APPLICATION NO:
F/2001/3382

LOCATION:
Broomfield Lower Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Burgess C/O Micheal Vaughton Associates

PROPOSAL:
Proposed formation of new vehicular access and blocking off of existing access.

EARLIEST DATE FOR DECISION: **22/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
11/04/2001

CASE OFFICER: **Emy Circuit**

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr & Mrs Burgess
C/O Micheal Vaughton Associates
Rectory Mews
Crown Road
Wheatley
Oxon
OX35 1UL

Application Number: F/2001/3382

Parish: **FINCHAMPSTEAD**

Location: **Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.**

Proposal: **Proposed formation of new vehicular access and blocking off of existing access.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed access would increase the number of points at which vehicles enter and leave Lower Sandhurst Road, where visibility would be substandard. This would have an adverse effect on road safety and the flow of traffic. The proposal would therefore be contrary to policy WT7 of the Wokingham District Local Plan (Deposit Draft).

Informative

1. 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:

South East Area Local Plan Policies LTV2, SC3, SC5, LBE1, LBE2 and ST3.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WLL2, WLL5, WBE1 and WT7.

John Mitchell

John Mitchell
Development Control Manager
Date: 10/04/2001

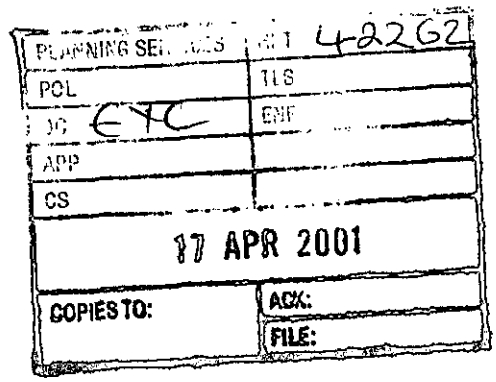
Notice checked by: C Hunter

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.

Our ref: SP\2001\003438\001
Your ref: F/2001/3382
Date: 10th April 2001

ENVIRONMENT AGENCY

FAO: Emy Circuit
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Madam

PROPOSAL: Formation Of New Vehicular Access & Blocking Of Existing
LOCATION: Broomfields, Lower Sandhurst Rd, Finchampstead

Thank you for your letter dated 21 March 2001, which was received on 23 March 2001. You are asked to quote the following reference in any correspondence: **SU86SW/11/9**. The Environment Agency has no objection to the proposed development.

Advice To Planning Authority

Land Drainage

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

Groundwater Protection

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

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

Conservation

Pre-Development Advice
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.

Decision Notice

Would you 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 do not hesitate to contact Sarah Paxman on 01276 454341, quoting the reference cited at the beginning of this letter.

Yours faithfully

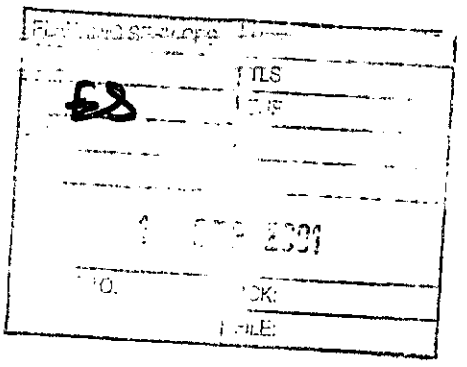
M. Rose

Matt Rose
Development Planning Team

CC: Michael Vaughton Associates, Rectory Mens, Crown Road, Wheatley, OX33 1UL

Exc

47620



Emy Circuit
From: Jeremy Davies [minder@beeb.net]
Sent: 08 September 2001 12:28
To: Emy Circuit
Cc: neil.etherington@wokingham.gov.uk
Subject: broomfield

Importance: High

Dear Emy,

The dormer on the North face is not being constructed in line with the approved plans and I suspect that the southern dormer also may be suspect. We new have the effect of a second large N/S ridge. Pat of enforcement is certainly aware of if the back discrepancy. I myself have just started wondering about the front.

On Friday tree surgeons were in. They took down a large screening conifer from the from boundary. This would appear to be done as a result of requirements to get the landscaping scheme approved- presumably they wished to not have it included. We have photographic evidence to support the initial state of the boundary and landscaping, in January, have been sent a detailed plan of trees etc. would you please ensure immediate protection of all the trees on the boundaries until this scheme has been approved. I would thank you for your assurance that we will be sent details of the scheme.

Might I ask please when this proposal will be bought under control, As things seem at the moment it is proceeding without any checks, without planning permission and without building regs approval. May I also have your assurance the when it does finally come under control that you ensure that it conforms exactly to what you have advised the committee to accept?

I would again draw your attention to your initial remarks about the finely balanced nature of this proposal and trust that you will not countenance any more visual intrusion in Area of Special Landscape Importance.

Sincerely

Anne Davies.

47621

Exc

PLANNING SERVICES | DEV
POL | ENS
ES
ACK:
FILE:
Pat Harrin in Enforcement.

Emy Circuit
From: Jeremy Davies [minder@beeb.net]
Sent: 09 September 2001 14:43
To: *Emy Circuit; Mike Thorp*
Cc: Anna Cronin
Subject: Further problems with Broomfield, Lower Sandhurst Road.

Importance: High

Following Pat (?Harrin?)'s visit on Friday and the removal of the tree, it is now quite apparent that there are serious discrepancies with the front dormer as well. It would appear that it is now impossible to have the continuous barn-like sloping roof, and a large north-south ridge has appeared instead of two small, differing dormers.

Please refer to the attached PDF file which should explain it all.

WILL YOU PLEASE AS PLANNING OFFICER FOR THIS SITE BRING IT UNDER CONTROL AND NOT ALLOW ANY FURTHER APPLICATIONS TO BE CONSIDERED UNTIL THIS IS DONE?

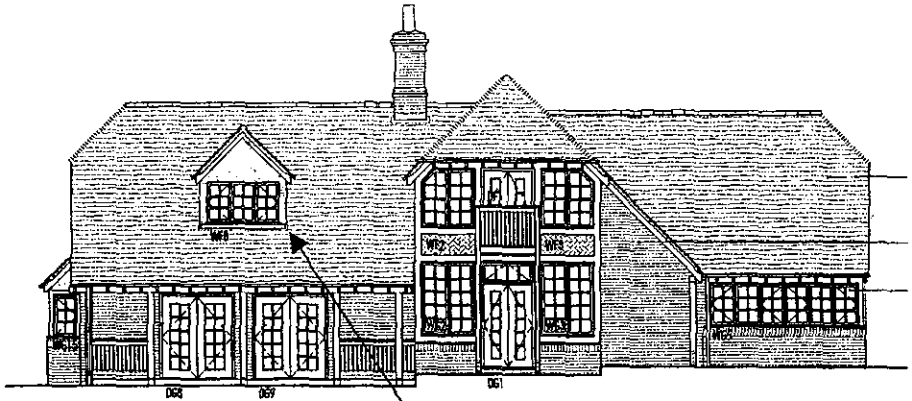
WE WOULD AGAIN REMIND YOU OF YOUR COMMENTS THAT THE ORIGINAL DESIGN WAS A "FINELY BALANCED PROPOSAL".

WOULD YOU PLEASE ENSURE THAT PRESERVATION ORDERS ARE PUT ON THE BOUNDARIES IMMEDIATELY

Thank you

Broomfield - Dormers have beco...

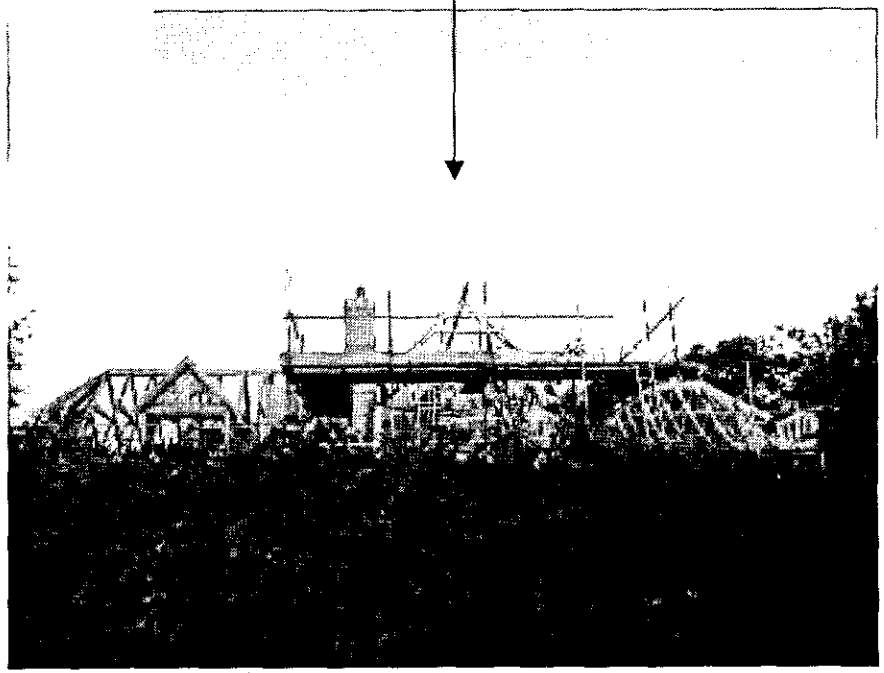
Anne Davies



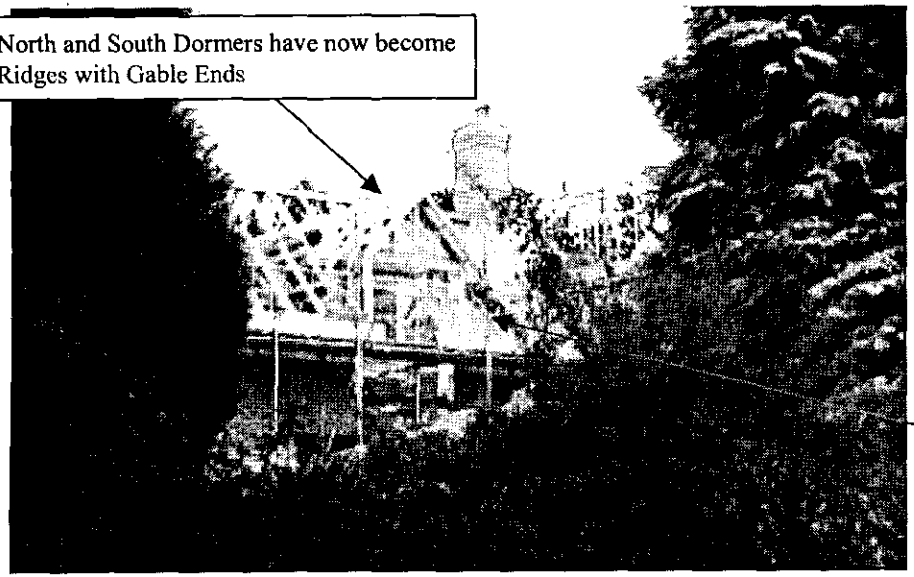
SOUTH ELEVATION

1 Approved: Small **Dormer** in Sloped Roof as approved Aug 2001
(Note Continuous main roof line to verandah at ground floor level)

3 Tree removed 7th Aug 2001 from South border with Road exposes huge Ridge and Gables to open view



North and South Dormers have now become Ridges with Gable Ends



2 Actually Built: Large Picture Window, Extending below "roof-line"
No apparent intention to bring roof-line down to ground Floor Level
Note also:-
Large N-S Ridge now extending continuously to rear of house

B&C

47623

Emy Circuit
From: Jeremy Davies [minder@beeb.net]
Sent: 11 September 2001 10:10
To: Emy Circuit
Subject: broomfield

Pleas find attached a letter with regard to the application for a temporary access. also a copy letter to Angel O'Dell re an application for a double garage that is quite explanatory. Please would you ensure that you liase with this.

To factors important:-

An access onto LSR has already been refused on grounds of safety.

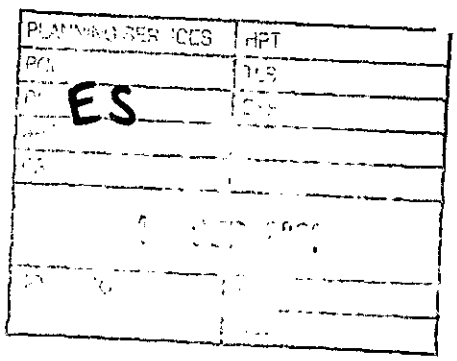
Your predecessor on this case had already ruled that house plus garage was overdevelopment of the site and at 71% increase you have al;ready allowed far greater increase than has been allowed so far. Once again I would remind you of your remarks at the first application enquiry.

Sincerely

Anne Davies.

Broomfield acess and garage.d...

Broomfield garage.doc



Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berkshire
RG40 3TH
01252-873314
e-mail minder@beeb.net
11th September 2001

Emy Circuit,
Development Control Officer,
Wokingham District Council,
Shute End,
Wokingham,

Dear Ms Circuit,

Application TP/2001/4770

Our first response to the above application was that it makes no reference to the fact that **this is a retrospective application.** An 'illegal temporary access' has been in use at this site for some months now. The applicant put the access in, at a point where highways had declared a permanent access would be unsafe, which was at a differing point to that applied for in the original request for a temporary access.

The applicant, through his agent, agreed to make restitution of the access immediately after completion of the building works. As the building work is now well advanced and must surely be at the point where a the existing legal access would be sufficient for deliveries it would seem questionable as to why this application has been made. We would comment also that, as at this time the replacement dwelling under construction, still does not have the benefit of planning permission it is difficult to understand why this application should even considered.

Is it to gain 'respectability' for the illegal access that was constructed so that in the near future an application may be made to make it permanent? We understand from a parish councillor that in fact an application has now been lodged for a double garage so it would seem our scepticism is justified.

We urge you to reject this application. We would go further and say that we believe that this building is so far advanced that **no temporary access is now required and enforcement should be taking steps now to stop the use of the illegal access that was created months ago..**

Yours sincerely

Anne and Jeremy Davies.

Greenacres
Lower Sandhurst Road
Finchampstead
Wokingham
Berkshire
RG40 3TH

01252-873314
e-mail minder@beeb.net
11th September 2001

Angela Odell,
Wokingham Distric Council,
Shute End
Wokingham

Dear Ms Odell,

Appliaction R/2001/4754- double garage,
Broomfield. Lower Sandhurst Road

I have just been notified by my parish councillor Simon Weeks of this application. I have not yet received official notification and incidentally neither has my District Councillor Muriel Long.

I wish to put on record our strong objection to any further development on this site of any type. The current dwelling being constructed constitutes a 71% increase on that being replaced which is well above the 50% allowed to properties previously. Further, when the original application was received for the building under construction the plans were submitted to include a double garage. The applicant was advised that this was unacceptable, as it constituted over development of the site. This must still be the case. It is unacceptable built sprawl.

I would further ask that you liase with Emy Circuit who is dealing with an application for a 'temporary access' that has all the signs of being a 'Trojan Horse'. An access onto Lowe Sandhurst Road has already bee refused on grounds oh highway safety. You will of course find details of the above in the planning history on this site. This applicant appears to be playing the planning process completely, with applications going in monthly. So far they have do not have planning approval for any development, as they have not signed the legal agreement.

Please regard this as an initial response to bring our concerns to your attention. A fuller reply will be forthcoming when we have official notification.

Yours sincerely

Anne and Jeremy Davies

Neil Etherington

To: Emy Circuit
Subject: RE: Broomfield!

Emy

I don't know the age of the hedge, but it could be this old. I would have objected to the temporary access had a planning application been made. I would have been concerned about the loss of the hedge and also the impact on the nearby Oak tree which we could have included in a TPO as part of refusing planning permission. However, consent was not needed to remove the hedge, and we now have to make the best of a less than ideal situation. Hence my recommendation about conditions regarding reinstatement of the hedge and ground around the Oak tree.

Neil

-----Original Message-----
From: Emy Circuit
Sent: 12 November 2001 11:32
To: Neil Etherington
Subject: Broomfield!

Neil,

I'm writing the committee report for the temporary access at Broomfield - Mrs Davies has commented about the loss of the 300 year old hedge - would it have been this old and if so would there have been an objection to its loss? Any info/armour for committee would be much appreciated.

Emy

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3382

Applicant : Mr & Mrs Burgess C/O Micheal Vaughton Associates.

Location : Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Proposal : Proposed formation of new vehicular access and blocking off of existing access.

Site Notice Displayed ? :	YES	NO	DATE
	✓		13/3/01

Date of Neighbour Notifications : .....

Date of Site Visit : 13 March 2001.

Date Registered : 14/02/2001

Earliest Date for Decision : 22/03/2001

Latest Consultation Date/Site Notice Expiry Date : 22/03/2001

This application will have expired on: 11/04/2001. 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 :

4 Neighbours – cumulative impact with approved + future apps (hedge protected)
1 Objector – impact on character of area – destroy screening & inc views of house,
– proximity to Greenacres access + dangerous bend ⇒ hazard
– drive + gates – urbanising
– scope for in/our access with existing accesses (2) onto Drift Lane – no probs.
1 support – existing should be blocked + landscaped, oaks should be protected TPO
– restrict width or access? – ditch should remain operational – consider safer than access onto Drift Lane.

Highways – recommend refusal
Finchampstead PC – no objections

Planning Issues :

Impact on the character and amenities of the surroundings
Highway safety.

Blackwater Valley Countryside Service – no objection
Landscape – only 1 tree should be retained + protected during construction
Hedge ok but culvert details needed

F/2001/3382
Broomfield, Lower Sandhurst Road, Finchampstead

History: Broomfield is a two-storey, chalet style dwelling, located in a rural area, designated as an ASLI and river valley policy area. In October 1999 planning permission was granted for a replacement two-storey house on the site. A subsequent proposal for a replacement dwelling was considered by the Development Control Committee at their meeting on , when it was resolved to grant planning permission, subject to conditions and a s.106 agreement, to ensure demolition of the existing property. The legal agreement has not yet been completed and, hence, the decision has not been issued.

Appraisal: Access to the site is currently from Drift Lane, an unmade lane, off Lower Sandhurst Road. There has also been a second access from Drift Lane - gates are still in place but the access has been closed off by a timber structure – the hedge does not continue across it. The proposal is for a new access from Lower Sandhurst Road and blocking off of the existing access. This would require construction of a longer driveway (approximately 8 metres) as the parking area would be further from the front boundary than the side one. The existing boundary hedge would be retained on either side of the new access. The main issues are the effect on the character of the surrounding rural area and highway issues.

Effect on the character of the surrounding rural area- There are a number of dwellings with access from Lower Sandhurst Road – properties generally have hedges along their southern boundaries and the entrances to drives are not noticeable in views along the road – these hedges also provide some screening for drives and hardstanding within plots. The hedge on the opposite side of the road would partially screen the access from distant viewpoints and prevent the driveway being too prominent in longer views across the valley. While direct views from Lower Sandhurst Road would be possible from immediately opposite the drive, this would be the case wherever the access was located and it would not be prominent in views along the lane. Thus, it is not considered that the proposed relocation of the access would result in an uncharacteristic form of development or have an unacceptable adverse impact on the countryside character of the area – the impact on the rural character of the area would be neutral. Appropriate planting to ensure that the existing accesses from Drift Lane was closed off and would assimilate to its surroundings could be ensured by condition.

Opinion among local residents is divided – concerns have been expressed regarding the impact of the increased area of hardstanding/drive on the appearance of the site but others consider this would be more in keeping with the character of the area as the majority of dwellings in the area have access directly from Lower Sandhurst Road. These issues have been addressed above.

Highway Safety - The Highway Officer's opinion is that the proposal would have an adverse impact on highway safety, due to the increase in the number of access points along Lower Sandhurst Road and substandard visibility, and should be refused. Letters of support and objection have been received from local residents with regard to highway safety.

Recommendation: refusal

Application Number F/2001/3382
~~Conditions~~/Reasons for Refusal

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

The proposed access would increase the number of points at which vehicles enter and leave Lower Sandhurst Road, where visibility would be substandard. This would have an adverse affect on road safety and the flow of traffic. The proposal would, therefore, be contrary to WDLPDD policy WT7

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: ✓
SOUTH-EAST AREA LOCAL PLAN POLICIES: LTV2, Sc3, Sc5, LBE1, LBE2, ST3
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WLL2, WLL5, WBE1, WT7
GREEN BELT LOCAL PLAN POLICIES: ✓
BERKSHIRE STRUCTURE PLAN POLICIES: ✓
MINERALS LOCAL PLAN POLICIES: ✓

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Mitchell
(Development Control Manager)

Date: 10/4/07

RECORD OF SITE VISIT

SITE ADDRESS: Broomfield Lower Sandhurst Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3382

OFFICER: Emy Circuit

DATE OF SITE VISIT: 13 March 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? yes on gatepost – Drift lane

2. DESCRIPTION OF SURROUNDINGS

rural setting, on hill on side of valley.

3. DESCRIPTION OF SITE/BUILDING

two-storey chalet style dwelling (bungalow + dormers) – permission for replacement dwelling.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Drift lane shared access

5. SITE CONSTRAINTS

TREES site enclosed by hedges

ACCESS/PARKING from Drift lane

LEVELS Slopes down to south.

BOUNDARY TREATMENT

OTHERS Moor Green Cottage also has access close to junction with home Sandhurst Rd.

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Emy Circuit DATE: 6th April 2001

Location:	Broomfield, Lower Sandhurst Road, Finchampstead
Proposal:	Proposed formation of new vehicular access and blocking off of existing access
Application Number:	F/2001/3382

In response to your consultation dated 21st March 2001 for the above application, the tree and landscape comments are as follows:

The above site contains a very good quality mature oak which is located on the eastern corner where the site boundary abuts Lower Sandhurst Road and the private road. It is essential that this tree is successfully retained under the development proposals.

The British Standard: Trees in relation to construction (BS 5837: 1991) requires that a minimum distance of 6 to 8m is required from the trunk of the tree to any construction works. In this case the new access would be some 10m away from the tree and consequently is acceptable. However, to ensure the long term retention of this tree the applicant should be required to produce for approval protective fencing details as required by BS 5837.

The building foot print shown on the application drawing 2022-P05 does not appear to match the existing building and I would welcome any comments from the applicant to explain this.

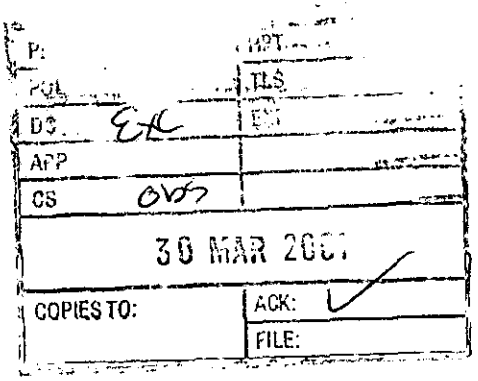
The proposal to create a new entrance through the existing hedge which comprises laurel towards the eastern corner and hawthorn along the remainder of its length which would be affected by the proposal does not give cause for concern. However, I note that a shallow drainage ditch occurs along the length of Lower Sanhurst Road and which would be affected by the proposed driveway cross over. The applicant should therefore be required to produce for approval culvert details.

ROBERT PETROW
Consultant Landscape Architect

Blackwater Valley
Countryside Service
Ash Lock Cottage
Government Road
Aldershot
Hampshire GU11 2PS
Tel: 01252 331353
Fax: 01252 331354

Emy Circuit
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

27 March 2001



Dear Ms Circuit

RE: **Application F/2001/3382**
Proposal: **Proposed Formation of new vehicular access and blocking off of existing access**
Location: **Broomfield, Lower Sandhurst Road, Finchampstead**

Thank you for sending us the plans for the above application. Having examined the plans, we have no objection to this proposal as we do not feel that it will significantly impact on the landscape of the Blackwater Valley.

Please contact us should you wish to discuss this matter in more detail.

Yours sincerely,

pp Steve Bailey
Manager

The Blackwater Valley Countryside Service gratefully acknowledges the sponsorship by: Hampshire County Council, Surrey County Council; the District, Borough and Town Councils of Blackwater & Hawley, Bracknell Forest, Farnham, Guildford, Hart, Rushmoor, Sandhurst, Surrey Heath, Waverley, Wokingham and Yateley.

Moor Green House,
Lower Sandhurst Road,
Finchampstead,
Berks. RG40 3TH

Tel: 01252-873323

16th March 2001

Emy Circuit
Planning Department
Wokingham District Council

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Dear Ms Circuit,

Broomfield, Lower Sandhurst Road, F/2001/3382
Application for new access

Thank you for your letter of February 26th notifying us of the above application.

We are in principal happy with this application and trust that it will be granted. We feel that the proposed access point would be a definite improvement as it would take any traffic using it further away from a very bad bend in Lower Sandhurst Road. Currently the access to Lower Sandhurst Road from Drift Lane is awkward and an increase in the number of vehicles entering or leaving the Lane would create an even greater hazard.

However, we would like to make a number of points, which we would appreciate being taken into account when granting the application.

1. We would like to see permission to be conditional on the new access being created before the commencement of other construction or demolition work, as may be involved under this application and under the application for a replacement dwelling at Broomfield (Application F/2000/1584); and that all construction or demolition traffic should use the new access, for the following reasons.

- Drift Lane is a narrow unmade-up track restricted to 6' 6" access and therefore unsuitable for heavy traffic.

- The water supply to our house runs down the boundary between our property and Drift Lane and could be endangered by heavy construction or demolition traffic.

- Further damage to our property could be caused by heavy lorries attempting to turn into or out of the Broomfield site when using Drift Lane.

These points have already been raised in the letter dated 21st January 2001 from Mr and Mrs Davies to Mr Mitchell.

2. There are two existing accesses to the Broomfield site, both onto Drift Lane (only one is shown on the plans accompanying the existing planning applications). We feel that both of these should be blocked off and suitably landscaped with hedging in keeping with the existing hedging on that boundary.

3. The new access should provide for a conduit so that the drainage provided by the existing ditch between Lower Sandhurst Road and the Broomfield property can continue to operate. Recent heavy rain has shown this ditch to be essential for adequate drainage.

4. We would also request that the two mature oaks (of which only one is shown on the plans submitted in the applications) near the two present accesses be fully protected during building, demolition and afterwards, and be made the subject of tree preservation orders, if this has not already been done.

We trust that the council will ensure that the conditions outlined above are included in the permission to be granted by the council.

Yours sincerely,

Petra and Michael Johnstone

Emy Circuit
From: Jeremy Davies [minder@beeb.net]
Sent: 16 March 2001 16:27
To: Emy.Circuit@wokingham.gov.uk
Cc: John Mitchell
Subject: Broomfield F/2001/3382

Dear Ms Cicuit,

Broomfield Access F2001/3382

We have just had sight of the letter from Mr and Mrs Johnstone in support of the above application. As they refer to our letter in their to you we feel it appropriate to add further comment.

- The main concerns of these correspondents would seem to be centred around traffic involved in the actual construction of the new dwelling. We have already addressed this aspect in our letter and would be happy to see a **temporary access** allowed at the corner of the property made by removal of laurel to facilitate construction.(details see our previous letter). We do not believe that a temporary concern should be allowed to effect permanent damage to the environment.
- We have already addressed the issue of the water pipe in our previous correspondence.
- Although this letter refers to our including points about width restriction in our letter we would dispute this. We are unaware of any width restriction on Drift lane which is regularly used by lorries such as delivery tankers for oil etc where access to properties is needed.
- As in our previous correspondence we do not accept either that the expected increase in traffic once construction is complete will be a significant factor. We can not accept that a second access for the traffic from one house will in any way accept the safety for traffic as a whole. On the contrary as previously advised we believe it would have the effect of increasing the danger to road users.

Please add this letter to our previous letters and we thank you for once again giving attention to our views.

Sincerely

Anne and Jeremy Davies.

ЗПЕ

ES

14 MAR 2001

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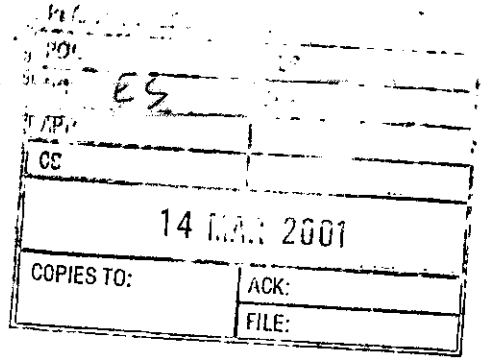

Emy Circuit
From: Jeremy Davies [minder@beeb.net]
Sent: 14 March 2001 09:28
To: Emy.Circuit@wokingham.gov.uk
Cc: John Mitchell
Subject: Broomfield accesss.

Dear Ms Circuit,

Broomfield, Lower Sandhurst Road F2001/3382

I have seen the response to this application from the occupiers of Old Thatch reccom4ending acceptance and would, in view of that reply, ask to have the following added to our previous letter of objection.

1. We would reiterate our previous comment, confirmed in this letter, that there are already two accesses to the property onto Drift Lane to be clearly noted. It is our contention that these are more than adequate for safe entry and exit from the property. The lower access has already been enlarged by the current owners.
2. We would agree that the two large mature oaks should have TPO's on then and that they should be fully protected.
3. We note that the size of the proposed exit is of concern to us all. Although not stated in the letter being considered it is felt that this objection is related to increased visual intrusion.
4. The issue of 'address we do not see to be a planning matter. Moorgreen House, adjacent to Broomfield is addressed as LSR. This seems to give no problem to anyone as both properties front LSR.
5. The argument about traffic safety we find difficult to understand. How can two accesses within ten metres of each other and adjacent to what is acknowledged to be a dangerous blind bend be safer than one? With one access approaching drivers only have one hazard to consider, one vehicle leaving at a time. If a second access is present two vehicles may be emerging at once! From our own perspective a vehicle exiting from the proposed new access would potentially obscure our view of both Drift Lane and the blind bend. Whist accepting that traffic from Broomfield may increase this will be have no greater impact than the increased traffic already being experienced due to various properties in Drift Lane using their land for horse liveries and traffic existing at this end of Drift lane rather than the Wellingtonia Avenue end. This latter includes refuse lorries, traffic from the trolley repairs at Barn End and local residents.
6. Drift Lane is owned in part, jointly by the properties that access onto it including Old Thatch, Broomfield, and Moorgreen House. If concern is of bad sight lines and poor

surface perhaps it may be appropriate for the question of improving the exit from Drift Lane to be considered.

Finally we have no wish to cause neighbourly strife so we would ask that whist obviously you have the consideration with regard to intrusion that road safety experts are consulted if there is a problem with regard to this. We would finally add that in recent years there has been a bad accident on this blind bend when a vehicle entered the garden of Moorgreen house through the hedge!

Thank you for your attention.

Sincerely

Anne Davies. (Also for Jeremy Davies).

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 26 February 2001

Application Number: F/2001/3382

Proposal: Proposed formation of new vehicular access and blocking off of existing access.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Burgess C/O Micheal Vaughton Associates.

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).

The proposed access would increase the number of points at which vehicles enter and leave Lower Sandhurst Road where visibility would be substandard. This would adversely affect road safety and the flow of traffic.

Signed: _____ **Print name:** Adam Coggins 13/03/01

PLANNING SERVICES
POL
DC
APP
CS 065 EXC
12 MAR 2001
COPIES TO:
ACK: ✓
FILE:

The Old Thatch,
Drift Lane,
Lower Sandhurst Road,
FINCHAMPSTEAD,
Berks.
RG40 3TH
Tel/fax: 01252 873204
Email: rosemary@oldthatch13.freeserve.co.uk

The Chief Planning Officer,
Wokingham District Council,
Shute End,
Wokingham, Berks RG40 1WR

9 March 2001

Your ref. ME/EMY/Circuit F/2001/3382

Dear Sirs,

RE. PROPOSED FORMATION OF NEW VEHICULAR ACCESS AND BLOCKING OFF OF EXISTING ACCESS – BROOMFIELD, LOWER SANDHURST ROAD, FINCHAMPSTEAD, BERKSHIRE

We thank you for your letter dated 26 February notifying us of the plan submitted for the proposed formation of new vehicular access and blocking off of existing access at the above property. We are pleased to say that we are happy with the proposal and trust that the same will be granted.

We would however ask that the following points be borne in mind when giving any consent:-

1. There are in fact 2 existing accesses in Drift Lane, one where shown on the plan and the other alongside the oak tree, further to the north, which has never been shown on the plans and which we have raised in previous correspondence with you. Any consent to the blocking off of the existing accesses should provide for both accesses to be blocked off and not opened again onto Drift Lane in the future, and with suitable landscaping requirements being imposed so that the accesses are blocked off with the same sort of landscaping as at present exists either side of the accesses. In this respect the lower of the two accesses, ie. the one nearer to Lower Sandhurst Road, currently has a mature laurel hedge and we would suggest that the landscaping should provide that this laurel hedge be continued to the same height and maturity as the current laurel hedge and that the more northerly access that currently has broken and wired-up gates be taken down and that access also be landscaped with mature trees to the same height as the existing hedging/trees/shrubs either side of the upper gateway.

2. We trust that the higher of the two oaks, ie. the one on the northern boundary just above the higher access from Drift Lane together with the mature oak on the corner of Lower Sandhurst Road and Drift Lane both have Tree Preservation Orders on them and that they will be fully protected both during building and demolition and afterwards.

3. We wonder whether the permission as granted could restrict the width of the access. The access proposed seems very large indeed although it is, of course, difficult to scale this on the plan.

4. We assume that any permission granting new vehicular access from Lower Sandhurst Road will require the ditch between the grass verge and the garden at Broomfield to be crossed over so as to the leave the ditch underneath still operational and running.

5. We refer back to our letters dated 21 June 2000 in respect of Mr & Mrs Burgess' original application and our letter of 17th September, 1999 in respect of the previous owners Mr. and Mrs. Guliver's first application. In both letters we stated:-

"The house to have direct access to the Lower Sandhurst Road rather than the rather dangerous access off an unmade lane (Drift Lane) so near to a main road and bad bend, especially as the vehicle movements are to be increased as a result of a much larger replacement dwelling".

We have therefore since 17 September 1999, when the 1st application was submitted been suggesting that access should be from Lower Sandhurst Road and that the existing accesses in Drift Lane should be blocked up. Currently if one tries to drive out of Drift Lane onto Lower Sandhurst Road to turn left, one has to be very careful indeed and the danger of an accident would, of course, increase with a much larger number of vehicle movements from the property.

One last point that occurs to us is that the vast majority of the houses with addresses in Lower Sandhurst Road in fact front on to that road and not on to any side road.

We trust in the circumstances that the Council will feel minded to permit the proposed formation of the new vehicular access and blocking off of existing access, subject to the points raised above.

Yours faithfully,

Rosemary Smith
(on behalf of self and Dr I.J. Hossack)

FROM: Emy Circuit

DATE: 26 February 2001

SIGNED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3382

Proposal: Proposed formation of new vehicular access and blocking off of existing access..

Site Address: Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs Burgess C/O Micheal Vaughton Associates.

Your observations are required in respect of this application **by 22/03/2001** .

The Parish Council has no objections to this application.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

09 MAR 2001

COPIES TO:	ACK:
	FILE:

SIGNED: C.S.Cl

DATE: 8-3-01

Clerk To Finchampstead Parish/Town Council.

REVISED CONFIRMATION OF E-MAIL

PLANNING SERVICES	HPT
POL	TLS
DC E+C	ENF
APP	
CS 008	EAC
06 MAR 2001	
COPIES TO:	ACK:
	FILE:

Greenacres,
Lower Sandhurst Road,
Finchampstead,
RG40 3TH.

Emy Circuit,
Planning Officer,
Wokingham District Council,

1st March 2001.

Dear Ms Circuit,

Broomfield, Lower Sandhurst Road. F/2001/3382
Application for new access.

We were appalled to see this application following on so closely to the recently determined replacement dwelling. It would be unfortunate if this site, having already been allowed considerable increased development, is allowed further applications for development that cumulatively will do inestimable damage to the character of the area.

When the recent replacement dwelling was allowed the officers conclusion was that :-

'the proposals would result in a substantial increase in the scale of the development on the site, in comparison to the existing and previously approved dwellings. However the design and siting of the proposal reduce its prominence and would prevent it having a greater impact than the previously approved scheme. On balance it is considered that, because the proposal would be less prominent than the approved dwelling, the rural character of the area would be better retained and planning permission should be granted.'

We object most strongly to this application on the following grounds:-

- To allow this new access will destroy much of the screening that is present on the southern boundary and will open up the sight of the house from the south. This completes negates the thinking behind the allowing of the new replacement dwelling in that it would become more intrusive into the landscape than the previous approval by virtue of removing old established screening.

- The access proposed is between our entrance and the entrance to Drift Lane. Almost immediately after that is a very dangerous blind bend. If allowed this would mean two accesses in close proximity to this blind bend which would present a considerable hazard and make our exit more dangerous. It would also be an additional hazard to drivers as they come westerly around the bend.

- To make this access would mean removal of young established evergreen trees and part of an old hedge. Hedges in this area are protected as giving the character to the area and there is precedent where hedges that have been removed been required to be replanted.

- To remove this hedge and put in an access would have the effect of increasing the 'urbanised' aspect of the area at a point where the area is at its most established as rural type settlement. One would see, from the south, not only the gates but also a driveway and parked cars. A large expanse of lawn would also be destroyed to create the driveway. It would open up this site from the aspect where at present it is entirely screened. The young trees will, if this application is refused, and they are allowed to mature, further enhance the screening effect.

- The existing property already has two accesses onto Drift Lane although the current occupiers have blocked one off. It is believed that the property has part ownership of Drift Lane onto which the existing accesses open and therefore access onto the lane could not be deemed to constitute a problem. The current accesses have been adequate in the past and give scope if required for in/out access. They give immediate access to the parking area of the new dwelling and this is very obvious on the plans submitted with the previous application. It is difficult to see therefore why there should be any need for a new access onto Lower Sandhurst Road that would justify increasing visual intrusion and urbanisation.

We would ask that this application is refused therefore for the following reasons:-

- **The application would erode the rural character of the area by the opening up of the sight of the property from the south, by the urbanising effect of gates and a driveway on a very rural lane, and by the removal of an old hedge.**

- **The proposed access would constitute an additional hazard to traffic in the proximity of a dangerous blind bend.**

- **There would appear to be no safety problems, or access problems with the existing two entrances to the property which exit onto Drift Lane.**

The area, is already going to be significantly affected by a very large replacement dwelling allowed on a finely balanced decision based purely on the reduced prominence of the dwelling to that already allowed.

We look to WDC to ensure that there is no further erosion to the rural character of the area and that they consider the effect of this application on their already 'finely balanced decision'.

Yours sincerely

Anne and Jeremy Davies

Emy Circuit
From: John R Mitchell
Sent: 01 March 2001 13:39
To: 'Jeremy Davies'; Emy Circuit
Cc: John R Mitchell
Subject: RE: F/2001/3382

Dear Mr and Mrs Davies

Thank you for your email and enclosed letter. I appreciate the depth of your concern over this matter. Please be assured that I will ensure your views are fully taken into account in formulating my recommendation.

best wishes
John Mitchell

-----Original Message-----
From: Jeremy Davies [SMTP:minder@beeb.net]
Sent: 01 March 2001 13:32
To: Emy.Circuit@wokingham.gov.uk
Cc: John Mitchell
Subject: F/2001/3382

Dear Mr Mitchell,

You are aware already of our strong feelings about the approved dwelling at Broomfield. This further application would appear to be the start of further applications on this site and it would seem highly probably that the next will be for a garage as predicted by one of the counsellors at the previous decision. Cumulatively these will further destroy the area. It is essential that this application is very carefully considered in the light of the comments made in support of the previous application and that no further creeping destruction of the rural character of the area is allowed.

We are bringing it to your attention in your capacity as Development Control Manager because of our concerns and feelings that it is so important. We would ask that you give it your personal attention.

Sincerely
Anne and Jeremy Davies. << File: Broomfield drive.doc >>

? See hard copy received 6/3/01

Received by Wokingham District Council

Application No: F/2001/3382

Proposal:
Proposed formation of new vehicular access and blocking off of existing access.

Location:
Broomfield, Lower Sandhurst Road, Finchampstead, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

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 22/03/2001. 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 normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

26 February 2001

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **26 February 2001**

My ref: F/2001/3382

CONFIDENTIAL

Councillor Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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 Councillor

Application Number: F/2001/3382
Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed formation of new vehicular access and blocking off of existing access.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3382**
Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed formation of new vehicular access and blocking off of existing access.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Cockroft

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6479

Date: **26 February 2001**

My ref: F/2001/3382

CONFIDENTIAL

Councillor Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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 Councillor

Application Number: F/2001/3382
Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.
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Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3382**
Broomfield, Lower Sandhurst Road, Finchampstead, Wokingham.
Proposed formation of new vehicular access and blocking off of existing access.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Long

**********FILE COPY**********

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~31 JAN 2001~~ Valid 4 FEB 2001
Officer: EXC	Application No. F/2001/3382

Map No. 122 Site 027
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED FORMATION OF NEW VEHICULAR ACCESS AND BLOCKING OFF OF EXISTING ACCESS.

Location: BROOM FIELD, LOWER SANDHURST ROAD

Parish: FINCHAMPSTEAD Ward: Finch South 26.2.01 JV

Applicant: MR | MRS BURGESS

Fee Received 95-00 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	include access in red line.	✓ 14/2	
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	~~only 4 copies~~ OK		
4	Correct S 66 certificate	Is this all applicants land? Any WDC land?	6/2	
5	Elevation plans	If so serve notice. New Dropped kerb?	Owners land?	
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 : 26.2.04 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....✓
Highways .....

EXTERNAL CONSULTATIONS

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

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

No pre apps
Rural area
River Valley Policies Area

NEIGHBOURS:

Site notice and see map ✓

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

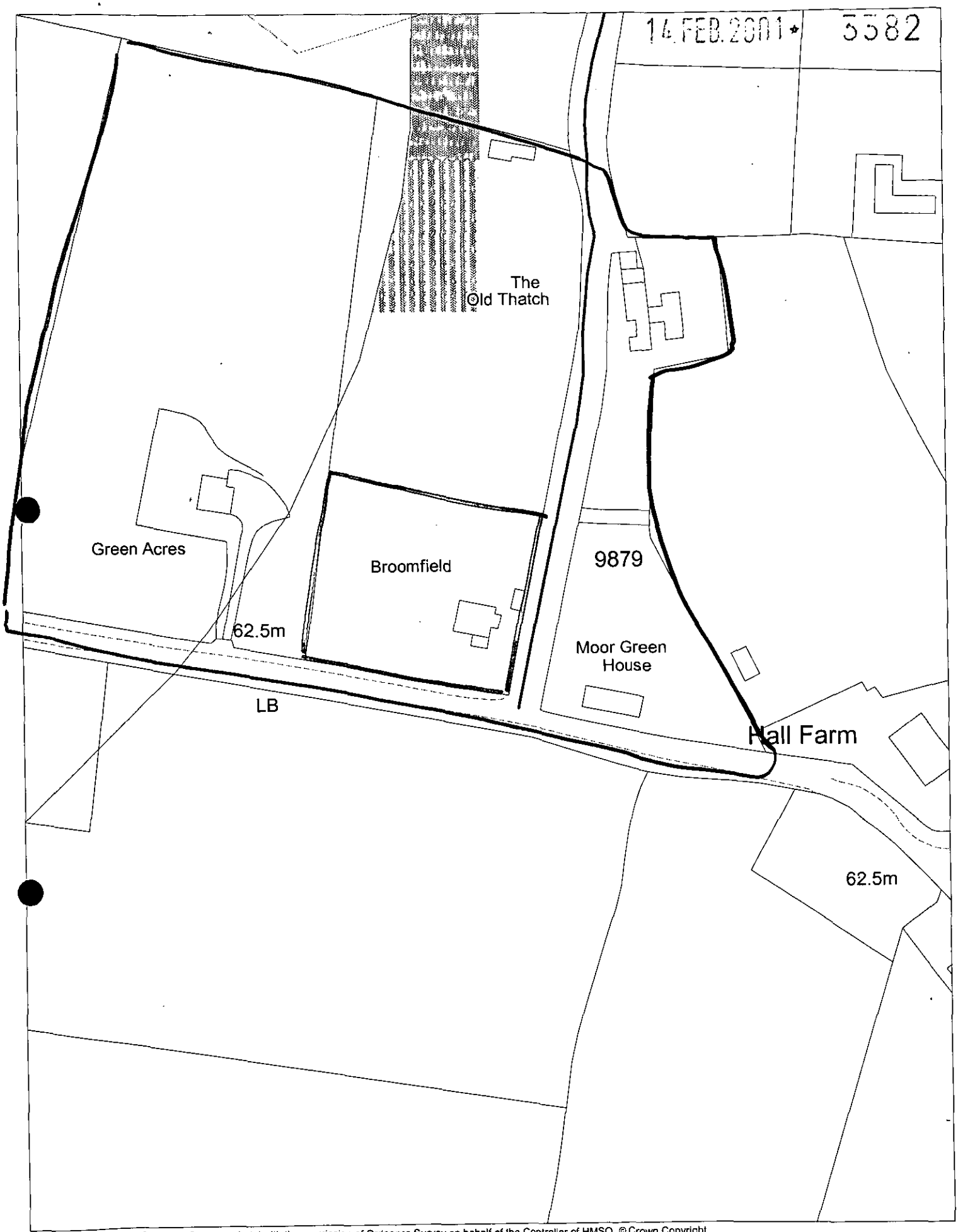
APPLICATION NUMBER: F/2001/3382
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Landscape and the environment agency	21 days.	21·3·01

Kate, please can we consult landscape + the Environment Agency on this one. Thanks

Emy.

Sent 21.03.01.



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Development Control Section, Environmental Services, Wokingham District Council.
1 February 2001

Scale: 1 : 1250

N
W E
S

Broomfield
ADDRESS LOWER SANDHURST ROAD PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No. SU8062 (122

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
99/70338/F	Mr. & Mrs. Gulliver	Replacement Dwelling	13/10/99	G
F/2000/1584	Mr. & Mrs. Burgess			

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

14.FEB.2001* 5582

14 FEB 2001

MICHAEL VAUGHTON ASSOCIATES
CHARTERED ARCHITECTS

Rectory Mews
Crown Road
Wheatley
Oxford OX33 1UL
Tel: 01865 873936
Fax: 01865 875275

Our ref: 2022/01a30WDC/RA/tc

30th January 2001

Wokingham District Council
Planning Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir or Madam,

Re: Proposed formation of new vehicle access and blocking off of existing access at Broomfield, Lower Sandhurst Rd, Finchampstead.

Please find enclosed 4 copies of drawing no's 2022/P05A and P06 together with forms, particulars and a cheque to the sum of £95.00 all as required to complete a full planning application to form a new vehicular access on to Lower Sandhurst Road.

I trust this will all be in order but should you have any queries please do contact me.

Yours faithfully

Richard Anderson BA(Hons) Dip Arch ARIBA
Cc Mr and Mrs Burgess

Partners:
Richard G. Anderson B A (Hons) Dip Arch RIBA
J. Michael Orr BSc BArch RIBA

Consultant:
Michael J. Vaughton Dip Arch ARIBA

VAT Registration No: 630 9079 41
www.michaelvaughton.com
e-mail: info@michaelvaughton.com

1509/ab

PLANNING APPLICATION PART 1

14.FEB.2001 3582

WOKINGHAM DISTRICT COUNCIL

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR & MRS G. BURGESS
	ADDRESS	BROOMFIELDS LOWER SANDHURST ROAD
		FINCHAMPSTEAD
	POST CODE	RG40 3TH Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	MICHAEL VAUGHTON ASSOCIATES
	ADDRESS	RECTORY MEWS CROWN ROAD
		WHEATLEY
	POST CODE	OX33 1UL Tel No.
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	BROOMFIELDS LOWER SANDHURST ROAD FINCHAMPSTEAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	
5. Give brief details of the proposal	ABOUT THE APPLICATION	CLOSING OFF EXISTING VEHICULAR ACCESS AND FORMATION OF NEW VEHICULAR ACCESS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☑
- 1:500 Block Plan ☑
- 1:100 Elevations ☐
- 1:100 Floor Plan ☐
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- ALTERATION or EXTENSION ☐
- CONSTRUCTION OF NEW BUILDING ☐
- DEMOLITION ☐
- OTHER: FORMATION OF NEW VEHICULAR ACCESS

9. What type of Planning application are you applying for ?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. Go to Question 10.
- FULL PERMISSION ☑ Go to Question 11.
- TEMPORARY PERMISSION ☐ State period required. Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. Go to Question 11.
- *VARIATION/RELAXATION OF CONDITIONS* ☐ State relevant application No.
  Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

- EXTERNAL APPEARANCE ☐
- MEANS OF ACCESS ☐
- SITING ☐
- DESIGN ☐
- LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N/A

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / NO

N/A

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / NO

N/A

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

YES / ~~NO~~

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / NO N/A

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

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 (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £95.00

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR & MRS G. BARNES DATE 30.06

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(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).

CERTIFICATE A

I certify that:

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.

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

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

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

1789/b

CERTIFICATE D

14 FEB 2001 * 5582

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.

OR

● 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) .....

.....

(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).

● 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 MR & MRS G. BURGESS

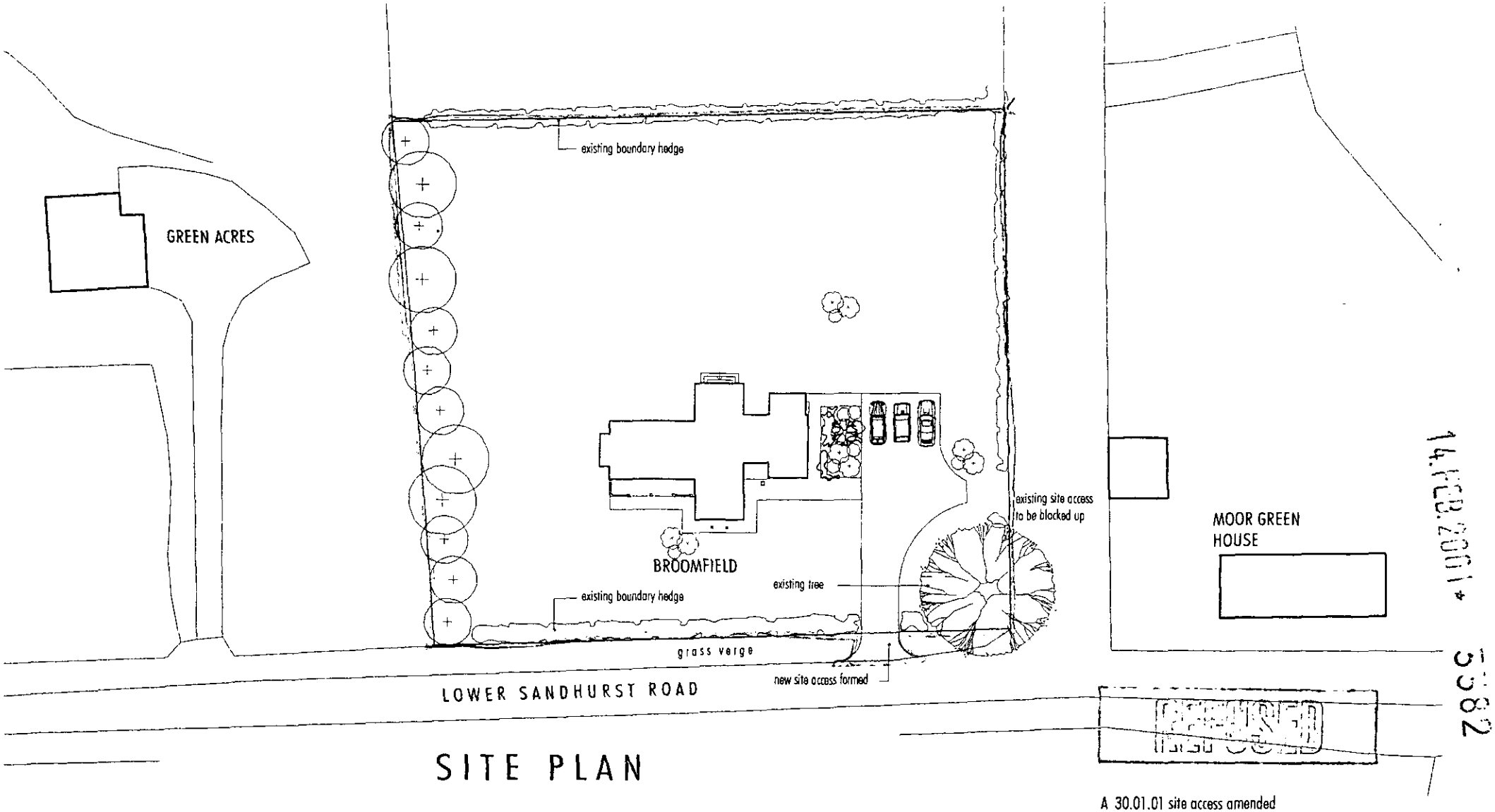
Date 30.1.01

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

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3382**
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				



14 FEB 2001

3582

SITE PLAN

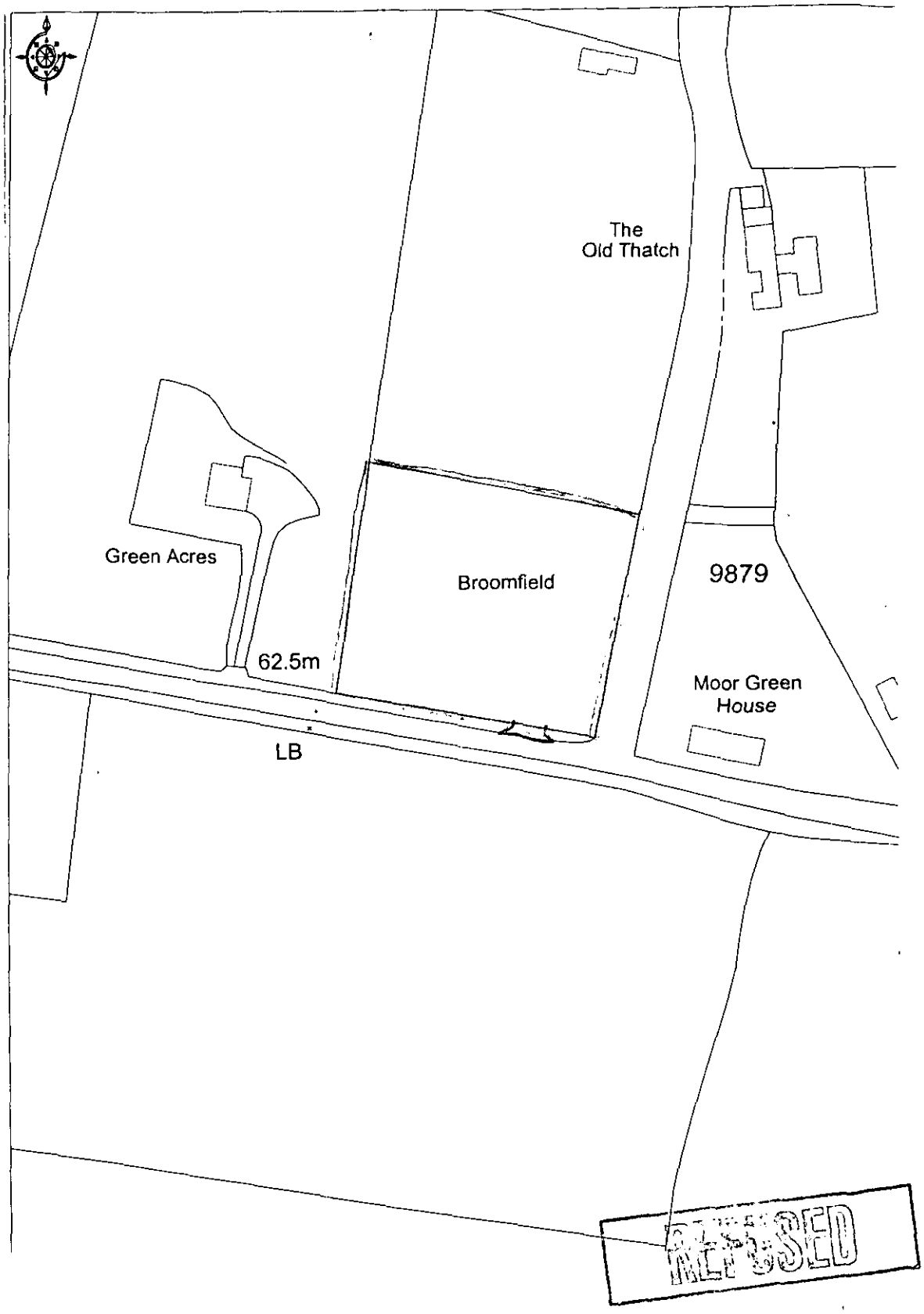
A 30.01.01 site access amended

Michael Vaughton Associates
Rectory Mews, Crown Road, Wheatley, Oxon. OX33 1UL. Tel: (01865) 873936

PROJECT
PROPOSED REPLACEMENT DWELLING,
BROOMFIELD, LOWER SANDHURST, FINCHAMPSTEAD

scale 1:500	client MR & MRS BURGESS		
date 19/1/01	drawing SITE PLAN		
drawn AG			
job 2022	no. 2022-P05	rev A	

14 FEB 2001 * 5582



RECEIVED

Michael Vaughton Associates

Rectory Mews Crown Road Wheatley Oxford OX33 1UL Tel: (01865) 875936

PROJECT
BROOMFIELD
LOWER SANDHURST RD FINCHAMPSTEAD

SCALE 1:1250	TITLE LOCATION PLAN
DATE	
DRAWN	
JOB 2022	NO. P06 REV