JN 4/9

APPLICATION NO:

**RAIL/2002/7458**

LOCATION:
**Railway Bridge Arbor Lane, Winnersh 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: Emma 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

**Emy Circuit**

**From:** Emy Circuit
**Sent:** 05 November 2002 10:22
**To:** 'm.smith66@ntlworld.com'
**Cc:** Susan Verdin
**Subject:** RE: Planning application Rail/2002/7458

Dear Mr Smith,

I write in response to your email of 23 October and apologise for the delay in doing so.

The application relating to the railway bridge in Arbor Lane was for prior approval (rather than full planning permission, which is not required for development of this type) and this was granted on 4 October 2002. With regard to public consultation, all neighbours within 100 metres of the site were written to and a site notice was displayed.

If you have any further queries relating to this proposal please contact me on (0118) 974 6479.

Yours sincerely

Emy Circuit
Senior Planning Officer, Development Control

-----Original Message-----
**From:** **Susan Verdin**
**Sent:** 24 October 2002 13:14
**To:** Emy Circuit
**Subject:** FW: Planning application Rail/2002/7458

We have received this email via the general WDC address with the request it be forwarded to yourself, if you can help, please can you arrange a response and copy it to me for our logging system.

Thank you
**Sue Verdin**
**Wokingham District Council**
www.wokingham.gov.uk

-----Original Message-----
**From:** Mike Smith [SMTP:m.smith66@ntlworld.com]
**Sent:** Wednesday, October 23, 2002 9:52 PM
**To:** wokinghamdc@wokingham.gov.uk
**Subject:** Planning application Rail/2002/7458

Attention: Emy Circuit

I have belatedly noticed proposals for the reconstruction of Arbor Lane railway bridge

If you will be good enough to let me know the reasons, I will let other residents know and hopefully avoid you being further troubled.

I look forward to hearing from you

Mike Smith

(66 arbor Lane RG41 5JD Tel 0118 3774555)

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
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Dear Ms Handford-Bailey

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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.

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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

TEW

Trevor Watson
Development Control Manager

**WORK SHEET FOR :** Emy Circuit

**Application Number :** RAIL/2002/7458

**Applicant :** Railtrack Kate Handford-Bailey.

**Location :** Railway Bridge , Arbor Lane, Winnersh, 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 :** 4/9/02

**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 :**

Highways - request further info.
Winnersh PC - "no comment"

**Planning Issues :**

siting and appearance only.

**Application Number: RAIL/2002/7458**

**Appraisal :**

- appearance would be very similar to existing
- siting determined by function of bridge
- highway query re heights clarified as drawings are to scale
- issue re signage not one that can be considered but raised in letter

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

**Application Number RAIL/2002/7458**
**Conditions/Reasons for Refusal** NONE

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
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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: LBE1, LBE2

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 Watson
(Development Control Manager)

Date: 4/10/02

# RECORD OF SITE VISIT

SITE ADDRESS: Railway Bridge Arbor Lane Winnersh Wokingham.

APPLICATION NUMBER: RAIL/2002/7458

OFFICER: Emy Circuit

DATE OF SITE VISIT: 4/9/02

1 SITE/STATUTORY NOTICE DISPLAYED ? pair up on telegraph pole by bridge.

2. DESCRIPTION OF SURROUNDINGS

~~Ind~~ 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/2002/7458**
**CASE OFFICER: Emy Circuit**

| ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION | NUMBER OF DAYS FOR RESPONSE | DATE LETTER ISSUED (for Admin use) |
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# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **RAIL/2002/7458**
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 | | | | |
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**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:** WOKINGHAM TOWN

**Site Address:**
Railway Bridge , Emmbrook Road, , 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:** AE 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.

FROM: Emy Circuit

DATE: 27 August 2002

30 AUG 2002

**WINNERSH PARISH CONSULTATION SHEET**

**WOKINGHAM UNITARY**
**Aiming for Excellence**

**Application Number:** RAIL/2002/7458

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

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

**Applicant:** Railtrack Kate Handford-Bailey.

Your observations are required in respect of this application **by 06/09/2002** .

---

No comments

PLANNING SERVICES
FILE
DC
05 SEP 2002
COPIES TO
FILE

SIGNED: _____ DATE: 03.09.02

Clerk To Winnersh Parish/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:** WOKINGHAM TOWN

**Site Address:**
Railway Bridge , Emmbrook Road, , 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:** AC 29/08/02

| | |
|---|---|
| Application Number : RAIL/2002/7457 | 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 , Emmbrook Road, , Wokingham.

Parish : WK Ward : EMM

Applicant : Railtrack Kate Handford-Bailey.

Fee Required: £0 Fee Received: £0

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

Enforcement Section to be notified ☐ (tick if required)

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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 If "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 27/8

## 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

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## NEIGHBOURS

See map (100 m)

.....

.....

**Received by Wokingham District Council**

# Application No: RAIL/2002/7458

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

**Location:**
Railway Bridge , Arbor Lane, Winnersh, 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/2002/7458 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**

7457

# RAILTRACK

*[Property]*

PLANNING SERVICES | HPT 59926
POL | FLS
DC RXC | ENF
APP |
CS | 16 AUG 2002
ACK:

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
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

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