APPLICATION NO:
DEM/2001/4523

LOCATION:
12, 14 & 20 Wellington Road, Wokingham.

APPLICANT:
Wokingham District Council Property Department

PROPOSAL:
Proposed demolition of 3 dwellings.

EARLIEST DATE FOR DECISION: **21/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/08/2001

CASE OFFICER: **Emy Circuit**

APPROVED

3x S/N N/8

978

00

Tel: (0118) 974 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 22 august 2001
My ref: EXC/DEM/2001/4523
Your ref:

fencing
hours.

detail scheme
> 3mths. 16wks or date
or notice discuss temp
landscaping

F.A.O. Tony Parsons
Property Services
Civic Offices
Shute End
Wokingham

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 Sirs

PRIOR APPROVAL OF DEMOLITON OF 12, 14 & 20 WELLINGTON ROAD

With regard to the above proposal, I write to inform you that prior approval has been GRANTED, subject to the following conditions:

CONDITIONS

1. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and demolition vehicles loading, off-loading, parking and turning within the site during the demolition period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
2. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.
4. No demolition shall take place, until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development, landscaping of the site following demolition and details of the proposed boundary treatment. The approved landscaping scheme, including all planting, seeding or turfing shall be carried out in the first planting and seeding seasons following demolition of the buildings and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or

become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

1. To prevent queuing and parking off site, in the interests of highway safety and convenience.
2. In the interests of highway safety and convenience.
3. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
4. In the interests of visual amenity.

With regard to condition 4, if a temporary use of the site can be agreed and approved within this timescale, then this condition may become irrelevant but, in view of the prominent location of the site, it is considered necessary to ensure that the site does not become overgrown or appear derelict.

In addition you are reminded that a Demolition application must be made to the Building Control Section prior to work commencing.

If you have any queries please contact the case officer, Emy Circuit on 0118 974 6479.

Yours sincerely

M L Thorp
Principal Development Control Officer

Applicationo	Name & Address
DEM/2001/4523	Andrew Barzcki 1 Denton Road Wokingham RG40 2DX
Application approved	Letter sent: 30/08/01

Emy Circuit

From: Emy Circuit
Sent: 28 August 2001 16:48
To: Coling Lawley; Tina Marinos; Fiona Rolls; Keith Malvern; Liz Siggery; Angus Ross; Denis Morgan; Diane King

Dear Councillor

I am writing to inform you that application DEM/2001/4523, for prior approval of demolition of 12, 14 & 20 Wellington Road, Wokingham was approved, by officers under 'delegated powers', on 22 August 2001, subject to conditions. A copy of the decision notice is attached.

If you have any queries regarding this application, please contact me on 0118 974 6479.

Emy Circuit,
Planning Assistant, Development Control



Wellington Road, demolition de...

WORK SHEET FOR : Emy Circuit

Application Number : DEM/2001/4523

Applicant : Wokingham District Council Property Department.

Location : 12, 14 & 20, Wellington Road, , Wokingham.
Proposal : Proposed demolition of 3 dwellings.

Site Notice Displayed ? :

YES	NO	DATE
✓		

3x orange site notice 14/8 -

Date of Neighbour Notifications : (NB neighbour mentioned previous SIN already removed)

Date of Site Visit : 14 August 2001

Date Registered : 31/07/2001

Earliest Date for Decision : 21/08/2001

Latest Consultation Date/Site Notice Expiry Date : 21/08/2001

This application will have expired on: 28/08/2001. 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 :

Highways - conditions
Building control - demo notice required N03.
Environmental Health - C07o
Neighbours - none received.
Wokingham Tc - no objection (received 23/8)

Planning Issues :

. Method of demolition
. treatment of site after demolition

DEM/2001/4523
12, 14 & 20 Wellington Road, Wokingham

History: The proposal is for the demolition of three dwellings – one detached and two semi-detached houses. These are on land which was purchased to facilitate improvements to the junction of Station Road/Wellington Road/Barkham Road/Oxford Road and the level crossing. The issues around the junction remain unresolved as yet, preventing redevelopment of the site and the houses, which have been unoccupied, are in a rundown state and could not easily be made habitable. There is a current application for demolition of the three houses and temporary use of the site for parking (TP/2001/3600) but there are highway and landownership issues which must be resolved if this proposal is to be feasible/acceptable. In the meantime, demolition of the houses is proposed due to management problems.

Appraisal: The issues that may be taken into consideration are the proposed methods of demolition and the condition that the site following demolition. The proposed method of demolition is by hand for materials that are to be reclaimed and by machine for concrete and brickwork. Following demolition the area would be graded with topsoil.

The method of demolition is considered acceptable, subject to a condition regarding hours of work, as there are dwellings in the vicinity. The site is a prominent one, opposite the station and represents the first-impression of the town for visitors arriving by rail. Therefore, it is considered that, if an appropriate short term use for the land cannot be found soon, it should be landscaped to prevent it becoming overgrown and retaining its current derelict appearance. A condition is proposed – planting would not need to be implemented until the next planting season, so if a temporary use of the site can be agreed in the intervening period the need for landscaping may be superseded.

The Highway Officer recommends a conditions to prevent highway congestion/hazards in the vicinity of this already congested junction.

The issue of security of the site, once it has been cleared has been raised – details of boundary treatments could be the subject of a condition.

Recommendation: conditional approval

Application Number DEM/2001/4523
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			See decision letter

RECORD OF SITE VISIT

SITE ADDRESS: 12, 14 & 20 Wellington Road Wokingham.

APPLICATION NUMBER: DEM/2001/4523

OFFICER: Emy Circuit

DATE OF SITE VISIT: 14 August 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? X3 - Station Rd Fence, Wellington Rd bollard, Park Rd Lamppost

2. DESCRIPTION OF SURROUNDINGS mixed residential + commercial characte, edge of centre

3. DESCRIPTION OF SITE/BUILDING
derelict dwellgs adjacent to cleared derelict site.

4. RELATIONSHIP TO ADJOINING PROPERTIES
Would remove eyesore + concern re squatters ets.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

ES

PLANNING SERVICES	LPT
POL	TLS
DC	ENF
APP	
CO	

23 AUG 2001

COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: DEM/2001/4523

Proposal: Proposed demolition of 3 dwellings

Site Address: 12, 14 & 20 Wellington Road, Wokingham

Applicant: Wokingham District Council Property Department

Your observations are required in respect of this application **by 21/08/01**

No objection

SIGNED: RA Harcourt **DATE:** 21/08/01

pp **CLERK TO Wokingham Town Council**

Emy Circuit

From: TMarinos@aol.com
Sent: 12 August 2001 15:25
To: emy.circuit@wokingham.gov.uk; anna.cronin@wokingham.gov.uk
Subject: Houses in wellington Road

Dear both

I believe that the demolition order for these houses is now in hand within 28days from August 3rd. However I feel I should inform you both that at present there are squatters living in these houses [one certainly sems to be in semi permanent residence].

I am assuming that once this area is cleared it will be secured otherwise I can see travelllers parking there.

Regards

Tina Marinos

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Emy Circuit Development Control	Your Ref:	DEM/2001/4523
From:	John Mullaney Environmental Heath	My Ref:	
		Date.	August 6, 2001

PROPOSED: DEMOLITION OF 3 DWELLINGS

LOCATION: 12/14 AND 20 WELLINGTON ROAD, WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application but would recommend that standard planning condition C070 is attached regarding hours of work on site.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

ES

07 AUG 2001

COPIES TO:	ACK:
	FILE:

From ~~To~~:
Building Control

To ~~**From:**~~ Emy Circuit

BUILDING CONTROL
31 JUL 2001

Date: 31 July 2001

Application Number: DEM/2001/4523

Proposal: Proposed demolition of 3 dwellings..

Site Address:
12, 14 & 20, Wellington Road, , Wokingham.

Applicant:
Wokingham District Council Property Department.

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

A demolition application will have to be made to building control prior to work commencing.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

0 6 AUG 2001

COPIES TO:	ACK:
	FILE:

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 31 July 2001

Application Number: DEM/2001/4523

Proposal: Proposed demolition of 3 dwellings.

Parish: WOKINGHAM TOWN

Site Address:
12, 14 & 20, Wellington Road, , Wokingham.

Applicant:
Wokingham District Council Property Department.

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).

1/ Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and demolition vehicles loading, off loading, parking and turning within the site during the demolition period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

R129.

2/ C130, R130. (Delete: Construction & INSERT: Demolition).

Signed: _____ **Print name:** Adam Coggins 8/8/01

Received by Wokingham District Council

Application No: DEM/2001/4523

Proposal:
Proposed demolition of 3 dwellings.

Location:
12, 14 & 20, Wellington 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 take this letter with you or quote application number DEM/2001/4523 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 21/08/2001. 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 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.

Head Planning and Transportation

31 July 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 JUL 2001	
Officer: EXC	Application No. DEM / 2001 / 4523

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

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

Description:
(DEM) PROPOSED DEMOLITION OF 3 DWELLINGS

Location: 12, 14 & 20 WELLINGTON ROAD

Parish: WOKINGHAM Ward: .....

Applicant: WDC PROPERTY DEPT

transfer from N117E 8000

Fee Received 35-00 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

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

INTERNAL CONSULTATIONS

(Building Control) ✓ 31/7.....
Landscape .....
Trees .....
Conservation Officer .....
(Environmental Health) ✓ 31/7.....
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) ✓ 31/7.....

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:

.....
.....
.....

NEIGHBOURS:

.....
.....
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.....
.....
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.....
.....

1949a Rec'd 8.00AM 31.7.01

EXC

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PART 31

Office use only

Ref: DEM/2001/4523

Date rec: 31 JUL 2001

Date ackn: 31 JUL 2001

28 day deadline: 28-08-01

Determination form

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:
- the authority have notified you in writing that prior approval is not required; or
- you have received approval from the authority; or
- at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

i. Name and address of person(s) submitting this form

W.D.C. PROPERTY DEPARTMENT. CIVIC OFFICES, SHUTE END

Telephone

0118 974 6748 (TONY PARKINSON)

ii. Address of application site (if different from i. above)

12, 14 & 20 WELLINGTON ROAD. WOKINGHAM,

iii. Type of building to be demolished

Dwelling ☑

Non residential building attached to a dwelling ☐

(tick box)

1949b

iv. Method of demolition (Please give details)

BY HAND TO RECLAIM. MATERIALS.
BY MACHINE FOR CONCRETE AND BRICKWORK.

v. Proposed restoration of site (Please give details)

DEMOLISH TO OVER SITE AND GRADE AREA WITH TOP SOIL

vi. 1:2500 scale Location Plan with application site outlined in red attached. ☑

vii. Display of site notice and fee

(a) I hereby declare that a site notice has been posted at or near the application site in a prominent position so that it is visible to members of the public and that it will be displayed for a period of not less than 21 days from the date of this application.

(b) I enclose a fee of £20 in respect of the application. (Cheques should be crossed and made payable to Wokingham District Council).

Signature

A.J. Parkinson

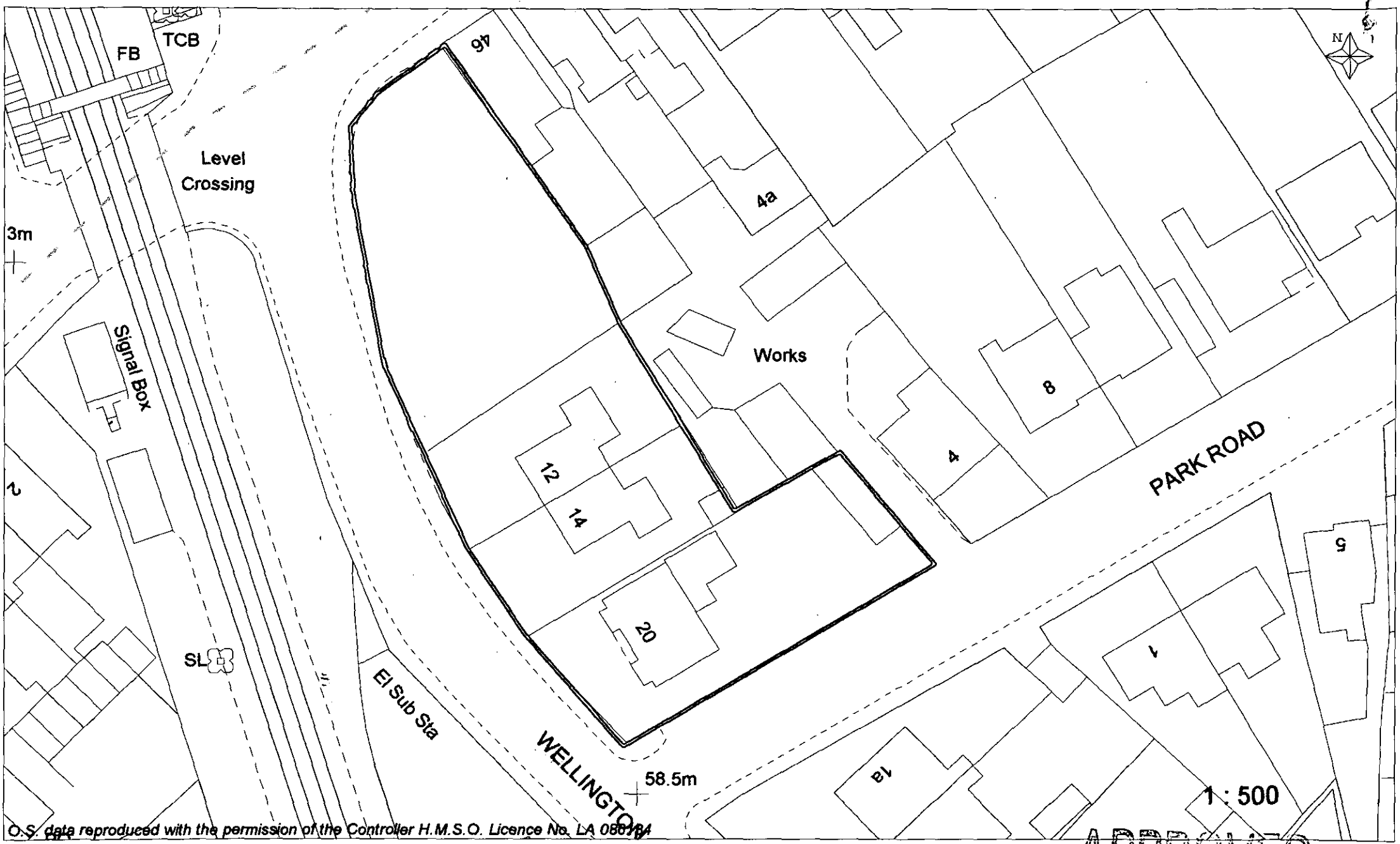
Name (BLOCK CAPITALS)

A. J. PARKINSON.

CODE TO BE CHARGED.
N117E8000 ~~£20.00~~ 35-00

Date

31. 7. 01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TCB
Level Crossing
3m
Signal Box
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SL
El Sub Sta
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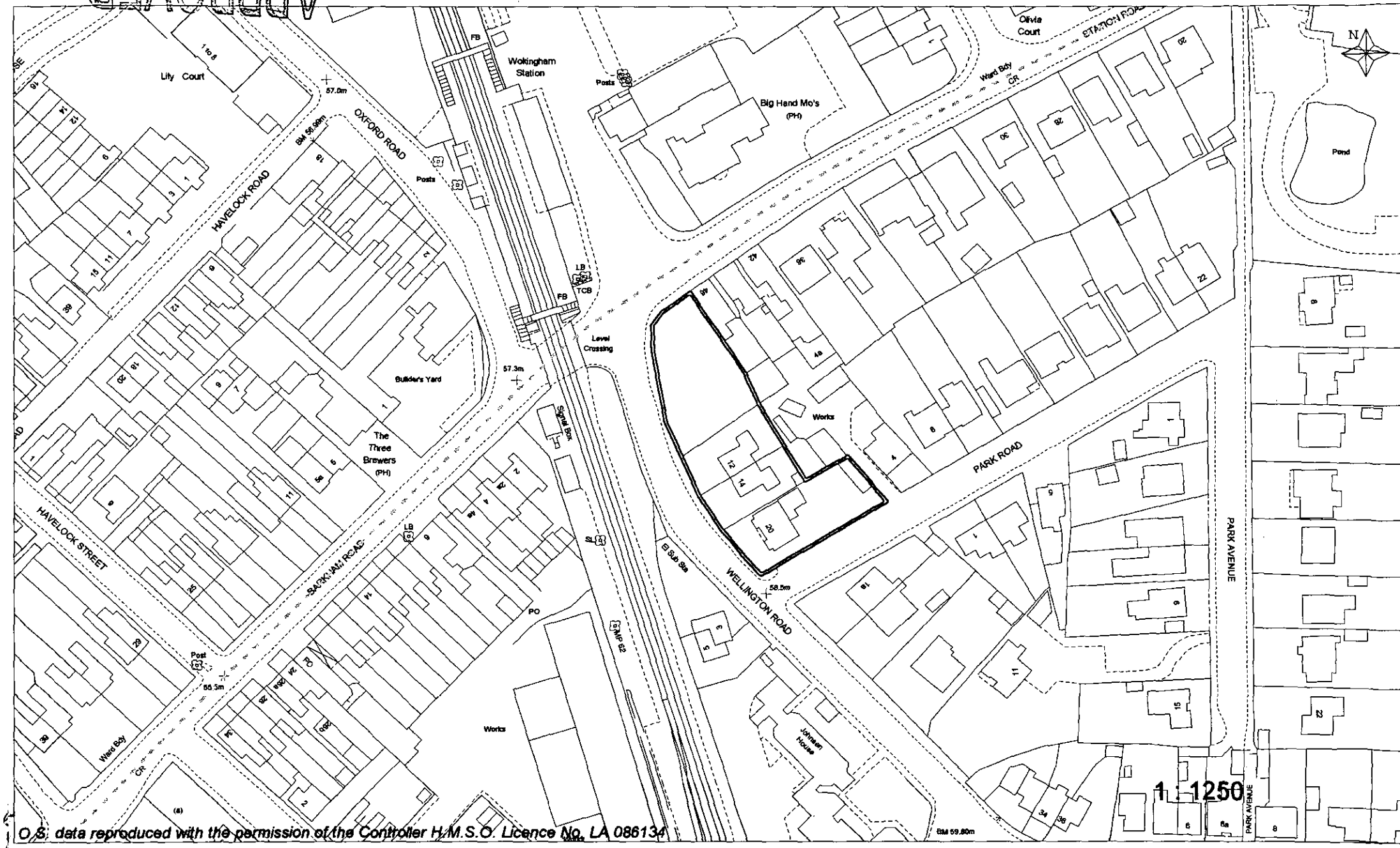

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