WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

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

Application Number: F/2002/8067

Parish: **WOKINGHAM**

Location: **Public Open Space at Junction of Twycross Road and Binfield Road, Wokingham.**

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

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 works further details of construction methods and proposed surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

Condition
3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such

size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

Condition
4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

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

Condition
7. No other development shall commence until the visibility splay area as indicated on drawing number DVC 01/02R1 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.

Condition
8. 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 drawing numbered DVC 01/02R1. These areas shall be permanently maintained and used for no other purpose than for access, car parking and turning.

Condition
9. No external lighting shall be installed on the site or affixed to any structure on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
10. The car park hereby approved shall not be used on weekdays or outside the hours of 9.00 and 16.00 on Saturdays and Sundays, Bank or National Holidays, and should be locked at all times when not in use.

Condition
11. Surface water source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

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

Reason
2. To ensure that the existing trees can be retained.

Reason
3. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
9. In the interests of visual amenity.

Reason
10. To safeguard the residential amenity of nearby occupiers.

Reason
11. To prevent the increased risk of flooding and improve water quality.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. No soakaways should be constructed such that they penetrate the water table, and they shall not in any event exceed three metres in depth below existing ground level, in order to prevent pollution of groundwater.

Informative
3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is any existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

Informative

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

Berkshire Structure Plan Policy EN1.
South East Area Local Plan Policies ST5, SBE1, SBE2 and SR14.
Deposit Draft Wokingham District Local Plan Policies WR2, WIC8, WBE1, WBE11, WOS3, WOS4 and WT6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/01/2003

Notice checked by: _____

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

File 8067

09 JAN 2003 8136

Date: 31 December 2002

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8067

Location: De Vitre Community Hall, Twycross Road, Wokingham.

Proposal: Proposed formation of 20 space car park and associated access with access barrier.

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

Case Officer: Mrs B Polnik

The new plans show the following: Amended materials, entrance gate and additional tree retained. Drawing no: DVC 01/02R1.

Comments are required by 10/01/2003.

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

No adverse comments.

7/1/03.

Development Control Ref No:	Received	Parish
F/2002/8067	22.11.02	Wokingham

Applicant: **Wokingham District Council c/o Property Services**
Location: **De Vitre Community Hall, Twycross Road, Wokingham**
Proposal: **Proposed formation of 20 space car park and associated access**

FOR CONSIDERATION BY: **Development Control Committee**
REPORT PREPARED BY: **Head of Planning and Transportation and Basia Polnik**

SUMMARY:

Proposal
The proposal is for the formation of 20 space car park and associated access. The car park itself would be located in the south-east corner of the existing area of public open space which includes a football pitch. Access would be off Binfield Road close to its roundabout junction with Twycross Road. Entry to the car park would be controlled by a 5 bar gate which would be locked outside the hours of use. The proposal is being reported to the Committee as it is an application made by the District Council.

RECOMMENDATION:

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Background Papers

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

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

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

BACKGROUND

1 HISTORY

In September 1995 outline planning permission (42149) was granted for residential development at Keephatch. This was the subject to an approved development brief which required the provision of a community hall within the open space area to the south west of the site. It stated that "the building should include a hall, kitchen and toilet facilities (suitable for meetings and groups), changing facilities for the adjacent pitch and adequate parking". The permission was also subject to a legal agreement requiring the developer to construct the access road. Contributions were also secured through other legal agreements towards the provision of such a community facility.

In March 1998 planning permission (97/66866/F) was granted for a single storey community hall with a total floorspace of 310m2 and associated access and parking. This permission has not been implemented and expires in March 2003.

2 CONSULTATION

Access and Movement Officer: The repositioned access point located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 is provided and maintained in perpetuity. This to ensure that adequate visibility existing for drivers of those vehicles entering/leaving the site and also for those following vehicles entering Twycross Road from Binfield Road. Some undergrowth and lower branches of existing trees within the splay area would have to be pruned to achieve adequate visibility.

Arboricultural Officer: The loss of the oak tree growing in the position of the access road is acceptable. In relation to the other trees it should be possible to construct the access road without altering soil levels and using a driveway type of construction and as such it would be possible to retain 2 nearby trees. The car parking area near the trees would need to be constructed using 'no dig' techniques and a permeable surface would need to be provided. These issues can be dealt with by condition. Tree protection during construction would also need to be provided.

Environmental Health: No environmental health objection as any disturbance would be minimal.

Environment Agency: No objection in principle subject to conditions and informative. The conditions relate to surface water source control and soakaways. (*Officer comment:* The condition relating to soakaways is not considered to be enforceable and therefore should be treated as an informative.)

Crime Prevention Design Advisor: Seriously concerned due to a number of factors; no lighting proposed, lack of natural surveillance, lack of enclosure, youths would gather causing problematic behaviour, proposal does not comply with Home Office advice in providing secured car parks and community safety/crime prevention have been overlooked.

Wokingham Town Council : None received.

Keephatch Field Residents' Association: Object strongly on grounds that existing dangerous traffic conditions would be exacerbated, increased crime, proposal would require maintenance, loss of shrubs and trees, cars will still park on road verges and money could be better spent on other projects eg. existing play areas and traffic calming.

Letters of representation : 31 letters of objection have been received together with a petition containing 169 signatures. The objections can be summarised as follows:

Car park is not wanted by the majority of people

Waste of council money which could be better spent

Car park is inadequate in size and people would still park on the road

Access is in a dangerous position affecting both pedestrian and vehicular safety

Access would be better sited off Keephatch Road

Loss of vegetation and open space

Impact on fauna

Increased noise, disturbance, litter, antisocial behaviour and crime

Description misleading

Insufficient need for a community centre in this location (*Officer comment*: This application is an alternative to the community centre and the community centre does not form is not part of this proposal)

Site could be used by unwanted travellers or gypsies

Increased traffic congestion

Tarmac is an unsuitable surfacing material

In addition one letter of support has been received as the proposal would stop parking on the pavement and congestion when the football pitch is in use.

3 APPRAISAL

Main issues:

A. Provision of car parking and in this location in connection with the recreational use of the land [Policies EN1 of the Berkshire Structure Plan, policies ST5, SBE1 and SBE2 of the South East Area Local Plan and policies WOS3, WR2, WIC8, WBE1, WBE11 and WT6 of the Wokingham District Local Plan (as proposed to be modified)]

B. Access and Movement Issues

C. Alternative provision of community facilities [Policies SR14 of the South East Area Local Plan and policies WOS4 of the Wokingham District Local Plan (as proposed to be modified)]

D. Flooding issues.

E. Concerns of consultees and objectors

A. Provision of car parking and in this location in connection of the recreational use of the land

The proposed access is in a similar position to that previously approved for the community hall which also included parking for 58 cars. As such the principle of the loss of open space and some vegetation has been established by the previous planning permission 97/66866/F. The application site has been reduced substantially in size from 0.42ha to 0.17ha and as such more public open space area would be retained.

The intention is that the proposed community hall is not built and that the proposed car park would be used for parking associated with junior football, mostly on a Saturday morning and occasionally on a Sunday morning. A condition is proposed to restrict hours of use. The car park would help to relieve parking on the roadside and verges during football matches.

The vehicular access would be gated and the gate unlocked during the required times. As the car park would only be used during daylight hours and not as a general car park it is considered that additional boundary treatment along the south west and north west boundaries where it adjoins the open field and lighting is not necessary. Furthermore a revised plan, DVC 01/02R1, received 18.12.02, shows the surfacing material to be grasscrete or similar instead of tarmac, which has the advantage of being a permeable and less smooth surface in order to deter skateboarders etc. The car park is also overlooked by the gate house at the entrance to the estate and houses on the opposite side of the Binfield Road.

The revised plan also shows the retention of an additional tree and therefore the proposal would result in the loss of only one tree to provide the access. The proposals for the community hall would have resulted in the loss of two trees. Additional landscaping would also be provided. Conditions are proposed relating to tree protection, method of construction and suitable surfacing materials to ensure that the existing trees are retained.

B. Access and Movement Issues

The Access & Movement Officer has no objection to the proposed access and comments that the repositioned access point is located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 are provided.

C. Alternative provision of community facilities

The contributions secured by s106 agreements for the provision of the community facility would be partly used to fund the provision of the car park in connection with the recreational use of the land and the remainder would be transferred to the improvement of community facilities at All Saints Church Hall. In policy terms the improvement of local community facilities, in lieu of on-site provision, is acceptable.

D. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Concerns of consultees and objectors

The concerns of consultees and objectors have been noted. The principle of development, loss of trees and safety are referred to in paragraph A. Highway safety issues are dealt with in paragraph B. The eviction of travellers and gypsies would be dealt with under separate legislation should this happen although the car park would be locked, except when in use. With regard to car crime, drivers would be in close proximity to their cars when using the car park as the football matches would be on the adjoining field.

4 CONCLUSION

The principle of access and car parking on this site has already been established by the previous permission for the community hall. As the car park is only for occasional use and not as a general public car park, it is considered that additional boundary treatment where it adjoins the open field and lighting are not required.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions:

Conditions.

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

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

2. Prior to the commencement of works further details of construction methods and proposed surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

   To ensure that the existing trees can be retained.

3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

   Reason: In the interests of visual amenity.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

   Reason: In the interests of visual amenity.

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

   Reason: In the interests of highway safety and convenience.

7. No other development shall commence until the visibility splay area as indicated on drawing number DVC 01/02R1 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.

   Reason: In the interests of highway safety and convenience.

8. 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 drawing numbered DVC 01/02R1. These areas shall be permanently maintained and used for no other purpose than for access, car parking and turning.

   Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

9. No external lighting shall be installed on the site or affixed to any structure on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity.

10. The car park hereby approved shall not be used on weekdays or outside the hours of 9.00 and 16.00 on Saturdays and Sundays, Bank or National Holidays.

Reason: To safeguard the residential amenity of nearby occupiers.

11. Surface water source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To prevent the increased risk of flooding and improve water quality.

Informatives

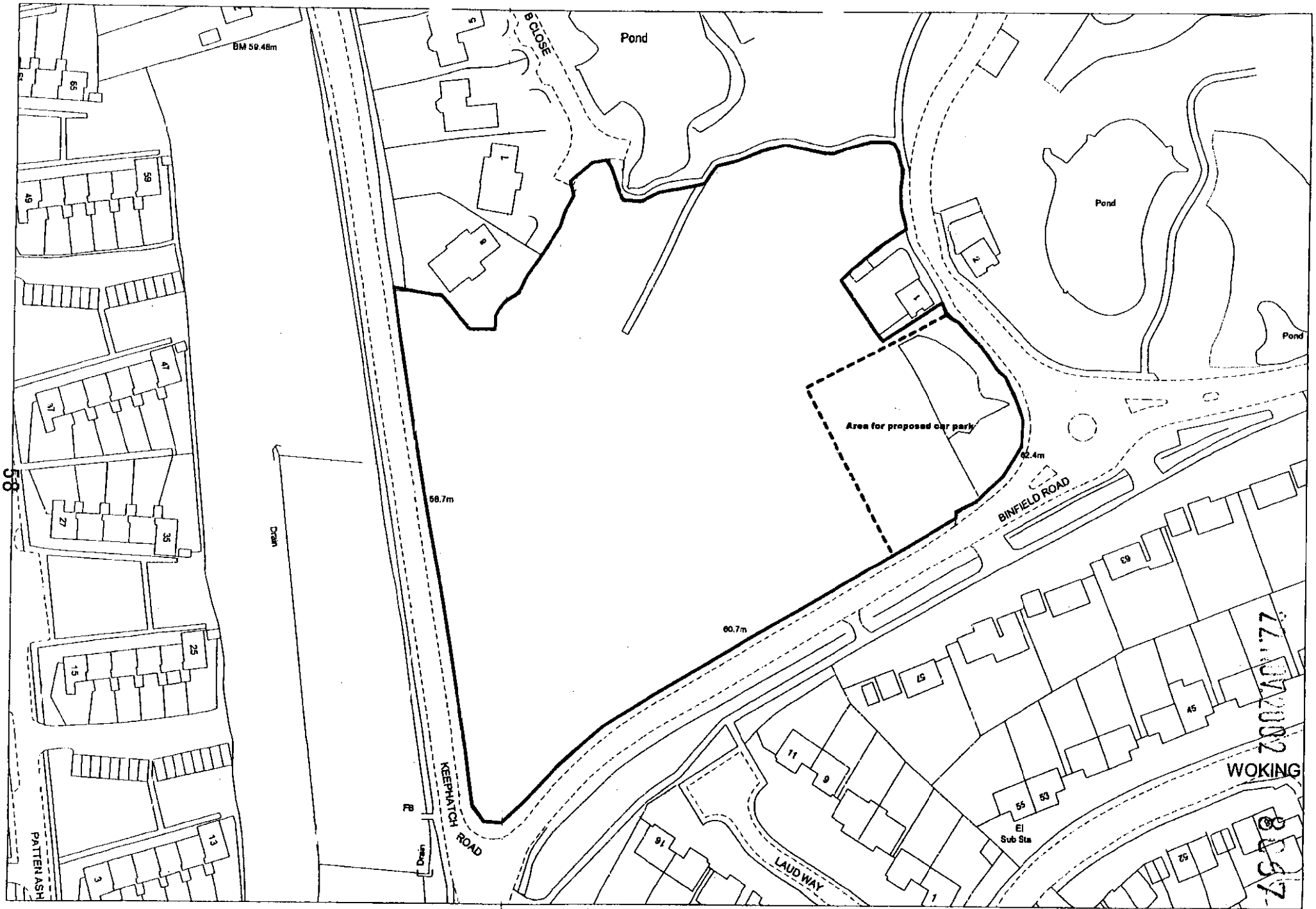
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. No soakaways should be constructed such that they penetrate the water table, and the shall not in any event exceed three metres in depth below existing ground level, in order to prevent pollution of groundwater.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is any existing discharge consent the applicant should ensure that an y increase in volume is permitted under the present conditions. Contact Claire Murphy on 01276 454509 for further details.

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

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies ST5, SBE1, SBE2, SR14.
Wokingham District Local Plan (as proposed to be modified) Policies WR2, WIC8, WBE1, WBE11, WOS3, WOS4 and WT6.



58

De Vitre Car Park, Twycross Road, Keephatch, Wokingham
Proposed location of car park - site plan
Drawing No: DVC 02/02

Scale: 1 : 1250

N
W E
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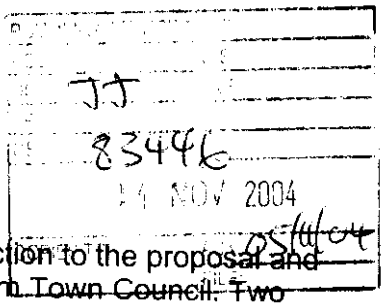
DVC 02/02

Jean Jackson.



extent of the unnecessary access roadway, would be harmful to the character of the area;

c) In the absence of satisfactory provision of adequate services, amenities and infrastructure needs, the proposal would have an unacceptable adverse impact upon the amenities of the area.

242. APPLICATION NO: 2002/8067, PROPOSED FORMATION OF 20 SPACE CAR PARK AND ASSOCIATED ACCESS, PUBLIC OPEN SPACE, TWYCROSS ROAD AND BINFIELD ROAD, WOKINGHAM, FOR: WOKINGHAM DISTRICT COUNCIL C/O PROPERTY SERVICES

The Committee considered a report about this application set out on Agenda pages 51 to 59.

Members were informed that the site address for the proposal reported in the Agenda was incorrect and the address clarified to be Public Open Space, Twycross Road /Binfield Road Wokingham. In addition Members noted a clarification of the description of development to read;

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

Further comments had also been received from the Crime Prevention Officer who now accepted that lighting would be not be appropriate for the location. As a result of the Crime Prevention Officers comments regarding the proposed five bar gate, Members were advised that if they were minded to approve the application it would necessary to strengthen Condition 10 to include a requirement for the locking of the gate when the playing fields were not in use.

Additional comments had also been received from the Arboricultural Officer raising no objection to the proposal and from Wokingham Town Council. Two further letters of objection had been received raising previously addressed points.

A representative of the Keephatch Field Resident's Association attended the meeting and spoke in opposition to the proposal.

Mrs. W Benmesbah, representing Wokingham Town Council attended the meeting and spoke in support of the proposal.

Mr. IJ Brown, a local Member attended the meeting and spoke in support of the proposal.

During the debate of the proposal, Members noted the concerns expressed by the Keephatch Field Residents Association, but commented that in their opinion the visual impact of the proposal would be minimal due to the materials to be used and that there was a demonstrable need to improve highway safety for the users of the playing fields.

RESOLVED: That Application No: 2002/8067 be approved subject to the conditions set out on Agenda pages 55 to 56 with the following amendment to condition 10;

Amended Condition 10

The car park hereby approved shall not be used on weekdays or outside the hours of 09.00 and 16.00 on Saturdays, Bank or National Holidays *and shall be locked at all times when not in use.*

243. APPLICATION NO: 2002/7632, PROPOSED ERECTION OF A BLOCK OF 12 APARTMENTS WITH PARKING COURT, NORTH COURT, THE RIDGES, FINCHAMPSTEAD, FOR: MILLGATE DEVELOPMENTS LTD

Development Control Ref No:	Received	Parish
F/2002/8067	22.11.02	Wokingham

Applicant: **Wokingham District Council c/o Property Services**
Location: **De Vitre Community Hall, Twycross Road, Wokingham**
Proposal: **Proposed formation of 20 space car park and associated access**

FOR CONSIDERATION BY: **Development Control Committee**
REPORT PREPARED BY: **Head of Planning and Transportation and Basia Polnik**

SUMMARY:

Proposal
The proposal is for the formation of 20 space car park and associated access. The car park itself would be located in the south-east corner of the existing area of public open space which includes a football pitch. Access would be off Binfield Road close to its roundabout junction with Twycross Road. Entry to the car park would be controlled by a 5 bar gate which would be locked outside the hours of use. The proposal is being reported to the Committee as it is an application made by the District Council.

RECOMMENDATION:

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Background Papers

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

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

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

BACKGROUND

1 HISTORY

In September 1995 outline planning permission (42149) was granted for residential development at Keephatch. This was the subject to an approved development brief which required the provision of a community hall within the open space area to the south west of the site. It stated that "the building should include a hall, kitchen and toilet facilities (suitable for meetings and groups), changing facilities for the adjacent pitch and adequate parking". The permission was also subject to a legal agreement requiring the developer to construct the access road. Contributions were also secured through other legal agreements towards the provision of such a community facility.

In March 1998 planning permission (97/66866/F) was granted for a single storey community hall with a total floorspace of 310m2 and associated access and parking. This permission has not been implemented and expires in March 2003.

2 CONSULTATION

Access and Movement Officer: The repositioned access point located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 is provided and maintained in perpetuity. This to ensure that adequate visibility existing for drivers of those vehicles entering/leaving the site and also for those following vehicles entering Twycross Road from Binfield Road. Some undergrowth and lower branches of existing trees within the splay area would have to be pruned to achieve adequate visibility.

Arboricultural Officer: The loss of the oak tree growing in the position of the access road is acceptable. In relation to the other trees it should be possible to construct the access road without altering soil levels and using a driveway type of construction and as such it would be possible to retain 2 nearby trees. The car parking area near the trees would need to be constructed using 'no dig' techniques and a permeable surface would need to be provided. These issues can be dealt with by condition. Tree protection during construction would also need to be provided.

Environmental Health: No environmental health objection as any disturbance would be minimal.

Environment Agency: No objection in principle subject to conditions and informative. The conditions relate to surface water source control and soakaways. (*Officer comment:* The condition relating to soakaways is not considered to be enforceable and therefore should be treated as an informative.)

Crime Prevention Design Advisor: Seriously concerned due to a number of factors; no lighting proposed, lack of natural surveillance, lack of enclosure, youths would gather causing problematic behaviour, proposal does not comply with Home Office advice in providing secured car parks and community safety/crime prevention have been overlooked.

Wokingham Town Council : None received.

Keephatch Field Residents' Association: Object strongly on grounds that existing dangerous traffic conditions would be exacerbated, increased crime,

proposal would require maintenance, loss of shrubs and trees, cars will still park on road verges and money could be better spent on other projects eg. existing play areas and traffic calming.

Letters of representation : 31 letters of objection have been received together with a petition containing 169 signatures. The objections can be summarised as follows:

Car park is not wanted by the majority of people

Waste of council money which could be better spent

Car park is inadequate in size and people would still park on the road

Access is in a dangerous position affecting both pedestrian and vehicular safety

Access would be better sited off Keephatch Road

Loss of vegetation and open space

Impact on fauna

Increased noise, disturbance, litter, antisocial behaviour and crime

Description misleading

Insufficient need for a community centre in this location (*Officer comment*: This application is an alternative to the community centre and the community centre does not form is not part of this proposal)

Site could be used by unwanted travellers or gypsies

Increased traffic congestion

Tarmac is an unsuitable surfacing material

In addition one letter of support has been received as the proposal would stop parking on the pavement and congestion when the football pitch is in use.

3 APPRAISAL

Main issues:

A. Provision of car parking and in this location in connection with the recreational use of the land [Policies EN1 of the Berkshire Structure Plan, policies ST5, SBE1 and SBE2 of the South East Area Local Plan and policies WOS3, WR2, WIC8, WBE1, WBE11 and WT6 of the Wokingham District Local Plan (as proposed to be modified)]

B. Access and Movement Issues

C. Alternative provision of community facilities [Policies SR14 of the South East Area Local Plan and policies WOS4 of the Wokingham District Local Plan (as proposed to be modified)]

D. Flooding issues.

E. Concerns of consultees and objectors

A. Provision of car parking and in this location in connection of the recreational use of the land

The proposed access is in a similar position to that previously approved for the community hall which also included parking for 58 cars. As such the principle of the loss of open space and some vegetation has been established by the previous planning permission 97/66866/F. The application site has been reduced substantially in size from 0.42ha to 0.17ha and as such more public open space area would be retained.

The intention is that the proposed community hall is not built and that the proposed car park would be used for parking associated with junior football, mostly on a Saturday morning and occasionally on a Sunday morning. A condition is proposed to restrict hours of use. The car park would help to relieve parking on the roadside and verges during football matches.

The vehicular access would be gated and the gate unlocked during the required times. As the car park would only be used during daylight hours and not as a general car park it is considered that additional boundary treatment along the south west and north west boundaries where it adjoins the open field and lighting is not necessary. Furthermore a revised plan, DVC 01/02R1, received 18.12.02, shows the surfacing material to be grasscrete or similar instead of tarmac, which has the advantage of being a permeable and less smooth surface in order to deter skateboarders etc. The car park is also overlooked by the gate house at the entrance to the estate and houses on the opposite side of the Binfield Road.

The revised plan also shows the retention of an additional tree and therefore the proposal would result in the loss of only one tree to provide the access. The proposals for the community hall would have resulted in the loss of two trees. Additional landscaping would also be provided. Conditions are proposed relating to tree protection, method of construction and suitable surfacing materials to ensure that the existing trees are retained.

B. Access and Movement Issues

The Access & Movement Officer has no objection to the proposed access and comments that the repositioned access point is located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 are provided.

C. Alternative provision of community facilities

The contributions secured by s106 agreements for the provision of the community facility would be partly used to fund the provision of the car park in connection with the recreational use of the land and the remainder would be transferred to the improvement of community facilities at All Saints Church Hall. In policy terms the improvement of local community facilities, in lieu of on-site provision, is acceptable.

D. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Concerns of consultees and objectors

The concerns of consultees and objectors have been noted. The principle of development, loss of trees and safety are referred to in paragraph A. Highway safety issues are dealt with in paragraph B. The eviction of travellers and gypsies would be dealt with under separate legislation should this happen although the car park would be locked, except when in use. With regard to car crime, drivers would be in close proximity to their cars when using the car park as the football matches would be on the adjoining field.

4 CONCLUSION

The principle of access and car parking on this site has already been established by the previous permission for the community hall. As the car park is only for occasional use and not as a general public car park, it is considered that additional boundary treatment where it adjoins the open field and lighting are not required.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions:

Conditions.

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

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

2. Prior to the commencement of works further details of construction methods and proposed surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

   To ensure that the existing trees can be retained.

3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

   The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning

Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Reason: In the interests of visual amenity.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

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

Reason: In the interests of highway safety and convenience.

7. No other development shall commence until the visibility splay area as indicated on drawing number DVC 01/02R1 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.

Reason: In the interests of highway safety and convenience.

8. 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 drawing numbered DVC 01/02R1. These areas shall be permanently maintained and used for no other purpose than for access, car parking and turning.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

9. No external lighting shall be installed on the site or affixed to any structure on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Reason: In the interests of visual amenity.

10. The car park hereby approved shall not be used on weekdays or outside the hours of 9.00 and 16.00 on Saturdays and Sundays, Bank or National Holidays.

Reason: To safeguard the residential amenity of nearby occupiers.

11. Surface water source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To prevent the increased risk of flooding and improve water quality.

Informatives

1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. No soakaways should be constructed such that they penetrate the water table, and the shall not in any event exceed three metres in depth below existing ground level, in order to prevent pollution of groundwater.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is any existing discharge consent the applicant should ensure that an y increase in volume is permitted under the present conditions. Contact Claire Murphy on 01276 454509 for further details.

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

   Berkshire Structure Plan Policy EN1
   South East Area Local Plan Policies ST5, SBE1, SBE2, SR14.
   Wokingham District Local Plan (as proposed to be modified) Policies WR2, WIC8, WBE1, WBE11, WOS3, WOS4 and WT6.

Plans available in hard copy

Date: 13 February 2003

To: Steve Auton - Highways

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

Application Number: F/2002/8067

Location: Public Open Space at Junction of, Twycross Road And Binfield Road, , Wokingham.

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: Mrs B Polnik

The new plans show the following: Construction method and materials pursuant to condition 2 and hard landscaping details pursuant to condition 4 on F/2002/8067. Drawing nos: DVC 03/02 & DVC 01/02R2.

Comments are required by 23/02/2003.

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

- Construction details satisfy highways.
- Please contact Carol Callaby for details of the footway/crossings to be used.

AZ 14/02/03.

Tel. 0118 974 6731(Direct Line)
Email.sarah.holmes@wokingham.gov.uk
Fax. 0118 974 6724
Date. 10th February 2003
My ref. Sarah Holmes
Your ref. Basia Polnik
File ref: Application No F/2002/8067

WOKINGHAM UNITARY
Aiming for Excellence

Support Services Department
P.O. Box 151
Shute End, Wokingham
Berkshire RG40 1WH
Tel: (0118) 974 6000
Fax: (0118) 978 9078
Minicom No: (0118) 974 6691
DX: 33506 – Wokingham

Basia Polnik
Senior Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN

Dear Basia,

RE: APPLICATION NUMBER F/2002/8067 – CAR PARK AT JUNCTION OF TWYCROSS ROAD & BINFIELD ROAD, WOKINGHAM

Please find enclosed copies of the drawings relating to the planning conditions for the above application.

Condition 2:
Construction methods and materials – please refer to drawing number **DVC 03/02** for the details of the car park and access road construction.

Condition 4:
Please refer to drawing **DVC 01/02R2**.
Car parking layout is shown on the above drawing. Vehicular access to the site is gained by crossing the existing pavement at the point located on the drawing; access is then through a lockable timber gate off Twycross Road. Pedestrian access can be gained through this point when the car park is unlocked; the main pedestrian access is located on the Binfield Road to the side of the car park.
The new pedestrian access will comprise of a ramped blacktop path with a timber staggered access barrier to restrict the flow of traffic.
There will be no external lighting on the site.

All other conditions will be met in the carrying out of this work.
If you have any further queries please do not hesitate to contact me on the above number.

Yours sincerely,

Sarah Holmes

Project Manager

Enclosure: Drawings

(RING ONE)

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

App. No. F/2002/8067 Date Rec. 11.2.03

Location: CAR PARK – JUNCTION OF TNYCROSS RD/ BINFIELD RD

Parish: WOKINGHAM

Applicant: WDC

Description of attached plans: Construction method and materials pursuant to condition 2 and hard landscaping details pursuant to condition 4 on F/2002/8067

Drawing No's: DVC 03/02 and DVC 01/02R2

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER BP.

Consultations Sent by Admin. on 13.02.PS.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

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

App. No. 1/2004/18/17 Date Rec. 11.2.05

Location: [illegible]

Parish: [illegible]

Applicant: [illegible]

Description of attached plans: [illegible]

Drawing No's: [illegible]

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 4 Mar

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER

Consultations Sent by Admin. on

Yellow - Case Officer Copy
Green - Part One Copy

Tel. 0118 974 6731(Direct Line)
Email.sarah.holmes@wokingham.gov.uk
Fax. 0118 974 6724
Date. 10th February 2003
My ref. Sarah Holmes
Your ref. Basia Polnik
File ref: Application No F/2002/8067

WOKINGHAM UNITARY
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Support Services Department
P.O. Box 151
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Berkshire RG40 1WH
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Basia Polnik
Senior Planning Officer
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN

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The new pedestrian access will comprise of a ramped blacktop path with a timber staggered access barrier to restrict the flow of traffic.
There will be no external lighting on the site.

All other conditions will be met in the carrying out of this work.
If you have any further queries please do not hesitate to contact me on the above number.

Yours sincerely,

Sarah Holmes

Project Manager

Enclosure: Drawings

Development Control Ref No:	Received	Parish
F/2002/8067	22.11.02	Wokingham

Applicant: **Wokingham District Council c/o Property Services**
Location: **De Vitre Community Hall, Twycross Road, Wokingham**
Proposal: **Proposed formation of 20 space car park and associated access**

FOR CONSIDERATION BY: **Development Control Committee**
REPORT PREPARED BY: **Head of Planning and Transportation and Basia Polnik**

SUMMARY:

Proposal
The proposal is for the formation of 20 space car park and associated access. The car park itself would be located in the south-east corner of the existing area of public open space which includes a football pitch. Access would be off Binfield Road close to its roundabout junction with Twycross Road. Entry to the car park would be controlled by a 5 bar gate which would be locked outside the hours of use. The proposal is being reported to the Committee as it is an application made by the District Council.

RECOMMENDATION:

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Background Papers

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

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

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

BACKGROUND

1 HISTORY

In September 1995 outline planning permission (42149) was granted for residential development at Keephatch. This was the subject to an approved development brief which required the provision of a community hall within the open space area to the south west of the site. It stated that "the building should include a hall, kitchen and toilet facilities (suitable for meetings and groups), changing facilities for the adjacent pitch and adequate parking". The permission was also subject to a legal agreement requiring the developer to construct the access road. Contributions were also secured through other legal agreements towards the provision of such a community facility.

In March 1998 planning permission (97/66866/F) was granted for a single storey community hall with a total floorspace of 310m2 and associated access and parking. This permission has not been implemented and expires in March 2003.

2 CONSULTATION

Access and Movement Officer: The repositioned access point located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 is provided and maintained in perpetuity. This to ensure that adequate visibility existing for drivers of those vehicles entering/leaving the site and also for those following vehicles entering Twycross Road from Binfield Road. Some undergrowth and lower branches of existing trees within the splay area would have to be pruned to achieve adequate visibility.

Arboricultural Officer: The loss of the oak tree growing in the position of the access road is acceptable. In relation to the other trees it should be possible to construct the access road without altering soil levels and using a driveway type of construction and as such it would be possible to retain 2 nearby trees. The car parking area near the trees would need to be constructed using 'no dig' techniques and a permeable surface would need to be provided. These issues can be dealt with by condition. Tree protection during construction would also need to be provided.

Environmental Health: No environmental health objection as any disturbance would be minimal.

Environment Agency: No objection in principle subject to conditions and informative. The conditions relate to surface water source control and soakaways. (*Officer comment:* The condition relating to soakaways is not considered to be enforceable and therefore should be treated as an informative.)

Crime Prevention Design Advisor: Seriously concerned due to a number of factors; no lighting proposed, lack of natural surveillance, lack of enclosure, youths would gather causing problematic behaviour, proposal does not comply with Home Office advice in providing secured car parks and community safety/crime prevention have been overlooked.

Wokingham Town Council : None received.

Keephatch Field Residents' Association: Object strongly on grounds that existing dangerous traffic conditions would be exacerbated, increased crime, proposal would require maintenance, loss of shrubs and trees, cars will still park on road verges and money could be better spent on other projects eg. existing play areas and traffic calming.

Letters of representation : 31 letters of objection have been received together with a petition containing 169 signatures. The objections can be summarised as follows:

Car park is not wanted by the majority of people

Waste of council money which could be better spent

Car park is inadequate in size and people would still park on the road

Access is in a dangerous position affecting both pedestrian and vehicular safety

Access would be better sited off Keephatch Road

Loss of vegetation and open space

Impact on fauna

Increased noise, disturbance, litter, antisocial behaviour and crime

Description misleading

Insufficient need for a community centre in this location (*Officer comment*: This application is an alternative to the community centre and the community centre does not form is not part of this proposal)

Site could be used by unwanted travellers or gypsies

Increased traffic congestion

Tarmac is an unsuitable surfacing material

In addition one letter of support has been received as the proposal would stop parking on the pavement and congestion when the football pitch is in use.

3 APPRAISAL

Main issues:

A. Provision of car parking and in this location in connection with the recreational use of the land [Policies EN1 of the Berkshire Structure Plan, policies ST5, SBE1 and SBE2 of the South East Area Local Plan and policies WOS3, WR2, WIC8, WBE1, WBE11 and WT6 of the Wokingham District Local Plan (as proposed to be modified)]

B. Access and Movement Issues

C. Alternative provision of community facilities [Policies SR14 of the South East Area Local Plan and policies WOS4 of the Wokingham District Local Plan (as proposed to be modified)]

D. Flooding issues.

E. Concerns of consultees and objectors

A. Provision of car parking and in this location in connection of the recreational use of the land

The proposed access is in a similar position to that previously approved for the community hall which also included parking for 58 cars. As such the principle of the loss of open space and some vegetation has been established by the previous planning permission 97/66866/F. The application site has been reduced substantially in size from 0.42ha to 0.17ha and as such more public open space area would be retained.

The intention is that the proposed community hall is not built and that the proposed car park would be used for parking associated with junior football, mostly on a Saturday morning and occasionally on a Sunday morning. A condition is proposed to restrict hours of use. The car park would help to relieve parking on the roadside and verges during football matches.

The vehicular access would be gated and the gate unlocked during the required times. As the car park would only be used during daylight hours and not as a general car park it is considered that additional boundary treatment along the south west and north west boundaries where it adjoins the open field and lighting is not necessary. Furthermore a revised plan, DVC 01/02R1, received 18.12.02, shows the surfacing material to be grasscrete or similar instead of tarmac, which has the advantage of being a permeable and less smooth surface in order to deter skateboarders etc. The car park is also overlooked by the gate house at the entrance to the estate and houses on the opposite side of the Binfield Road.

The revised plan also shows the retention of an additional tree and therefore the proposal would result in the loss of only one tree to provide the access. The proposals for the community hall would have resulted in the loss of two trees. Additional landscaping would also be provided. Conditions are proposed relating to tree protection, method of construction and suitable surfacing materials to ensure that the existing trees are retained.

B. Access and Movement Issues

The Access & Movement Officer has no objection to the proposed access and comments that the repositioned access point is located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 are provided.

C. Alternative provision of community facilities

The contributions secured by s106 agreements for the provision of the community facility would be partly used to fund the provision of the car park in connection with the recreational use of the land and the remainder would be transferred to the improvement of community facilities at All Saints Church Hall. In policy terms the improvement of local community facilities, in lieu of on-site provision, is acceptable.

D. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Concerns of consultees and objectors

The concerns of consultees and objectors have been noted. The principle of development, loss of trees and safety are referred to in paragraph A. Highway safety issues are dealt with in paragraph B. The eviction of travellers and gypsies would be dealt with under separate legislation should this happen although the car park would be locked, except when in use. With regard to car crime, drivers would be in close proximity to their cars when using the car park as the football matches would be on the adjoining field.

4 CONCLUSION

The principle of access and car parking on this site has already been established by the previous permission for the community hall. As the car park is only for occasional use and not as a general public car park, it is considered that additional boundary treatment where it adjoins the open field and lighting are not required.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions:

Conditions.

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

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

2. Prior to the commencement of works further details of construction methods and proposed surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

   To ensure that the existing trees can be retained.

3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

   Reason: In the interests of visual amenity.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

   Reason: In the interests of visual amenity.

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

   Reason: In the interests of highway safety and convenience.

7. No other development shall commence until the visibility splay area as indicated on drawing number DVC 01/02R1 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.

   Reason: In the interests of highway safety and convenience.

8. 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 drawing numbered DVC 01/02R1. These areas shall be permanently maintained and used for no other purpose than for access, car parking and turning.

   Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

9. No external lighting shall be installed on the site or affixed to any structure on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity.

10. The car park hereby approved shall not be used on weekdays or outside the hours of 9.00 and 16.00 on Saturdays and Sundays, Bank or National Holidays.

Reason: To safeguard the residential amenity of nearby occupiers.

11. Surface water source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To prevent the increased risk of flooding and improve water quality.

Informatives

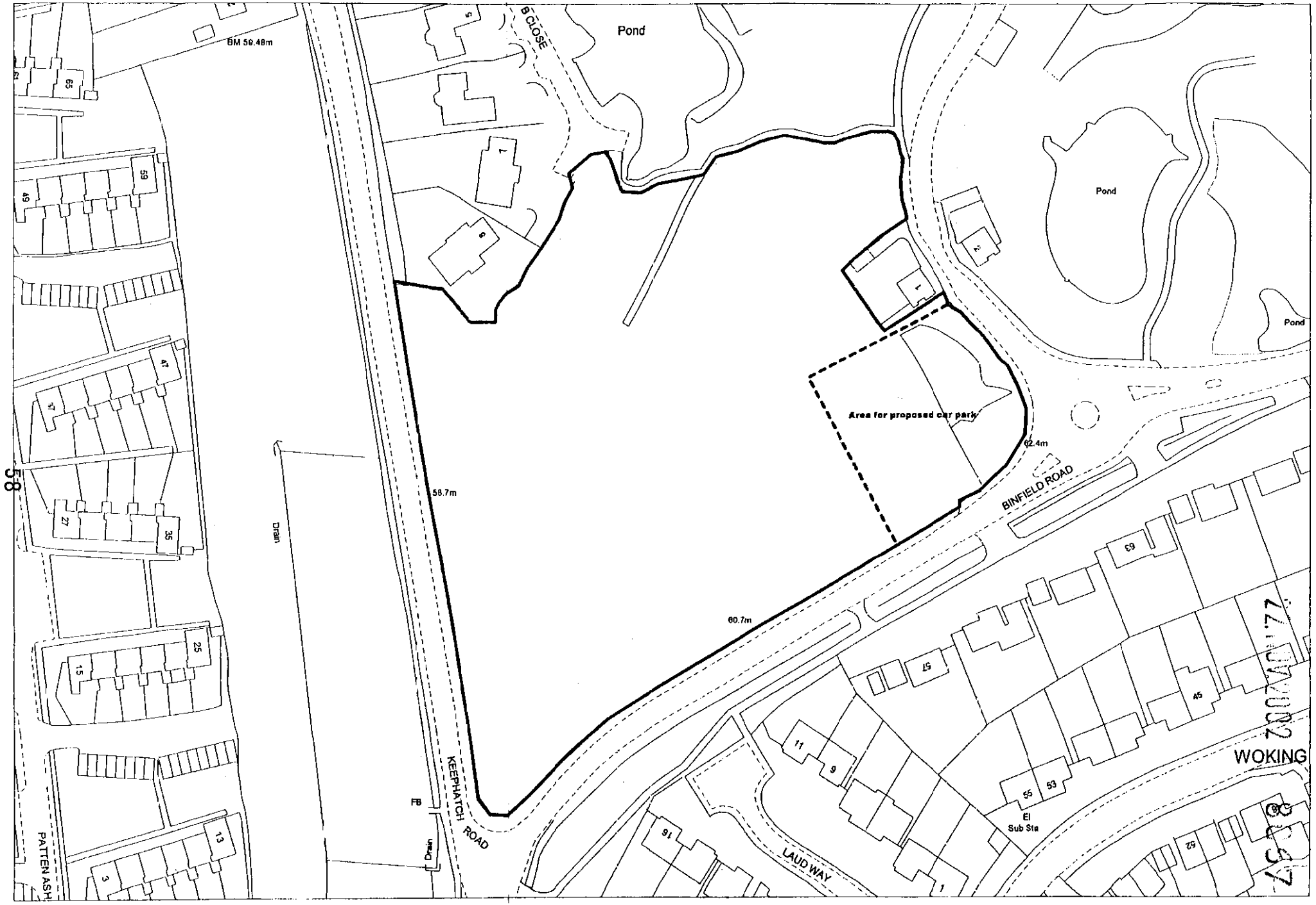
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. No soakaways should be constructed such that they penetrate the water table, and the shall not in any event exceed three metres in depth below existing ground level, in order to prevent pollution of groundwater.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is any existing discharge consent the applicant should ensure that an y increase in volume is permitted under the present conditions. Contact Claire Murphy on 01276 454509 for further details.

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

Berkshire Structure Plan Policy EN1
South East Area Local Plan Policies ST5, SBE1, SBE2, SR14.
Wokingham District Local Plan (as proposed to be modified) Policies WR2, WIC8, WBE1, WBE11, WOS3, WOS4 and WT6.



De Vitre Car Park, Twycross Road, Keephatch. Wokingham

Proposed location of car park - site plan

Drawing No: DVC 02/02

Scale: 1 : 1250

N W E S

Admin/

Application Number F/2002/8067 * Please amend description of location and proposal as per front sheet
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

Conditions.

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

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

2. Prior to the commencement of works further details of construction methods and proposed surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

   To ensure that the existing trees can be retained.

3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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Reason: In the interests of highway safety and convenience.

7. No other development shall commence until the visibility splay area as indicated on drawing number DVC 01/02R1 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.

   Reason: In the interests of highway safety and convenience.

RECORD OF SITE VISIT

SITE ADDRESS: De Vitre Community Hall Twycross Road Wokingham.

APPLICATION NUMBER: F/2002/8067

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 4.12.02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ facing ~~Keephatch Rd~~ Binfield Rd.

2. DESCRIPTION OF SURROUNDINGS

POS close to entrance of Keephatch Rd.

3. DESCRIPTION OF SITE/BUILDING

Open field bound by shrubs/trees - mainly deciduous
Football pitch laid out with posts

4. RELATIONSHIP TO ADJOINING PROPERTIES

1 Twycross Rd - refer to plan 2m brick wall / fencing to front

5. SITE CONSTRAINTS

TREES Yes - 2 to be removed

ACCESS/PARKING Field approx 0.3m lower than Binfield Rd

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2002/8067

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

* **Location :** ~~De Vitre Community Hall~~, Twycross Road, Wokingham. Public Open Space at junction of and Binfield Rd

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

Site Notice Displayed ? :	YES	NO	DATE
	✓		4.12.02

Date of Neighbour Notifications : .....

Date of Site Visit : .....4.12.02.....

Date Registered : 22/11/2002

Earliest Date for Decision : 20/12/2002

Latest Consultation Date/Site Notice Expiry Date : 20/12/2002

This application will have expired on: 17/01/2003. 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 :

REFER TO CTTEE REPORT

15.1.2003

Planning Issues :

Application Number: F/2002/8067

Appraisal :

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

Date: 31 December 2002

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8067

Location: De Vitre Community Hall, Twycross Road, Wokingham.

Proposal: Proposed formation of 20 space car park and associated access with access barrier.

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

Case Officer: Mrs B Polnik

The new plans show the following: Amended materials, entrance gate and additional tree retained. Drawing no: DVC 01/02R1.

Comments are required by 10/01/2003.

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

(RING ONE)

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

App. No. 18.12.02 Date Rec. F/2002/8067

Location: DE VITRE COMMUNITY HALL, TWYCROSS RD

Parish: WOKINGHAM

Applicant: WDC.

Description of attached plans: Revised plan showing amended materials, entrance gate and additional tree retained

Drawing No's: DVC 01/02R1

CONSULTEES

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

Please tick which of the following you wish consulted.

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

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: ASAP.

Date for Responses 10 days

FURTHER ACTION

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

Redate Application Y (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER BP.

Consultations Sent by Admin. on 31.12.02

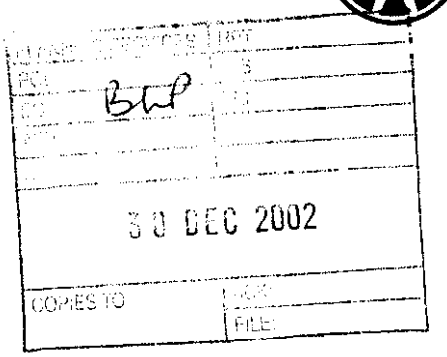
Yellow - Case Officer Copy
Green - Part One Copy

64573

ENVIRONMENT AGENCY

Our Ref : SP/2002/006813-1/1
Your Ref : F/2002/8067

Date : 23 December 2002



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

Dear Sir/Madam

PROPOSAL: 20 SPACE CARPARK, ASSOCIATED ACCESS AND BARRIER
LOCATION: DE VITRE COMMUNITY HALL, TWYCROSS ROAD, WOKINGHAM

Thank you for your letter dated 26 November 2002, received on 27 November 2002. Please quote the following reference in any correspondence: SU86NW/23/20. The Environment Agency has the following comments:

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

PLANNING CONDITIONS:

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

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES:

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

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

ADVICE TO PLANNING AUTHORITY

Landfills

According to our records, there is one landfill site within 250 metres of the site, as follows:

Grid reference	Distance from site	Landfill name	Details
SU823691	60 metres	Keephatch Farm, Wokingham	Inert

In view of distance to site it is unlikely that landfill gas will present a risk to this proposal.

Land Drainage

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

In order to manage the disposal of surface water in a more sustainable manner, taking into account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Environment Protection

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

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

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

Wildlife Protection
Essential tree felling, branch lopping or scrub clearance should avoid the bird nesting season (generally March to August inclusive). This avoids disturbing wild birds during a critical period and will help to prevent possible contravention of the Wildlife and Countryside Act 1981, which protects nesting wild birds and their nests.

Trees to be felled should be inspected for bats prior to felling. All species of bat in Britain and their roost's are afforded special protection under the Wildlife and Countryside Act 1981. If bats are found, English Nature must be contacted for advice.

The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

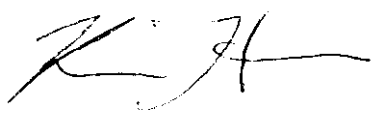
Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Natural Drainage
The development should incorporate Sustainable Urban Drainage (SUDs) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully



KIM HARRIS
Planning Liaison Officer

Direct Tel: 01276 454 492
Direct Fax: 01276 454 352
Email: kim.harris@environment-agency.gov.uk

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

CC: Sarah Holmes Property Services

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

MEMBER'S UPDATE

Development Control Committee - 15 January 2003

Site Address: 183-187 Reading Road, Wokingham.
Application No: O/2002/6856, Pages 29 - 50.

The revised informative 11 on page 32 should refer to the Wokingham District Local Plan (as proposed to be modified) rather than the Wokingham District Local Plan (Deposit Draft).

With regard to housing mix (section B of the original report on page 38 of the agenda), the target mix has been slightly revised to 47% one- and two-bedroom units, 21% three-bedroom and 32% four-bedroom road. This does not alter the appraisal set out in the report.

Site Address: Public Open Space, Twycross Road/Binfield Road, Wokingham
Application No: F/2002/8067, Pages 51 - 59.

As the site address has been described as De Vitre Community Hall which does not exist at present and the intention is that this would not be built, for clarity the site address has now been amended to read as follows:

Site Address: Public Open Space at junction of Twycross Road and Binfield Road.

In addition, again for clarity, the description of the development should read as follows:

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

Additional comments have been received from the Crime Prevention Design Officer who following further information relating to the proposed use of the car park accepts that lighting would not be appropriate. A five bar gate, as is currently proposed, would be more suitable than an access barrier. He also recommends that the wording of condition 10 is strengthened to ensure that the gate is locked when the car park is not in use. In view of this it is recommended that the following phrase is added to the end of condition 10.

...."and shall be locked at all times when not in use."

The Arboricultural Officer raises no objection to the revised plan subject appropriate conditions regarding tree protection, construction details etc.

Wokingham Town Council has confirmed no objection to the proposal.

Finally 2 further letters of representation have been received objecting to the proposal. Issues raised are already summarised in the report.

Site Address: North Court, The Ridges, Finchampstead
Application No: F/2002/7632, Pages 60-72.

- Section F. Page 65: Agreement has now been reached on the off-site affordable housing component. £130,200 is to be provided for three units, payable on commencement of development.

- Further comments have been received from a neighbour at Bolney House, Finchampstead, which is located across the B3016. They have concerns that they were not advised of the latest plans dated 20/12/2002 (including the woodland management plan); considers that the felling of trees and disruption to wildlife is unacceptable, and that the light pollution from the parking area and new building will be intrusive. Considers that the application will open up the whole area to development, and that the application should not be allowed.

It is considered that the issues of lighting can be met by way of condition 4 on the list of conditions recommended. The disruption to wildlife and trees will be a managed through a woodland management plan and other conditions imposed on any approval. It is not considered that the application will open up the area to development, as this is an exceptional instance of a replacement building.

- The Conservation Officer has provided additional comments, both for landscaping and conservation aspects, on the latest plans. Should the application be approved it is recommended that the following conditions be included:

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, both hard and soft, which shall include the detailed design for the turning circle immediately in front of North Court, the design of the pedestrian path to the parking court, and replacement details of trees to be removed around the parking court.
Reason: In the interests of visual amenity.

12. No development shall take place until a detailed woodland management plan is submitted to and approved in writing by the Local Planning Authority. The plans shall include reference to the previous landscape plan.
Reason: In order to ensure a satisfactory form of development relative to the surrounding landscape.

13. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

- Additional comments have also been received from the Finchampstead Parish Council (see attached Pages 6 & 7), who have requested that monies are obtained by way of a s106 agreement for the improvement of the War Memorial Junction. £20,000

will be obtained through a s106 agreement for highways improvements in the vicinity. This may well include works to the War Memorial Junction, although this will inevitably be determined through the Highways Board.

Site Address: Land Rear of 157-163 Reading Road, Wokingham.
Application No: F/2002/7882, Pages 73 - 111.

Comments have now been received from Wokingham Town Council: there is *"no objection to the amendments but regret the loss of landscaping in front of all the plots".* It is noted that indicative landscaping was shown on the site layout drawing for the original application but is not shown on the current application. However, condition 14 would require submission of a landscaping scheme and, although it is not generally considered reasonable to control individual garden layouts through landscaping schemes, the scheme submitted includes tree and shrub planting in the front gardens of the proposed dwellings, which is considered reasonable in this case. Details of plant species are still to be approved.

There is one additional letter of objection to report: the design of the access road junction should be amended to give priority to the cycle lane. This issue has been given consideration. The junction details are as were approved previously. However, the detailed junction design will require separate approval from the Highway Authority and a cycle/footway cross over junction design will be required at this stage.

Site Address: Former Tesco Stores Ltd, Elm Road/Denmark St, Wokingham
Application No: F/2002/8106, Pages 112 - 121.

Conservation Officer: Supports proposal which would enhance and make this area more user friendly.

Wokingham Town Council: No objection to the proposal.

Site Address: Training College, Meteorological Office, Shinfield Park, Shinfield Road, Shinfield
Application No: O/2001/5053, Pages 122-131.

It is recommended that the recommendation on page 126 is re-worded so as to read:

'Grant planning permission subject to the varied conditions below, which are to be read in conjunction with those required on the 24th of July 2002, *subject to the section 299A agreement for contributions*, and subject to the following additional condition number 37'.

Site Address: Land rear of 1 –11 Pond Head Lane, Earley.
Application No: 2002/7946 Pages 148- 173.

1. The SAI panel have confirmed that no additional contributions are required.

2. Additional Condition
As the addition of conservatories to 11 of the 23 dwellings will increase their size, it would be appropriate to restrict permitted development rights to ensure that no further extensions can be erected without prior permission..

Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no extensions or alterations permitted by Classes A, B and C of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To safeguard the character of the premises and the residential and visual amenities of the occupiers of adjoining properties

---

Site Address: McDonalds, The Square, Chalfont Way, Earley
Application No: F/2002/7859, Pages 180-190.

Addition to informative No.2 on p. 185 – add onto end:

"including behind the building in Chalfont Park".

Site Address: Harp Farm, Forest Road, Hurst.
Application No: F/2002/6698, Pages 191 - 198.

With regard to section D of the report (page 194), following the meeting of the SAI group, no contributions towards services, amenity and infrastructure are sought.

The application is for a major development proposal and, therefore, there is a statutory requirement that there should be an advertisement in the local press, followed by a 21 day public consultation period. Unfortunately, it has been realised that this was not done when the application was first received. The press advertisement will be published at the first available opportunity. For this reason the recommendation on page 194 should be revised as follows:

RECOMMENDATION
RESOLVE that the Development Control Manager be authorised to grant planning permission under delegated powers, at the end of the public consultation period, providing no letters raising new substantive planning objections have been received, subject to the conditions set out on pages 194-195 of the agenda.

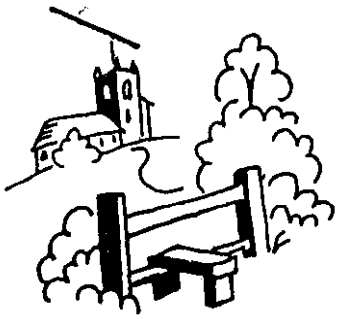
Site Address: 30 Reading Road, Woodley
Application No: F/2002/7953, Pages 216 - 225.

Additional consultation has been received following revised plans. A letter has been received from No. 32 Reading Road and Woodley Town Council supporting their previous objections to the proposal.

The location of the party boundary between No. 30 and 32 Reading Road is disputed by both parties. The applicant contends that the development will be contained within their curtilage. The boundary dispute is not a planning matter and is therefore not an issue for the committee to consider.

The following informative is to be added to the recommendation:

Whilst it would appear from the application that the proposed development is to be entirely contained within the curtilage of the application site, care should be taken upon the commencement and during the course of building operations to ensure that no part of the development, including the foundations, eaves and gutters will encroach on, under or over the adjoining property. The applicant should also note that this permission does not give any right of access onto the adjoining property for construction or maintenance purposes.



FINCHAMPSTEAD PARISH COUNCIL

TW refers to DC office

PARISH OFFICE, MEMORIAL HALL, THE VILLAGE,
FINCHAMPSTEAD, BERKS RG40 4JU
THE CLERK: MRS CHERRY COLE
TELEPHONE: 0118 - 9328256
FAX NO. 0118 - 9730515
E MAIL ADDRESS – finchpc@breathe.com

PLANNING SERVICES	HPT
PDE	TLS
DC TW/KL	ENF
APP	
OS	64897
13 JAN 2003	
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	FILE

10 January 2002

Ms Anna Cronin
Head of Planning Services
Environmental Services Dept
Wokingham Unitary
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Ms Cronin,

APP NO. F/2002/7632 – MILLGATE DEVELOPMENTS LTD – PROPOSED ERECTION OF A BLOCK OF 12 APARTMENTS WITH PARKING COURT AT NORTH COURT, THE RIDGES, FINCHAMPSTEAD, BERKS

You will be aware that the above application is recommended for planning permission when it is considered at the Development Control Committee meeting next Wednesday 15 January, with the proviso that it is subject to a S.106 agreement and conditions.

The Parish Council has informed your department that it has no objections in principal, to the proposal under this application and supported the proposal for a S.106 agreement to make provision for a highways contribution, in view of the inevitable increase in traffic movement to and from the site. It had also been stated that the Parish Council hopes that such contribution would assist in the various improvements identified at the nearby war memorial junction.

A meeting took place in May 2002 with Mr M Parker of Parkmans, District Councillors for this Parish and members of my Council's Roads and Road Safety Committee, to discuss improvements to the junction at the War Memorial junction and subsequently, provision was made for various sign and road improvements at this junction, once funding becomes available.

My Council therefore wish to reiterate their request that any contribution made under a S.106 agreement in respect of the North Court development, would be used to assist in the proposed sign and road improvements at the War memorial junction and I would be grateful if you could bring this request to the attention of members attending the said Development Control Committee meeting next week.

The Parish Council has taken responsibility for maintenance and care of the War Memorial junction for many years now and their decisions in respect of the site are made to reflect the pride and concerns felt by parishioners for this important land mark. The Parish Council would therefore expect to be kept informed by Wokingham Unitary, of any possible proposals made which would affect this monument.

Yours sincerely

C.S. Cole

Cherry Cole
The Clerk
Cc District Cllrs G Cockroft, Mrs M Long, T Charlesworth, R Stanton.

Basia Polnik

From: Tricia Harcourt [planning_officer@wokinghamtc.tele2.co.uk]
Sent: 09 January 2003 12:39
To: 'basia.polnik@wokingham.gov.uk'
Subject: Town Council Comments - F/2002/8067 & F/2002/8160

Basia

I have just received details of Items on Development Control Cttee agenda for 15 January, and realised that the Town Council has not yet sent in comments on two that you are dealing with:

* F /2002/8067 - De Vitre Hall, Twycross Road - formation of 20 space car park.
No objection

* F/2002/8106 - Former Tesco Stores, Denmark Street - extension of 24sq m for A3 use and relocation of A1/A3 uses.
No objection

Regards

Tricia Harcourt
Planning & Transportation Officer

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Please delete/remove this e-mail if it is not intended for you.

for plan see Part One or Officer file

Date: 31 December 2002 02 JAN 2003

To: Neil Etherington - Trees

We have received Revised Plans for the following planning application:

Application Number: F/2002/8067

Location: De Vitre Community Hall, Twycross Road, Wokingham.

Proposal: Proposed formation of 20 space car park and associated access with access barrier.

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

Case Officer: Mrs B Polnik

The new plans show the following: Amended materials, entrance gate and additional tree retained. Drawing no: DVC 01/02R1.

Comments are required by 10/01/2003.

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

THE REVISED SCHEME NOW ONLY REMOVES ONE TREE AND INCLUDES SAFEGUARDS IN THE FORM OF THE CONSTRUCTION OF THE ACCESS TO RESOLVE PREVIOUS CONCERNS ON TREE ROOTS AND EXCAVATION DEPTS AND FORM OF CONSTRUCTION. I CONSIDER THAT IF THE REVISED SCHEME IS RECOMMENDED FOR APPROVAL THEN MY PREVIOUS CONCERNS CAN NOW BE RESOLVED BY CONDITION

pp. for NEIL ETHERINGTON.

Development Control Ref No:	Received	Parish
F/2002/8067	22.11.02	Wokingham

Applicant: **Wokingham District Council c/o Property Services**
Location: **De Vitre Community Hall, Twycross Road, Wokingham**
Proposal: **Proposed formation of 20 space car park and associated access**

FOR CONSIDERATION BY: **Development Control Committee**
REPORT PREPARED BY: **Head of Planning and Transportation and Basia Polnik**

SUMMARY:

Proposal
The proposal is for the formation of 20 space car park and associated access. The car park itself would be located in the south-east corner of the existing area of public open space which includes a football pitch. Access would be off Binfield Road close to its roundabout junction with Twycross Road. Entry to the car park would be controlled by a 5 bar gate which would be locked outside the hours of use. The proposal is being reported to the Committee as it is an application made by the District Council.

RECOMMENDATION:

GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Background Papers

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

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

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

BACKGROUND

1 HISTORY

In September 1995 outline planning permission (42149) was granted for residential development at Keephatch. This was the subject to an approved development brief which required the provision of a community hall within the open space area to the south west of the site. It stated that "the building should include a hall, kitchen and toilet facilities (suitable for meetings and groups), changing facilities for the adjacent pitch and adequate parking". The permission was also subject to a legal agreement requiring the developer to construct the access road. Contributions were also secured through other legal agreements towards the provision of such a community facility.

In March 1998 planning permission (97/66866/F) was granted for a single storey community hall with a total floorspace of 310m2 and associated access and parking. This permission has not been implemented and expires in March 2003.

2 CONSULTATION

Access and Movement Officer: The repositioned access point located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 is provided and maintained in perpetuity. This to ensure that adequate visibility existing for drivers of those vehicles entering/leaving the site and also for those following vehicles entering Twycross Road from Binfield Road. Some undergrowth and lower branches of existing trees within the splay area would have to be pruned to achieve adequate visibility.

Arboricultural Officer: The loss of the oak tree growing in the position of the access road is acceptable. In relation to the other trees it should be possible to construct the access road without altering soil levels and using a driveway type of construction and as such it would be possible to retain 2 nearby trees. The car parking area near the trees would need to be constructed using 'no dig' techniques and a permeable surface would need to be provided. These issues can be dealt with by condition. Tree protection during construction would also need to be provided.

Environmental Health: No environmental health objection as any disturbance would be minimal.

Environment Agency: No objection in principle subject to conditions and informative. The conditions relate to surface water source control and soakaways. (*Officer comment:* The condition relating to soakaways is not considered to be enforceable and therefore should be treated as an informative.)

Crime Prevention Design Advisor: Seriously concerned due to a number of factors; no lighting proposed, lack of natural surveillance, lack of enclosure, youths would gather causing problematic behaviour, proposal does not comply with Home Office advice in providing secured car parks and community safety/crime prevention have been overlooked.

Wokingham Town Council : None received.

Keephatch Field Residents' Association: Object strongly on grounds that existing dangerous traffic conditions would be exacerbated, increased crime, proposal would require maintenance, loss of shrubs and trees, cars will still park on road verges and money could be better spent on other projects eg. existing play areas and traffic calming.

Letters of representation : 31 letters of objection have been received together with a petition containing 169 signatures. The objections can be summarised as follows:

Car park is not wanted by the majority of people

Waste of council money which could be better spent

Car park is inadequate in size and people would still park on the road

Access is in a dangerous position affecting both pedestrian and vehicular safety

Access would be better sited off Keephatch Road

Loss of vegetation and open space

Impact on fauna

Increased noise, disturbance, litter, antisocial behaviour and crime

Description misleading

Insufficient need for a community centre in this location (*Officer comment*: This application is an alternative to the community centre and the community centre does not form is not part of this proposal)

Site could be used by unwanted travellers or gypsies

Increased traffic congestion

Tarmac is an unsuitable surfacing material

In addition one letter of support has been received as the proposal would stop parking on the pavement and congestion when the football pitch is in use.

3 APPRAISAL

Main issues:

A. Provision of car parking and in this location in connection with the recreational use of the land [Policies EN1 of the Berkshire Structure Plan, policies ST5, SBE1 and SBE2 of the South East Area Local Plan and policies WOS3, WR2, WIC8, WBE1, WBE11 and WT6 of the Wokingham District Local Plan (as proposed to be modified)]

B. Access and Movement Issues

C. Alternative provision of community facilities [Policies SR14 of the South East Area Local Plan and policies WOS4 of the Wokingham District Local Plan (as proposed to be modified)]

D. Flooding issues.

E. Concerns of consultees and objectors

A. Provision of car parking and in this location in connection of the recreational use of the land

The proposed access is in a similar position to that previously approved for the community hall which also included parking for 58 cars. As such the principle of the loss of open space and some vegetation has been established by the previous planning permission 97/66866/F. The application site has been reduced substantially in size from 0.42ha to 0.17ha and as such more public open space area would be retained.

The intention is that the proposed community hall is not built and that the proposed car park would be used for parking associated with junior football, mostly on a Saturday morning and occasionally on a Sunday morning. A condition is proposed to restrict hours of use. The car park would help to relieve parking on the roadside and verges during football matches.

The vehicular access would be gated and the gate unlocked during the required times. As the car park would only be used during daylight hours and not as a general car park it is considered that additional boundary treatment along the south west and north west boundaries where it adjoins the open field and lighting is not necessary. Furthermore a revised plan, DVC 01/02R1, received 18.12.02, shows the surfacing material to be grasscrete or similar instead of tarmac, which has the advantage of being a permeable and less smooth surface in order to deter skateboarders etc. The car park is also overlooked by the gate house at the entrance to the estate and houses on the opposite side of the Binfield Road.

The revised plan also shows the retention of an additional tree and therefore the proposal would result in the loss of only one tree to provide the access. The proposals for the community hall would have resulted in the loss of two trees. Additional landscaping would also be provided. Conditions are proposed relating to tree protection, method of construction and suitable surfacing materials to ensure that the existing trees are retained.

B. Access and Movement Issues

The Access & Movement Officer has no objection to the proposed access and comments that the repositioned access point is located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 are provided.

C. Alternative provision of community facilities

The contributions secured by s106 agreements for the provision of the community facility would be partly used to fund the provision of the car park in connection with the recreational use of the land and the remainder would be transferred to the improvement of community facilities at All Saints Church Hall. In policy terms the improvement of local community facilities, in lieu of on-site provision, is acceptable.

D. Flooding issues

The application site does not contain any land shown on plans supplied by the Environment Agency as being liable to flooding.

E. Concerns of consultees and objectors

The concerns of consultees and objectors have been noted. The principle of development, loss of trees and safety are referred to in paragraph A. Highway safety issues are dealt with in paragraph B. The eviction of travellers and gypsies would be dealt with under separate legislation should this happen although the car park would be locked, except when in use. With regard to car crime, drivers would be in close proximity to their cars when using the car park as the football matches would be on the adjoining field.

4 CONCLUSION

The principle of access and car parking on this site has already been established by the previous permission for the community hall. As the car park is only for occasional use and not as a general public car park, it is considered that additional boundary treatment where it adjoins the open field and lighting are not required.

5 RECOMMENDATION

GRANT planning permission subject to the following conditions:

Conditions.

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

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

2. Prior to the commencement of works further details of construction methods and proposed surfacing materials shall be submitted to and approved in writing by the Local Planning Authority. This shall be implemented as approved.

   To ensure that the existing trees can be retained.

3. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

4. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

   Reason: In the interests of visual amenity.

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

   Reason: In the interests of visual amenity.

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

   Reason: In the interests of highway safety and convenience.

7. No other development shall commence until the visibility splay area as indicated on drawing number DVC 01/02R1 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.

   Reason: In the interests of highway safety and convenience.

8. 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 drawing numbered DVC 01/02R1. These areas shall be permanently maintained and used for no other purpose than for access, car parking and turning.

   Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

9. No external lighting shall be installed on the site or affixed to any structure on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

   Reason: In the interests of visual amenity.

10. The car park hereby approved shall not be used on weekdays or outside the hours of 9.00 and 16.00 on Saturdays and Sundays, Bank or National Holidays.

Reason: To safeguard the residential amenity of nearby occupiers.

11. Surface water source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.

Reason: To prevent the increased risk of flooding and improve water quality.

Informatives

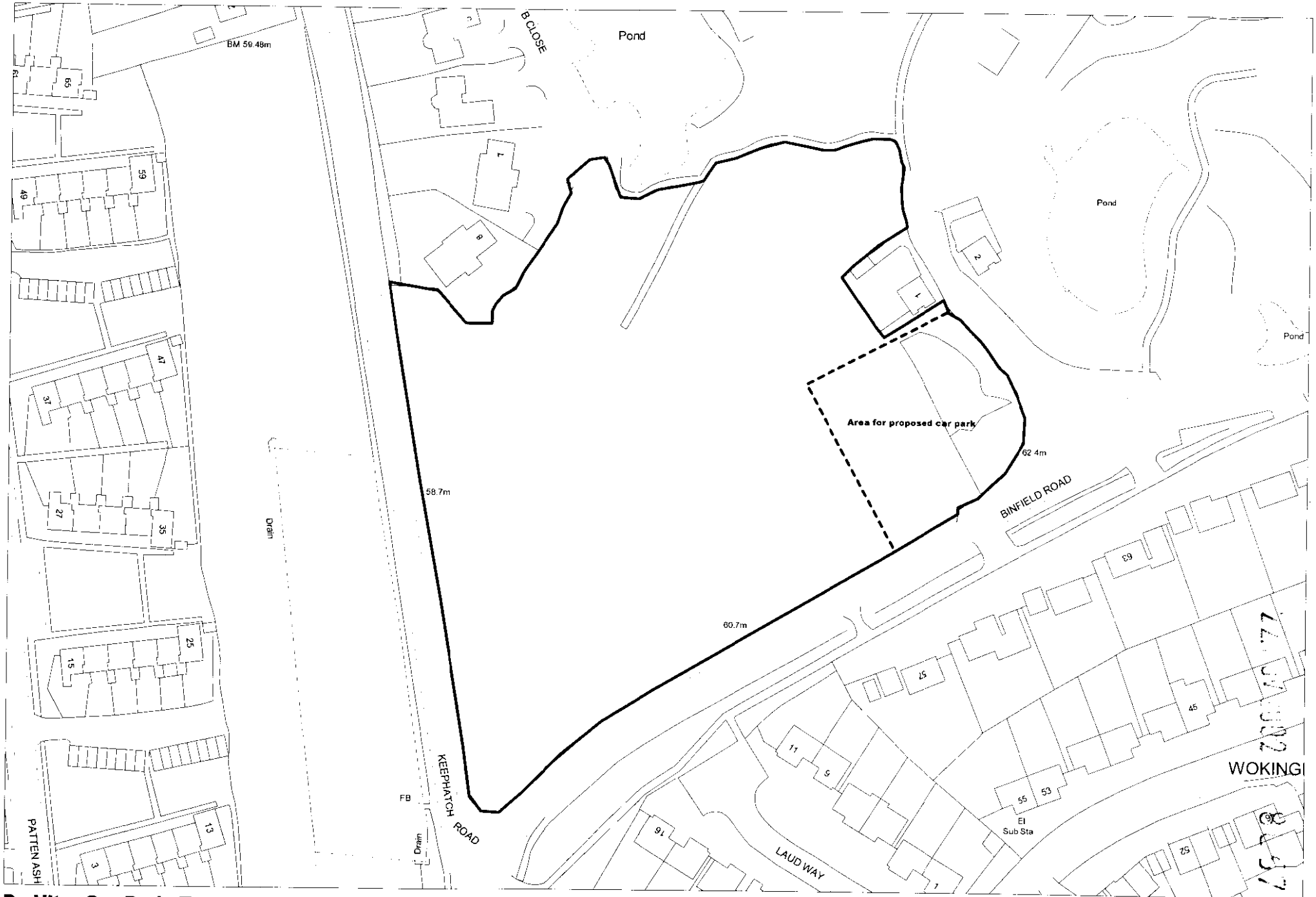
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

2. No soakaways should be constructed such that they penetrate the water table, and the shall not in any event exceed three metres in depth below existing ground level, in order to prevent pollution of groundwater.

3. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is any existing discharge consent the applicant should ensure that an y increase in volume is permitted under the present conditions. Contact Claire Murphy on 01276 454509 for further details.

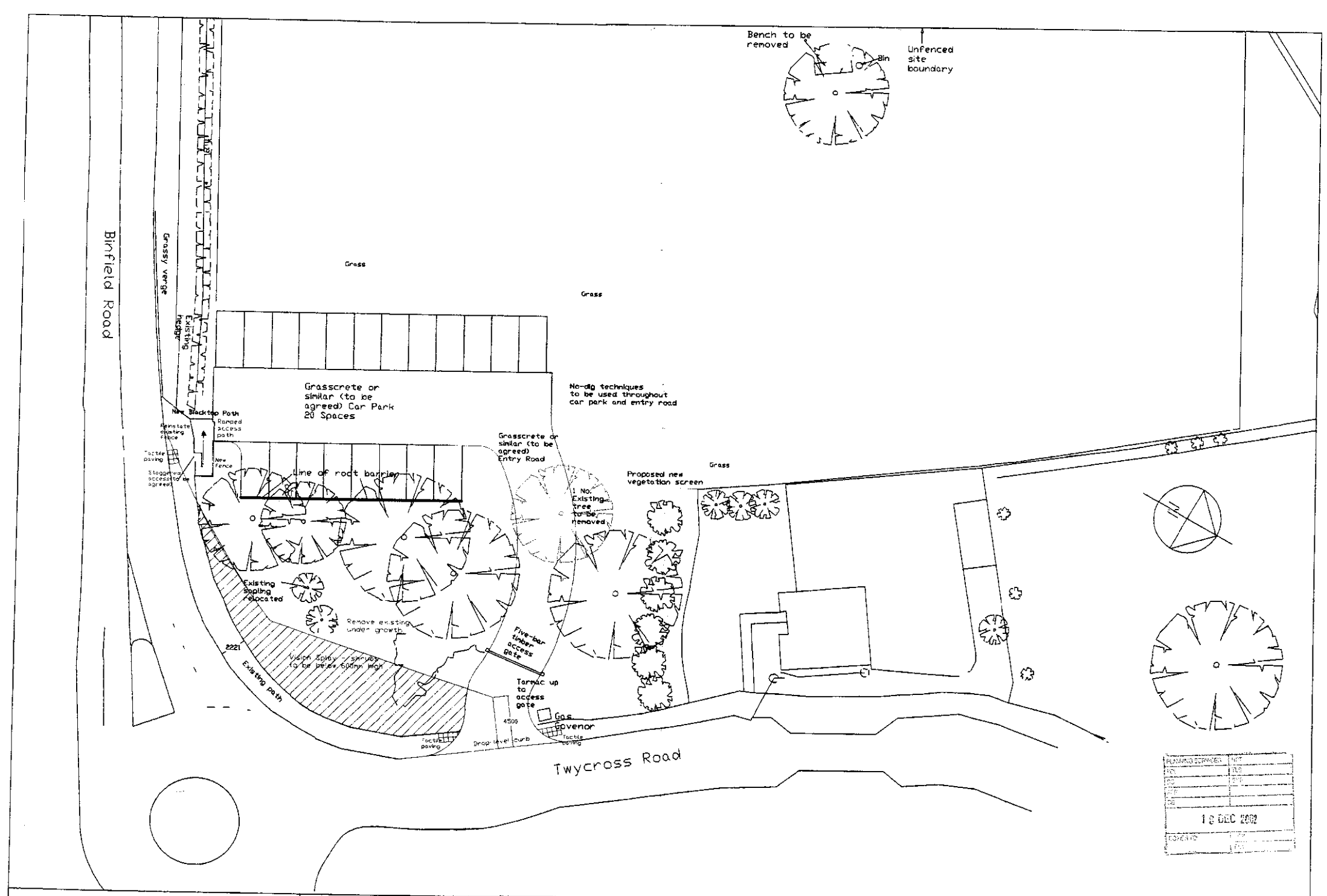
4. You are advised, in compliance with *The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000*, that the following policies and/or proposals in the development plan are relevant to this decision:

   Berkshire Structure Plan Policy EN1
   South East Area Local Plan Policies ST5, SBE1, SBE2, SR14.
   Wokingham District Local Plan (as proposed to be modified) Policies WR2, WIC8, WBE1, WBE11, WOS3, WOS4 and WT6.



De Vitre Car Park, Twycross Road, Keephatch, Wokingham
Proposed location of car park - site plan
Drawing No: DVC 02/02

Scale: 1 : 1250



WOKINGHAM UNITARY
Aiming for Excellence

Project Title:

De Vitre Car Park

Scale: 1:200

Drawn By: SH

Date: 22/11/02

Drawing Title: Site Plan

Drawing No: DVC

Trevor Watson

From: Stubbs David [David.Stubbs@thamesvalley.pnn.police.uk]
Sent: 09 January, 2003 3:51 PM
To: trevor.watson@wokingham.gov.uk
Subject: Car Park Twycross Road F/2002/8067

Trevor
Apologies for troubling you with this, but in Basia's absence, I wonder if you will be dealing with this at the planning meeting on 15th Jan.

I would like to clarify a couple of points arising from my response now that I have seen the committee report.

The original application did not make it clear this was only going to be for limited weekend football use, so I can accept that lighting etc. is not appropriate.

However, the application shows a pole barrier, the report talks about a five bar gate. A pole barrier is completely unsuitable for a car park which is not in constant use, (they are only for access control to busy car parks and in other locations, are easily bent and removed, allowing misuse). A substantial five bar gate, (with non lift hinges) would be the best option.

Secondly, the condition (10) relating to hours of use does not specify that the car park must be locked outside these hours. Laziness, sloppy practice or poor managment will easily allow the padlock to be forgotten, and the travellers will be in. Can the condition specify that the car park will be locked outside the hours of use, to give police, local residents etc. some strength if the gates are left swinging and no one will accept responsibility ?

Many thanks.

Dave STUBBS MA PG Cert.
CPDA (Berks.)
Thatcham Police Station
20 Chapel Street
Thatcham, BERKS. RG18 4QL

Internal 767 5156
Direct Line 01635 295156
Mobile 07970 211772
Email David.Stubbs@Thamesvalley.police.uk
This communication contains information that is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please note that any form of distribution, copying or use of this communication, or the information in it, is strictly prohibited and may be unlawful. If you have received this communication in error, please return it to the sender.

Thames Valley Police currently use the OFFICE 4.3 PRO suite of applications. Therefore, if you intend to include an attachment, please ensure that it has been saved in the appropriate format (Word 6, Excel 5, Powerpoint 4, Access 2.0).

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THAMES VALLEY
POLICE

P.C. Dave STUBBS
Crime Prevention Design Adviser
(Berks)

Thatcham Police Station
20, Chapel Street
Thatcham, BERKS.
RG18 4QL

Tel. 01635 295156
Fax. 01635 295126
Mobile 07970 211 772

63917
BWP
03 DEC 2002

Mrs. B. Polnik
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
BERKS.
RG40 1WR

Date 28th November 2002

For 'Secured by Design' standards and application forms, visit the 'SBD' website at :-
www.securedbydesign.com

Your Ref. 8067

Dear Mrs. Polnik

De Vitre Hall Car Park, Twycross Rd. Wokingham.

Thank you for the details of this application.

There are a number of factors that concern me seriously in respect of this application.

The application includes no details of proposed lighting. Without lighting compliant to at least British Standard 5489, to address both safety for users, the inherent crime risk of a dark car park and the fear of crime generated in users, the car park would be opposed.

The lack of natural surveillance of this location, both from dwellings and from the hall is of serious concern. Indeed the plan shows an additional vegetation 'screen' to be positioned between the parking and the hall which would further isolate parked cars from observation by the building where most users will be.

The lack of enclosure around the parking area facilitates escape in any direction.

The site has a history of gathering by youths, and an association with problematic behaviour as a result.

The proposal does not comply with Home Office advice to local authority chief executives that all decisions about the provision of local authority car parks *must* be taken against a crime & disorder background. I enclose a copy of the letter sent to all local authorities in respect of this.

Local authorities and the police, working in partnership, are now required to produce crime audits and crime reduction strategies, partly to create safer communities and partly to meet government targets for reducing specific types of crime, of which car crime is one of the main targets.

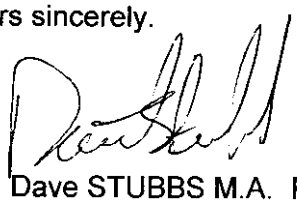
There is more to creating a car park than hiding a piece of tarmac behind screen and the needs of community safety and crime prevention seem to have been completely overlooked in this case.

In the light of the duty on local authorities to do all that they reasonably can to prevent crime & disorder under Section 17 of the Crime & Disorder Act 1998, the crime risks associated with this proposal include car crime, robbery and assault, criminal damage and anti-social behaviour. The proposal appears to give no thought to the reduction of these risks.

The council can help to discharge its duty in respect of its planning & development function under Sec. 17 by taking the above comments into account when considering such proposals.

I trust that these observations will be of help and thank you for your consultation.

Yours sincerely.



P.C. Dave STUBBS M.A. P.G. Cert.
Thames Valley Police
CPDA. (Berks.)

Encs.

HOME OFFICE
QUEEN ANNE'S GATE
LONDON SW1H 9AT

Chief Executive
Local Authority

To Barry Cowling
Company AA
From Karen Chester
Company Home Office
Tel No. 0171 273 3873 No. of Pages 6

FAX
Post-it® Fax Note

Dear Colleague

CUTTING CAR CRIME IN YOUR AREA: SECURED CAR PARKS

Alun Michael wrote to Council Leaders on 18 February last year about the Association of Chief Police Officers (ACPO) Secured Car Parks scheme which had just been re-launched with the backing of the Association of British Insurers and the Automobile Association. This scheme provides awards for those car parks which clearly cater for the safety and security of their customers, and their property. A target of achieving 2000 award car parks by the end of the year 2000 was set. Progress so far has been, frankly, slow. My purpose in writing to you now is to explain why the Government values the scheme and to seek your renewed commitment to it.

Thefts of and from vehicles represent nearly a quarter of all recorded crime: over a million motorists are victims of vehicle crime every year. The Government is determined to bring this level of crime down and the Prime Minister announced on 29 September last year a national target to reduce vehicle crime by 30% over the following 5 years. The Secured Car Parks scheme is an important part of the strategy for achieving the national target for two reasons. Firstly, a significant amount of car crime takes place in car parks (between 18% and 30%). Secondly, car parks which have achieved secured status have shown remarkable reductions in levels of crime. For example, in Wood Green Shopping City vehicle crime reduced by 88% in 1998 compared to the previous year; Midland Mainline Railway Stations have shown substantial reductions in vehicle crime over the same period (Chesterfield 96%, Derby 80% and Kettering 50%) despite a 12% increase in usage; and Ipswich Park and Ride has had no vehicle crime reported in its first year of operation.

A number of authorities responded positively to Alun Michael's letter last year and I am grateful for the progress which has been made. However, there is much more that can be done. So far 303 car parks have achieved award status under the new scheme. Given that we are now over a year into the new

scheme this is a disappointing rate of progress. The car park industry estimates that in excess of 80% of car parks are owned by local authorities and the wider public sector and yet so far local authorities and the wider public sector only account for about 25% of new scheme awards. Again, this is disappointing and I am looking for your renewed commitment to the scheme which will show through in higher numbers of awards. In developing your response, you will need to take account of Section 17 of the Crime and Disorder Act 1998. Alun Michael wrote on 31 July last year to all local authorities (and police authorities) about this Section which requires each local authority (and police authority):

> "to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area".

This means that decisions about the provision and management of local authority car parks must now be taken against a crime and disorder background. This includes car parks where the management function has been outsourced and I should be grateful if you would consider making it a condition of any contract you award that the contractor obtains secured car park status within a specified period.

I should also be grateful if you would consider erecting road signs to secured car parks. This is one of the most important ways of promoting the scheme: it would make the scheme more widely known, enable consumers to make choices about where to park and so enable market forces to be used to encourage more car park operators to join the scheme.

You will be aware that the Home Secretary announced to Parliament on 16 March additional funding of £150 million over three years for closed-circuit television and the infrastructure necessary to make it operate successfully. We hope that a significant proportion of this money will go towards improving car park security. The fund will be jointly managed by the Home Office and the Department of the Environment, Transport and the Regions. Funding will be allocated through a competitive bidding process. We expect about half the additional funding to be allocated to residential areas but the precise split will depend on the quality of the bids received. Bids must be submitted through local crime and disorder partnerships. Successful bids will be those which have the biggest impact on reducing crime, are part of a broader strategy and represent the best value for money. We will issue a prospectus as soon as possible giving guidance on the submission of bids, including timescales and selection criteria.

Whilst initial costs may be incurred in bringing car parks up to secured status, there are also benefits. For example, usage and revenue can increase. Woodhouse Lane car park in Leeds generated an extra £160,000 a year in fees from correct parking directly as a result of work undertaken to achieve award status; Wood Green Shopping City increased usage and revenue by 7% - 10%; and Luton Bus Station increased usage and revenue by 65%.

The ABI's sponsorship is paying for five Regional Development Managers who are working under the direction of the AA. They are responsible for promoting the scheme and I enclose with this letter details of their names, contact details and the geographical areas they cover. They will be in touch shortly with your office to discuss how further progress might be made in your area, including the issue of erecting more road signs.

The Government is committed to the Secured Car Parks scheme as we believe it can make a significant contribution to meeting the vehicle crime reduction target. To help us monitor progress, I should be grateful if you would complete the attached pro forma and return it by 30 April to Miss Karen Chester, Crime Reduction Unit, Home Office, 50 Queen Anne's Gate, London SW1H 9AT.

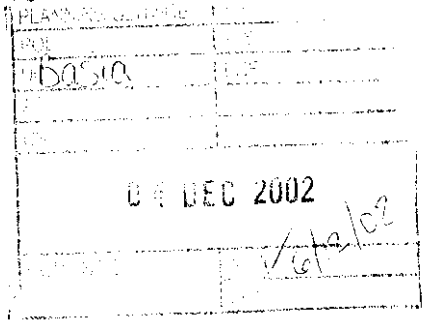
I should be grateful if you would pass a copy of this letter to the Chair of the appropriate Council Committee and place your response on the agenda of the next meeting. I am sending a copy to Chief Constables and I am writing in similar terms to Chief Executives of hospital trusts, major retailers, train operating companies and registrars of universities. I am also sending a copy of this letter to the Audit Commission so that in their work promoting the best use of public money, they may take account of the role of secured car parks in reducing car crime.

PAUL BOATENG

3788pa

KEEPHATCH FIELD
■ RESIDENTS' ASSOCIATION ■

Development Control Office
Wokingham Unitary
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham, Berkshire
RG40 1WE



04 December 2002

Dear Sirs,

Re: Planning Application F/2002/8067

We write to object most strongly regarding the above planning application on the following grounds:

1. The proposed design involves the creation of a new road that will add to existing dangerous traffic conditions. Traffic coming down Twycross Road towards the gatehouses is already too fast and although we have requested traffic calming, we have received no news on our request. An additional road will worsen the problem and may result in head on collisions.

2. There will be an undoubted increase in crime - Norrey's councillors in April this year, publicly drew attention to vandalism, wrecked cars, and graffiti centred on other car parks in Norrey's Ward. If the proposed car park were to be built on Keephatch Field, problems identical to the above would be created to the detriment of the Local Community.

3. The design would inevitably involve maintenance - particularly the barrier. The Council is short of money as evidenced by the lack of maintenance currently of other areas within Keephatch, (there are still fallen trees in play areas from some 5 weeks ago) so the car park would eventually become yet another blight on the local community, at risk from Travellers setting up camp to burnt out and dumped cars, to name but a few of the potential incidents.

4. The design will involve damage to the natural environment with removal of trees and shrubs. The beauty of the field is an important community facility and this residential amenity will be damaged by the design.

5. It is noted that the car park is intended for the occasional use of a small number of footballers who come into the area by car to use the pitch - this means that the barrier will be down for the vast majority of the time. Inevitably, the key holder will not always be there when the footballers want to play, so the most likely scenario is the footballers will then not use the car park but revert back to using the road verges instead. A majority of residents will have their wishes overruled in favour of a very small minority - which is extremely undemocratic.

In conclusion, our Association is keen to persuade the Council to use the money donated by the developers for a 'Community Facility', to go towards the 'Keephatch Nature Reserve Project' in accordance with the local residents wishes.

Yours faithfully,

Tracy Ebdon Poole
Chairman

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 26 November 2002

Application Number: F/2002/8067

Proposal: Proposed formation of 20 space car park and associated access with access barrier.

Parish: WOKINGHAM TOWN

Site Address:
De Vitre Community Hall, Twycross Road, , Wokingham.

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

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).

Site visit carried out: ☐ No ☑ Yes - Date & Time: pre-app visit. 22/11/02 @ 11.15am

See comments dated 10/12/02 attached.

Signed: KS Rogers 10/12/02 **Print name:** (KEITH ROGERS)

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers

MY REF: KR8087

YOUR REF:

TO: Basia Polnik - Planning

DATE: 10/12/02

PLANNING APPLICATION NO. F2002/8087.
PROPOSED FORMATION OF 20 SPACE CAR PARK & ASSOCIATED ACCESS WITH BARRIER ON LAND ON DE VITRE SITE, TWYCROSS ROAD, WOKINGHAM.

The repositioned access point located slightly closer (than originally approved) to the roundabout junction with Binfield Road is acceptable provided the full access and forward visibility splay area as indicated on drawing number DVC 01-02 is provided and maintained in perpetuity. This to ensure that adequate visibility existing for drivers of those vehicles entering/leaving the site and also for those following vehicles entering Twycross Road from Binfield Road. Some undergrowth and lower branches of existing trees within the splay area would have to be pruned to achieve adequate visibility.

Conditions & Informative recommended as follows:

1. C131 (access provision)
2. (C127 modified). No other development shall commence until the visibility splay area as indicated on drawing number DVC 01-02 has been provided. The visibility splay shall thereafter be kept free of all obstruction to visibility between a height of 0.6 metres and 2.0 metres above carriageway level.
3. (C122 modified). 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 drawing numbered DVC 01- 02. These areas shall be permanently maintained and used for no other purpose than for access, car parking and turning.
4. C130 (no mud etc)

Informative:

1. N07 (Access construction details to be agreed before work affecting the public highway is commenced).

Keith Rogers
Team Leader (Highway Development Control)

See Part One Plans

To:
Landscape and Trees

From: Mrs B Polnik

Date: 26 November 2002

Application Number: F/2002/8067

Proposal: Proposed formation of 20 space car park and associated access with access barrier..

Site Address:
De Vitre Community Hall, Twycross Road, , Wokingham.

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

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

---

1. The loss of the Oak tree growing in the position of the proposed access is acceptable.

2. The Oak trees to the north and south of the access are 3.5 and 5m away respectively. For trees of their size, age and vigour BS5837:1991 recommends that no development should take place within 6m although this could be reduced to 4m on one-side only. I have spoken with Keith Rogers (Highways) and he has confirmed that it should be possible to construct the access without altering the soil levels and using a driveway type of construction. It should therefore be possible to retain both trees (including the one to the north which is currently shown to be removed). Retention of this tree will improve the amenity of the neighbouring property and the surrounding area.

3. The car parking area next to the trees will need to be constructed using no-dig techniques and

a permeable surface (grass-crete may be appropriate).

I confirm that I am happy for these matters to be dealt with by condition. Details of tree protection measures during construction should also be submitted.

Neil Ellerington
4/12/02

Application Number : F/2002/8067	**Map No :** 6976
Case Officer : BP	**Site Area :** 1.60
Valid Date : 22.11.02.	**Received Date: 22/11/2002**

Level : Committee Item - No Date Set

Description : Proposed formation of 20 space car park and associated access. with access barrier

Location : De Vitre Community Hall, Twycross Road, , Wokingham.

Parish : **Ward :**

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

Fee Required: £110 **Fee Received: £110** transfer from YL5968017 put through quickly

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Elevations of access barrier	phoned 25/11 to follow	✓ 25/11
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	- No disabled [illegible] → requested - Position of parking [illegible] scheme is [illegible] 17/668[illegible]	?	?

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 26.11.02 B

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health Landfill ✓

Housing

Leisure & Cultural Services Public Open Space ✓

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access office ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ - Landfill
- Car Park + Access

Railtrack

Police Arch Officer ✓

CPRE Rural Area ✓

HERITAGE BODIES

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

OTHERS

.....

Rural Area

.....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

.....

.....

Pls incl. Mrs R.M. McClay
7 Willowherb Close
Wokingham RG40 5UY

+ attached list of addresses

No pre-apps

APPLICATION NO.

CONSULTATION SHEET

159

ADDRESS TO WHICH LETTER SENT	DATE SENT	REPLY RECEIVED (DATE)	APPEAL NOTIFICATI SENT
The Gatehouse, 1 Twyford Rd, Wokingham RG40 5PE	✓		
65 Binfield Rd, Wokingham RG40 5PT	✓		
4 Monkshood Close, Wokingham RG40 5YE	✓		
6 Monkshood Close " "	✓		
59 Binfield Rd " RG40 5PT	✓		
7 Monkshood Close " RG40 5YE	✓		
14 Land Way " RG40 1SF	✓		
57 Binfield Rd " RG40 5PT	✓		
61 Binfield Rd " "	✓		
67 Binfield Rd " "	✓		
45 Keephatch Rd " RG40 1QD			

Received by Wokingham District Council

Application No: F/2002/8067

Proposal:
Proposed formation of 20 space car park and associated access with access barrier.

Location:
De Vitre Community Hall, Twycross 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8067 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

26 November 2002

Organisation_Name	Building_Name	address1	Postcode
		6LAUD WAYWOKINGHAM	RG40 1SF
		8MOWER CLOSEWOKINGHAM	RG40 1RZ
		23DYER ROADWOKINGHAM	RG40 5PG
		25DYER ROADWOKINGHAM	RG40 5PG
		2DYER ROADWOKINGHAM	RG40 5PG
		4DYER ROADWOKINGHAM	RG40 5PG
		8DYER ROADWOKINGHAM	RG40 5PG
		10DYER ROADWOKINGHAM	RG40 5PG
		2GADD CLOSEWOKINGHAM	RG40 5PG
		4GADD CLOSEWOKINGHAM	RG40 5PG
		6GADD CLOSEWOKINGHAM	RG40 5PG
		8GADD CLOSEWOKINGHAM	RG40 5PG
		10GADD CLOSEWOKINGHAM	RG40 5PG
		12GADD CLOSEWOKINGHAM	RG40 5PG
		1LAUD WAYWOKINGHAM	RG40 1SF
		10LAUD WAYWOKINGHAM	RG40 1SF
		11LAUD WAYWOKINGHAM	RG40 1SF
		12LAUD WAYWOKINGHAM	RG40 1SF
		14LAUD WAYWOKINGHAM	RG40 1SF
		16LAUD WAYWOKINGHAM	RG40 1SF
		2LAUD WAYWOKINGHAM	RG40 1SF
		3LAUD WAYWOKINGHAM	RG40 1SF
		4LAUD WAYWOKINGHAM	RG40 1SF
		5LAUD WAYWOKINGHAM	RG40 1SF
		7LAUD WAYWOKINGHAM	RG40 1SF
		8LAUD WAYWOKINGHAM	RG40 1SF
		9LAUD WAYWOKINGHAM	RG40 1SF
		20BARRETT CRESCENTWOKINGHAM	RG40 1UP
		22BARRETT CRESCENTWOKINGHAM	RG40 1UP
		24BARRETT CRESCENTWOKINGHAM	RG40 1UP
		26BARRETT CRESCENTWOKINGHAM	RG40 1UP
		101BEAN OAK ROADWOKINGHAM	RG40 1RJ
		103BEAN OAK ROADWOKINGHAM	RG40 1RJ
		105BEAN OAK ROADWOKINGHAM	RG40 1RJ
		107BEAN OAK ROADWOKINGHAM	RG40 1RJ
		109BEAN OAK ROADWOKINGHAM	RG40 1RJ
		97BEAN OAK ROADWOKINGHAM	RG40 1RJ
		99BEAN OAK ROADWOKINGHAM	RG40 1RJ
		1PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		11PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		13PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		3PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		5PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		7PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		9PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		49CHARWOOD ROADWOKINGHAM	RG40 1RY
		51CHARWOOD ROADWOKINGHAM	RG40 1RY
		53CHARWOOD ROADWOKINGHAM	RG40 1RY
		55CHARWOOD ROADWOKINGHAM	RG40 1RY
	13A	13APATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		6DYER ROADWOKINGHAM	RG40 5PG
		10KEEPHATCH ROADWOKINGHAM	RG40 1QL
		12KEEPHATCH ROADWOKINGHAM	RG40 1QL
		14KEEPHATCH ROADWOKINGHAM	RG40 1QL
		16KEEPHATCH ROADWOKINGHAM	RG40 1QL
		18KEEPHATCH ROADWOKINGHAM	RG40 1QL
		2KEEPHATCH ROADWOKINGHAM	RG40 1QL
		20KEEPHATCH ROADWOKINGHAM	RG40 1QL
		4KEEPHATCH ROADWOKINGHAM	RG40 1QL
		6KEEPHATCH ROADWOKINGHAM	RG40 1QL
		8KEEPHATCH ROADWOKINGHAM	RG40 1QL

Organisation_Name	Building_Name	address1	Postcode
		1MOWER CLOSEWOKINGHAM	RG40 1RZ
		10MOWER CLOSEWOKINGHAM	RG40 1RZ
		11MOWER CLOSEWOKINGHAM	RG40 1RZ
		2MOWER CLOSEWOKINGHAM	RG40 1RZ
		3MOWER CLOSEWOKINGHAM	RG40 1RZ
		4MOWER CLOSEWOKINGHAM	RG40 1RZ
		5MOWER CLOSEWOKINGHAM	RG40 1RZ
		6MOWER CLOSEWOKINGHAM	RG40 1RZ
		7MOWER CLOSEWOKINGHAM	RG40 1RZ
		9MOWER CLOSEWOKINGHAM	RG40 1RZ
		11HUGHES ROADWOKINGHAM	RG40 1UL
		9HUGHES ROADWOKINGHAM	RG40 1UL
		15PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		17PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		19PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		21PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		23PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		25PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		27PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		29PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		31PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		33PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		35PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		37PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		39PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		41PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		43PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		45PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		47PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		49PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		51PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		53PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		55PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		57PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		59PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		61PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		63PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		65PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		67PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		69PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		71PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		73PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		75PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		77PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		79PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		81PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		83PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		85PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		87PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		89PATTEN ASH DRIVEWOKINGHAM	RG40 1SH
		12MOWER CLOSEWOKINGHAM	RG40 1RZ
		33CHARWOOD ROADWOKINGHAM	RG40 1RY
		35CHARWOOD ROADWOKINGHAM	RG40 1RY
		37CHARWOOD ROADWOKINGHAM	RG40 1RY
		39CHARWOOD ROADWOKINGHAM	RG40 1RY
		41CHARWOOD ROADWOKINGHAM	RG40 1RY
		43CHARWOOD ROADWOKINGHAM	RG40 1RY
		45CHARWOOD ROADWOKINGHAM	RG40 1RY
		47CHARWOOD ROADWOKINGHAM	RG40 1RY
		57BINFIELD ROADWOKINGHAM	RG40 5PT
		59BINFIELD ROADWOKINGHAM	RG40 5PT

Organisation_Name	Building_Name	address1	Postcode
		61BINFIELD ROADWOKINGHAM	RG40 5PT
		63BINFIELD ROADWOKINGHAM	RG40 5PT
		65BINFIELD ROADWOKINGHAM	RG40 5PT
		67BINFIELD ROADWOKINGHAM	RG40 5PT
		69BINFIELD ROADWOKINGHAM	RG40 5PT
		71BINFIELD ROADWOKINGHAM	RG40 5PT
		73BINFIELD ROADWOKINGHAM	RG40 5PT
	KEEPHATCH FARMHOUSE	KEEPHATCH FARMHOUSECLOVER CLOSEWOKING	RG40 5PU
FLAG HOISTER LTD		2MONKSHOOD CLOSEWOKINGHAM	RG40 5YE
		3MONKSHOOD CLOSEWOKINGHAM	RG40 5YE
		4MONKSHOOD CLOSEWOKINGHAM	RG40 5YE
		5MONKSHOOD CLOSEWOKINGHAM	RG40 5YE
		7MONKSHOOD CLOSEWOKINGHAM	RG40 5YE
		8MONKSHOOD CLOSEWOKINGHAM	RG40 5YE
		1WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
		2WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
		3WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
		4WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
		5WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
		6WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
		7WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
		8WILLOWHERB CLOSEWOKINGHAM	RG40 5UY
CASCADE BIOCHEM LTD		6MONKSHOOD CLOSEWOKINGHAM	RG40 5YE
TAYWOOD HOMES LTD			RG40 5PL
		45TWYCROSS ROADWOKINGHAM	RG40 5PE
		43TWYCROSS ROADWOKINGHAM	RG40 5PE
		47TWYCROSS ROADWOKINGHAM	RG40 5PE
		29TWYCROSS ROADWOKINGHAM	RG40 5PE
		27TWYCROSS ROADWOKINGHAM	RG40 5PE
		19TWYCROSS ROADWOKINGHAM	RG40 5PE
		25TWYCROSS ROADWOKINGHAM	RG40 5PE
		23TWYCROSS ROADWOKINGHAM	RG40 5PE
		17TWYCROSS ROADWOKINGHAM	RG40 5PE
		41TWYCROSS ROADWOKINGHAM	RG40 5PE
		21TWYCROSS ROADWOKINGHAM	RG40 5PE
		11TWYCROSS ROADWOKINGHAM	RG40 5PE
		9TWYCROSS ROADWOKINGHAM	RG40 5PE
		15TWYCROSS ROADWOKINGHAM	RG40 5PE
		3TWYCROSS ROADWOKINGHAM	RG40 5PE
		1TWYCROSS ROADWOKINGHAM	RG40 5PE
		7TWYCROSS ROADWOKINGHAM	RG40 5PE
		5TWYCROSS ROADWOKINGHAM	RG40 5PE
		33TWYCROSS ROADWOKINGHAM	RG40 5PE
		31TWYCROSS ROADWOKINGHAM	RG40 5PE
		19DYER ROADWOKINGHAM	RG40 5PG
		17DYER ROADWOKINGHAM	RG40 5PG
		21DYER ROADWOKINGHAM	RG40 5PG
		9DYER ROADWOKINGHAM	RG40 5PG
		7DYER ROADWOKINGHAM	RG40 5PG
		15DYER ROADWOKINGHAM	RG40 5PG
		11DYER ROADWOKINGHAM	RG40 5PG
		1DYER ROADWOKINGHAM	RG40 5PG
		5DYER ROADWOKINGHAM	RG40 5PG
		3DYER ROADWOKINGHAM	RG40 5PG
		37TWYCROSS ROADWOKINGHAM	RG40 5PE
		35TWYCROSS ROADWOKINGHAM	RG40 5PE
		39TWYCROSS ROADWOKINGHAM	RG40 5PE
		2TWYCROSS ROADWOKINGHAM	RG40 5PE
		22TWYCROSS ROADWOKINGHAM	RG40 5PE
		20TWYCROSS ROADWOKINGHAM	RG40 5PE
		26TWYCROSS ROADWOKINGHAM	RG40 5PE

Organisation_Name	Building_Name	address1	Postcode
		24TWYCROSS ROADWOKINGHAM	RG40 5PE
		14TWYCROSS ROADWOKINGHAM	RG40 5PE
		12TWYCROSS ROADWOKINGHAM	RG40 5PE
		18TWYCROSS ROADWOKINGHAM	RG40 5PE
		16TWYCROSS ROADWOKINGHAM	RG40 5PE
		6TWYCROSS ROADWOKINGHAM	RG40 5PE
		4TWYCROSS ROADWOKINGHAM	RG40 5PE
		10TWYCROSS ROADWOKINGHAM	RG40 5PE
		8TWYCROSS ROADWOKINGHAM	RG40 5PE
		27DYER ROADWOKINGHAM	RG40 5PG

1933

NE VISTA VILLAGE HALL
COMMUNITY CENTRE

ADDRESS BINFIELD ROAD PARISH WOKINGHAM

PLOT No. KEEPMATCH REC. GROUND ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42149	NE-KM ESTATES	O/L.	22.9.95	C/A LA
97/66866/1	WTC	MULTI-PURPOSE COMM. CENTRE	20.3.98	C/A
P98/7884	"	S/St Comm. Hall Bldg	28.8.98	APP

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

22. JN 2002 8C57

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

CERTIFICATE A

I certify that: WOKINGHAM DISTRICT COUNCIL

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

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

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

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

(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

OR

(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).

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.

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

(b) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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.

Agricultural Holdings Certificate

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

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

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

OR

- I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of WOKINGHAM DISTRICT COUNCIL . . . . . .

Date . 22 NOVEMBER 2002 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

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

22. JN 2002 8057

1. **APPLICANT'S NAME** WOKINGHAM DISTRICT COUNCIL

ADDRESS COUNCIL OFFICES, SHUTE END, WOKINGHAM BERKSHIRE

POST CODE RG40 1BN **PHONE** 0118 974 6000

AGENT'S NAME

2. **If the applicant has an agent, all correspondence will be sent to the agent**

PROPERTY SERVICES, BUILDINGS UNIT - SARAH HOLMES

ADDRESS LOWER GROUND FLOOR, COUNCIL OFFICES, SHUTE END WOKINGHAM, BERKSHIRE

POST CODE RG40 1WH **PHONE** 0118 974 6731

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 DE VITRE CAR PARK, TWYCROSS ROAD, KEEPHATCH WOKINGHAM.

4. **WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.**

10 SPACE TARMAC CAR PARK & ASSOCIATED ACCESS

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 1700 m² APPROX.

6. **State the applicant's interest in the land e.g. owner, prospective purchaser, lessee** **OWNERSHIP** OWNER

7. **List all the plans and drawings submitted with the application** **PLANS/DRAWINGS** DVC 01102
DVC 02102

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.

OPEN SPACE

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.

2 NO

14. STATE EXTERNAL MATERIALS TO BE USED.

BLACK TARMAC

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A

If no, please give details

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

OFF TWYCROSS ROAD

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

N/A

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

N/A

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED		TO BE RETAINED		TO BE LOST	
HOUSE	/	*	/	*	/	*
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.

YL 5968017

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF WOKINGHAM DISTRICT COUNCIL DATE 22 NOVEMBER 2002

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.**

		Existing floor space		Proposed additional floorspace created by	
	USE CLASS	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				
B2	GENERAL INDUSTRIAL		N/A		
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** N/A

26. **WHAT PROVISION IS BEING MADE FOR PARKING?**

	Cars	Lorries
Existing	0	0
Proposed	20	0

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. CAR PARK -

28. **WHO WILL OCCUPY THE PREMISES?**
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated? N/A

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
N/A			

30. **DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?** NO
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.'