S/1 4/9

APPLICATION NO:
RAIL/2002/7457

LOCATION:
Railway Bridge Emmbrook Road, Wokingham.

APPLICANT:
Railtrack Kate Handford-Bailey

PROPOSAL:
Consultation from Railtrack for comments on proposals to reconstruct the railway bridge.

EARLIEST DATE FOR DECISION: **06/09/2002**

APPLICATION WILL HAVE EXPIRED ON:
13/09/2002

CASE OFFICER: **Emy Circuit**

APPROVED

R/A/I/L/E/X
Marbleboard

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 4 October 2002
My ref: EXC/RAIL/2002/7457 & 7458
Your ref: TPD/WKM/02/143 & 145

Kate Handford-Bailey
Railtrack Plc
Railtrack House
Euston Square
LONDON
WE1 2 EE

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

Dear Ms Handford-Bailey

PROPOSED RECONSTRUCTION OF RAILWAY UNDERBRIDGES RDG1 1383 AT EMMBROOK ROAD, WOKINGHAM AND 1388 AT ARBOR LANE, WINNERSH

Thank you for your request for prior approval for the proposed reconstruction of the above two bridges.

I am pleased to let you know that the Council has no objections with regard to the proposed siting and appearance of the bridges, although I would like to draw to your attention the following issues that were raised during public consultation on the proposed works.

The Highway Officer has asked me to remind you that the signage should be in accordance with the standards set out in the "*Traffic Signs Manual*".

It has been suggested that the proposed works might present an opportunity to increase the span of the bridge at Emmbrook Road and improve pedestrian access under the railway but I understand, from your discussion with Emy Circuit, that this would require much more extensive works, requiring permission under the Transport Works Act Order and, as such, would not be viable.

Letters and telephone calls have been received from local residents who have concerns regarding disruption during road closures, associated with the proposed work to the bridges. I understand that it will be necessary for you to liase with the Council's Traffic Management Team regarding this matter.

If you have any queries or any other planning issues arise in relation to these proposals, please contact Emy circuit on (0118) 974 6479.

Yours sincerely

TGW

Trevor Watson
Development Control Manager

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Fax: (0118) 974 6484
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Yours sincerely

TGW

Trevor Watson
Development Control Manager

WORK SHEET FOR : Emy Circuit

Application Number : RAIL/2002/7457

Applicant : Railtrack Kate Handford-Bailey.

Location : Railway Bridge , Emmbrook Road, , Wokingham.
Proposal : Consultation from Railtrack for comments on proposals to reconstruct the railway bridge.

Site Notice Displayed ? :	YES	NO	DATE
	✓		4/9/02

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/08/2002

Earliest Date for Decision : 06/09/2002

Latest Consultation Date/Site Notice Expiry Date : 06/09/2002

This application will have expired on: 13/09/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Wokingham TC - no objection

1 letter from a local resident - concerned about safety and access during works - this is beyond the scope of what can be considered for prior approval - road closure would need authorisation from highways.

Planning Issues :

siting and access only.

Application Number: RAIL/2002/7457

Appraisal :

- appearance would be very similar to existing
- siting predetermined by function of bridge.
- Highways query re heights clarified as scale drawings have been provided
- issue re signage not one that can be considered but raised in letter.
- spoke to applicant re possibility of widening bridge - would require additional works to abutments & consent under ~~work~~ Transport Works Act Order - extent of works + cost would be prohibitive.

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

Application Number RAIL/2002/7457
Conditions/Reasons for Refusal NONE

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

If any of the consultee's have requested a copy of the decision notice please list them below;

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: SBE1 , SBE2

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3 , WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES:

MINERALS LOCAL PLAN POLICIES:

Letter sent

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T G Watson
(Development Control Manager)

Date: 4/10/02

RECORD OF SITE VISIT

SITE ADDRESS: Railway Bridge
Emmbrook Road Wokingham.

APPLICATION NUMBER:
RAIL/2002/7457

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4/9/02

1 SITE/STATUTORY NOTICE DISPLAYED ? put up on post near bridge.

2. DESCRIPTION OF SURROUNDINGS predominantly residential

3. DESCRIPTION OF SITE/BUILDING

railway bridge over road.

4. RELATIONSHIP TO ADJOINING PROPERTIES

no change.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: RAIL/2002/7457
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **RAIL/2002/7457**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** ~~27 August 2002~~

Application Number: RAIL/2002/7458

Proposal: Consultation from Railtrack for comments on proposals to reconstruct the railway bridge.

Parish: WINNERSH PARISH

Site Address:
Railway Bridge , Arbor Lane, Winnersh, Wokingham.

Applicant:
Railtrack Kate Handford-Bailey.

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).

Highways have no objection subject to the specifications for signage (as mentioned previously) being met.

Signed: _____ **Print name:** AC 30/9/02

Adam,

The drawings are at 1:50 so I think you should be able to get the info re heights?

Re signage, isn't this covered under other legislation? - all we can consider for prior approval of this type of development is siting and appearance.

Emy.

PLANNING APPLICATION COMMENTS SHEET
FOR RAIL/2002/7457. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES	HPT
POL	TLS
APP EC	
CS	
06 SEP 2002	
COPIES TO	ACK:
	FILE:

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS ON APPLICATION: RAIL/2002/7457

YOUR NAME: ROBIN HUGO

YOUR ADDRESS: (if these details are incorrect please amend)
15 EMMBROOK ROAD
WOKINGHAM
B
RG411HE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: MY CHILDREN ATTEND EMMBROOK INFANT AND JUNIOR SCHOOLS AND WALK TO SCHOOL VIA THE RAIL BRIDGE FOOTPATH. ~~WHAT~~ ALTERNATIVE ACCESS WILL THERE BE DURING THE WORKS? WILL THERE BE A SAFE COVERED PATHWAY UNDER THE BRIDGE? DUE TO RESIDENT PARKING SCHEMES, DOUBLE YELLOW LINES ALONG EMMBROOK ROAD AND CHILDREN SAFETY IT IS NOT PRACTICABLE TO DRIVE TO SCHOOL VIA READING ROAD AND OLD FOREST AND COMMONS ROAD.

Continue over the page if more room required

PLANNING SERVICES	HPT
POL	[illegible]
DC	[illegible]
APP	
CC	
20 SEP 2002	
COPIES TO	

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: RAIL/2002/7457

Proposal: Consultation from Railtrack for comments on proposals to reconstruct the railway bridge deck

Site Address: Railway Brdge, Emmbrook Road, Wokingham

Applicant: Railtrack Kate Handford-Bailey

Your observations are required in respect of this application **by 06/09/02**

At its meeting on 17 September 2002, the Planning & Transportation Committee resolved to make the following observation:

No objection

SIGNED: _____ **DATE:** 18/09/02

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 27 August 2002

Application Number: RAIL/2002/7458

Proposal: Consultation from Railtrack for comments on proposals to reconstruct the railway bridge.

Parish: WINNERSH PARISH

Site Address:
Railway Bridge , Arbor Lane, Winnersh, Wokingham.

Applicant:
Railtrack Kate Handford-Bailey.

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).

Comment.

Please could the applicant provide written confirmation of the proposed height clearance of the bridge from the carriageway. The proposed associated signage needs to be in accordance with the standards set out in 'Traffic signs manual'. Therefore the sign must read 3 inches below the actual height and rounded down to the nearest 3 inches. ie. if the bridge is 11'10" high, the sign must say 11'6". Please supply revised plans to address this and details of any existing signage that will need to be removed.

Signed: _____ **Print name:** Adam 29/08/02

Application Number : RAIL/2002/7458	Map No :
Case Officer : Emy Circuit	Site Area :
Valid Date :	Received Date: 16/08/2002

Level : Delegated Application

Description : Consultation from Railtrack for comments on proposals to reconstruct the railway bridge.

Location : Railway Bridge , Arbor Lane, Winnersh, Wokingham.

Parish : WI Ward : WIN

Applicant : Railtrack Kate Handford-Bailey.

Fee Required: £0 Fee Received: £0

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			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

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

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways 27/5

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

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

.....

.....

.....

.....

.....

.....

NEIGHBOURS

.....See map (100 m).....

.....

.....

Received by Wokingham District Council

Application No: RAIL/2002/7457

Proposal:
Consultation from Railtrack for comments on proposals to reconstruct the railway bridge.

Location:
Railway Bridge , Emmbrook 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 RAIL/2002/7457 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 06/09/2002. 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

27 August 2002

7458

RAILTRACK

[Property]

Railtrack PLC (in Railway Administration)

Alan Bloom, Chris Hill, Scott Martin and Mike Rollings were appointed
Joint Special Railway Administrators of Railtrack PLC on 7th October 2001

The Joint Special Railway Administrators act as agents of the company and without personal liability

PLANNING SERVICES | HPT 59926
POL | TLS
DC Exe | EDF
APP
CS
16 AUG 2002
COPY TO | ACK:

Planning Services
Wokingham District Council
Shute End
PO Box 157
WOKINGHAM
RG40 1WR

Your Ref:
Our Ref: TPS/WKM/02/143
TPS/WKH/02/145

Date: 15 August 2002

Dear Sirs,

RECONSTRUCTION OF UNDERBRIDGES RDG1 1383 – EMMBROOK ROAD AND 1388 - HURST LANE (ARBOR LANE), WOKINGHAM.

I am writing to inform you that Railtrack intend to carry out works to the following bridges:-

- 1383 – Emmbrook Road; and
- 1388 – Hurst Lane (Arbor Lane).

The reconstructions of the bridges are necessary as the existing decks are life expired, and further traffic restrictions will be necessary if the decks are not replaced.

I have enclosed for your information three copies of the following drawings:-

- Drawing No: A010271-CV-D-1003 PO2 – Bridge No. 19/1383 Emmbrook Road, Comparative Elevations of Existing and New Bridges
- Drawing No: A010265-CV-D-1003 PO1 – Bridge No 19/1388 Arbor Lane Comparative Elevations of Existing and New Bridges

Railtrack PLC Railtrack House Euston Square London NW1 2EE
Tel 020 7557 8589 Fax 020 7557 9084
DX 133075 EUSTON 3

Registered office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk

The proposed works to both bridges comprise a railway operational development for which Railtrack has statutory powers inherited from British Rail, and planning permission is therefore granted by virtue of Part 11 Class A of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, which relates to development authorised by a local or private Act of Parliament.

The railway in these locations was authorised by the Reading, Guildford and Reigate Railway Act 1846. Clause 1 of this Act incorporated the Railway clauses Consolidation Act 1845, including section 16 thereof.

Section 16 of the 1845 Act enlarges upon the works, which may be carried out and this includes the power "from time to time to alter, repair or discontinue the authorised works, and to substitute others in their stead".

It is acknowledged however, that under Condition A1 of Part 11, it is necessary for the details to be submitted to your Council for prior approval to the design of the proposed structures. It should be noted however, that under condition A2 the prior approval cannot be refused unless you are satisfied that the development ought to be and could reasonable by carried out elsewhere on the land, or the design or external appearance would injure the amenity of the neighbourhood and is reasonably capable of modifications to avoid such injury.

Accordingly I shall be obliged if you would kindly accept this letter as a formal application for such prior approval under these provisions for both bridges. As such applications are exempt from planning charges, a fee is not enclosed with this submission.

I have been advised that both the reconstructions are planned to take place during a possession of the railway in February 2003.

Should you require any further information please do not hesitate to contact me.

Yours faithfully,

Kate Handford-Bailey
Senior Town Planner

Encs

Railtrack PLC Railtrack House Euston Square London NW1 2EE
Tel 020 7557 8589 Fax 020 7557 9084
DX 133075 EUSTON 3

Registered office Railtrack House Euston Square London NW1 2EE Registered in England and Wales No. 2904587 http://www.railtrack.co.uk