APPLICATION NO:
F/2000/1924

LOCATION:
Land Rear Of 29 Nine Mile Ride, Finchampstea Wokingham.

APPLICANT:
Westbury Homes Ltd

PROPOSAL:
Proposed erection of 3 dwellings and 2 detached garages with associated works.

EARLIEST DATE FOR DECISION: **05/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
01/09/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Westbury Homes Ltd
Monachus House
High Street
Hartley Wintney
Hants
RG27 8NW

Application Number: F/2000/1924

Parish:	**FINCHAMPSTEAD**
Location:	**Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of 3 dwellings and 2 detached garages with associated works.**

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. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development Order) 1995 (or any Order revoking and re-enacting that Order) no windows or similar openings shall be constructed in the first floor or above (including pitched roof area over ground floor), east side elevation of plot 3, nor south or east side elevation of the garage on plot 3.

Condition
4. The ensuite window in the east side elevation of the proposed house on plot 3 shall not at any time be glazed other than with obscure glass.

Condition
5. No construction work of any sort shall take place other than between the hours of 0800 and 1800 Monday to Fridays and 0830 to 1330 Saturdays and no work shall take place on Sundays or Bank Holidays.

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

Condition
7. No development shall take place until there has been submitted to and approved 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.

Condition
8. 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 development 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
9. Prior to the occupation of any dwelling hereby approved, visibility splays of 2.4 by 90 metres to the east and west of the access on Nine Mile Ride shall be provided. The splays shall thereafter be permanently maintained and kept clear of any obstruction.

Condition
10. The occupation of the dwellings hereby permitted shall not take place until the access from Nine Mile Ride shown on plan no. PL/04 has been provided to a minimum width of 4 metres and the access shall be hard-surfaced along its full width with hardbound material.

Condition
11. No gates shall be installed across the access road.

Condition
12. Before development commences the ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination shall be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planing Authority shall be consulted at all key stages in this investigation process.

Condition
13. Before development commences, new 2m high close boarded fencing shall be installed along the north and east side boundaries of the site as shown on the approved plan.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure a satisfactory external appearance.

Reason
3. To safeguard the amenities of neighbouring residents and the locality.

Reason
4. To safeguard the amenities of neighbouring residents and the locality.

Reason
5. In the interests of residential amenity.

Reason
6. In the interests of residential amenity.

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of highway safety and convenience.

Reason
10. In the interests of highway safety and convenience.

Reason
11. In the interests of highway safety and convenience.

Reason
12. In the interests of the health and safety of future residents.

Reason
13. In the interests of residential amenity.

John Mitchell
Development Control Manager
Date: 15/08/2000

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.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1924

Applicant : Westbury Homes Ltd .

Location : Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed erection of 3 dwellings and 2 detached garages with associated works.

Site Notice Displayed ? :	YES	NO	DATE
	✓		1.8.00

Date of Neighbour Notifications : .....

Date of Site Visit : 14.7.00

Date Registered : 07/07/2000

Earliest Date for Decision : 05/08/2000

Latest Consultation Date/Site Notice Expiry Date : 05/08/2000

This application will have expired on: 01/09/2000. 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 : CPRE: Object as land is in green gap/wedge

- 2 letters of objection (from 37 & 37A 9MR) - large executive houses out of keeping, backland development out of way to police, previous appeals dismissed, extra pressure on services, extra traffic onto very busy road.
- Letter of comment: should restrict any gateway - the right of the property has been ruled off - does this mean a further plot would be considered?
- Highways: no obj - subj to conditions as for appeal ref: 97/66063/F

Planning Issues : 1. Principle of proposal / effect on character + appearance

2. layout.

3. neighbours.

4. access.

Application Number: F/2000/1924

Appraisal :

1/ Effect on ch. + appearance of area

History App. 45146 for demolition of existing buildings and erection of 4 dwellings refused + dismissed on appeal. Then 97/66063/F for 3 dwellings refused + allowed on appeal 23.6.98. Not implemented then by Charles Church due to problems gaining land for access, apparently. Then app. Nos. 70465 + 0257 (+8 duplicate) refused + appeal dismissed. These were for 4 + 3 dwellings respectively, but taking access via No. 35 9MR. Inspector consider effects of access on neighbours than unacceptable. Wedbury Homes have now negotiated the necessary land for the access via No. 27a/29 as allowed by the Ch. Ch. appeal. The proposal therefore needs to be judged in terms of comparison with this allowed appeal. (Have served notice on No. 27A re: access land)

2/ Layout

Very similar to the allowed appeal. Shows 3 large detached houses, 2 with treble garages as per allowed appeal. Fitting very similar. Sizes are slightly larger, but not so much as to make this unacceptable.

3/ Effect on neighbours : Plot 1: Will be 43m. from No. 27A 9MR, consider this an acceptable distance for rear to rear in this location. Will look obliquely to r/o No. 29 about min. 42m away - consider also acceptable. Plot 3 - re: No. 35 9MR to E.S.E. As some trees between, single storey (with mono pitch) roof this side and only first floor side window will be ensuite (which can obscure glaze) consider effect acceptable. Corner of garage will be 23m. from rear corner of No. 35 and therefore will not have significantly adverse effect on their outlook. Plot 3 re: 29, 31, + 33 9MR: Will be 52m to r/o No. 29 + compass between plot 3 house + rear of Nos. 29 + 31. Therefore no significant overlooking. Therefore consider effect on neighbours acceptable.

4/ HWS No obj. subj to appeal conditions

N.B. conditions based on those of appeal decision.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1924
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2	SC52	SR12.	
3.	SC08	SR05.	~~☒~~ first floor or above ~~east side elevation of plot 3~~ (including pitched roof area over ground floor) ~~☐~~ east side elevation of plot 3, ~~☐~~ south east side elevation of the roof of the garage on plot 3.
4	SC20	SR05	~~☒~~ ensuite ~~☒~~ east side. delete 'development' insert "house on plot 3"
5	SC17	SR10	
6	SC18	SR10.	delete 'by more than 300 mm'.

7 LN14 **N14. No development shall take place until there has been submitted to and approved 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.** /SR09

8 LN15 **N15. 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 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.** /SR09.

9 3. Prior to the occupation of any dwelling hereby approved, visibility splays of 2.4 by 90 metres to the east and west of the access on Nine Mile Ride shall be provided. The splays shall thereafter be permanently maintained and kept clear of any obstruction/ SR14

No. PL/04

10 4. the occupation of the dwellings hereby permitted shall not take place until the access from Nine Mile Ride shown on plan ~~605-01~~ has been provided to a minimum width of 4 metres and the access shall be hard-surfaced along its full width with hard-bound material/ SR14

11 overleaf

12 ~~13~~. Before development commences the ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination shall be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The Local Planning Authority shall be consulted at all key stages in this investigation process. Reason: In the interests of the health & safety of future residents.

P70.

No gates shall be installed across access road. / SR14

13. Before development commences, new 2m high close boarded fencing shall be installed along the north and east side boundaries of the site as shown on the approved plans / SR10.

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 29 Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1924

OFFICER: Angela Odell

DATE OF SITE VISIT: 14.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 1.8.00

2. DESCRIPTION OF SURROUNDINGS Sporadic dev^t in backland parts to r/o N. side of 9MR.

3. DESCRIPTION OF SITE/BUILDING Semi-derelict ex-farm bldgs last used by thatching advising service as concessions.

4. RELATIONSHIP TO ADJOINING PROPERTIES No. 27 is bungalow with and large garage in NE corner. No. 29 is house. No. 35 is chalet bungalow with ext rear, separate annexe + double garage.

5. SITE CONSTRAINTS

TREES on W. side of site & beyond rear field & line of trees curving round from rear of house at 29 northwards & then round corner eastwards.

ACCESS/PARKING Also some trees on E side boundary of site to No. 35

LEVELS Flat.

BOUNDARY TREATMENT see above

OTHERS

Access down side track (short space wide) from 9MR.

FROM: Angela Odell

DATE: 12 July 2000

CREATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1924

Proposal: Proposed erection of 3 dwellings and 2 detached garages with associated works..

Site Address: Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Westbury Homes Ltd .

Your observations are required in respect of this application by 05/08/2000.

POL	FLS
DC	ENF
APP	
CS	
14 AUG 2000	
COPIES TO:	ACK:
	FILE:

Objection on the ground that the access to and from the property is too narrow and therefore dangerous to users of the proposed dwellings, onto the busy Nine Mile Ride.

SIGNED: C.S.C. DATE: 11 - 8 - 00

Clerk To Finchampstead Parish/Town Council.

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1924**

Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.

Proposed erection of 3 dwellings and 2 detached garages with associated works.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____

Councillor G Cockroft

POL	TLS
DC	ENF
APP	
CS	
Date: 11 AUG 2000	
ACK:	

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

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

07 JUL 2000* 1924

AP/cw

29 June 2000

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

Dear Sirs

Re: Land to the rear of 29 Nine Mile Ride, Finchampstead

Further to our recent discussions with your Ms A O'Dell, please find enclosed our planning for the erection of 3 No. detached houses, 2 No. detached garages (with storage in the roof space) and associated works.

The basis of this application is that of the previously approved Charles Church scheme.

As previously discussed, we have had to make changes to the previous scheme in order that we are not in breach of copyright.

We enclose six copies of all relevant documentation, no fee is required as we are due a "free" go.

Should you have any queries concerning this application, then please contact the undersigned.

Yours faithfully

Alan Pitt
Layout Designer

enc.

F:\296wokin

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

5 July 2000

Wokingham District Council
Building Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks
RG40 1WN

Westbury

07 JUL 2000 1924

BUILDING CONTROL
-7 JUL 2000

Dear Sir

RE: LAND TO THE REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD

Please find attached cheque for the sum of £570.00 (3 x £190) together with 6 copies of the garage drawing now showing the other side elevation.

I trust this is now in order.

Yours faithfully

Alan Pitt
Layout Designer

enc

Received by Wokingham District Council

Application No: F/2000/1924

Proposal:
Proposed erection of 3 dwellings and 2 detached garages with associated works.

Location:
Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/08/2000. 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

12 July 2000

Tel: (0118) 974 6445

Date: 7.8.00

My ref: F/2000/1924

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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

Dear Councillor

Application Number: F/2000/1924
Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 3 dwellings and 2 detached garages with associated works.

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 **Angela Odell** on **(0118) 974 6445**. 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 17.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1924**
Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 3 dwellings and 2 detached garages with associated works.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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 6445

Date: 7.8.00

My ref: F/2000/1924

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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

Dear Councillor

Application Number: F/2000/1924
Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 3 dwellings and 2 detached garages with associated works.

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This form must be received no later than 17.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1924**
Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.
Proposed erection of 3 dwellings and 2 detached garages with associated works.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Applicationo	Name & Address
F/2000/1924	Dr S Wilford 17 Copse Drive Wokingham Rg41 1NA
F/2000/1924	Mr & Mrs E Slyfield 37a Nine Mile Ride Finchampstead Berks
F/2000/1924	Miss s Slyfield 37 Nine Mile Ride Finchampstead Berks

App approved,
Letter sent 21/08/00

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1924**

Land Rear Of [redacted] Nine Mile Ride, Finchampstead, Wokingham.

Proposed erection of 3 dwellings and 2 detached garages with associated works.

Transfer: Yes ☒ No ☐

Reason for Transfer:

Signed: _____ Date: 10-8-00

Councillor M Long

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

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 12 July 2000

Application Number: F/2000/1924

Proposal: Proposed erection of 3 dwellings and 2 detached garages with associated works.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Land Rear Of 29, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Westbury Homes Ltd .

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

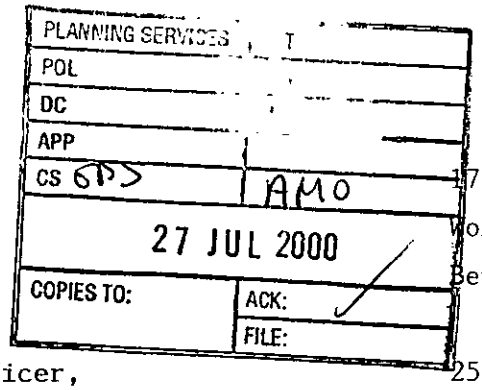
✓ below as applicable;

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 AS PER PLANNING INSPECTORS DECISION LETTER FOR PA 97/66063/F.

TR 31/7/00

Signed: _____ **Print name:** _____



17,Copse Drive,
Wokingham,
Berks. RG41 1NA

25 July,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2000/1924 - ERECTION OF 3 DWELLINGS ON LAND AT REAR OF 29, NINE MILE RIDE,FINCHAMPSTEAD.

The land involved here is classified as Sporadic Development in the South East Area Local Plan(SEALP) and as Green Gap/Wedge in the draft Wokingham District Plan(1997).The proposed development is contrary to Policy STV2 of the SEALP and to Policy WCC2 of the draft Wokingham District Plan (1997).

Wokingham District CPRE therefore ask the District Council to refuse the above application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham Distrct CPRE)

Tel: (0118) 974 6452 (Direct Line)
E-Mail: Phil.Wratten@Wokingham.gov.uk
Fax: (0118) 974 6484
Date: November 28, 2000
My ref: PIW/2/RFS/00/3976

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

Westbury Homes Ltd.,
Monachus House,
High Street,
HARTLEY WINTNEY,
Hants.
RG27 8NW

Dear Sir,

LAND REAR OF 29, NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM, BERKSHIRE. PLANNING PERMISSION NUMBER F/2000/1924.

It has been brought to my attention that certain planning conditions attached to the above numbered planning consent have not been discharged prior to the commencement of development. The relevant conditions are listed below.

Condition 7. No development shall take place until there has been submitted to and approved 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.

Condition 12. Before development commences the ground conditions on the site shall be subject to a detailed investigation to establish their suitability for the proposed end use. A historical investigation, sampling and analysis of current soils, site assessment and method statement to remedy any contamination shall be agreed in writing by the Local Planning Authority, and carried out prior to the commencement of any other works in relation to any development on the site. The local Planning Authority shall be consulted at all key stages in this investigation process.

I have been informed that development works have commenced on site contrary to the aforementioned planning conditions.

I strongly advise that all works cease until such time as the above conditions have been discharged. Failure to comply could unfortunately result in the service of Breach of Condition Notices.

Finally it is requested that you inform me in writing immediately upon receipt of this letter as to your intentions in the above matters.

Yours faithfully,

P I WRATTEN

Senior Planning Enforcement Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 22 November, 2000
My ref. BC/DC/2000/1924
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

NHBC Building Control Services
South West Region
6/7 Clevedon Triangle Centre
Clevedon
Somerset, BS21 6HX

Dear Sirs

PLANNING PERMISSION 2000/1924
SITE: 35 NINE MILE RIDE, FINCHAMPSTEAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number 2000/1924 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

Angela Odell

ANGELA ODELL
Senior Planning Officer

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

AO.

Our Ref: AP/ab
Your Ref: AO/F/2000/1924
21 September 2000

PLAN:	34541
POL	
DC	
APP	
CS	
22 SEP 2000	
COPIES TO:	ACK:
	FILE:

Westbury

Wokingham District Council
Building Control
PO Box 155
Civic Offices
Shute End
Wokingham
Berks
RG40 1WN

Planning

For the attention of Angela Odell

Dear Angela

RE: LAND TO THE REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD

Thank you for your letter of 8 September.

I can confirm that ground levels will be reinstated as existing and that any new boundary fencing will be based upon previous levels.

Yours sincerely

Alan Pitt
Layout Designer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 8 September, 2000
My ref. AO/F/2000/1924

Westbury Homes Ltd
Monachus House
High Street
Hartley Wintney
Hants
RG27 8NW

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

Dear Mr Pitt

PLANNING APPLICATION F/2000/1924
PROPOSED ERECTION OF 3 DWELLINGS ON LAND TO REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD

I have received a letter from Mr D Brown of 35 Nine Mile Ride, explaining that with the demolition of the existing buildings adjacent to his boundary, the level of the land on this part of the site has been lowered. He has asked that the required 2 m. high fence along his boundary is 2 m. up from the original ground level. If the ground on the site is to be permanently lower, then the height of the fence should be increased to reflect this accordingly (i.e. to be the same height as if the ground had not been lowered). Please confirm that you will provide this.

I trust the above is clear, but meanwhile if you wish to discuss the matter further, please contact me.

Yours sincerely

AO

MRS A ODELL
Senior Planner

SPRINGFIELD HOUSE
35 NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE RG40 4QD
Telephone 0118 973 4571 Facsimile 0118 973 2070
DavidWilliamBrown@byinternet.com

reply

33902

PLANNING SERVICES
POL
DC AO
APP
CS
06 Sep
COPIES TO:
ACK:
FILE:

5th September 2000

John Mitchell Esq.
Development Control Manager
Environmental Services Department
Planning Services
Wokingham District Council
P.O. Box 157
Shute End Wokingham
Berkshire RG40 1WR

Dear Sir,

Application: No. F/2000/1924 - Erection of 3 dwellings and two detached garages.
Site Address: Rear of 29 Nine Mile Ride Finchampstead.

I refer to your letter of 12th July 2000, wherein you kindly informed me of the above development proposals.

The development has since been granted permission and included in that permission was the mandatory erection on the boundary that abuts with me a two-metre high fence, in order to protect my privacy.

The site is currently having old farm buildings demolished and the site cleared. This job will have taken about three weeks and is now coming to an end. In that operation the ground adjacent to my boundary has been lowered by about one foot – in some cases by more.

Obviously I would like the levels reinstated, as the two-metre fence would lose some of its intended effect if erected at a lower level that the original ground. I would like to meet someone from the Council on the site as the matter is of some importance to me. Currently the ground removal has been 'untidy' so it can be clearly seen where the original level was.

Many years I ago I too lowered the level of my ground in certain areas but the original level was maintained along my neighbour's boundary.

I look forward to your response.

Yours faithfully

David Brown

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: August 1, 2003
Ref: F/2000/1924

Mr & Mrs Hawkins
29B Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 4QD

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 Mr. & Mrs. Hawkins,

RE: LAND REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD, APP NO. F/2000/1924

I refer to your letter received on 9th July 2003 with reference to the above.

You wish to change the Pyracantha on the approved landscape plans to Buxus. This change to the landscape plan is considered to be acceptable to the Landscape Officer and no further planning permission will be required. The Landscape Officer also suggested the Laurel would also be considered acceptable and would probably be cheaper.

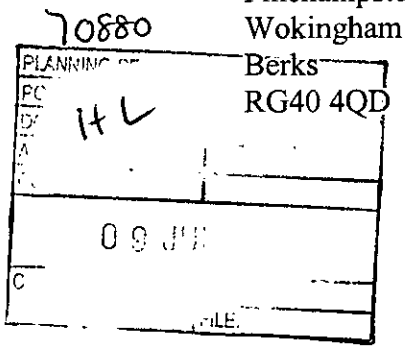
Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely,

HLynch

Heidi Lynch
Planning Officer

Mr C A & Mrs R G Hawkins
29B Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 4QD



Planning Department
Environmental Services
Wokingham District Council
Shute End
Wokingham, Berks
RG40 1BN

08 July 2003

Dear Sirs,

Planning Reference F/2000/1924

We write with regard to previous correspondence regarding to the planting scheme at the above address, a copy of your previous reply is enclosed for your information.

We are having difficulty locating a suitable Pyracantha to replace the holly and are seeking your approval to use *Buxus* instead.

For future information, could you kindly advise us as to whether we need to seek permission for any other possible minor changes to the planting scheme? Is the Landscaping plan submitted by the developer enforceable?

Your early response would be appreciated, as we need to place our order imminently.

Many thanks.

Yours faithfully

Mrs R G Hawkins

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: January 10, 2003
Ref: F/2000/1924

WOKINGHAM UNITARY
Aiming for Excellence

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

Mr & Mrs Hawkins
29B Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 4QD

Dear Mr. & Mrs. Hawkins,

RE: LAND REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD, APP NO. F/2000/1924

I refer to your letter received on 27th November 2002 with reference to the above and apologise for this delayed response.

You wish to change the holly bushes on the approved landscape plans to Pyracantha. This change to the landscape plan is considered to be acceptable and no further planning permission will be required.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely,

Hlynch

Heidi Lynch
Planning Officer

Tel: (0118) 974 6482 (Direct Line)
e-mail: heidi.lynch@wokingham.gov.uk
Date: January 10, 2003
Ref: F/2000/1924

Mr & Mrs Hawkins
29B Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 4QD

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 Mr. & Mrs. Hawkins,

RE: LAND REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD, APP NO. F/2000/1924

I refer to your letter received on 27th November 2002 with reference to the above and apologise for this delayed response.

You wish to change the holly bushes on the approved landscape plans to Pyracantha. This change to the landscape plan is considered to be acceptable and no further planning permission will be required.

Should you wish to discuss any matter further please do not hesitate to contact Heidi Lynch.

Yours sincerely,

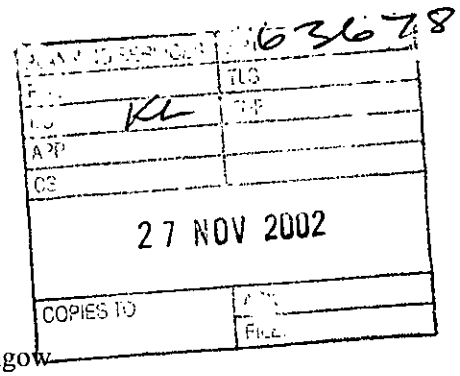
Heidi Lynch
Planning Officer

63678

	TLS
KL	
APP	
CS	

27 NOV 2002

COPIES TO	
	FILE



Mr C A & Mrs R G Hawkins
29B Nine Mile Ride
Finchampstead
Wokingham
Berks
RG40 4QD

Kerrin Lithgow
Senior Planning Officer
Environmental Services
Wokingham District Council
Shute End
Wokingham, Berks
RG40 1BN

26 November 2002

Dear Kerrin,

Planning Reference F/2000/1924

I write with regard to our telephone conversation of today.

We are the owners of the above property and we wish to request an amendment to the planting scheme annexed to the Planning Application.

Where our property adjoins 29C is a line of Holly bushes, many of which have died off. The developers will be replanting this area in accordance with the landscaping agreement. We would like the Holly to be replaced by Pyracantha, which is a very similar plant in that it is evergreen, thorny and berry bearing. It would be maintained as a hedge as at present.

We would like your approval for this minor amendment.

Yours faithfully

R G Hawkins

With Compliments

Any problems with this please call me. Thanks for your help.

Gloria
(x 6529)

WOKINGHAM UNITARY
Aiming for Excellence

POSITIVE ABOUT DISABLED PEOPLE

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 7 December, 2000
My ref. AO/F/2000/1924

Westbury Homes Ltd
Monachus House
High Street
Hartley Wintney
Hants
RG27 8NW

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

Dear Mr Pitt

PLANNING APPLICATION F/2000/1924
PROPOSED ERECTION OF 3 DWELLINGS ON LAND TO REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD – CONDITION 7 - LANDSCAPING

I confirm the proposed landscaping scheme shown on drawing No. 1318/01 rev C is acceptable for the above application.

Yours sincerely

Ao.

Angela Odell
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 4 December 2000

Location:	Land rear of 29 Nine Mile Ride, Finchampstead
Proposal:	Proposed erection of 3 dwellings and 2 detached garages.
Application Number:	F/2000/1924

In response to your informal consultation dated 4 December 2000 for the above application, the landscape comments are as follows:

The revised plan no. 1318/01 rev C showing the amendments as discussed with the landscape architect is now acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 20 October, 2000
My ref. AO/F/2000/1924

Westbury Homes Ltd
Monachus House
High Street
Hartley Wintney
Hants
RG27 8NW

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

Dear Mr Pitt

PLANNING APPLICATION F/2000/1924
PROPOSED ERECTION OF 3 DWELLINGS ON LAND TO REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD – CONDITIONS

Condition 2
I confirm the proposed materials listed in the schedule sent on 11 October, and referred to in your letter of 10 October are acceptable under condition 2 for construction of the above development.

Condition 6
I also confirm the proposed slab levels shown on drawing No. FINC/101 are acceptable under condition 6 for construction of the above development.

Yours sincerely

John Mitchell
Development Control Manager

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 18 April, 2001
My ref. AO/F/2000/1924

Westbury Homes Ltd
Monachus House
High Street
Hartley Wintney
Hants
RG27 8NW

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

Dear Mr Pitt

PLANNING APPLICATION F/2000/1924
PROPOSED ERECTION OF 3 DWELLINGS ON LAND TO REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD – CONDITION 12 – GROUND CONDITIONS

I confirm the report on ground conditions is acceptable for compliance with condition 12 of the above permission.

Yours sincerely

AO.

Angela Odell
Senior Planner

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Development Control

Your Ref: F/2000/1924

Date: 23/11/00

PROPOSAL: ERECTION OF 3 DWELLINGS AND DETACHED DWELLINGS

ADDRESS: LAND REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD

With reference to the report submitted regarding the above land I am satisfied that Condition 12 of F/2000/1924 has been complied with.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

PLANNING
POL
DC AO.
APP
CS
COPIES TO:

35174

Reply reqd

Westbury

Our ref AP/ab

10 October 2000

Angela Odell
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berks
RG40 1WN

Dear Angela

Re: Land to rear of 29 Nine Mile Ride, Finchampstead.
Application Number: F/2000/1924

I refer to our recent meeting where you verbally approved our facing bricks, accordingly as discussed I attach 2 copies of our finishes schedule for your formal approval, with respect to Condition 2.

I enclose 2 copies of Drawing No FINC/101 which indicates proposed slab levels in respect to Condition No 6.

I also enclose 2 copies of our ground conditions report, any queries regarding this matter please direct to our Suzannah Powell.

A detailed landscaping plan is presently being prepared, and will be submitted during the course of this week.

Your earliest attention to the above matters would be most appreciated, but should you have any queries, then please contact me as usual.

Yours sincerely

Alan Pitt

Alan Pitt
Layout Designer

enc

WESTBURY HOMES (HOLDINGS) LTD.

SITE 29 Nine Mile Ride, Finchampstead.	PLANNING DRWG REF DRAWING No. DATE :- 21.9.00 PREPARED BY :- ASP SHEET 1 OF 2

A	FACING BRICKS – IBSTOCK – BRADGATE CLARET
B	FACING BRICKS – IBSTOCK – BRADGATE BRINDLE
C	ROOF TILES – Dreadnought Clay – Red
D	Feature Tiles – Club ornamental – Red
E	Hips – Bonnet
F	Rafters / Fascias – White painted
G	Feature timbers – natural stain & dowelled
H	Front Door – Black
I	Front Door – Rich navy
J	Front Door – Bold terracotta
K	Personned Doors – White
L	Garage Doors – Cardale or sim. Timber elec. ope.
M	Rainwater Goods – Black
N	Verge detail – Wet verge.
O	
P	
Q	
R	
S	
T	
U	
V	
W	
X	

NOTES: 5mm recessed mortar joints. Bonnet hips to det. garages. Screenwall details refer to D. Jarvis drgs.	REVISIONS:

SITE 29 Nine Mile Ride, Finchampstead | SHEET 2 OF 2

Drawing No.

PLOT No.	HOUSE TYPE	HOUSE STYLE	Brick Type	Brick Detail	Render	Render Detail	Main Roof Tiles	Ridge Tiles	Rafters & Facia	Front Door	Personnel Doors	Garage Doors	Screenwall Type	Rainwater Goods	Verge Detail	Below D.P.C.
1	STRA	501	A	A	–	–	C		F	H	K	L		M	N	
2	CHAL	501	B	B	–	–	C		F	I	K	L		M	N	
3	CHAL	501	B	B	–	–	C		F	J	K	L		M	N	

WESTBURY HOMES (HOLDINGS) LTD.

SITE	PLANNING DRWG REF
29 Nine Mile Ride, Finchampstead.	DRAWING No.
	DATE :- 21.9.00
	PREPARED BY :- ASP
	SHEET 1 OF 2

A	FACING BRICKS – IBSTOCK – BRADGATE CLARET
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NOTES:
5mm recessed mortar joints.
Bonnet hips to det. garages.
Screenwall details refer to D. Jarvis drgs.

REVISIONS:

SITE 29 Nine Mile Ride, Finchampstead | SHEET 2 OF 2

Drawing No.

PLOT No.	HOUSE TYPE	HOUSE STYLE	Brick Type	Brick Detail	Render	Render Detail	Main Roof Tiles	Ridge Tiles	Rafters & Facia	Front Door	Personnel Doors	Garage Doors	Screenwall Type	Rainwater Goods	Verge Detail	Below D.P.C.						
1	STRA	501	A	A	–	–	C		F	H	K	L		M	N							
2	CHAL	501	B	B	–	–	C		F	I	K	L		M	N							
3	CHAL	501	B	B	–	–	C		F	J	K	L		M	N							

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845904

PLANNING SERVICES | PT 37207
POL | TLS
DC AO | ENF
APP |
CS |
30 NOV 2000
COPIES TO: | ACK:
FILE:

AP/ab

29 November 2000

Angela Odell
Wokingham District Council
Civic Offices
Shute End
Wokingham
Berks
RG40 1WN

Dear Angela

Re: 29 Nine Mile Ride, Finchampstead

I refer to your fax dated 24 November 2000.

Our landscape architects have spoken with your Catherine Brimble and accordingly have agreed upon relevant revisions.

I trust the enclosed now meet with your approval.

Yours sincerely

Alan Pitt
Layout Designer

Enc 2 copies drg No 1318/01 rev. C

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 11 December, 2000
My ref. AO/F/2000/1924

Westbury Homes Ltd
Monachus House
High Street
Hartley Wintney
Hants
RG27 8NW

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

Dear Mr Pitt

PLANNING APPLICATION F/2000/1924
PROPOSED ERECTION OF 3 DWELLINGS ON LAND TO REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD – CONDITION 12 – GROUND CONDITIONS

I confirm the report on ground conditions is acceptable for compliance with condition 12 of the above permission.

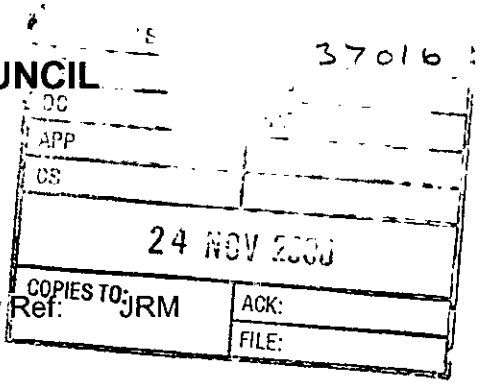
Yours sincerely

AO.

Angela Odell
Senior Planner

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM



From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Development Control

Your Ref: F/2000/1924

Date: 23/11/00

PROPOSAL: ERECTION OF 3 DWELLINGS AND DETACHED DWELLINGS

ADDRESS: LAND REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD

With reference to the report submitted regarding the above land I am satisfied that Condition 12 of F/2000/1924 has been complied with.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Angela Odell

From: Angela Odell
Sent: 08 December 2000 07:07
To: John Mullaney
Subject: RE: ERECTION OF 3 DWELLINGS-29 NINE MILE RIDE F/2000/1924

I seem to have lost it. Please could you re-send.

Thanks

Angi

-----Original Message----
From: John Mullaney
Sent: 07 December 2000 14:59
To: Angela Odell
Subject: ERECTION OF 3 DWELLINGS-29 NINE MILE RIDE F/2000/1924

I have already commented on the report as I received the original a while ago. The memo to you is dated 23/11/00. Have u got this memo.? If not I can send you a copy. John

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS DB	HHO
31 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

37 NINE MILE RIDE

FINCHAMPSTEAD

BERKS

30 - 7 - 00

DEAR SIR/MADAM,

APPLICATION NUMBER F/2000/1924

I WISH TO RAISE THE FOLLOWING OBJECTIONS TO THE ABOVE PLANNING APPLICATION.

THE HOUSES ARE NOT ON ANY SORT OF BUILDING LINE, THEY ARE OF A LARGE EXECUTIVE TYPE, COMPLETELY OUT OF KEEPING WITH EXISTING PROPERTIES IN THIS AREA.

I UNDERSTOOD IT TO BE AGAINST COUNCIL POLICY, TO ALLOW ANY DEVELOPEMENT OF BACK LAND, THIS SIDE OF CALIFORNIA. WE HAVE ALREADY SEEN BUSY SPACE IN THE BUILDING LINE AT THIS END OF THE NINE MILE RIDE DEVELOPER.

THERE HAS ALREADY BEEN A LOT OF DEVELOPEMENT IN OTHER PARTS OF THE NINE MILE RIDE, FROM CALIFORNIA, UP TO THE CROSS ROADS AT BUSY CORNER, AND BEYOND.

A LINE MUST BE DRAWN AGAINST FURTHER DEVELOPEMENT OF BACK LAND, AT THIS END OF THE NINE MILE RIDE. PLEASE LEAVE US WITH SOME OPEN SPACE AND A GREEN LUNG, NOT AN EVER ENCROACHING URBAN SPRAWL.

I OWN A LARGE AREA OF BACK LAND, WHICH IF PLANNING PERMISSION WERE GIVEN TO THIS APPLICATION, COULD BECOME VALUABLE PROSPECTIVE BUILDING LAND, BUT I REALLY DO BELIEVE A LINE MUST BE DRAWN AGAINST ANY DEVELOPMENT, AND TO GIVE PERMISSION TO THIS APPLICATION WOULD SET A DANGEROUS PRECIDENT.

I WOULD LIKE TO POINT OUT THAT THE PREVIOUS PLANNING APPLICATION FOR THIS SITE, WAS OPPOSED BY THE CPRE, AND PERMISSION WAS REFUSED

/CONT'D

AFTER AN APPEAL TO THE SECRETARY OF STATE FOR THE ENVIRONMENT. THE ONLY DIFFERENCE BETWEEN THE APPLICATIONS, WOULD SEEM TO BE THE POSITION OF THE DRIVEWAY TO THE SITE. I WOULD HOPE THE APPLICATION WAS TURNED DOWN FOR REASONS OTHER THAN THE POSITION OF THE DRIVEWAY.

YOURS FAITHFULLY

S. Shyfield

MISS S. SHYFIELD

Rec'd 9.20AM 31.7.00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS OBS	AMO
31 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

37A Nine Mile Ride
Finchampstead
31-7-00

Dear Mr Mitchell / Mrs Odell,

Re Planning

- Application F/2000/1924.

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

1. Building to the rear of properties on the north side of Nine Mile Ride will set a precident for further building here and the remaining countryside will eventually disappear.

2. This countryside is woodland, scrub and farmland but most importantly includes areas of ancient bog. Development will commence with this development of 3 houses but will gradually progress to eat up these important areas which provide habitats for diverse wildlife.

3. We own land to the rear of our property which is farmland. This is at the same latitude and only approx 100' away from the proposed

horses. We are concerned that unruly children will upset our horses by shouting or throwing things into our fields which could endanger them.

④. This area is already becoming increasingly built up and already the schools, hospitals etc. are stretched to the limit. Further population will add to the problem

⑤ NHR is an incredibly busy road and a fast one despite the 50 mph. limit. Hopwood Industrial Estate being of close proximity leads to numerous articulated lorries. These 3 houses will bring at least 6 more vehicles onto this road. It does not sound many, but added to the cars from numerous new houses being erected in the area the problems of this busy road increase

⑥. This proposed use rejected recently on account of the drive way being near the White Horse Lane exit. The only real change on this case is that the driveway is now approx 250 yds further down. Little difference will be made to the dangerous situation around the White Horse Lane junction

Yours Sincerely

Mr & Mrs E. Slyfield

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid 99/106

Start date: ~~30 JUN 2000~~ 07 JUL 2000	Map No. ..... Site ....0.55....
Officer: AO	Application No. F/2000/1924
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED ERECTION OF 3 DWELLINGS AND 2 DETACHED GARAGES WITH ASSOCIATED WORKS.

Location: LAND R/O 29 NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: Finch South 12.7.2000

Applicant: WESTBURY HOMES

re-submission - 70465 dismissed on appeal
Same site?

Fee Received 00-00 Required 570.00 Additional ..... Refund .....

paid 7/7

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		07 JUL 2000	
4	Correct S 66 certificate		phoned	
5	Elevation plans	Garage - other side elevation	5/7.	
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 : 12.7.2000 V 12/7

Parish Council Informed - YES / NO 12/7

INTERNAL CONSULTATIONS

Building Control .....

Landscape V 12/7 ✓

Trees V 12/7 .....

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 V 12/7 .....

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: (Rural Area)

.....

.....

No Pre-apps

NEIGHBOURS:

To Nine Mile Ride (To Mrs K. Meade ✓ Petition)

25a, 27, 15a, 11, 27a, 29, 31, 33, 35, 37, 37a, 35a, 35b, 43 Nine Mile Ride

Rose Tree Farm

V 12/7 Wokingham District CPRE (17 Copse Drive, Wokingham)

ADDRESS 29 NINE MILE RIDE PARISH FINCHAMPST.

PLOT No. LARCHFIELD ORD. SHEET No.

BUILDER 215/49 FISHLOCK & SONS DWELLING HOUSE 13.7.49 APP C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1925/67	MR. A. MARSHALL	[illegible]	[illegible]	APP C/A
992	MR. A. J. WILLIAMSON	VEH. & PED. ACCESS	11.5.78	C/A
16796	"	1st. EXT. & ALTS.	13.5.81	APP
720	"	"	4.6.81	C/A
RA 5723	"	SHOWER ROOM INSTALL	16.8.88	APP
5788			31.5.90	C/A
A 8936	"	UTILITY	4.6.90	APP
/48/67	MR. A. MARSHALL	EXT. KITCHEN / DINING RM.	16.3.67	APP PD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS * SEE LETTERS FROM COUNCIL'S SOLICITOR & PLANNING OFFICER (35788)

DRAINAGE DECLARING AGR. CONDITION NULL & VOID — MARCH 1992

91074

33

LAND REAR OF

ADDRESS 33 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
70[illegible]5/F	Westbury Homes Ltd	Erectn 4 dwell. + erectn of garage to No 35	10.11.99	REF
199/0257	Westbury Homes Ltd	Erection of 3 dwellings with garages + garage for No 35		
199/0258	" "	" " Duplicate		

MINISTRY DECISION Appeal 99/70465/F & F/1999/0257 Dismissed 17/05/00

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

07. JUL. 2000

WOKINGHAM DISTRICT COUNCIL

Application No.

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

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

OR

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

~~I have~~/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served
Mr + Mrs Huntley.	27a NINE MILE RIDE, FINCHAMPSTEAD. BERKS. RG40 4QD	30.6.00

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(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 be not 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) .....

1789/b

CERTIFICATE D

I certify that

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

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . WESTBURY HOMES LTD . . . . .

Date . . . . 30.6.00 . . . . . .

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

1769a

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

07 JUL 2000 1924

1.	APPLICANT'S NAME	WESTBURY HOMES LTD
	ADDRESS	MONACHUS HOUSE, HIGH ST. HARTLEY WINTNEY. HANTS
	POST CODE	RG27 8NW PHONE 01252-846000
	AGENT'S NAME	
If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	
	POST CODE	PHONE
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	LAND TO THE REAR OF 29 NINE MILE RIDE, FINCHAMPSTEAD.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 3 Nº HOUSES 2 Nº DET. GARAGES & ASSOCIATED WORKS
5. Give the area in hectares or part of a hectare	AREA OF SITE	-55 hect.
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	PL/04, S/01, CHA/400/01,

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☑
ERECTION OF NEW BUILDING	☑		ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) 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? YES/~~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 yes, please 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 WITH L.A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

2m HIGH C.B FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EX. WATERCOURSE (ROOFS ONLY)
PERMIABLE BLOCKWORK DRIVES

17. HOW WILL FOUL SEWAGE BE DISPOSED OF? To existing system YES/~~NO~~
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

UP GRADE EX. ACCESS

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

YES (PART M)

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	*	TO BE RETAINED	*	TO BE LOST	*
HOUSE	3		01		01	
BUNGALOW						
FLAT/MAISONETTE						
OTHER						

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~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? YES/~~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.

FREE APPLICATION AS PREVIOUS WAS REFUSED

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 [signature] ON BEHALF OF WESTBURY HOMES LTD DATE 29.06.00

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

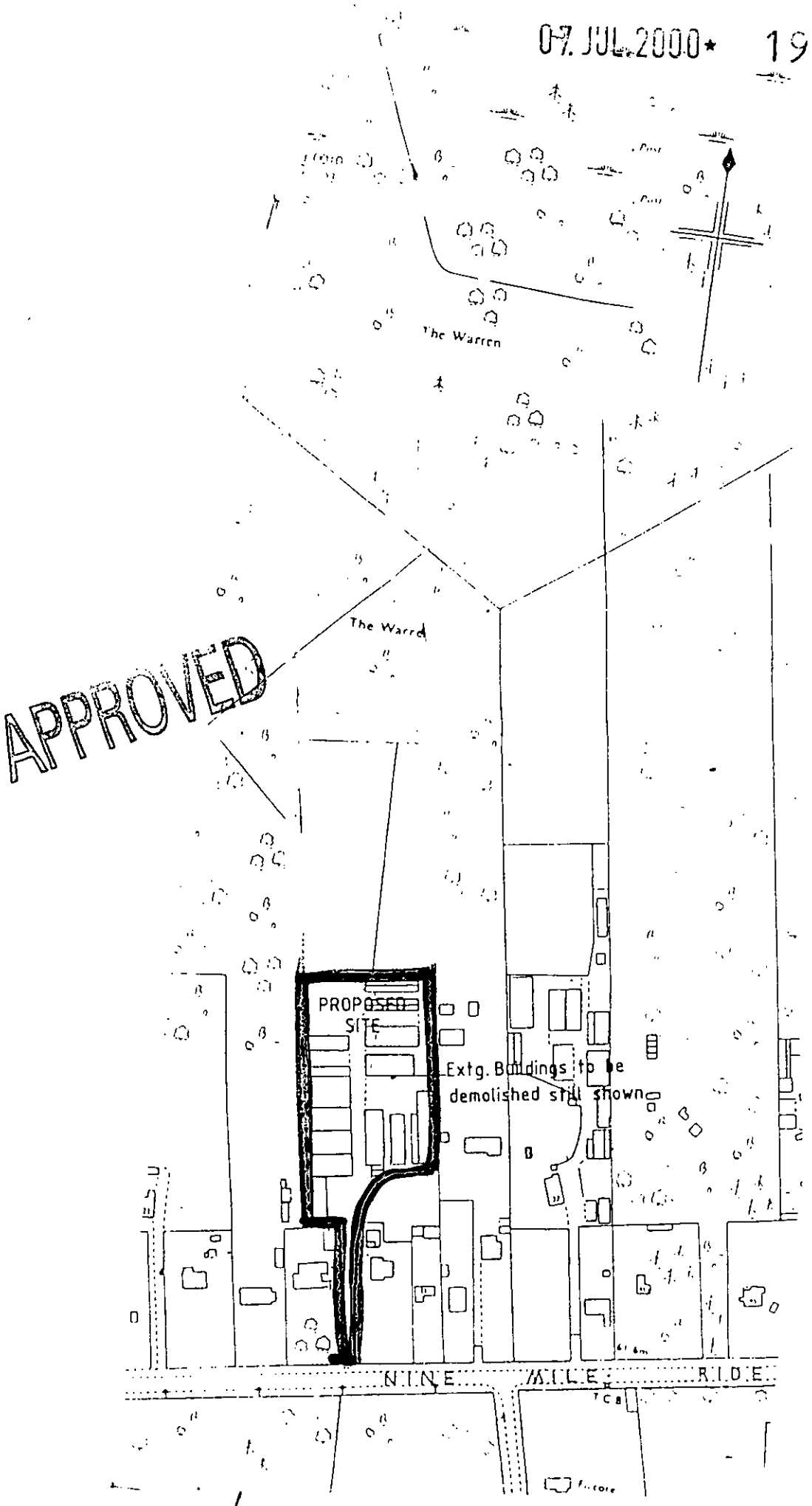
WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

07 JUL 2000* 1924



Scale 1:2500



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Development Control Section, Environmental Services, Wokingham District Council.

3 July 2000

Scale: 1 : 1250

N W E S

Westbury Homes (Holdings) Ltd Southern Region
Monachus House High Street Hartley Wintney Hampshire RG27 8NW
Tel 01252 846000 Fax 01252 845905 DX 32635 (Fleet)

11.10.00 AO

INVESTOR IN PEOPLE
APP
CS

F.A.O Angella Odell.
Re: 29 Nine Mile Ride, Finchampstead.

Please find att. 2 copies of materials schedule

with compliments

Alan Pitt.

Westbury