted to date Please note this is a pre-commencement condition therefore please provide details as soon as possible

Date: 31 October 2007

To: Steve Auton - Highways

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

Application Number: F/2002/8067

Location: De Vitre Community Hall, Twycross Road, .

Proposal: Proposed formation of 20 space car park and associated access in connection with recreational use of the land.

Applicant: Wokingham District Council C/O Property Services, Sarah Holmes.

Case Officer: (please return to Rosie Rogers)

The new details are as follows: Details of proposed construction methods and surfacing details of the car park (condition 2); details of works to trees and tree protection (condition 3); hard and soft landscaping works (condition 4), visibility splay (condition 7).

Comments are required by 14/11/2007.

Should you have any queries regarding this application please contact Rosie Rogers on 974 6229.

CONDITION 2

The principle of the construction is O.K. though I would suggest that 'Golpla' Standard construction be used.

CONDITION 3 + 4

I believe the Landscape Team have commented

CONDITION 7

The proposals are acceptable.

S.N. AUTON

TO: **DEVELOPMENT CONTROL** FROM: Landscape & Trees
Rosie Rogers

DATE: 12 November 2007

Location:	De Vitre Community Hall, Twycross Road, Wokingham
Proposal:	Proposed formation of 20 space car park and associated car park and access in connection with recreational use of land.
Application Number:	F/2002/8067

In response to your consultation dated 31 October 2007 for the above application, the landscape comments are as follows:

The information provided to discharge Condition 3 – tree protection and Condition 4 – landscaping is acceptable.

Sarah will need to contact Jon Matthews in order to arrange any tree works.

Catherine Brimble

Catherine Brimble
Landscape Architect