APPLICATION NO:
O/2000/1858

LOCATION:
6 Purslane, Wokingham.

APPLICANT:
Mr & Mrs P Southwell C/O Day Tanner Partnership

PROPOSAL:
f Outline application for the proposed erection of one dwelling.

EARLIEST DATE FOR DECISION: **29/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
23/08/2000

CASE OFFICER: **Mrs B Polnik**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Southwell
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: O/2000/1858

Parish: **WOKINGHAM**

Location: **6, Purslane, Wokingham.**

Proposal: **Outline application for the proposed erection of one dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. a) Approval of the details of the design, external appearance and landscaping, the means of access thereto and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Condition
2. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition
3. Prior to the commencement of works the Copper Beech tree shall be protected in accordance with the details shown on plan 1410/02C, received by the Local Planning Authority on 23rd August 2000. The protective fences must be 1.2m high cleft chestnut pale on a wood or scaffold framework and shall be maintained as such until building works have been completed.

Condition
4. Prior to the commencement of works details of the routes of proposed underground services shall be submitted to and approved in writing by the Local Planning Authority. These should be located outside the protected zone of the tree otherwise details of the method of installation must also be submitted. These works shall be carried out as approved.

Condition
5. The temporary site access and drive to the dwelling shall be constructed in accordance with the details shown on plan 1410/02C, received by the Local Planning Authority on 23rd August 2000.

Condition
6. The development shall not commence until details of all boundary treatment(s) has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The approved scheme shall be maintained in perpetuity.

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

Condition
8. 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.

Condition
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995) or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
10. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
11. No building shall be occupied until the vehicular access has been surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

Reason
1. a) No such details have been submitted.

b) & c)In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

Reason
2. In the interests of visual amenity.

Reason
3. To ensure that the tree which is important to the visual amenity of the area is not damaged during building works.

Reason
4. To ensure that the tree which is important to the visual amenity of the area is not damaged during building works.

Reason
5. To ensure that the tree which is important to the visual amenity of the area is not damaged during building works.

Reason
6. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
9. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
10. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
11. To avoid spillage of loose material onto the carriageway and in the interests of road safety.

Informative
1. The Head of Engineering Services at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

Informative
2. 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 STV1and SBE1/2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WBE11.

John Mitchell
Development Control Manager
Date: 01/11/2000

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

RECORD OF SITE VISIT

SITE ADDRESS: 6 Purslane
Wokingham.

APPLICATION NUMBER: O/2000/1858

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 7.8.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

Predominantly residential.

3. DESCRIPTION OF SITE/BUILDING

Existing side garden

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES large copper beech covered by TPO

ACCESS/PARKING refer to plan

LEVELS

BOUNDARY TREATMENT condition required

OTHERS

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs P Southwell
C/O Day Tanner Partnership
11 – 13 Dukes Ride
Crowthorne
Berkshire
RG45 6LZ

Application Number: O/2000/1858

Parish: **WOKINGHAM**

Location: **6, Purslane, Wokingham.**

Proposal: **Outline application for the proposed erection of one dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition

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Condition
3. Prior to the commencement of works the Copper Beech tree shall be protected in accordance with the details shown on plan 1410/02C, received by the Local Planning Authority on 23rd August 2000. The protective fences must be 1.2m high cleft chestnut pale on a wood or scaffold framework and shall be maintained as such until building works have been completed.

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b) & c)In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

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3. To ensure that the tree which is important to the visual amenity of the area is not damaged during building works.

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Reason
6. To safeguard the visual amenities of neighbouring properties and the locality.

Reason
7. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
8. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

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2. 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 STV1and SBE1/2.

Deposit Draft Wokingham District Local Plan Policies WOS2, WBE1 and WBE11.

John Mitchell
Development Control Manager
Date: 01/11/2000

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

Tel: 0118 974 6450

Date: 20.10.00

My ref: O/2000/1858

CONFIDENTIAL

Councillor R Wyatt
33 Sturges Road
Wokingham
RG40 2HG

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: O/2000/1858
6, Purslane, , Wokingham.
Outline application for the proposed erection of one dwelling.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 30.10.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **O/2000/1858**
6, Purslane, , Wokingham.
Outline application for the proposed erection of one dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Wyatt

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Tel: 0118 974 6450

Date: 20.10.00

My ref: O/2000/1858

CONFIDENTIAL

Councillor J Green
102 Arnett Avenue
Finchampstead
RG40 4EE

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: O/2000/1858
6, Purslane, , Wokingham.
Outline application for the proposed erection of one dwelling..

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If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Applicationo	Name & Address
O/2000/1858	Mr & Mrs Sheterline Wixenford 13 Murdoch Road Wokingham RG40 2DG
O/2000/1858	A E Jones & D Norford-Jones Applecross 11 Murdoch Road Wokingham RG40 2DG

App. approved
Letter sent 08/11/00

WORK SHEET FOR : Mrs B Polnik

Application Number : O/2000/1858

Applicant : Mr & Mrs P Southwell C/O Day Tanner Partnership.

Location : 6, Purslane, , Wokingham.
Proposal : Outline application for the proposed erection of one dwelling.

Site Notice Displayed ? :	YES	NO	DATE
		✓	7.8.00

* Neighbours notified by letter

Date of Neighbour Notifications : .....

Date of Site Visit : 7.8.00

Date Registered : 28/06/2000

Earliest Date for Decision : 29/07/2000

Latest Consultation Date/Site Notice Expiry Date : 29/07/2000

This application will have expired on: 23/08/2000. 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 :

- Arboricultural Officer : comments on drawing no. 1410/02a. No objection subject to conditions re: tree protection during construction and details of services.
- Highway Officer : no objection subject to conditions
- Env. Health : no objection subject to condition re: hours of working
- Parish Council : recommend refusal on grounds that the position of the drive and dwelling would appear to be damaging large Copper Beech.

~~**Planning Issues**~~ **:**

- Letters of representation : 2 letters received

  One letter : no objection in principle but serious concerns over impact on tree

  Second letter : object due to adverse impact on tree, devaluation of surrounding properties, impact on character of area.

Application Number: O/2000/1858

Appraisal:

A. Principle of development

Policies STV1 of South East Area Local Plan; and WSO2 of Wokingham District Local Plan

The site is located within the settlement boundary of Wokingham where there is a general presumption in favour of development subject to no adverse impact on character of area, amenities of neighbouring occupiers etc.

B. Impact on the visual amenity and character of area

Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

The area is characterised by detached houses on fairly spacious plots. Purslane itself is a more recent development built in the last decade comprising of detached houses on smaller plots than those in Murdoch Road and it is considered that the erection of a dwelling in this location would not be detrimental to the character or visual amenity of the area subject to no adverse impact on the Copper Beech tree which makes an important contribution to the streetscene/visual amenity of the area (refer to paragraph C). Issues of design will be dealt with at the reserved matters stage.

C. Impact on the Copper Beech tree

Policies SBE1/2 of South East Area Local Plan; and WBE1 & WBE11 of Wokingham District Local Plan

There is a large Copper Beech tree within the application site which is the subject of a TPO. The proposed dwelling would be sited 13.5m to the rear of this tree. The Arboricultural Officer is satisfied that subject to conditions regarding tree protection and further details of proposed services the health of this tree would not be adversely affected. Details already submitted relating to method of construction of access, position of temporary access and storage of materials during construction.

D. Impact on amenities of neighbouring occupiers

Policies SBE1/2 of South East Area Local Plan; and WBE1 of Wokingham District Local Plan

Due to the relationship with adjoining properties it is not considered that the amenities of neighbouring occupiers would be adversely affected.

E. Highway Issues

No highway objection raised to the principle of development subject to conditions.

F. Concerns of residents

Issues of impact on character of area and the existing tree have been dealt with. Devaluation of properties is not a planning matter.

RECOMMENDATION: Approval: ☑ **~~Refusal:~~** ☐

Application Number O/2000/1858
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions / ~~Reasons for Refusal~~
			'Outline permission'
1.	C002	R002	design, external appearance and landscaping
2.	C151	R151	'Landscaping to be carried out'
3.			Prior to the commencement of works the Copper Beech tree shall be protected in accordance with the details shown on plan 1410/02C, received by the LPA on 23rd August 2000. The protective fences must be 1.2m high cleft chestnut pale on a wood or scaffold framework and shall be maintained as such until building works have been completed.
		Reason:	To ensure that the tree which is important to the visual amenity of the area is not damaged during building works
4.			Prior to the commencement of works details of the routes of proposed underground services shall be submitted to and approved in writing by the LPA. These should be located outside the protected 'zone' of the tree otherwise details of the method of installation must also be submitted. These works shall be carried out as approved.
		Reason	as condition 3.
5.			The temporary site access and drive to the dwelling*
6.	C017	R017	'Boundary Treatment'
7.	C100	R100	'Slab levels'
8.	C070	R070	'Hours of construction'
9.	C049	R049	garage
10.	C122	R122	parking
11.	C140	R140	surfacing access insert '5m'.

* shall be constructed in accordance with the details shown on plan 1410/02C, received by the LPA on 23rd August 2000.

Reason: as condition 3.

INFORMATIVES: 1. NO7
2. N16 STV1, SBE1/2 of SEALP
WOS2, WBE1 and WBE11 of WOLP.

Wokingham District Council
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Wokingham
RG40 1WR

PLANNING SERVICES | DPT
POL
DC
APP
CS OSS | BCP
14 JUL 2000
COPIES TO: | ACK:
FILE:

Mr & Mrs S Sheterline
Wixenford
13 Murdoch Road
Wokingham
Berkshire
RG40 2 DG

Your Ref: Mrs B Polnik O/2000/1858

11th July 2000

Dear Mrs Polnik

Objection to planning application - 6 Purslane

Thank you for your letter dated 5th July relating to a the application for outline planning permission for an additional dwelling on the above site.

Whereas we do not object in principle to the erection of a further property on the site, we do have serious concerns regarding the suitability of the proposed access due to the proximity of a majestic copper beech which, we believe , is protected by a Tree Preservation Order. Our objection is based on the following:-

- It would appear that the scale drawing does not accurately reflect the size of this tree in as much as the overhanging branches extend to the kerb edging nearest the rear boundary of our property, 13 Murdoch Road. On inspection any access is likely to encroach on the surface roots of this tree to a greater extent than shown on the plan. We would question whether it was possible to position the southern edge (the edge furthest away from us) of the driveway far enough away from the base of the trunk to exclude the risk of damage.
- It is also our understanding there is no identifiable pathway around the existing road boundary between number 6 Purslane and 13 Murdoch Road, the grass verge being designated for this purpose. Should this be the case it would appear that a substantial portion would be lost within the new proposed access. The alternative would be to shift the proposed driveway even closer to the trunk of the tree placing it's survival at even greater risk.
- It is our opinion there would be a requirement to cut back the overhanging branches to allow access to large vehicles such as delivery and removal lorries. This would spoil the natural shape of the tree.
- Although the proposed new drive is designated 'no dig construction', we are concerned that any building activity in it's vicinity, within the confines of the overhanging branches, is likely to cause surface damage and alter the drainage around the roots. Once again this could place this tree at risk.
- No services are shown on the plan. These would require more significant excavations and greater potential damage.

cont'd

In conclusion we currently enjoy an outstanding view from the rear of our property which is straddled by 2 outstanding specimen copper beech trees , both with TPOs. The potential loss of the tree encroaching on the proposed new driveway would represent a significant loss of amenity. We believe that the proposed new drive and associated ground works would represent an unacceptable risk in this regard.

Yours sincerely

Steve and Pamela Sheterline

ENVIRONMENTAL SERVICES DEPARTMENT
PLANNING SERVICES
PO. BOX 157
SHUTE END
WOKINGHAM
RG40 1WR

PLANNING SERVICES | HPT
POL
DC
APP
CS OPD | BLP
COPIES TO:
ACK: ✓
FILE:

APPLECROSS
11, MURDOCH ROAD,
WOKINGHAM
RG40 2DG

7-26-2000.

YOUR REF:- MRS B. POLNIK 0/2000/1858
APPLICATION # 0/2000/1858
SITE ADDRESS 6 PURSLANE, WOKINGHAM.

Dear Mr. Mitchell,

Thankyou for the notification regarding the proposed building in the garden of 6, Purslane. We would like to register our objections based upon the following criteria.

1) The proposed entrance to the site will inevitably damage the preserved Copper Beach tree at the side of the planned drive way.

2) The proposed house will directly impact the environment at the rear of number 11 Murdoch Road. The current garden of 6, Purslane was purchased under the grounds of an extended play area for the Southwells children, covenants on the property were also set to limit future capitalization through development. To build a large dwelling at the bottom of the garden will also undoubtedly devalue the surrounding properties and particularly number 11 Murdoch Road.

over.

3) In August 1999 we purchased Applecross, 11, Murdoch Road for £750,000. We have subsequently spent close to £200,000 restoring the house to its former glory. The end result will become one of Wokingham's finest properties. Few of these Victorian Houses exist in their original states due to continued development for financial gain. These developments are destroying the character of Wokingham and particularly Murdoch Road. These developments are initiated with total distain for the neighbourhood and environment.

4) Number 6 Purslane. The Southwells went to great lengths to inhibit the ~~de~~ refurbishment of Applecross. They objected due to the "mass" of the building among other issues which we believed included "destroying their outlook". The proposed development emphasises the hypocracy of their previous position as now they are proposing a development that will be used purely for financial gain. We are led to believe that the plot will be used (once planning is approved) to solicit offers from local builders to buy the land and number 6. Where is the concern for "outlook" and "mass", does this vanish upon the appearance of pound notes! We trust that the above clearly states our position, we are clearly not interested in limiting progression, but, merely overdevelopment in the interest of Wokingham.

Yours Sincerely

ALAN E. J. JONES DEBORAH NORFORD-JONES.

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 02/10/00

Location: 6 Purslane, Wokingham

Proposal: Outline application for the proposed erection of one dwelling.

Application Number: O/2000/1858

I confirm that the latest drawing, number 1410/02 G demonstrates how the site can be developed without causing damage to the Copper Beech. I, therefore have no objection to planning permission being granted.

Conditions should be attached requiring that the tree be protected in accordance with the details shown on this plan. Protective fences must be 1.2m high cleft chestnut pale on a wood or scaffold framework or better. Details of routes of proposed underground services must be submitted. These should be kept outside the protected zone of the tree; otherwise details of how they will be installed to avoid damaging the tree must be submitted.

Neil Etherington
Senior Arboriculturist

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 20/09/00

Location: 6 Purslane, Wokingham

Proposal: Outline application for the proposed erection of one dwelling.

Application Number: O/2000/1858

In response to your consultation dated 30th August 2000 for the above application, the arboricultural comments are as follows:

I accept that in theory it should be possible to construct the driveway in such a way as to avoid damaging the tree. The submission of the guidance note APN1 does not necessarily demonstrate how it can be achieved in this specific situation or how construction vehicles will access the site without causing damage to the tree. If this were my only concern I would be happy with planning permission being granted subject to an appropriate condition.

However, points 2 to 5 of my previous comments still need to be addressed before planning permission is granted. In particular I consider that we need to be certain that the actual development process does not result in the demise of the Copper Beech tree.

Neil Etherington
Senior Arboriculturist

Following discussion additional plan omitted from consultation copy of plan passed to NE 29/9.

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

20.JUN.2000* 1858

1. **APPLICANT'S NAME** Mr and Mrs P Southwell

ADDRESS 6 Purslane, Wokingham

POSTCODE **PHONE:**

2. If the applicant has an agent, all correspondence will be sent to the agent

AGENT'S NAME DAY TANNER PARTNERSHIP

ADDRESS 11-13 DUKES RIDE
CROWTHORNE, BERKSHIRE

POSTCODE RG45 6LZ **PHONE:** 01344 777143

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:

SITE LOCATION: 6 Purslane, Wokingham

4. WHAT IS THE APPLICATION FOR ?

Give brief details and state for what purpose this site and any buildings will be used

Erection of new dwelling in grounds of 6 Purslane

5. Give the area in hectares or part of a hectare **AREA OF SITE** 0.22

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** Owner

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 1410/02B and Location Plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING?
Tick the boxes

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	X	See question 10	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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

		SITING	X
EXTERNAL APPEARANCE		DESIGN	
MEANS OF ACCESS	X	LANDSCAPING	

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	No	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes No	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	To be agreed	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	See Site Plan	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	Soakaways	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	New driveway- see site plan	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	Yes	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	1 / 9	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
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?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£570.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: _____ ON BEHALF OF: Mr and Mrs P Southwell DATE: 26 June 2000

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS"

1933 COPPER BEECH

ADDRESS 6 PURSLANE PARISH WOKINGHAM

PLOT No. 1 ORD. SHEET No.

BUILDER 28978 - REF 30007 - REF 30627 - REF

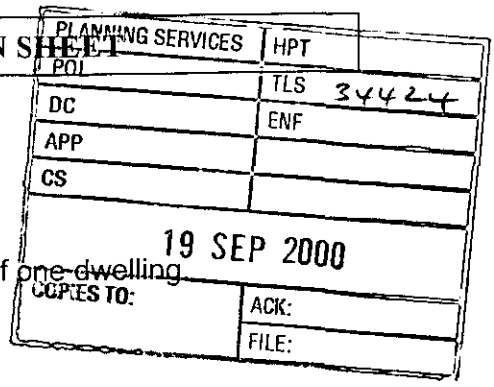
Plan No.	Applicant	Description of Development	Date of Decision	Decision
32898	CHILLIAND INVESTMENTS	DET. HOUSE & GARAGE	16.9.91	C/A
39686	METHODRAISE LTD	"	2.9.92	C/A
H1335	WESTFIELD HOMES	"	24.9.93	C/A
99/70578/F	Mr & Mrs P Southwell	2 st side extn.	04.01.00	C/A

MINISTRY DECISION

SPECIAL ORDERS TPO 353/88

20 JUN 2000 1858

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: O/2000/1858

Proposal: Outline application for the proposed erection of one dwelling

Site Address: 6 Purslane, Wokingham

Applicant: Mr & Mrs P Southwell C/O Day Tanner Parnership

Your observations are required in respect of this application by **09/09/2000**

Observation on additional details regarding construction in relation to tree – Drawing no 1410/ 02C

- **Still concerned that the siting of the dwelling and drive would damage the large Copper Beech.**

SIGNED: _____ **DATE:** 15/09//00

CLERK TO Wokingham Town Council

Date: 30 August 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: O/2000/1858

Location: 6, Purslane, Wokingham.

Proposal: Outline application for the proposed erection of one dwelling.

Applicant: Mr & Mrs P Southwell C/O Day Tanner Partnership.

Case Officer: Mrs B Polnik

The new plans show the following: Additional details regarding construction in relation to tree. Drawing no 1410/02C.

Comments are required by 09/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. 0/2000/1858 (Planaps) / (Ludhouse) Date Rec. 23.8.00

Location: 6 PURSLANE

Parish WOKINGHAM

Applicant: MR & MRS. SAUNDELL

Description of attached plans Plan showing additional details regarding construction in relation to tree.

Drawing No's: 1410/02c

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ✓
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER BP

Consultations Sent by Admin. on 30.08.00.

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES | HPT 33403
POL | FLS
DC | ENF
APP |
CS |
23 AUG 2000
COPIES TO: | ACC:
FILE:

DAY • TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

AID/LC/1410

22 August 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

1858

For the attention of Mrs B Polnik

REVISED PLAN

Dear Mrs Polnik

6 PURSLANE, WOKINGHAM (BP0/2000/1858)

Following your letter dated 11 August 2000 please now find enclosed four copies of my drawing number 1410/02C showing the additional information that you required. Also enclosed is a copy of Arboricultural Practice note APN1 issues by the AAIS which demonstrates the means of constructing the driveway to avoid damage to the tree roots.

We trust that this additional information will enable you to progress the application and we look forward to hearing from you.

Yours sincerely

pp L. Clarke

A I Day

Encs

cc Client

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

11-13 DUKES RIDE, CROWTHORNE
BERKSHIRE, RG45 6LZ
TEL: 01344 777143 FAX: 01344 750971

Partners:
A I Day S Tanner J E Day C H Tanner

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning Department

Date: 12/07/00

---

6 PURSLANE, WOKINGHAM, O/2000/1858

Having considered the above application , I recommend the following condition is attached :

Construction operations for which noise is audible at the site boundary shall only be carried out between 7.30 hours and 1800 hours Monday to Friday, 8.00 hours and 1300 hours on Saturdays and at no time on Sundays, Bank or Public Holidays without prior agreement in writing from the Local Planning Authority.

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

SNA

From: Mrs B Polnik **Date:** 05 July 2000

Application Number: O/2000/1858

Proposal: Outline application for the proposed erection of one dwelling.

Parish: WOKINGHAM TOWN

Site Address:
6, Purslane, , Wokingham.

Applicant:
Mr & Mrs P Southwell C/O Day Tanner Partnership.

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).

CONDITIONS

C049 - Garage
R049

C122 - Parking
R122

C140 - Surfacing Access - insert '5m'
R140

INFORMATIVE

N07

NOTE

It may be more appropriate for the new property to share the existing access as the proposal may incur considerable costs for the lowering of any services in the service strip and continuation of the new vehicle crossing.

Signed: _____ **Print name:** _____

SNAYTON

4.10.00

1858
ADDITIONAL PLAN

Trees in focus
Practical Care and Management

APN 1

Arboricultural Practice Notes

Driveways Close to Trees

Derek Patch and Martin Dobson

Arboricultural Advisory and Information Service

Summary

The majority of tree roots are in the upper metre of soil and they may spread outwards in any direction a distance equal to the tree's height. Any disturbance of the ground within the root spread of a tree can damage its roots which may severely injure the tree. Damage to roots will interrupt the supply of water necessary to keep the tree alive and may cause decline in vigour, dieback or even death of the tree. It may also be made unstable and pose a threat to the safety of people and property. Development of a site, including construction of access routes, driveways and parking areas can result in substantial root severance of trees. Techniques for the construction of access drives, which may avoid or lessen the damage caused to trees, are described.

Trees: A Cause of Conflict

Development may sometimes be hampered or prevented because of the presence of trees on a site. Local authorities and residents may wish to see trees preserved whilst developers seek permission to build close to them - often ignorant about the damage this may cause to trees. Even developments such as access drives and parking areas can threaten existing nearby trees.

Traditional driveway construction (excavation and backfilling with a compactable load-bearing sub-base material) can seriously damage tree roots. Such damage occurs because of a lack of understanding that roots mainly grow outwards from a tree's trunk, near to the soil surface, rather than downwards. Where there is a significant risk of damage to trees by root severance during construction, local planning authorities may sometimes refuse permission for installation of an access driveway or parking area close to trees - especially if the trees are subjects of Tree Preservation Orders.

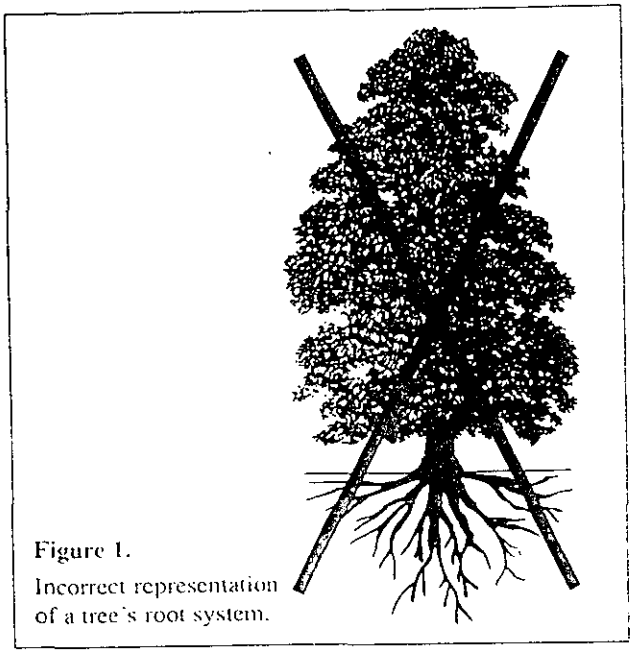


Figure 1.
Incorrect representation of a tree's root system.

However, if root severance can be avoided during construction, development may be more easily accepted. A technique is described below which should reduce the risk of significant damage to tree roots while enabling access and parking for light vehicles to be constructed close to trees.

Where Do Tree Roots Grow?

Survival of a tree depends on its roots being able to absorb enough water from the soil to sustain the foliage (an estimated 1,000 litres per day in summer for a fully grown forest tree in a rural area) and on developing a strong root system capable of keeping the tree upright in autumn and winter gales. To achieve this the tree's roots must exploit a very large volume of soil. However, the assumption that these requirements are met by a system of roots

AAIS
THE TREE ADVICE TRUST

growing predominantly downwards (Figure 1), and that anchoring roots are very thick and descend into the soil for many metres (like the base of a lamp post) is incorrect. In reality tree roots:

- grow more or less parallel with the soil surface rather than vertically (Figure 2)
- are usually relatively shallow - most of a tree's roots are in the upper metre of soil
- usually radiate outwards from a tree for a distance equivalent to at least the tree's height (which for a mature tree may be 20 m or more)
- can be 30 cm or more in diameter at the base of the trunk
- sub-divide and taper rapidly as they extend out from the trunk
- are only 2-3 cm in diameter, and often much less at 3-4 m distance from the trunk

The small woody roots (those less than 3 cm diameter) taper very little but they may spread out for long distances. Smaller, non-woody roots (sometimes described as white, feeder, fibrous or absorbing roots) grow outwards and usually upwards from the woody roots and subdivide to exploit the better aerated surface soil. They (and the fungi associated with them - called mycorrizas) are the principal absorbers of moisture and nutrients.

Most roots (both thick and fine) are situated close to the soil surface, forming a shallow layer less than 1 m deep, but some small roots (usually only a few mm in diameter) may reach 2 m or more deep.

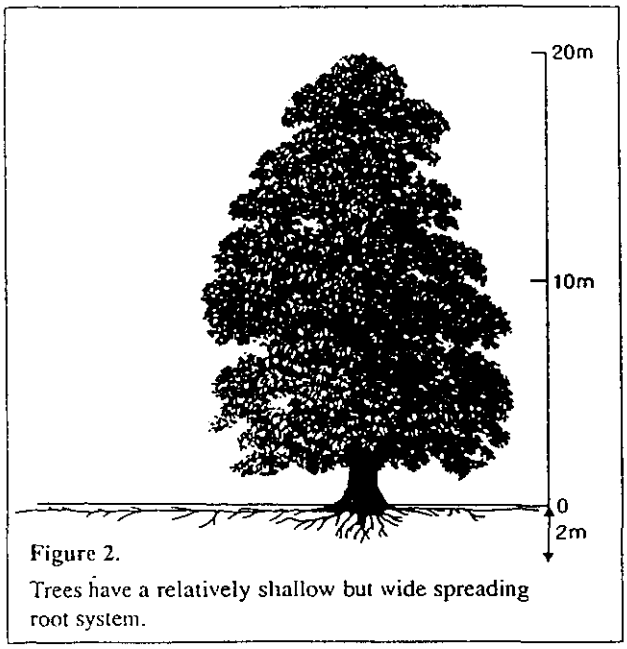


Figure 2.
Trees have a relatively shallow but wide spreading root system.

Roots and the Soil

Roots are living and like all plants and animals must have oxygen to survive. Without oxygen roots are unable to function properly or grow, and when they are starved of oxygen for prolonged periods, they die.

Both oxygen and water are held in the pores between the soil particles. Where the pores are large (e.g. in coarse or sandy soils) the soil will generally be freely draining and well-aerated, but where the pores are small (e.g. in heavy clays or soils which have been compacted) they may be full of water and have a poor supply of oxygen.

Most trees that have been growing undisturbed on a site for many years will have developed an extensive root system with the roots growing where the soil conditions are most favourable. There will be a balance between the development of the crown (which demands water) and the roots (which supply it). Any sudden alteration of the soil conditions within the tree's rooting area (a circle of radius equal to the tree's height) will therefore upset this balance. For example, repeated passages of machinery will 'squeeze' the soil closing up the pores (causing compaction - especially in the upper levels) and so reducing the amount of oxygen available to roots and preventing them from growing through the soil. Placing soil or other materials over the roots of a tree will impede air movement into and out of the soil and consequently reduce the availability of oxygen to the roots. The effect on the tree is usually progressive shoot and branch dieback until a new balance has been reached between the reduced capacity of the damaged root system to absorb water and the demands of the leaves. If damage is progressive or so severe that such a balance cannot be achieved, the tree will ultimately die.

Excavations - even stripping the topsoil - within the rooting area will sever a large number of roots. Once the excavation is a metre deep nearly all of the roots growing in that direction will have been cut. The tree may then either be unable to absorb sufficient water to sustain the foliage and dieback will occur, or anchorage will be so reduced that the tree is unsafe and has to be severely pruned or felled. The closer these operations are to the trunk the greater the damage inflicted on the tree. Nevertheless,

healthy trees are generally able to withstand the loss of some roots (a maximum of about 20% of the rooting area) without noticeable adverse effects.

Development Near Trees

British Standard BS 5837: 1991 *Guide for Trees in Relation to Construction* recommends that on construction sites the soil around a tree should be left undisturbed for a distance from the trunk equivalent to the branch spread, or half the tree's height, whichever is the greater (Figure 3). This is a *protected zone* in which any activity which could damage roots should be avoided. This often means that construction within this area is prohibited.

However, if the guidelines set out below are followed, installation of access driveways and parking for light vehicles should be possible without significant permanent damage to adjacent trees. Nevertheless, expert arboricultural advice may need to be sought to determine whether this technique is suitable for particular sites. In addition, the health of trees should be professionally assessed, as old and declining trees may be less able to withstand even this sympathetic construction.

Engineering Needs

Roads, footpaths and parking areas must be built with a firm, stable base. Engineers usually achieve this by excavating the soil to a depth of about 0.5 m, compacting the base if necessary, and backfilling with an inert material that can be compacted. The edges of the excavation act as the supporting formation and kerbs or edging boards may be used to retain the surface material. However, such excavations will sever roots and should be avoided, particularly within the protected zone.

It should be possible to construct an adequately supported access drive, and retain trees, if a no-dig system of construction is adopted within the protected zone.

Protection and Construction

For the roots to be retained undamaged there must be no excavation, soil stripping or site grading within the protected zone - in other words, NO DIGGING. This means that construction will have to be above the existing ground level. Passage of vehicles across the unprotected soil surface must also be avoided, especially when the soil is wet, as this will cause breakage of surface roots, soil compaction and consequently reduced soil aeration. Surviving roots may not be able to grow through the compacted soil. It is essential therefore that all but the immediate area of the development is protected from construction operations by fencing as recommended in BS 5837.

No-Dig Construction

Successful retention of trees even when adopting a no-dig method, particularly within the protected zone, depends upon the condition of the tree(s), which should be assessed by a qualified arboriculturist, and on adherence to three simple rules:

- roots must not be severed
- soil must not be compacted
- oxygen must be able to diffuse into the soil beneath the engineered surface

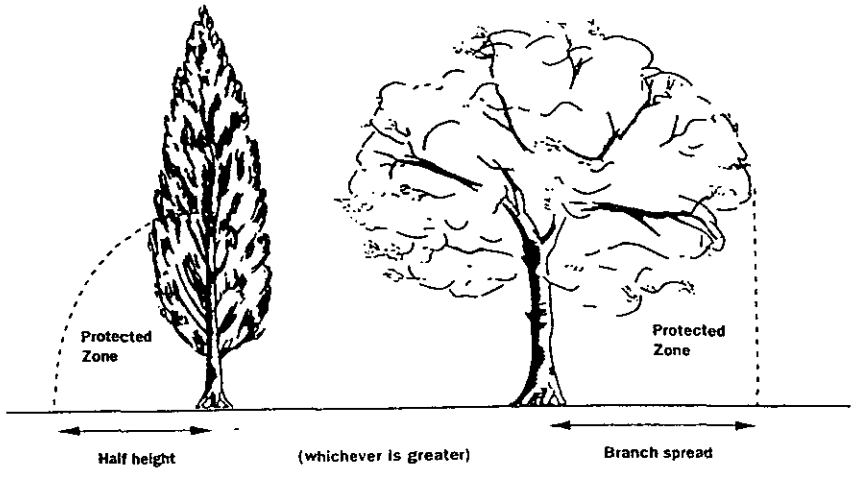


Figure 3.
Distance from a tree which constitutes the protected zone in which roots should be protected - i.e. no digging.

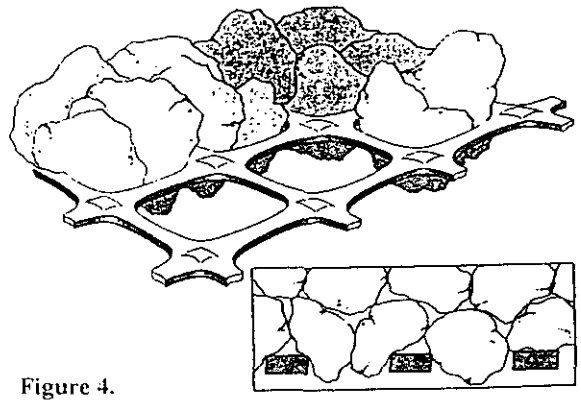


Figure 4.
The mechanism of interlock between aggregate and geogrid.

Meeting the Engineering Needs

Damage to trees can only be avoided if the construction embraces the above principles and (within the protected zone) is no more than 4 m wide.

Construction should incorporate two main components: a ***geogrid*** and an ***aggregate sub-base.*** Geogrids are high tensile strength synthetic grids designed to support roads on soft ground. When placed on the geogrid, appropriate granular sub-base material penetrates the mesh, but is unable to pass through it, forming a positive interlock (Figure 4). This interlock between aggregate and geogrid provides a reinforced platform and efficient load spread into the underlying ground. A suitable geogrid*/aggregate combination will prevent rutting of the ground beneath the construction.

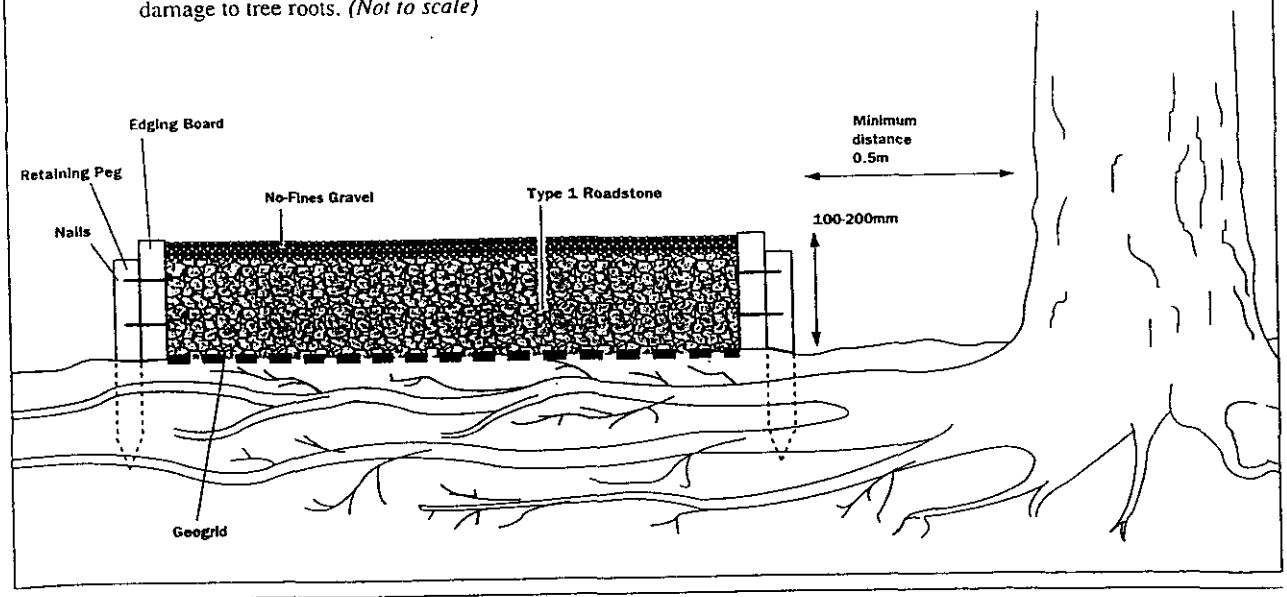
Granular sub-base material Type 1, as specified by the Department of Transport (Department of Transport, 1991; clause 803) is the recommended aggregate. This has a relatively low fines content which means that even when it is compacted it should be freely draining and will allow oxygen to diffuse into the soil.

For site-specific prescriptions and materials specifications advice may be sought from a qualified geotechnical or civil engineer.

Putting the Principles into Practice

- Construction should ideally be undertaken between May and October when the ground is driest and least prone to compaction, and in dry weather.
- Kill ground vegetation using a translocated herbicide such as glyphosate†. Gather up the dead organic material - this will prevent the build up of anaerobic conditions beneath the construction which might otherwise occur as vegetation begins to decompose.
- Remove major protrusions such as rocks and tree or shrub stumps (stumps should be ground out rather than excavated to minimise soil disturbance).

Figure 5. Diagram of a 'no-dig' method for constructing access drives and parking near to trees in order to minimise damage to tree roots. *(Not to scale)*



* For example, Tensar SS30, manufactured by Netlon Ltd, New Wellington Street, Blackburn, BB2 4PJ, UK.

† Care must be taken to select a herbicide which does not damage the roots of desirable vegetation that may be in the treated area. Always read the product label before use.

- Fill major hollows with sharp sand.
- Lay the geogrid directly onto the soil over the whole of the driveway/parking area.
- If necessary, construct an edging with boards attached to pegs driven into the ground through the geogrid. Pegs should be long enough to give sufficient support for the construction.
- Cover the geogrid with a minimum of 100 mm of aggregate. This should not be tipped straight onto the geogrid, but should be placed at one end and then pushed onto the grid so that machinery moves on the spread sub-base, not directly on the geogrid and not on the ground either side of it.
- Compact the sub-base to ensure binding with the geogrid and to minimise future rutting.
- Place the final surface. In the main it is likely that this will consist of gravel or tarmacadam, although paving slabs and brick paviours may be acceptable provided they are dry bedded on the sub-base and the joints are not sealed with grout, to allow for infiltration of water and gaseous diffusion*.

Final Remarks

Adoption of this no-dig method for creating access and parking for light vehicles near to trees which avoids root severance should help to overcome concerns about possible adverse effects on trees. Nevertheless, successful retention of a tree will depend upon strict adherence to the above principles, and upon the tree's condition - indicative of its ability to withstand changes in its rooting environment. This should be assessed by a qualified arboriculturist.

References and Further Reading

Biddle, P.G. (1992). Tree Roots and Foundations. *Arboriculture Research Note 108/92/EXT.* Arboricultural Advisory and Information Service, Farnham, UK.

British Standards Institution (1991). *BS5837 Guide for Trees in Relation to Construction.* BSI, London, UK.

Department of Transport (1991) reprinted 1993 with amendments. *Manual of Contract Documents for Highway Works Volume 1. Specification for Highway Works.* HMSO, London.

Dobson, M.C. (1995). Tree Root Systems. *Arboriculture Research and Information Note 130/95/ARB.* Arboricultural Advisory and Information Service, Farnham, UK.

Helliwell, D.R. and Fordham, S.J. (1992). *Tree Roots and Tree Growth.* Reading Agricultural Consultants, Didcot, UK.

* For drives less than 3m width the finished surface may be constructed of a less permeable material such as asphalt/or reinforced mass concrete.

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ISSN 1358-8249

THE TREE ADVICE TRUST

ARBORICULTURAL ADVISORY and INFORMATION SERVICE

ALICE HOLT LODGE • WRECCLESHAM • FARNHAM • SURREY • GU10 4LH

Tree Helpline: 01420 22022

PUBLICATIONS FROM AAIS

Arboricultural Practice Notes

A new series of notes published by the Arboricultural Advisory and Information Service giving guidance relevant to the care and management of amenity trees. They draw on published research results and best practices. The information the Notes contain will assist professional arboriculturists, landscape architects, engineers, developers and anyone who has an influence on trees.

Arboricultural Practice Notes are available by annual subscription, or they may be purchased individually.

Arboriculture Research and Information Notes

Arboriculture Research and Information Notes either summarise the results of research carried out in Britain and overseas or they are statements of current knowledge based on published information. Texts are reviewed regularly and revisions published to ensure subscribers have up-to-date information. They are available by annual subscription, or they may be purchased individually, priced £5 per copy.

The following Notes complement Arboricultural Practice Note 1:

36 Tree Roots and Underground Pipes. Tree roots rarely cause breakage of underground pipes, but blockage of already damaged pipes is not uncommon. Methods of dealing with and avoiding damage are described.

108 Tree Roots and Foundations. There is considerable concern about the potential damage that roots might cause to building foundations. This Note describes the instances in which damage may occur and when it does not. Advice is given about how to minimise or avoid damage from tree roots.

130 Tree Root Systems. To many people the root system of a tree remains a mystery. This Note describes how tree root systems develop and the factors which control their development. Research has shown that trees have relatively shallow root systems which are widespreading with most roots very near to the soil surface.

Tree Damage Alerts

Tree Damage Alerts advise tree owners and managers about current specific threats to trees and the appropriate action to take. They are an *ad hoc* series and should be regarded as ephemeral.

SUBSCRIPTIONS TO AAIS

An annual subscription of £200 ensures a supply of all the publications listed above. Also included is Assistance with Arboricultural Reading which highlights journal articles and publications from the world literature relevant to tree owners and managers. Discounts are available to members of some professional bodies - for further details contact AAIS.

The Arboricultural Advisory and Information Service provides advice and information about trees based on research results and experience, both national and international, to arboriculturists, landscape architects, the construction industry and other professionals, also to private individuals. This service is part of the Tree Advice Trust which is supported by the Department of Environment.

Tel. 0118 974 6450 (Direct Line)
E-mail: BLP10@wokingham.gov.uk
Date. 11 August, 2000
My ref. BP/O/2000/1858
Your ref.

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) 977 8909
DX: 33506 – Wokingham

A I Day
Day Tanner Partnership
55 Church Street
Caversham
Reading
Berkshire
RG4 8AX

Dear Mr Day

RE: PROPOSED ERECTION OF DWELLING TO SIDE OF 6 PURSLANE, WOKINGHAM

Further to your planning application for the above-mentioned proposal the Arboriculturist has requested the following information:

1. Detailed drawings and method statement showing how the driveway will be constructed, including details of arboricultural supervision.
2. Details of how the site will be accessed during construction to avoid carrying out works to the tree or damaging it. The tree has a low crown, around 3m above ground. Crown lifting will detract from the appearance of the tree and the resulting loss of leaf area may be detrimental to the health of the tree, which is of lower than normal vigour.
3. Details of where site huts, equipment, materials and topsoil will be stored during construction.
4. Details of routes of all proposed underground services. If any are proposed within 6 metres of the tree details must be supplied of how they will be installed to avoid damaging the roots of the tree.
5. Details of tree protection measures.

In addition to this the extent of the crown should be shown correctly on the plan.

I look forward to receiving this information in the near future.

Yours sincerely

Mrs B Polnik
Senior Planning Officer

TO: **DEVELOPMENT CONTROL**
Basia Polnik

FROM: Environmental Design

DATE: 31/07/00

Location: 6, Purslane, Wokingham

Proposal: Outline application for the proposed erection of one dwelling.

Application Number: 0/2000/1858

In response to your consultation dated 5 July 2000 for the above application, the arboricultural comments are as follows:

Whilst in principle I have no objection to the construction of a single dwelling on this site, I am not convinced that the dwelling and driveway can be constructed without causing damage to the mature Copper Beech at the front of the site and included in Tree Preservation Order No.330/1987.

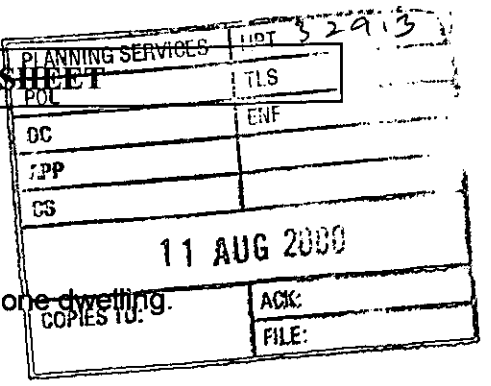
Before granting even outline permission I consider that we must be satisfied that all concerns regarding this tree can be overcome. The following information is required:

1. Detailed drawings and method statement showing how the driveway will be constructed, including details of arboricultural supervision.
2. Details of how the site will be accessed during construction to avoid carrying out works to the tree or damaging it. The tree has a low crown, around 3m above ground. Crown lifting will detract from the appearance of the tree and the resulting loss of leaf area may be detrimental to the health of the tree, which is of lower than normal vigour.
3. Details of where site huts, equipment, materials and topsoil will be stored during construction.
4. Details of routes of all proposed underground services. If any are proposed within 6 metres of the tree details must be supplied of how they will be installed to avoid damaging the roots of the tree.
5. Details of tree protection measures.

In the absence of this information I would support refusing planning permission.

Neil Etherington
Senior Arboriculturist

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET



Case officer: Mrs B Polnik

Application Number: O /2000/1608

Proposal: Outline application for the proposed erection of one dwelling.

Site Address: 6 Purslane, Wokingham

Applicant: Mr & Mrs P Southwell C/O Day Tanner Parnership

Your observations are required in respect of this application by **29/07/2000**

Recommend refusal on the grounds that the position of the drive and dwelling would appear damaging to the large Copper Beech on the site.

SIGNED: _____ **DATE:** 09/08//00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: O/2000/1858

Proposal:
Outline application for the proposed erection of one dwelling.

Location:
6, Purslane, , 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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/07/2000. 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

05 July 2000

* PRE-APP WITH PREVIOUS FILE: 99/70578

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 28 JUN 2000	Map No. ..... Site 0.22
Officer: BP	Application No. 0 2000 1858
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

28.JUN.2000* 1858

Description:

(O) OUTLINE APPLICATION FOR THE PROPOSED ERECTION OF ONE DWELLING

Location: ~~ADJOINING~~ 6 PURSLANE

Parish: WOKINGHAM Ward: Wescott 5.7.2000.

Applicant: MR/MRS SOUTHWELL

Fee Received 570-00 Required ..... Additional ..... Refund .....

(4)

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 : 5.7.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓
Trees TPO .....
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 (BABTIE) .....
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:

* PRE-APP N° 345 with app. n° 99/70578/F Re: TPO

.....

NEIGHBOURS:

S/N + 14, 15, 16 + 17A SOUTH DRIVE

9, 11, 13 + 15 MURDOCH ROAD ✓

S. PURSLANE

28.JUN.2000* 1858

CERTIFICATE D

OR

I certify that:

- I/The applicant* cannot issue a certificate in accordance with paragraph (a) of Section 66(1) of the Act in respect of the accompanying application

- I have/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 the 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)

- Notice of the application as attached to this certificate, has been published in the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

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 a 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 and Mrs P Southwell**

Date **26 June 2000**

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

SECTION 66 CERTIFICATE

Application No. [ ] 28. JUN. 2000* 1858

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

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) any part of the land to which the application relates.

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

OR

● * See Note (a) to Certificate A

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.

Owners (a) name	Address at which notice was served	Date on which notice was served

OR

CERTIFICATE C

I certify that:

- I/The applicant* cannot issue a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application

* See Note (a) to Certificate A

● 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken

- 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)

(c) Name of local newspaper circulating in the area where the land is situated.

(d) 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)

DAY · TANNER
PARTNERSHIP
ARCHITECTURE
& PLANNING

Our ref: AID/JF/1410

26th June 2000

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

28. JUN. 2000* 1858
PLANNING SERVICES
POL
DC
APP
CS
COPIES TO:
FILE:

Dear Sirs

PROPOSED HOUSE ADJACENT 6 PURSLANE, WOKINGHAM

Please find enclosed the following in order to support an outline planning application.

- 6 copies of our drawing numbered 1410/02b
- 6 copies of location plan
- 6 copies of relevant application forms
- Certificate A
- Our client's cheque to the sum of £570.00 (£380 + £190)

When this development of six houses was built a few years ago the land which now forms part of the site was not conveyed to Number 6 Purslane but was retained in separate ownership for the explicit reason of developing it at a later date. The retained land of the host property is, therefore, as it was originally approved.

There is a TPO Copper Beech on the site and you will note that we have indicated a "No Dig" construction which is a recognised method of providing driveways close to existing trees, in accordance with the Arboricultural Advisory Information document. The proposed house will be sufficiently away from the canopy of the Copper Beech and other trees on the site.

We trust that you will be able to support this application and recommend outline permission and we look forward to hearing from you in due course.

Yours faithfully,

A.I. DAY

Enclosure:
cc: Mr and Mrs. P. Southwell

MEMBER OF THE BRITISH INSTITUTE OF ARCHITECTURAL TECHNOLOGISTS

TONY DAY MBIAT SHAUN TANNER MBIAT

55 CHURCH STREET, CAVERSHAM
READING, BERKSHIRE, RG4 8AX
TEL: 0118 946 1242 FAX: 0118 946 3166

Partners:
A I Day S Tanner J E Day C H Tanner

1933 COPPER BEECH

ADDRESS 6 PURSLANE PARISH WOKINGHAM

PLOT No. 1 ORD. SHEET No.

BUILDER 28978 - REF 30007 - REF 30627 - REF

Plan No.	Applicant	Description of Development	Date of Decision	Decision
32898	CHILLIAND INVESTMENTS	DET. HOUSE & GARAGE	16.9.91	C/A-A
39686	METHODRAISE LTD	"	2.9.92	C/A
41335	WESTFIELD HOMES	"	24.9.93	C/A
99/70578/F	Mr & Mrs P Southwell	2 st side extn.	04.01.00	C/A

MINISTRY DECISION

SPECIAL ORDERS TPO 353/88

28 JUN 2000* 1858

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit SIX copies of this form and plans to:-
THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P.O. Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

20 JUN 2000 1658

1.		**APPLICANT'S NAME**	Mr and Mrs P Southwell
		ADDRESS	6 Purslane, Wokingham
		POSTCODE	**PHONE:**
2.	**If the applicant has an agent, all correspondence will be sent to the agent**	**AGENT'S NAME**	DAY TANNER PARTNERSHIP
		ADDRESS	11-13 DUKES RIDE CROWTHORNE, BERKSHIRE
		POSTCODE	RG45 6LZ **PHONE:** 01344 777143
3.	**On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in blue:**	**SITE LOCATION:**	6 Purslane, Wokingham
4.	**WHAT IS THE APPLICATION FOR ?** **Give brief details and state for what purpose this site and any buildings will be used**		Erection of new dwelling in grounds of 6 Purslane
5.	**Give the area in hectares or part of a hectare**	**AREA OF SITE**	0.22
6.	**State the applicant's interest in the land e.g. owner, prospective purchaser, lessee**	**OWNERSHIP**	Owner
7.	**List all the plans and drawings submitted with the application**	**PLANS/DRAWINGS**	1410/02B and Location Plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE		**REDEVELOPMENT**	
ERECTION OF NEW BUILDING	X	**ALTERATION or EXTENSION**	

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	X	**See question 10**	
FULL PERMISSION			
APPROVAL OF DETAILS/RESERVED MATTERS		**State relevant outline permission number.**	
TEMPORARY PERMISSION		**State period required.**	
RELAXATION OF CONDITIONS		**State relevant application no.**	

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

SITING	X	**EXTERNAL APPEARANCE**	
DESIGN		**MEANS OF ACCESS**	X
LANDSCAPING			

11.	WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Residential	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	No	If yes, show existing route(s) and any proposed alternatives on the plans
13.	ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED	Yes No	If so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	To be agreed	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	See Site Plan	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	Soakaways	
17.	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	New driveway- see site plan	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	Yes	

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, PLEASE COMPLETE THE FOLLOWING TABLE:

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	1 / 9	1 / 9	/
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

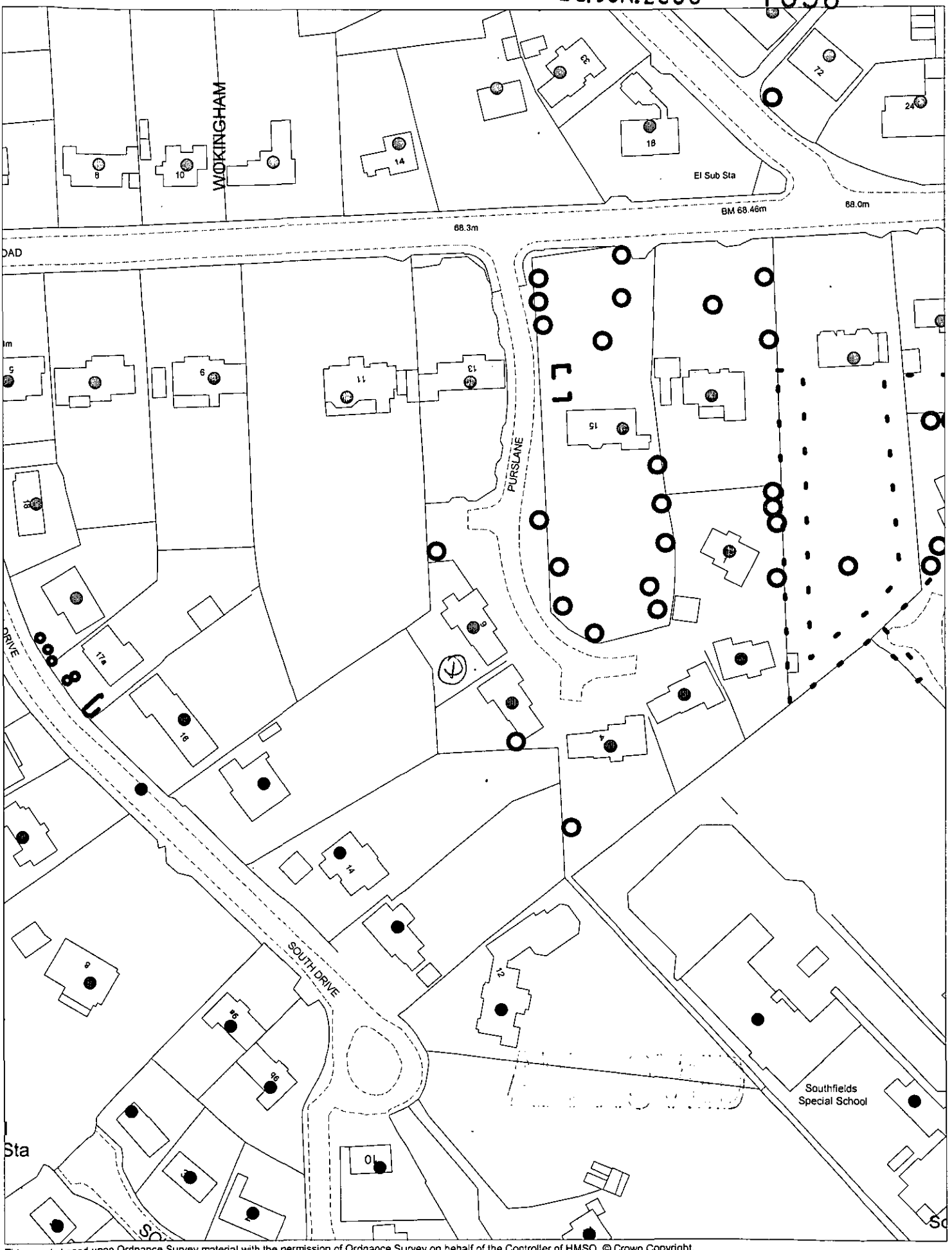
21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	NO	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	NO	If YES, please ask for and complete Part 3 of the form
23.	STATE THE FEE ENCLOSED WITH THIS APPLICATION. The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.	£570.00	

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building regulations Approval.

SIGNED: _____ ON BEHALF OF: Mr and Mrs P Southwell DATE: 26 June 2000

Before submitting the application check that it is complete, that all questions have been answered 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. See "NOTES TO HELP APPLICANTS"

28. JUN. 2000* 1858



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Development Control Section, Environmental Services, Wokingham District Council.
29 June 2000 Scale: 1 : 1250

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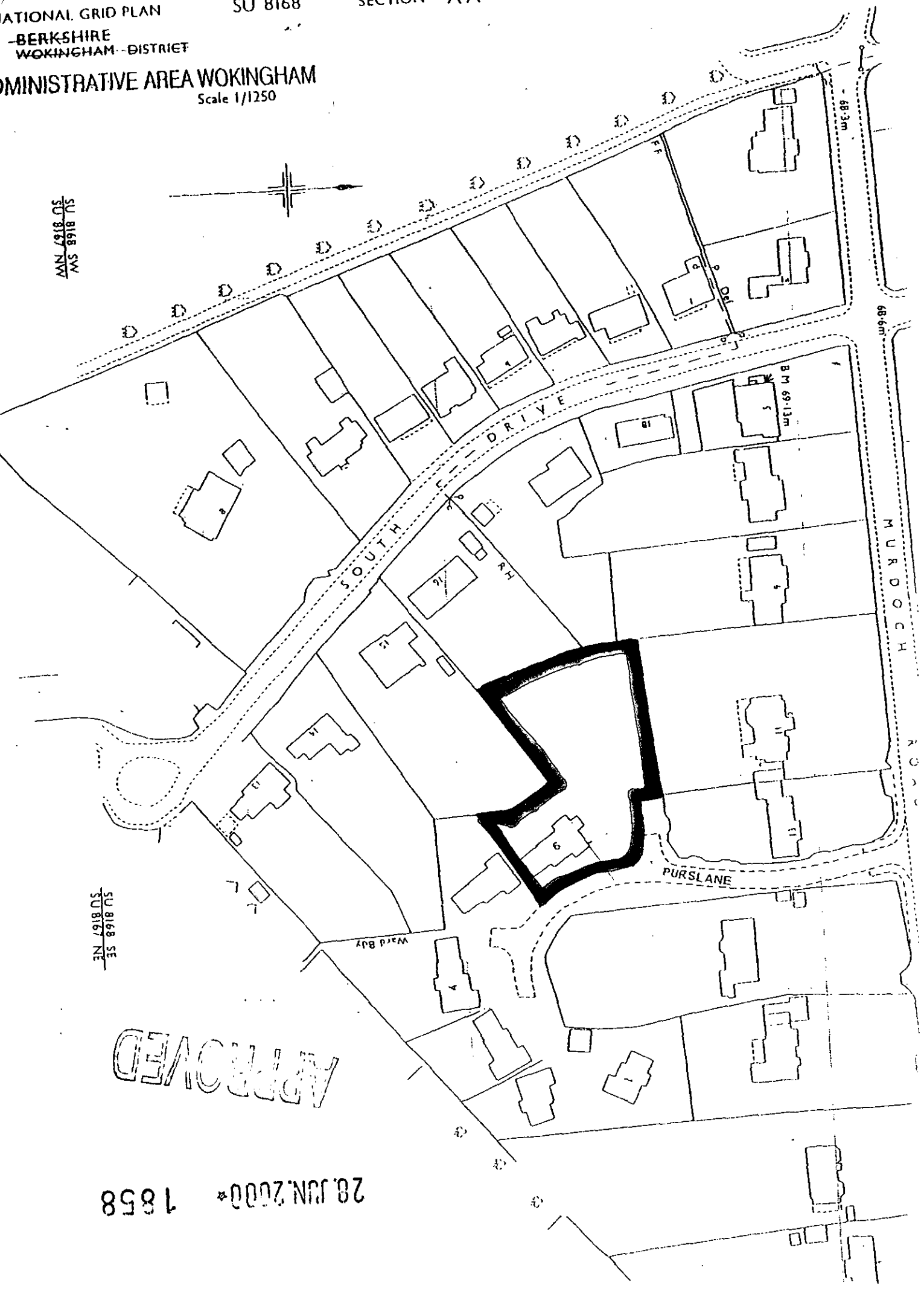
W E
S



ATIONAL GRID PLAN
SU 8168
SECTION AA
BERKSHIRE
WOKINGHAM DISTRICT
OMINISTRATIVE AREA WOKINGHAM
Scale 1/1250
SU 8168 SW
SU 8167 NW
SU 8168 SE
SU 8167 NE
SOUTH DRIVE
MURDOCH ROAD
PURSLANE
Ward Bdy
BM 69·13m
68·3m
68·6m
APPROVED
28.JUN.2000 1858