WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Linden Homes
C/O BDG Designs
Anglia House
North Station Road
COLCHESTER
Essex
CO1 1SB

Application Number: C/2000/0974

Parish: **SHINFIELD**

Location: **Land Rear Of 72-90, Grazeley Road, Three Mile Cross, Reading**

Proposal: **Details to comply with conditions 10 & 11 of consent 99/70568/F for the approval of hard & soft landscaping**

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.

Informative
Approve as per Plan Nos. 346/153A and 346/154.

NB. Applies to details of soft and hard landscaping only. Details of proposed means of enclosure are to be considered in conjunction with proposed slab levels.

Head of Planning and Transportation
Date: 02 May 2000

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

WORK SHEET FOR : Angela Odell

Application Number : C/2000/0974

Applicant : Linden Homes C/O BDG Designs.

Location : Land Rear Of 72-90, Grazeley Road, Three Mile Cross, Reading.

Proposal : Details to comply with conditions 10 & 11 of consent 99/70568/F for the approval of hard & soft landscaping.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

Planning Issues :

Application Number: C/2000/0974

Appraisal :

Landscape officer advised proposed landscaping acceptable.

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

Application Number C/2000/0974
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Approve
			~~Application~~
			as per plan nos 346/153A & 346/154 ~~application~~
			~~application to s/f landscaping only.~~
			~~Details of~~ means of enclosure
			N B applies to details of soft and hard landscaping only. ~~Details of proposed~~
			~~the~~ means of enclosure not to be considered in conjunction with proposed slab levels.

John Mitchell

30/4/00

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 72-90, Grazeley Road Three Mile Cross Reading.

APPLICATION NUMBER: C/2000/0974

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 10 April 2000

Location: Cross,	Land Rear of 72 – 90, [redacted] Grazeley Road, Three Mile Shinfield
Proposal:	DETAILS TO COMPLY WITH CONDITIONS 10 & 11 OF CONSENT 99/70568/F FOR THE APPROVAL OF HARD AND SOFT LANDSCAPING
Application Number:	C/2000/0974

In response to your consultation dated 30 March 2000 for the above application, the tree and landscape comments are as follows:

Drawing nos. 346/153 A and 346/154, showing the hard and soft landscape details are acceptable and the conditions can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16/3/00	
Officer: AO	Application No.

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

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

Description:
(P) Details to comply with condition 10 & 11 of consent 99/70565/F for the approval of hard & soft landscape

Location: Grazeley Rd (R/o 72-90)

Parish: Shinfield Ward: .....

Applicant: Linden Homes

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ 28/3
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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Our Ref: DVK/TB/98.215/LA

15 March 2000

Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berks. RG40 1WR

cc. P Armfield, Linden Ctr 27262

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

F.A.O: Mrs Odell, Planning Officer

Dear Sirs

Re: Grazeley Road, Phase 2. Approval No 99/70568/F

We refer to the planning approval for the above and the earlier submission of details for clearance of conditions. These conditions were based on those contained within Planning Approval reference 98/68687/F.

In clarification of details submitted we note below the condition numbers to which each of these would now refer based on the condition numbering - in Approval No 99/70568/F.

a) External Materials submission 22-12-99 Condition No 2.
b) Proposed slab levels submission 13.01.00 Condition No 5.
c) Hard and soft landscaping submission 13.01.00 Condition Nos 10 & 11.
d) Site clearance details and tree protection 13.01.00 Condition No 14.
e) Surface water drainage systems 13.01.00 Condition No 20

We also take the opportunity of enclosing four copies of the Noise Survey as required under Condition No 21.

We would be pleased for your consideration of these details and to discuss any queries. Other outstanding matters will be forwarded to you as soon as possible.

Yours faithfully

D V KINGSLEY
BDG Design (South) Limited

enc.
DK1503.1

BDG DESIG
Estate Planning Consult
Architectural Design
C.A.D. Bureau
Planning Consultants
Design and Build
Landscape Design
Engineering Design

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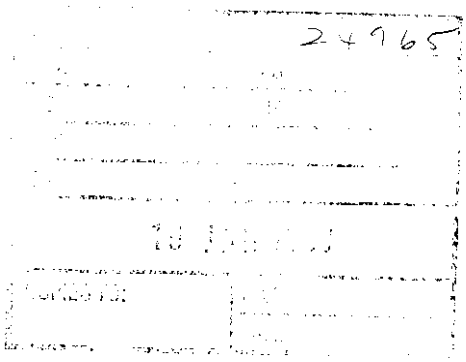
Ian J. Robinson

BDG Design (South) Ltd.,
Registered in England No. 2870
Registered Office: 2 Bath Plac
London EC2A 5JJ

24965



Our Ref: DVK/TB/98.215/LA

18 January 2000

Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berks. RG40 1WR

F.A.O: Mrs Odell, Planning Officer

Dear Sirs

Re: Grazeley Road, Phase 2 - App. No 99/70568/F

We refer to our letter of 13th January 2000 enclosing details for discharge of condition.

We now enclose four copies of the Tree Survey on which we have indicated in red the site boundary and would be pleased if these could be read in conjunction with the other submitted details now with you.

We would be pleased to discuss any queries.

Yours faithfully

D V Kingsley

D V KINGSLEY
BDG Design (South) Limited

enc.

DK1801.1

BDG DESIGN

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Architectural Design
C.A.D. Bureau
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Ian J. Robinson

BDG Design (South) Ltd.,
Registered in England No. 2870675
Registered Office: 2 Bath Place,
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6. **Recommendation** – GRANT planning permission subject to agreement on a Section 106 Agreement to secure affaorable housing and financial contributions, as set out in paragraph 4 (D) above, for transport measures, education and recreation provision, and to the following conditions: (as previously)

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

2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the floor level or above side elevations of the dwellings.

4. The bathroom and ensuite windows in the first floor side elevations of the proposed development shall not at any time be glazed other than with obscure glass.

5. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

6. Provision shall be made for services including cable TV pre ducting to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.

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

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

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

10. 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 hard surfacing materials and means of enclosure.

11. Soft landscape works shall include planting plans, schedules of plants, noting species, plant sizes and proposed numbers and densities.

12. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority with the exception of boundary treatment along the southern boundary. This shall be erected prior to the commencement of development.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons (1 November - 31 March) following the first 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 dangerous, damaged or diseased shall be replaced in the next planting season with others of similar size and species.

14. In this condition a "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (d) and (e) below shall have effect until the expiration of three years from the date of the occupation of the final completed dwelling:

(a) Prior to the development commencing, a detailed survey submitting the condition of the retained trees together with a schedule of details of the proposed tree management works that are to be undertaken, shall be submitted to the Local Planning Authority.

(b) Submitted tree conditions survey and schedule of management works shall be approved in writing by the Local Planning Authority prior to the development commencing.

(c) The approved schedule of tree management works shall be implemented in full within three months of the date of commencement of the development or such other time as may be agreed in writing with the Local Planning Authority.

(d) No retained tree shall be cut down, uprooted or destroyed, nor shall any management works be undertaken on retained trees, other than in accordance with the approved plans and schedule of tree management works, without the written approval of the Local Planning Authority. Any tree management works shall be carried out

in accordance with British Standards 3998 (Tree Works) and 5837 (Trees in relation to Construction).

(e) If any retained trees are removed, uprooted or destroyed or die, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

(f) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought onto the site for the purpose of development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or places in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

15. Construction operations for which noise is audible at the site boundary shall only be carried out between 0730 hours and 1800 hours Monday to Friday, 0800 hours and 1300 hours on Saturdays, Public or Bank Holidays without prior agreement in writing from the Planning Authority.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any other Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling house forward of any wall of that dwelling house which fronts onto a highway or shared driveway (other than the flank walls and fences shown on the approved layout).

17. No development shall take place within the area of archaeological interest until the applicant, or their agents or successors in title, has implemented the programme of archaeological work in accordance with the written scheme of investigation which has been submitted by the applicant .

18. Before any part of the development hereby permitted is commenced, (1) a landfill gas risk assessment shall have been submitted to and approved in writing by the Local Planning Authority; this is to establish whether or not there is a risk from migrating landfill gas and (2) any identified necessary works to mitigate the effects of gas shall be designed into the proposal in accordance with detailed plans to be approved by the Local Planning Authority.

19. The ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and action plan to remedy any contamination shall be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site.

19. The construction of the surface water drainage system shall be carried out in accordance with details to be submitted to and approved in writing by the Planning Authority before the development commences.

20. Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic adjacent to the proposed development has been submitted to and approved by the Local Planning Authority. Any works which form part of the scheme to be approved by the Authority shall be completed before any permitted dwelling is occupied or by any alternative time which may be agreed in writing by the Authority. The scheme shall include details of noise mitigation measures, including window glazing and room ventilation provisions.

REASONS:

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

2. To ensure a satisfactory external appearance.

3. and 4.
To safeguard the amenities of neighbouring residents and the locality.

5. 19. and 21.
In the interests of residential amenity.

6.10.11.12.13.14. and 16.
In the interests of visual amenity.

7. 8 and 9.
In the interests of highway safety and convenience.

11. For the avoidance of doubt

15. In the interests of the amenities of neighbouring occupiers.

17. To ensure any archaeological history of the site is recorded.

18. There is a risk that gases from the Grazeley Road Three Mile Cross could affect the proposed development. Based on the risk assessment, there may be a need for certain precautionary measures to be incorporates into the design of the proposed development or it may not be possible to implement this planning permission in accordance with statutory requirements.

20. To prevent pollution of the water environment.

ANGELA ODELL