APPLICATION NO:

F/2001/3244

LOCATION: -West

Land South Of 2 - 8 Dyer Road, Wokingham.

APPLICANT:

Wokingham District Council Education And Cultural Services

PROPOSAL:

Proposed erection of 1.5 metre high wooden fence.

EARLIEST DATE FOR DECISION: **24/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
20/03/2001

CASE OFFICER: **Emy Circuit**

APPROVED

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Wokingham District Council
Education and Cultural Services
Shute End
Wokingham
Berkshire

Application Number: F/2001/3244

Parish: **WOKINGHAM**

Location: **Land South West of 2 - 8 Dyer Road, Wokingham.**

Proposal: **Proposed erection of 1.5 metre high wooden fence.**

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. Notwithstanding the approved location plan, the fence hereby permitted shall be located not less than two metres from the western edge of the access road to 2-8 Dyer Road.

Condition
3. The fence shall not be erected other than in the stained timber, or such other materials as have been approved in writing by the Local Planning Authority.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows ***within five metres of the fence hereby approved***, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme shall be implemented as approved.

Condition
5. 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 erection of the fence; 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.

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

Reason
2. In the interests of the open character and appearance of the surrounding area.

Reason
3. To ensure that the appearance of the fence is satisfactory.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Informative
1. This permission relates to the application as amended with revised drawing number TG/KP2a submitted to the Local Planning Authority on 20 March 2001, showing the depth of the fence slats and the gaps between them increased to 10cm, and does not approve the proposals as originally submitted.

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:

Berkshire Structure Plan Policy EN1.

South East Area Local Plan Policies LTV1, LBE1, LBE2, SBE8 and SBE9.

Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WBE1, WBE5, WBE10 and WBE11.

John Mitchell
Development Control Manager
Date: 11/04/2001

Notice checked by: _____

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 6479 (Direct Line)
Fax: (0118) 974 6484
Email: Emy.Circuit@wokingham.gov.uk
Date: 2 May 2001
My ref: EXC/F/2001/3244
Your ref:

Tim Green
Education and Cultural Services
Wokingham District council
WOKINGHAM
RG40 1WR

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 Sir

SUBMISSION OF LANDSCAPING DETAILS TO COMPLY WITH CONDITION4 OF PLANNING PERMISSION F/2001/3244 - ERECTION OF FENCE ON LAND SOUTH-WEST OF DYER ROAD, WOKINGHAM

With regard to the above condition, the landscaping details, shown on your drawing TG/KP3 are acceptable and the condition has been discharged.

If you have any queries with regard to this application please contact Emy Circuit on 0118 974 6479.

Yours faithfully

John Mitchell,
Development Control Manager

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

MEMORANDUM

To:	Emy Circuit	**My Ref:**	
		Ext:	6470
From:	Catherine Brimble	**Your Ref:**	
		Date:	1 May 2001
	Landscape Section Planning and Transportation		

Land SW of 2-8 Dyer Road
F/2001/3244

In response to a Memo from Tim Green dated 25 April 2001, regarding the proposed planting and fencing for the above site, I can confirm that the proposals are acceptable.

Catherine Brimble

FAO: EMY CIRCUIT
PLANNING

6258.

Education and Cultural Services Memorandum

WOKINGHAM DISTRICT COUNCIL

To: Emy Circuit **From:** Tim Green

Re: **Land SW of 2-8 Dyer Rd** **Date:** 25/4/01
F/2001/3244

Emy

I write with reference to application F/2001/3244 which was approved with conditions on 11/4/01.

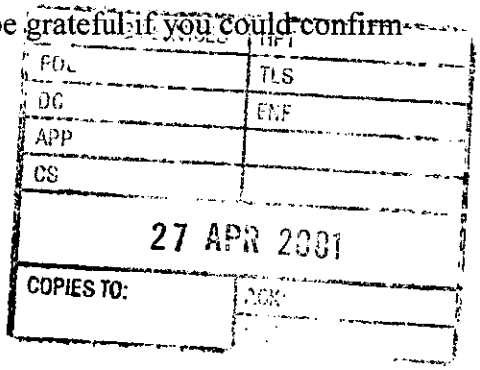
Please find attached 2 no copies of drawing TG/KP3 showing the proposed planting at the above site, addressing Condition 4 of the approval of this application. Catherine Brimble has seen this scheme and I have sent a copy of the drawing directly to her.

As the developer is keen to erect the fence I would be grateful if you could confirm approval of the planting scheme as soon as possible.

Many thanks

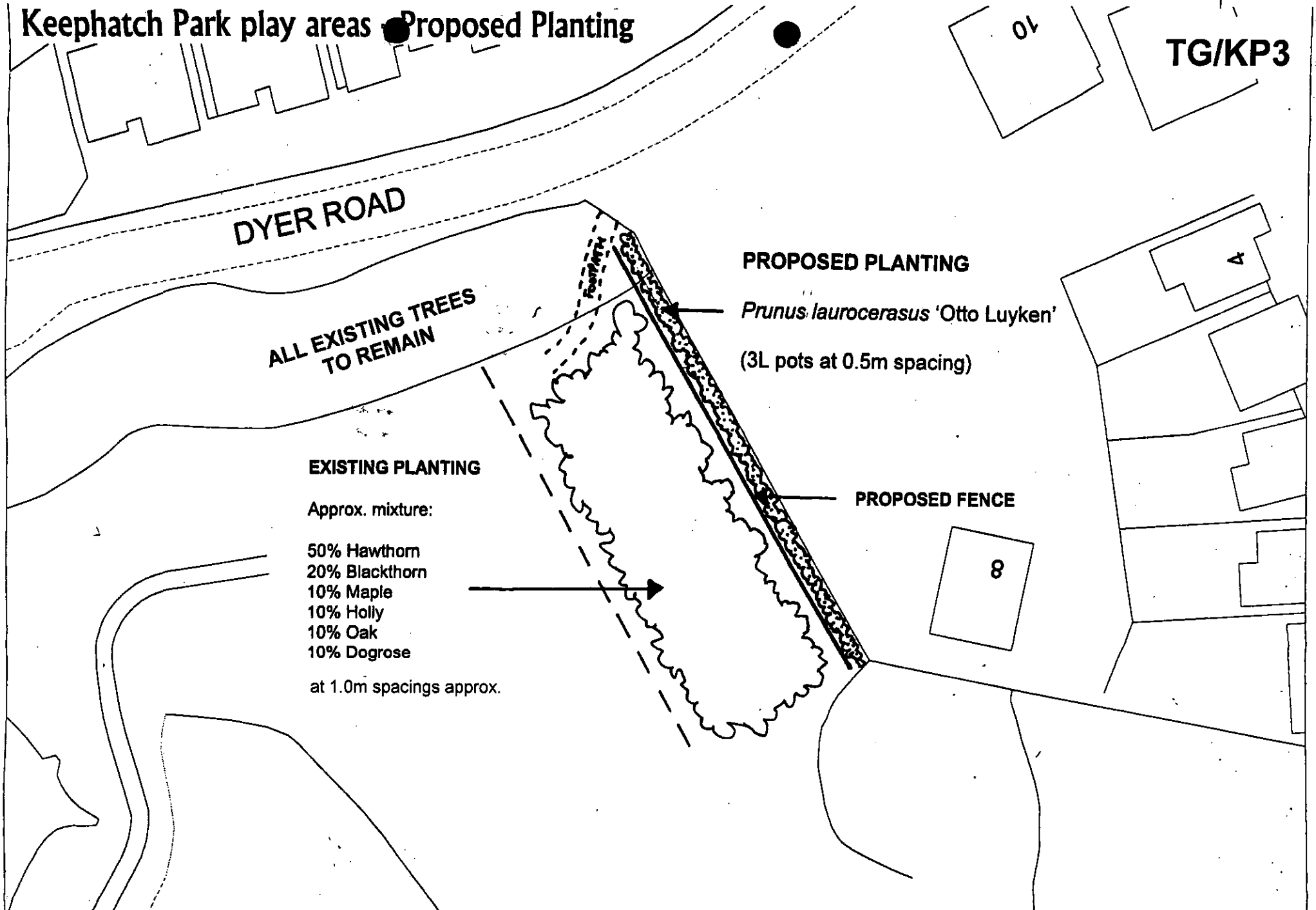
Tim

cc. Catherine Brimble, Landscape Architect



Keephatch Park play areas - Proposed Planting

TG/KP3



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Grounds Maintenance Section, Environmental Services, Wokingham District Council.

24 April 2001

Scale: 1 : 500

N
W E
S

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 11 APRIL 2001 FROM 7.00 PM TO 11.00 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mr MJ Bryant, Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mr JL Earnshaw, Mr RFN Eke, Mrs MA Long, Mr BJS Patman, and Mrs M Robertson.

Also present under Standing Order 39: - Mrs P Bray, Mr FD Browne, Mr AJ Ross, Mrs ELM Siggery and Mr GM Storry

PART I

293. MINUTES

The Minutes of the meeting of the Committee held on 21 March 2001 were confirmed as a correct record and signed by the Chairman.

294. APOLOGIES

An Apology for absence was submitted from Mrs. DC Beatty.

295. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

RESOLVED: That the order of business detailed on the agenda be varied.

306. APPLICATION NO: 2001/3244, ERECTION OF A 1.5 METRE HIGH WOODEN FENCE, LAND TO THE SOUTH-WEST OF 2-8 DYER CLOSE WOKINGHAM, FOR EDUCATION & CULTURAL SERVICES DEPARTMENT WOKINGHAM DISTRICT COUNCIL

The Committee considered a report on this application as set out on Agenda pages 3145 to 3152.

RESOLVED: That Application No: 2001/3244 be approved subject to the conditions outlined on Agenda pages 3146.

Application No. F/2001/3244 | **Received** 23/01/01 | **Wokingham**

Applicant: Education and Cultural Services Department, Wokingham District Council
Location: Land to the south-west of 2 – 8 Dyer Close, Wokingham
Proposal: erection of a 1.5 metre high wooden fence

1. Planning History – The application site lies within the Keephatch residential development, in the Identified Settlement of Wokingham. Planning permission for the development was granted in 1995 (42149), partly in full and partly in outline, and there have been a number of subsequent approvals of reserved matters and amendments. The area that is the subject of this application is identified as an area of public open space (POS), to accommodate children's play areas.

2. Proposal – The area of POS lies in a hollow, to the south of Dyer Close and the proposal is for a 1.5 metre high fence at the top of the slope adjacent to the access drive to 2 – 8 Dyer Close. The purpose of the fence is to screen views of the play areas and encourage use of the footpath to the play areas and POS. This would demarcate a clear route for pedestrians, rather than inviting the possibility of cutting across the frontage of the dwellings.

3. Consultations -
   - ***Highway Officer*** – no objection
   - ***Environmental Health Officer*** – no objection
   - ***Wokingham Town Council*** – "no objections"

4. Appraisal – the main issue is

   A. the impact on the character and amenities of the surrounding area (South East Area Local Plan polices SBE1 and SBE2 and Wokingham District Local Plan (Deposit Draft) policies WOS3 and WBE1).

A. The area immediately in front of 2 – 8 Dyer Road is level but the land slopes down quite steeply to the west of the access road to the properties. The fence would be located approximately at the crest of the slope, two metres from the edge of the access road and at least 13 metres from the front of the dwellings, so would not result in overshadowing or be overbearing.

The development has an open plan character and front gardens are not enclosed by walls or fences. The area of POS is also open and forms a pleasant, wooded amenity area for local residents. There are dwellings along the northern and eastern sides of the POS but existing trees provide substantial screening along the northern boundary, whereas the eastern boundary is open and the fence is intended to protect the living conditions of occupants of the dwellings on this side.

Due to the open character of the surrounding area, proposals for fences should be treated with caution. However, in this case the function of the fence is also a consideration and its materials, design and location would enable it to assimilate to its surroundings. It would be in 1.5 metes in height and it was originally

2.5cm gaps between them but revised plans have been submitted, increasing both the slats and gaps to 10cm. The more open structure would increase visual permeability, and prevent the fence appearing so obtrusive, and it would be set back two metres from the road, allowing space for planting, which would soften its appearance. A landscaping condition is proposed to ensure appropriate planting.

Due to its height (1.5 metres), the fence would limit natural surveillance of the area of open space to some extent.

5. **Conclusion** – A fence of this type would not normally be acceptable in this location, due to the impact on the open character of the area and surveillance of the public realm. However, in this case the fence is also intended to protect the residential amenity of occupants of 2 – 8 Dyer Close and, on balance, it is considered that the proposal is acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Notwithstanding the approved location plan, the fence hereby permitted, shall be located not less than two metres from the western edge of the access road to 2 – 8 Dyer Road.
3. The fence shall not be erected other than in the stained timber, or such other materials as have been approved in writing by the Local Planning Authority.
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows ***within five metres of the fence hereby approved***, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme shall be implemented as approved.
5. 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 erection of the fence; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In the interests of the open character and appearance of the surrounding area.

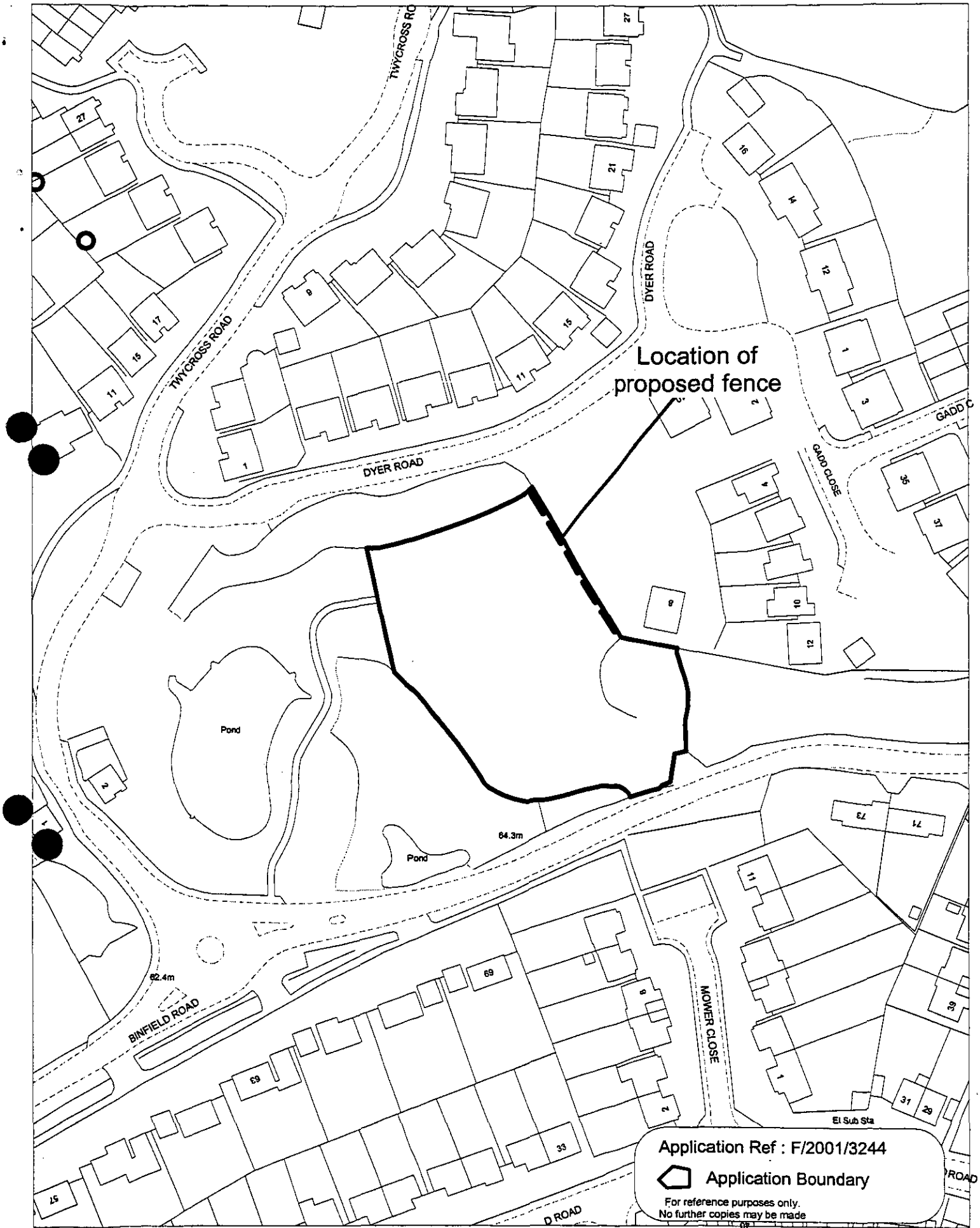
4 & 5 In the interests of visual amenity.

INFORMATIVES

1. This permission relates to the application as amended with revised drawing number TG/KP2a submitted to the Local Planing Authority on 20 March 2000, showing the depth of the fence slats and the gaps between them increased to 10 cm, and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies LTV1, LBE1, LBE2, SBE8, SBE9
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE5, WBE10, WBE11

Emy Circuit



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Development Control Section, Environmental Services, Wokingham District Council.

3148

Scale: 1 : 1250

N
W E
S


TG/KP1
SCALE 1:1000
TWYCROSS ROAD
DYER ROAD
GADD CLOSE
Proposed Pente
application site boundary
Pond
Pond
64.3m
62.4m
3149
23 JAN 2001
3244

REVISED PLAN

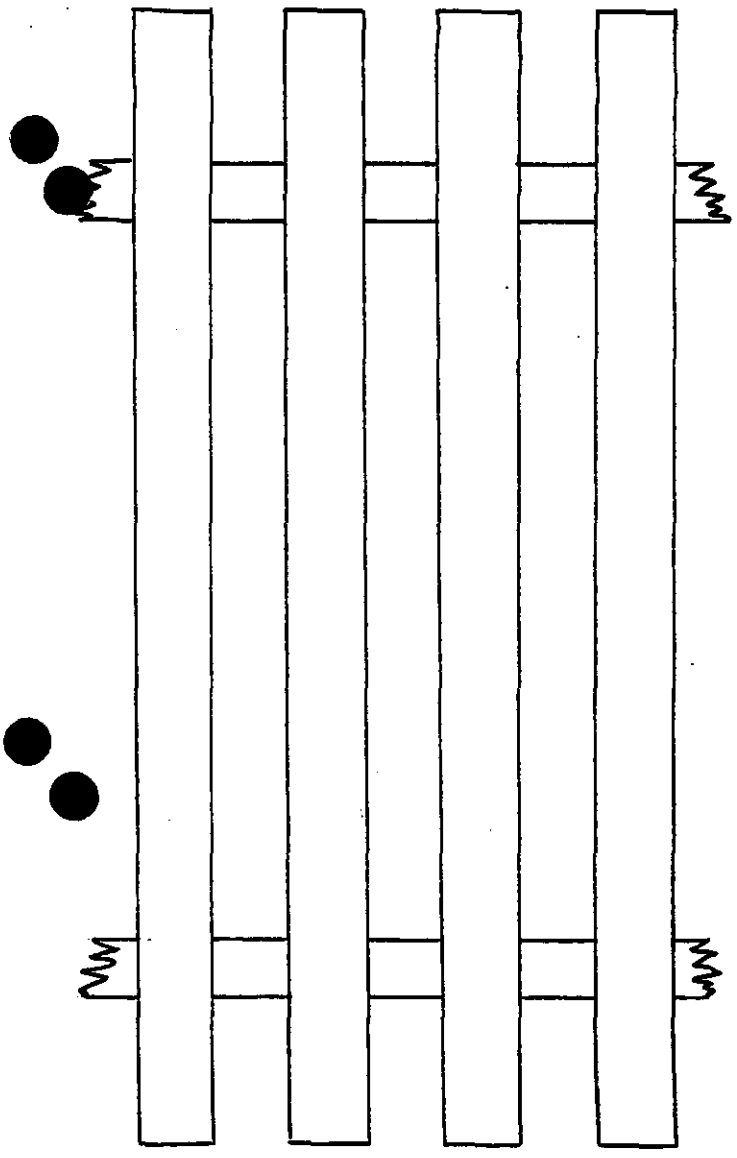
3244

KEEPHATCH PARK PLAY AREAS – application F/2001/3244

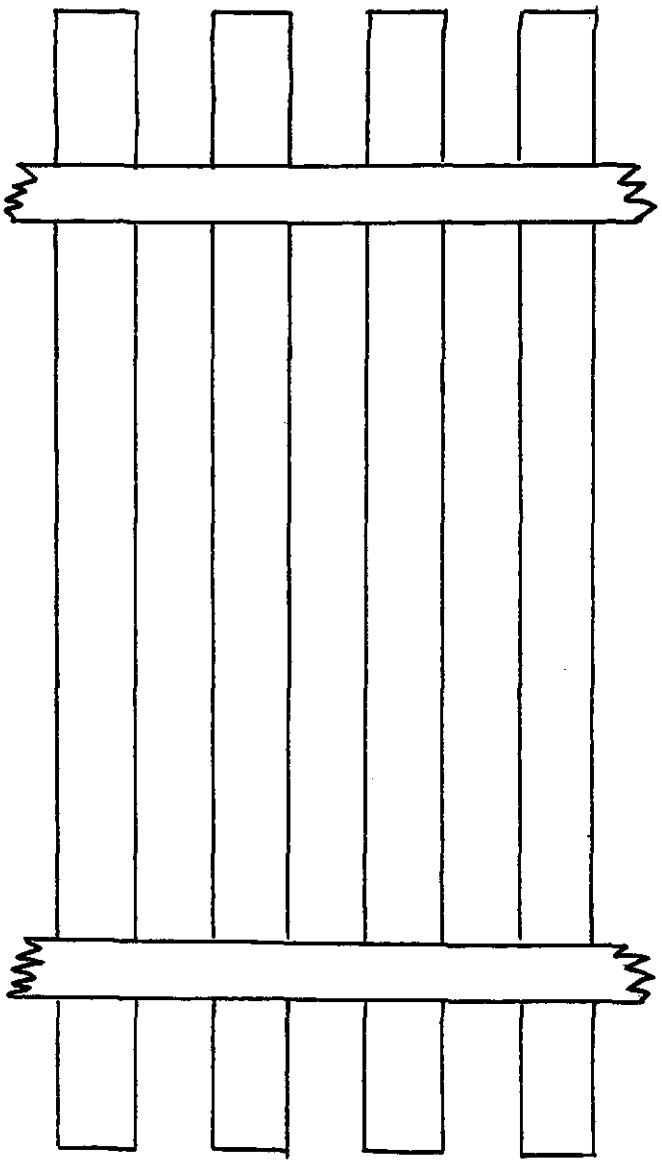
REVISED SPECIFICATION FOR PROPOSED FENCE

DRAWING NO. TG/KP2a

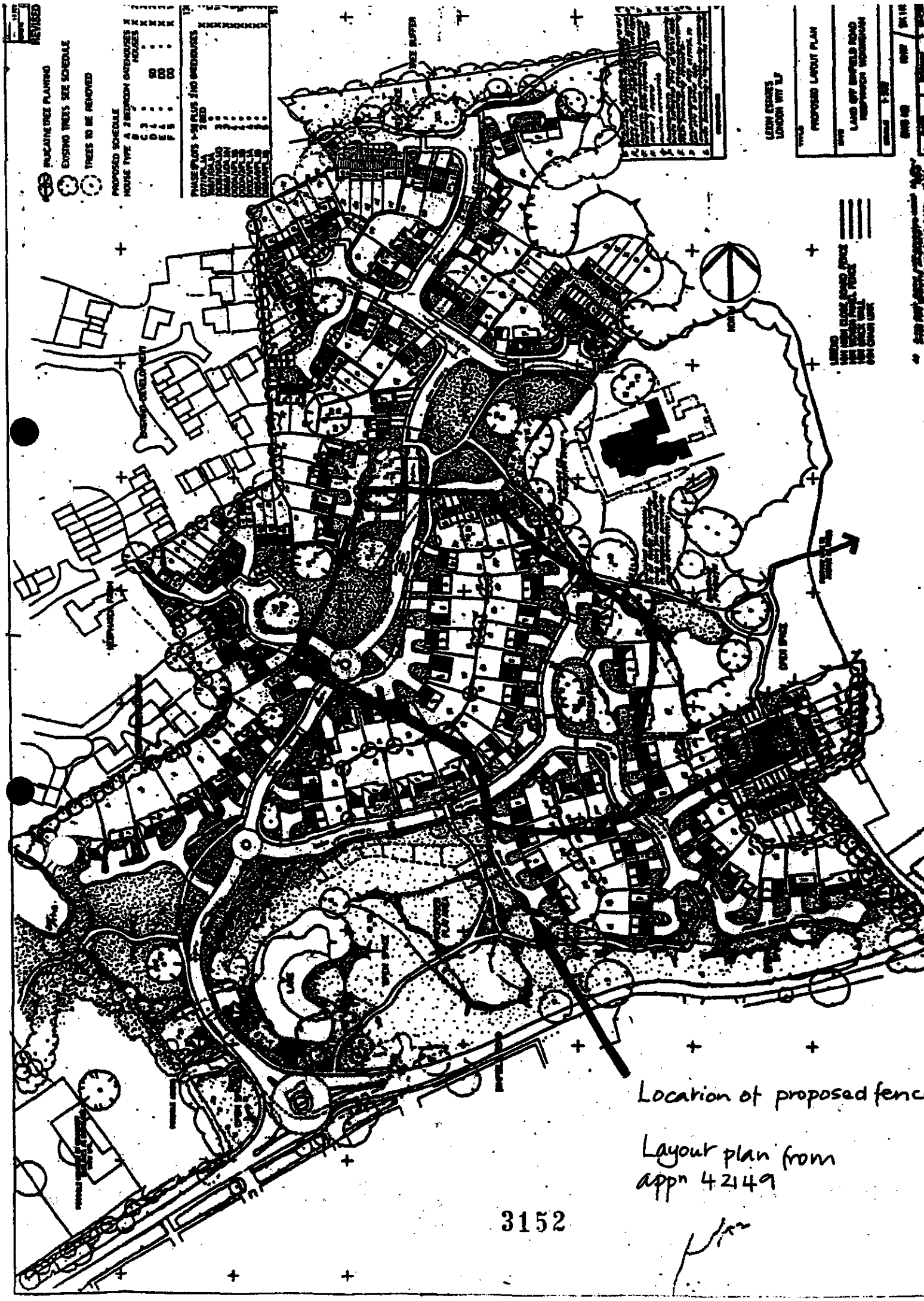
SCALE 1:10



FRONT



REVERSE


Location of proposed fence
Layout plan from appn 42149
3152

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3244

Applicant : Wokingham District Council Education And Cultural Services.

Location : Land South Of 2 - 8, Dyer Road, , Wokingham.
Proposal : Proposed erection of 1.5 metre high wooden fence.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 5 February 2001

Date Registered : 23/01/2001

Earliest Date for Decision : 24/02/2001

Latest Consultation Date/Site Notice Expiry Date : 24/02/2001

This application will have expired on: 20/03/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/3244

Appraisal :

See committee report

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

2.5cm gaps between them but revised plans have been submitted, increasing both the slats and gaps to 10cm. The more open structure would increase visual permeability, and prevent the fence appearing so obtrusive, and it would be set back two metres from the road, allowing space for planting, which would soften its appearance. A landscaping condition is proposed to ensure appropriate planting.

Due to its height (1.5 metres), the fence would limit natural surveillance of the area of open space to some extent.

5. **Conclusion** – A fence of this type would not normally be acceptable in this location, due to the impact on the open character of the area and surveillance of the public realm. However, in this case the fence is also intended to protect the residential amenity of occupants of 2 – 8 Dyer Close and, on balance, it is considered that the proposal is acceptable.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

CONDITIONS

C001 1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. Notwithstanding the approved location plan, the fence hereby permitted, shall be located not less than two metres from the western edge of the access road to 2 – 8 Dyer Road.

3. The fence shall not be erected other than in the stained timber, or such other materials as have been approved in writing by the Local Planning Authority.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows ***within five metres of the fence hereby approved***, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme shall be implemented as approved.

C151 5. 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 erection of the fence; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

REASONS

R001 1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2.3. To ensure that the ~~extern~~al appearance ~~of the building~~ of the fence is satisfactory.

3.2 In the interests of the open character and appearance of the surrounding area.

R151 4 & 5 In the interests of visual amenity.

PTO for informatives.

INFORMATIVES

1. This permission relates to the application as amended with revised drawing number TG/KP2a submitted to the Local Planing Authority on 20 March 2000, showing the depth of the fence slats and the gaps between them increased to 10 cm, and does not approve the proposals as originally submitted.

2. You are advised, in compliance with *The Town & 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:
   Berkshire Structure Plan policies EN1
   South East Area Local Plan policies LTV1, LBE1, LBE2, SBE8, SBE9
   Deposit Draft Wokingham District Local Plan policies WOS2, WOS3, WBE1, WBE5, WBE10, WBE11

Emy Circuit

Application Number F/2001/3244
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Land South Of 2 - 8 Dyer Road Wokingham.

APPLICATION NUMBER: F/2001/3244

OFFICER: Emy Circuit

DATE OF SITE VISIT: 5 February 2001

1 SITE/STATUTORY NOTICE DISPLAYED ? Seen 2@/2 on tree at the start of footpath

Revised plans S/N put up 27/3 on tree

2. DESCRIPTION OF SURROUNDINGS

residential, 2-storey detached dwellings

3. DESCRIPTION OF SITE/BUILDING

4 dwellings with shared access drive fronting lowlying muddy area with trees around.

4. RELATIONSHIP TO ADJOINING PROPERTIES

adj. to Dyer close steep bank + mature trees + c 2m verge
other sides also wooded + houses more distant

2-8 open slopes away gently + then more steeply

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel. (0118) 974 6051

Date: 05 April 2001

Your Ref:

My Ref: **Emy Circuit - F/2001/3244**

Wokingham District Council
Education And Cultural Services
Shute End
Wokingham
Berkshire

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 Sir/Madam

Application Number: F/2001/3244

Site Address: Land South West Of 2 - 8, Dyer Road, , Wokingham.

Proposal: Proposed erection of 1.5 metre high wooden fence..

Your application is to be determined at the Development Control Sub-Committee meeting on the 11.04.01 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

All requests to speak must be received no later than 5.00pm on the last working day prior to the meeting and must be arranged by contacting Andrew Lowther on 0118 974 6051

Yours faithfully,

John Mitchell

Development Control Manager

Date: 21 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3244

Location: Land South West Of 2 - 8, Dyer Road, ,Wokingham.

Proposal: Proposed erection of 1.5 metre high wooden fence.

Applicant: Wokingham District Council Education And Cultural Services.

Case Officer: Emy Circuit

The new plans show the following: 1. For the avoidance of doubt the location description of the development has been amended to confirm the precise location of the proposed fence, which is to the south west of 2-8 Dyer Road, rather than to the south as previously advertised.
□2. Revised elevation of fence, with gap between the planks increased from 25mm to 100mm.

Comments are required by 04/04/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/3244 (Planaps) / (Ludhouse) Date Rec.

Location: Land ~~to the~~ south-west ~~of the front of~~ 2-8 Dyer Road

Parish Wokingham

Applicant: WDC Education and Cultural Services.

Description of attached plans

① For the avoidance of doubt the description of development has been amended to confirm the precise location of the proposed fence, which is to the south-west ~~of the front of~~ 2-8 Dyer Rd, rather than to the south as previously advertised.

② revised elevation of fence, with the gap between the planks increased from 25 mm to 100 mm

Drawing No's:

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: as original application

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice (Y) / N

New Description Land ~~to the~~ south-west of ~~the front of~~ 2-8 Dyer Road.

CASE OFFICER EXC

Consultations Sent by Admin. on 21.03.R5.

Yellow - Part One Copy
Green - Officer's Copy

Planning Application

Received by Wokingham District Council

Application No: F/2001/3244

Proposal:
Proposed erection of 1.5 metre high wooden fence.

Location:
Land South West Of 2 - 8, Dyer Road, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

21 March 2001

Revised Plans

EMY CIRCUIT

PLANNING

Education and Cultural Services Memorandum

To: Emy Circuit

From: /Tim Green

Re: **Proposed fence south of 2-8 Dyer Rd**

Date: 19/3/01

Emy

Please find attached revised specification drawing (TG/KP2a) for proposed fence south of 2-8 Dyer Road, Keephatch Park, Wokingham (application no. F/2001/3244).

I hope that this is OK – slats are now at 100mm spacings.

Would you confirm the date this is now likely to go to Committee?

Many thanks

Tim

3244 1

REVISED PLAN

Recd 2.00pm 23.01



WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Emy Circuit

Application Number: F/2001/3244

Proposal: Proposed erection of 1.5metre high wooden fence

Site Address: Land south of 2 – 8 Dyer Road, Wokingham

Applicant: Wokingham District Council, Education and Cultural Services

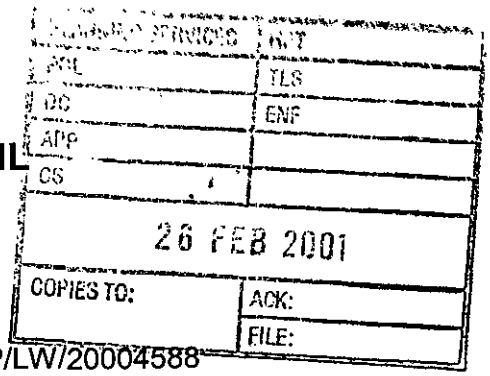
Your observations are required in respect of this application **by 24/02/01**

No objections

SIGNED: _____ **DATE:** 02/03/01

CLERK TO Wokingham Town Council

PLANNING SERVICES	NPT
PDL	TLS
DC	ENF
APP	
CS	
26 FEB 2001	
COPIES TO:	ACK:
	FILE:



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Leanne Parlour
Environmental Health

My Ref: LMP/LW/20004588

To: Emy Circuit
Planning

Your Ref: F/2001/3244

Date. February 22, 2001

PROPOSED: ERECTION OF 1.5 METRE HIGH WOODEN FENCE

LOCATION: LAND SOUTH OF 2 – 8 DYER ROAD WOKINGHAM

These proposals have been evaluated and I have no environmental health objections to the application.

Leanne Parlour
TECHNICAL OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

EMY CIRCUIT
PLANNING + TRANSPORT

Education and Cultural Services Memorandum

PLANNING SERVICES	HPT 4822T
POL	TLS
APP	ENF
CS	
22 FEB 2001	
COPIES TO:	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

To: Emy Circuit **From:** Tim Green

Re: **Proposed fence south of 2-8 Dyer Road** **Date:** 19/2/01

F/2001/3244

Emy

Here is a plan showing the proposed location of the 1.5m high fence in more detail, as discussed. I can also confirm that the fence has a dual purpose, namely to provide a screen and to prevent access down the slope to the play area.

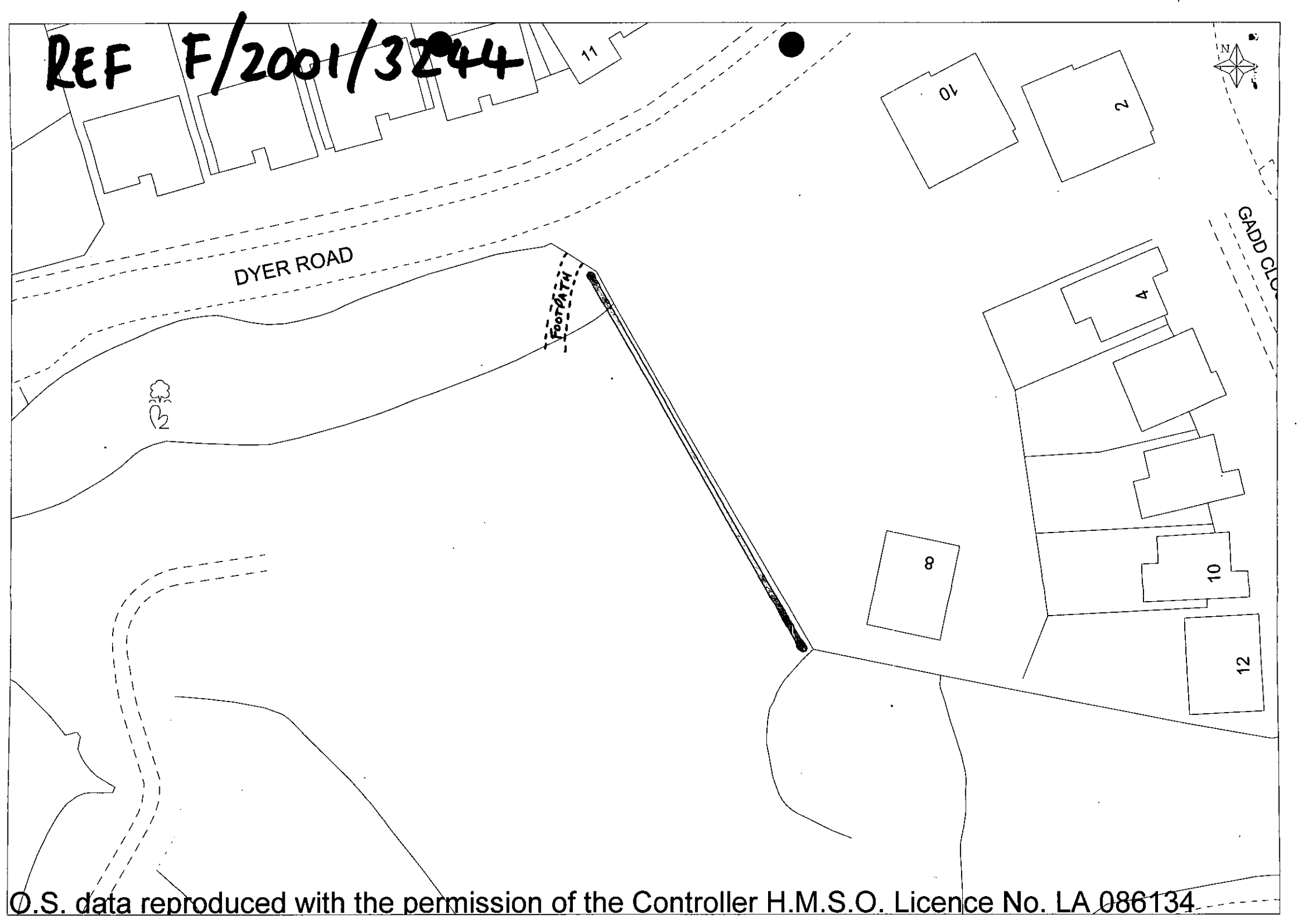
I understand that the fence may need to be 2m away from the roadside & that you suggest low level planting or a grassed area in front of it. I'm not sure about grassing this strip - this could create an awkward area for grounds maintenance so maybe low level planting would be better?

Would you please let me know if this will have to go to committee or could a decision be made under delegated powers. Also please advise me how long the process will take i.e. an approximate date for a decision.

Many thanks

Tim Green
Open Space & Play Officer

REF F/2001/3244



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HIGHWAYS CONSULTATION SHEET

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

Application Number: F/2001/3244

Proposal: Proposed erection of 1.5 metre high wooden fence.

Parish: WOKINGHAM TOWN

Site Address:
Land South Of 2 - 8, Dyer Road, , Wokingham.

Applicant:
Wokingham District Council Education And Cultural Services.

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).

Signed: _____ **Print name:** Adam Coggins 02/02/01

Received by Wokingham District Council

Application No: F/2001/3244

Proposal:
Proposed erection of 1.5 metre high wooden fence.

Location:
Land South Of 2 - 8, Dyer Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/02/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

31 January 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 JAN 2001

Officer: EXC | Application No. F/2001/3244

Map No. 61 Site 042

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED ERECTION OF 1.5M HIGH WOODEN FENCE

Location: LAND SOUTH OF 2-8 DYER ROAD

Parish: WOKINGHAM Ward: Norreys. 31.01.01 D.

Applicant: WDC, EDUCATION & CULTURAL SERVICES

Charge to ↑

Fee Received ~~£60.00~~ Required NIL Additional ..... Refund .....

restrictive condition on 47149.

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	Fencing shown on elevation is only 0.5m high.		
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 : 31.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

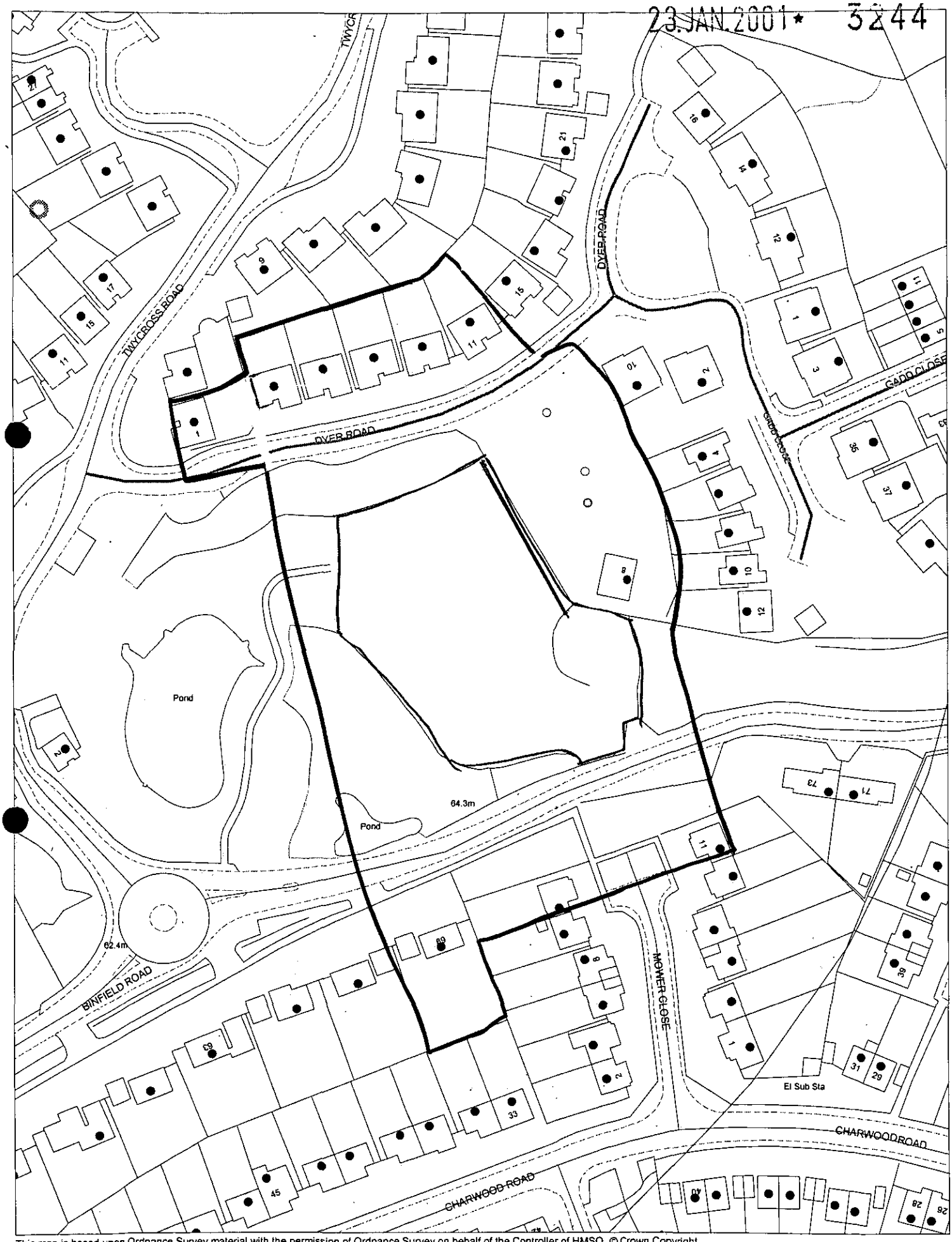
OTHERS: (Rural Area)

.....
.....
..... No pre-apps .....

NEIGHBOURS:

..... SN + See map .....

23.JAN.2001* 3244



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Development Control Section, Environmental Services, Wokingham District Council.
29 January 2001 Scale: 1 : 1250

N
W E
S

F
ME

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: LEIGH ESTATES (UK) LTD
C/O KEITH LAMEY
4TH FLOOR
15/16 BROOKS MEWS
LONDON W1Y 1LF

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.42149 (O)

Proposal:
RESIDENTIAL DEVELOPMENT - OUTLINE APPLICATION FOR 77 DWELLINGS AND FULL APPLICATION FOR 53 DWELLINGS INCLUDING ACCESS ROADS AND PUBLIC OPEN SPACE.
LAND ADJACENT TO BINFIELD ROAD WOKINGHAM

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 Approval of the details of the design and external appearance of the building/s, the means of access thereto and the landscaping of phases 1,2 and 3 of the site as shown on plan ref:KHW SK2E (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development of the relevant phase, the subject of this permission, shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(022I)

01 REASON To secure an appropriate development of the site and since no such details have been submitted.(N1R)

02 Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.(N2)

02 REASON This condition is deemed to be attached by virtue of Section 92(2) of the Town and Country planning Act, 1990.(N2R)

03 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.(N3)

continued/-

03 REASON This condition is deemed to be attached by virtue of Section 92(2) of the Town and Country planning Act, 1990.(N3R)

04 This permission is in respect of the application as amended by the revised drawings received with the applicant's letter dated 31.01.95. (023I)

04 REASON For the sake of clarity.(N8R)

05 Prior to the commencement of development samples of the proposed materials shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved (N10)

05 REASON In order to ensure the satisfactory appearance of the proposal. (N10R)

06 Prior to the commencement of development details of the materials to be used in the surface treatment of the proposal shall be submitted to and approved by the Local Planning Authority and no materials shall be used other than those approved. (N13)

06 REASON In the interests of visual amenity.(N13R)

07 No construction work of any sort shall be carried out within the area covered by the application during the following periods : a) on Mondays to Fridays inclusive before 7.00am and after 7.00pm.

b) on Saturdays before 7.00am and after 1.00pm.

c) Sundays and Bank Holidays.(368I)

except with the prior written consent of District Planning Authority.

07 REASON To prevent undue disturbance to the occupiers of existing residential properties.

08 No development shall take place on phases 1,2 and 3 until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping for the relevent phase, 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.(155I)

08 REASON In the interests of visual amenity.(N13R)

09 All planting, seeding or turfing comprised in the approved details of landscaping for phases 1,2 and 3 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development of each of the relevant phases ,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, unless the District Planning Authority gives written consent to any variation.(156I)

09 REASON In the interests of visual amenity.(N13R)

continued/-

10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no development shall take place under Part 2 of Schedule 2 Classes A and B of that Order without the prior written consent of the Local Planning Authority. (369I)

A = walls & gates

10 REASON In order to protect the character and amenities of the locality. (N18R)

11 Details of the surface water sewerage works including details of the outfall together with details of the stage of the development at which works will be brought into use are to be submitted to and approved in writing by the District Planning Authority prior to the commencement of any development on the site. The works shall be constructed and implemented in accordance with those details.

11 REASON In order to ensure the provision of off-site surface water sewerage to adequately serve the proposed development. (N32R)

12 None of the dwellings shall be occupied until foul sewerage works have been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority. (N33)

12 REASON In order to ensure the provision of off-site foul sewerage works to adequately serve the development. (N33R)

13 Details of land drainage works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The work shall be constructed and implemented in accordance with those details. (N36)

13 REASON In order to ensure the provision of land drainage works to adequately serve the proposed development. (N36R)

14 Details of surface water balancing works together with details of the stage of the development at which the works will be brought into use are to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The work shall be constructed and implemented in accordance with those details. (N38)

14 REASON In order to ensure the provision of balancing works to adequately serve the proposed development and to protect the sewerage system. (N38R)

15 No dwelling shall be occupied until the estate road and footways serving it have been provided in accordance with the approved drawing.

15 REASON In the interests of road safety.

16 The visibility splays shown on the approved drawing shall be provided and thereafter maintained free of all obstructions to visibility over a height of 0.6 metres above adjoining carriageway level.

continued/-

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

Application 42149 continued

16 REASON In the interests of road safety

17 No dwelling shall be occupied until the vehicle parking space allocated to the dwelling has been provided in accordance with the approved drawing. These parking spaces shall thereafter be retained for residential parking at all times.

17 REASON In the interests of road safety.

18 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order), the garage accommodation on the site shall not be used for any purpose, other than as garage accommodation unless permission has been granted by the Local Planning Authority on an application made for the purpose. (N70)

18 REASON To ensure that garage accommodation is retained on the site in accordance with the Local Planning Authority's Vehicle Parking Standards. (N70R)

19 Garages shall conform to a building line of not less than 5.5 metres from the highway boundary.

19 REASON To ensure that the Local Planning Authoritys parking standards are complied with and in the interests of road safety

INFORMATIVE:-

The applicant is reminded that this planning permission has been granted subject to the terms of a Legal Agreement (IN73).

Date 22 SEP 1995

C.E. Rimmer

Head of Development Control

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

continued/-

1933 23.JAN.2001* 5244

ADDRESS 2 Dyer Road PARISH Wokingham

PLOT No. 125 ORD. SHEET No. SU. 8269(69)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34710	TRUST SECURITIES	O/L.	14.12.89	Ref
42149	LEIGH ESTATES	DET. HOUSE & GARAGE	22.9.95	C/A-LA
44546	"	ACCESS/ROADS	17.7.95	C/A
98/67669/RM	Taywood Homes	Res. Matters on app 42149 for 52 houses & roads.	17/11/98	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

ADDRESS 4 Dyer Road PARISH Wokingham

PLOT No. 126 ORD. SHEET No. SU. 8269 (69)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34710	TRUST SECURITIES	O/L.	14.12.89	Ref
42149	LEIGH ESTATES	DET. HOUSE & GARAGE	22.9.95	C/A-LA
44546	"	ACCESS/ROADS	17.7.95	C/A
98/67669/RM	Taywood Homes	Res. matters on app 42149 for 52 houses & roads.	17/11/98	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

ADDRESS 6 Dyer Road PARISH Wokingham

PLOT No. 127 ORD. SHEET No. SU 8269 (69)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34710	Trust Securities	O/L.	14.12.89	Ref
42149	Leigh Estates	Det. House & Garage	22.9.95	C/A+A
446546	"	Access/Roads	18.7.95	C/A
98/67669/RM	Taywood Homes.	Res. Matters on app. 42149 for 52 houses & roads.	17/11/98	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933

ADDRESS 8 Dyer Road PARISH Wokingham

PLOT No. 128 ORD. SHEET No. SU 8269 (69)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34710	Trust Securities	O/L.	14.12.89	Ref
42149	Leigh Estates	Det. House & Garage	22.9.95	C/A+A
446546	"	Access/Roads	18.7.95	C/A
98/67669/RM	Taywood Homes.	Res. Matters on app. 42149 for 52 houses & roads.	17/11/98	C/A

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Conservatory - Martin - 25/4/00

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

23.JAN.2001* 3244

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

(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 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
TAYWOOD HOMES LIMITED	SOUTHERN REGIONAL OFFICE WINCHESTER COURT WINCHESTER ROAD CHANDLERS FORD HANTS SO53 2GG	5/12/00

+ 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.

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

(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).

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 . . Paul Kent . . . . . .

On behalf of . WOKINGHAM DISTRICT COUNCIL . . . .

Date . . . 22.1.01 . . . . . .

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

By hand 22/1/01

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

23.JAN.2001 * 3244

1.	APPLICANT'S NAME	WOKINGHAM DISTRICT COUNCIL (CONTACT: IAIN ROOT)
	ADDRESS	EDUCATION + CULTURAL SERVICES DEPT WOKINGHAM DISTRICT COUNCIL
	POST CODE	RG40 1WN PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	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	BOUNDARY OF P.O.S., SOUTH OF 2-8 DYER ROAD, 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 1.5 M HIGH WOODEN FENCE ALONG TOP OF SLOPE TO PARTIALLY SCREEN VIEW TO CHILDREN'S PLAY AREAS.
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.35 HA APPROX.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	TG/KP1 PLAN OF SITE SHOWING PROPOSED POSITION OF WOODEN FENCE TG/KP2 PROPOSED SPECIFICATION OF FENCE

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.
PUBLIC OPEN SPACE

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?
NONE 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.
1.5 M HIGH WOODEN FENCE

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.
N/A.

16. HOW WILL SURFACE WATER BE DISPOSED OF?
N/A.

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

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
PEDESTRIAN ACCESS TO PLAY AREAS VIA DESIGNATED PATHWAY AT JUNCTION TO NORTH OF SLOPE

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

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	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	
OTHER	/	*	/	*	/	*

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?
~~YES~~/NO * STATE No. OF HABITABLE ROOMS 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.
CODE TO BE SUPPLIED ON REQUEST
£190-00

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 [signature] ON BEHALF OF WOKINGHAM DISTRICT COUNCIL DATE 22.1.01

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				
B1 (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 — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
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.

INSTALLATION / ERECTION OF 1.5m HIGH WOODEN FENCE.

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

N/A.

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
N/A			

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.

NONE.

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.

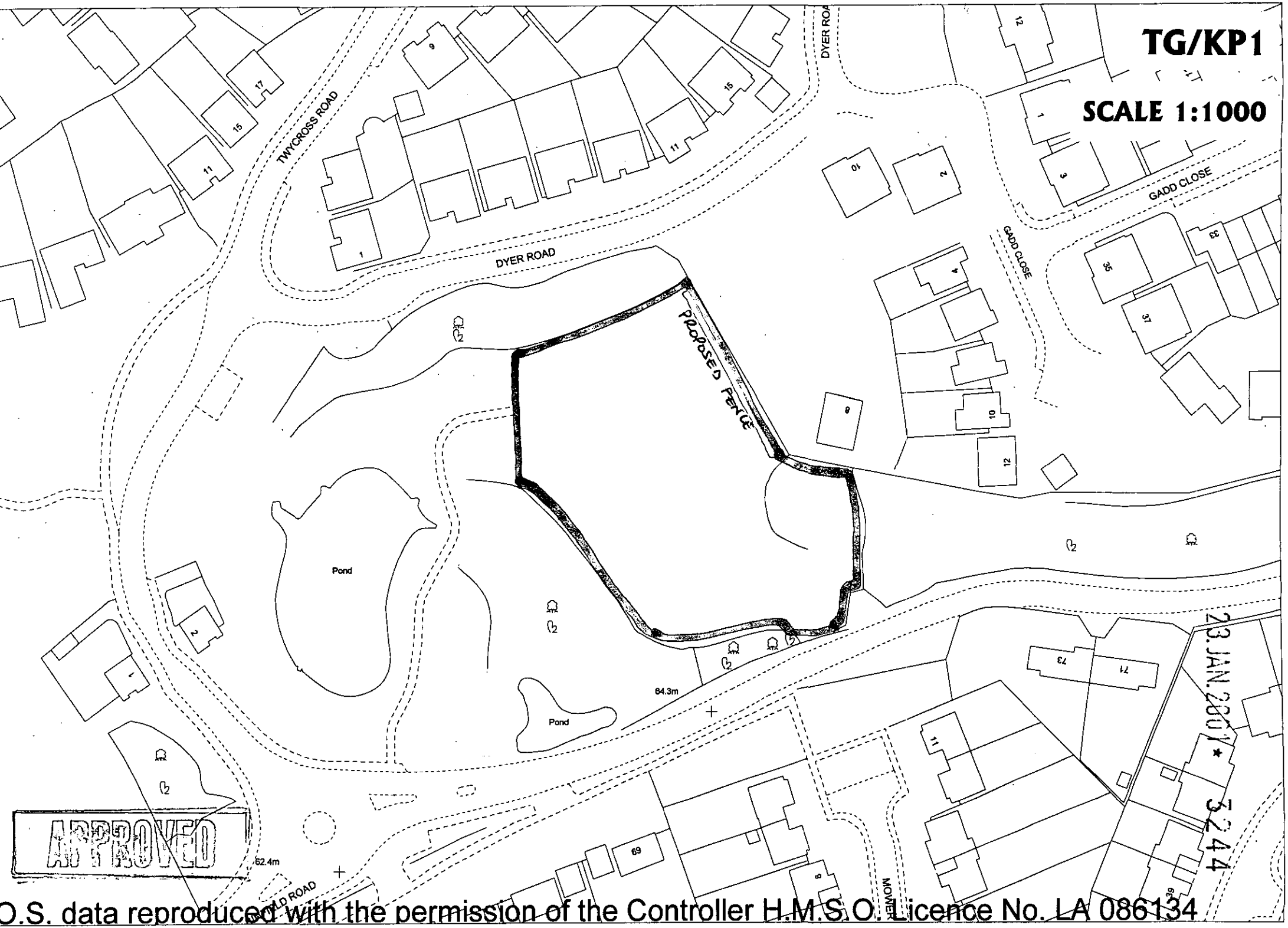
Your application may be refused. The reason will be listed on the Decision Notice.

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.'


TG/KP1
SCALE 1:1000
TWYCROSS ROAD
DYER ROAD
GADD CLOSE
PROPOSED PERCH
Pond
Pond
64.3m
62.4m
APPROVED
23 JAN 2007
3244
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REVISED PLAN

3244_d

KEEPHATCH PARK PLAY AREAS – application F/2001/3244

REVISED SPECIFICATION FOR PROPOSED FENCE

DRAWING NO. TG/KP2a

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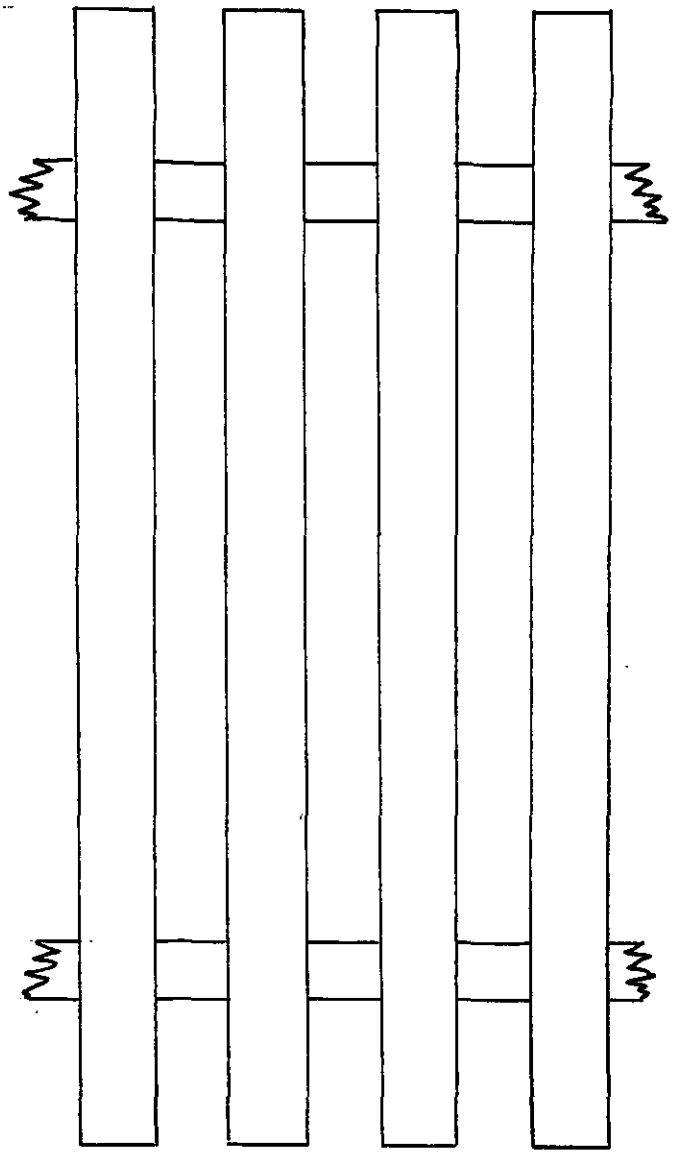

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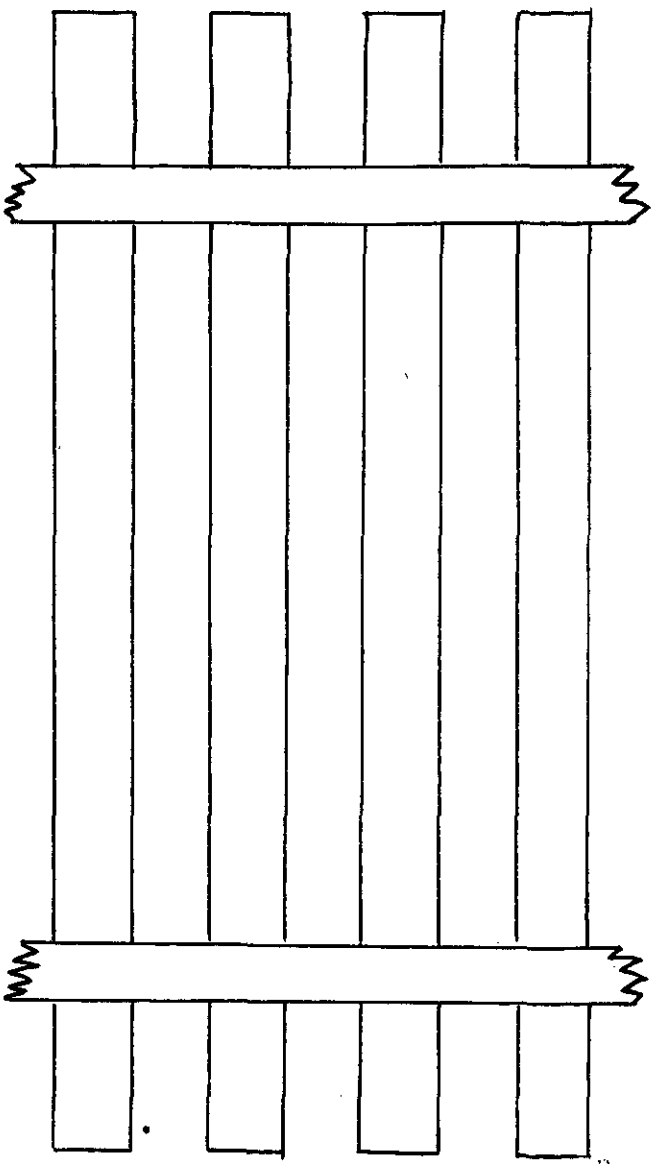


REVERSE

APPROVED

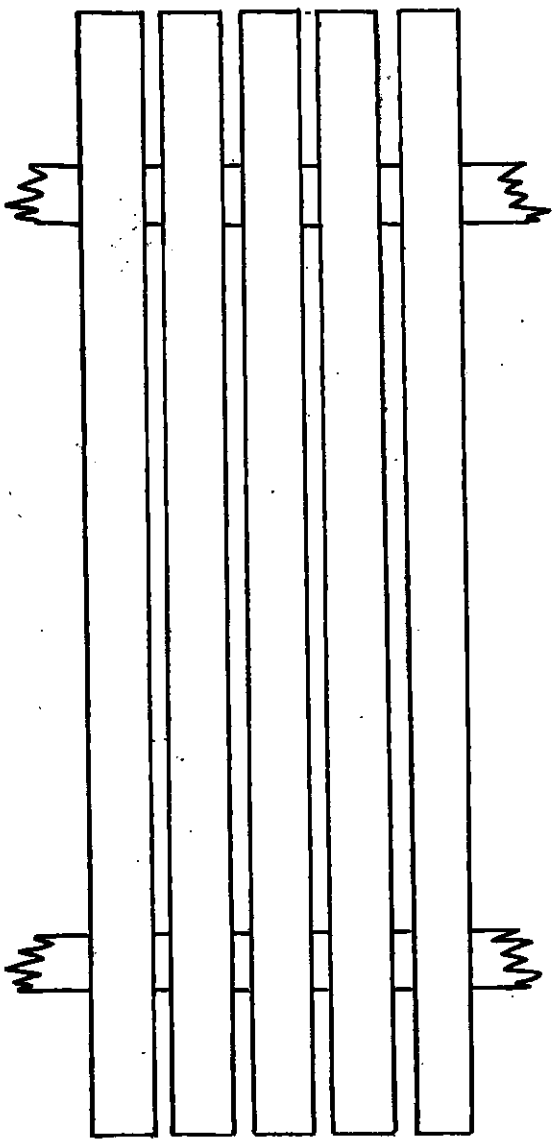
TG/KP2

KEEPHATCH PARK PLAY AREAS

23.JAN.2001* 3244

SPECIFICATION FOR PROPOSED FENCING

SCALE 1:10



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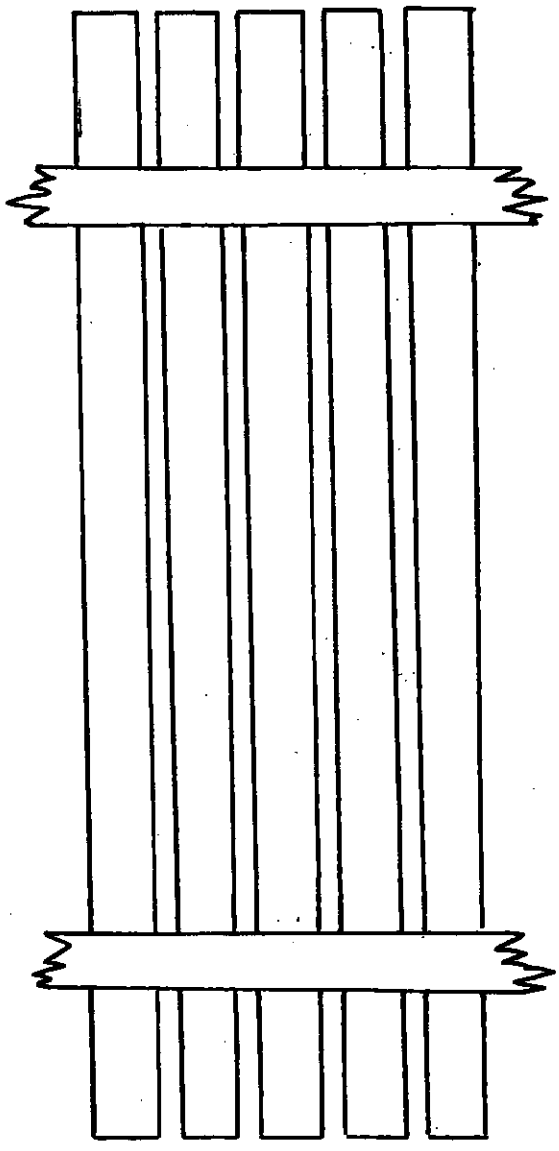

REVERSE

NB: 1.5m x 100mm x 100mm posts required at appropriate spacings.

SUPERSEDED

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LEISURE & CULTURAL SERVICES DEPARTMENT
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