PROPOSED HIGHWAY ACCESS AT CHURCH FARM FINCHAMPSTEAD

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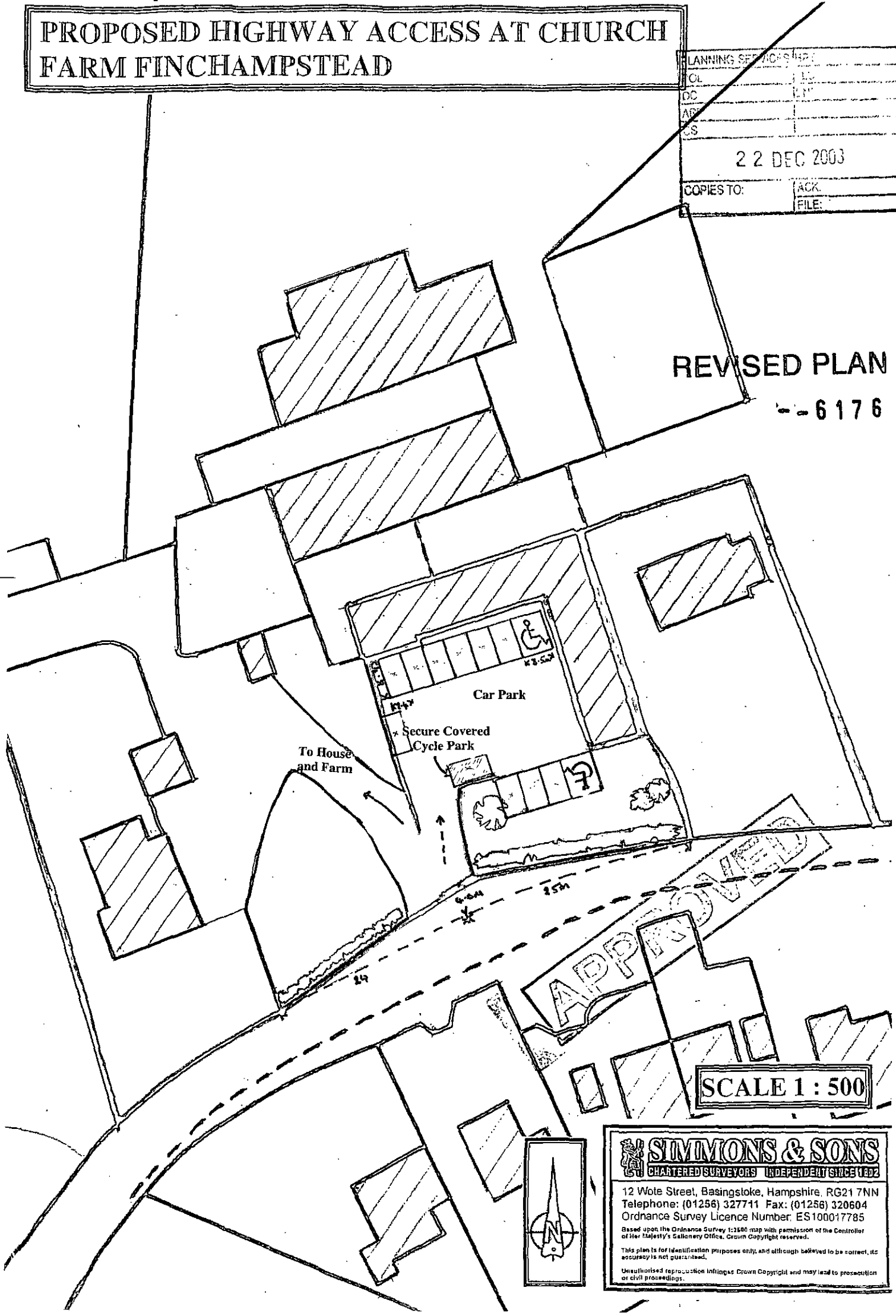
REVISED PLAN

SIMMONS & SONS
CHARTERED SURVEYORS INDEPENDENT SINCE 1802
12 Wote Street, Basingstoke, Hampshire, RG21 7NN
Telephone: (01256) 327711 Fax: (01256) 320604
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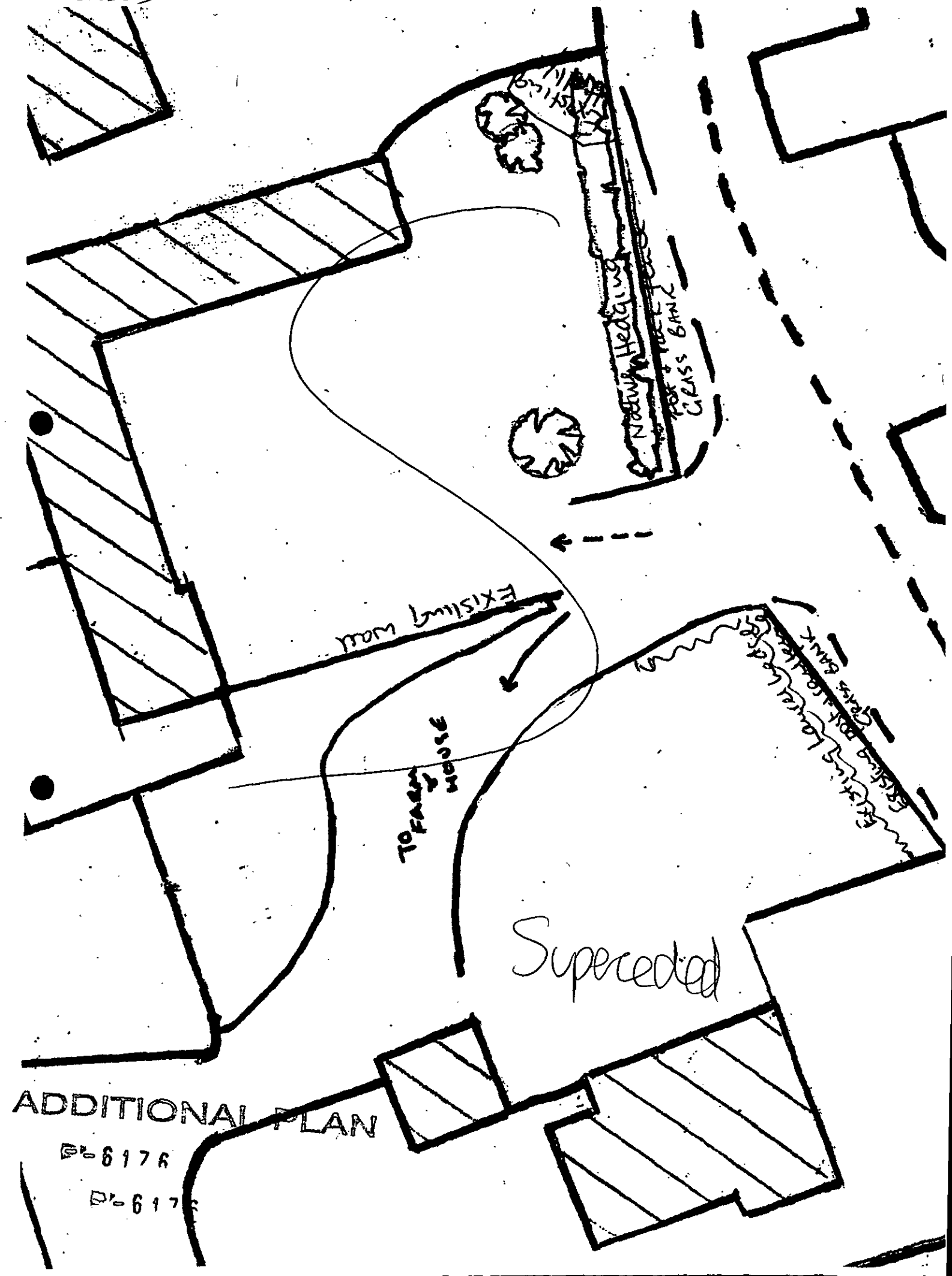
CHURCH FARM, FINCHAMPSTEAD.

PROPOSED LANDSCAPING OF NEW ENTRANCE.



ADDITIONAL PLAN

D-6176

D-6175

PROPOSED HIGHWAY ACCESS AT CHURCH FARM FINCHAMPSTEAD

P-6176

ADDITIONAL PLAN

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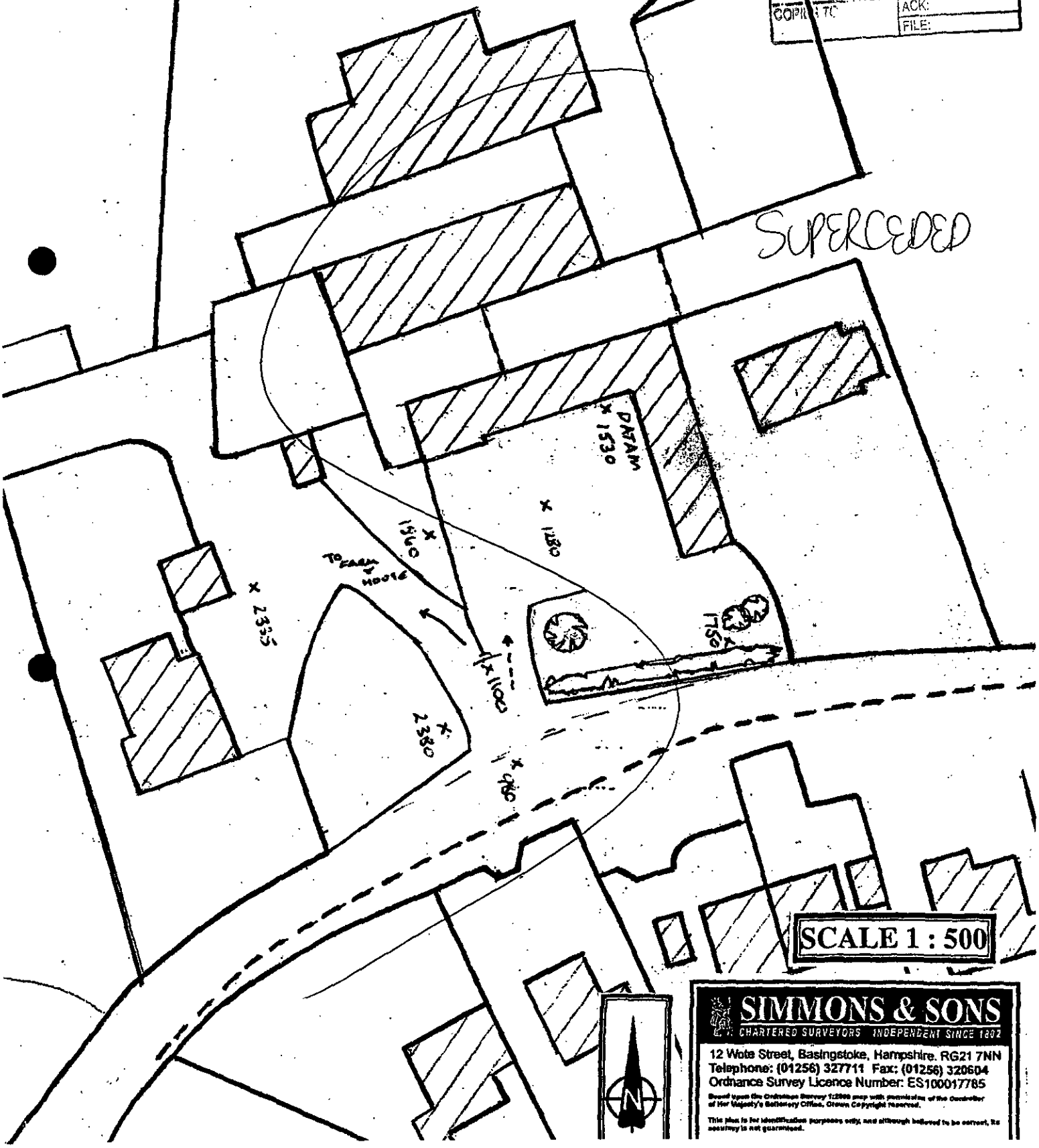

SCALE 1 : 500

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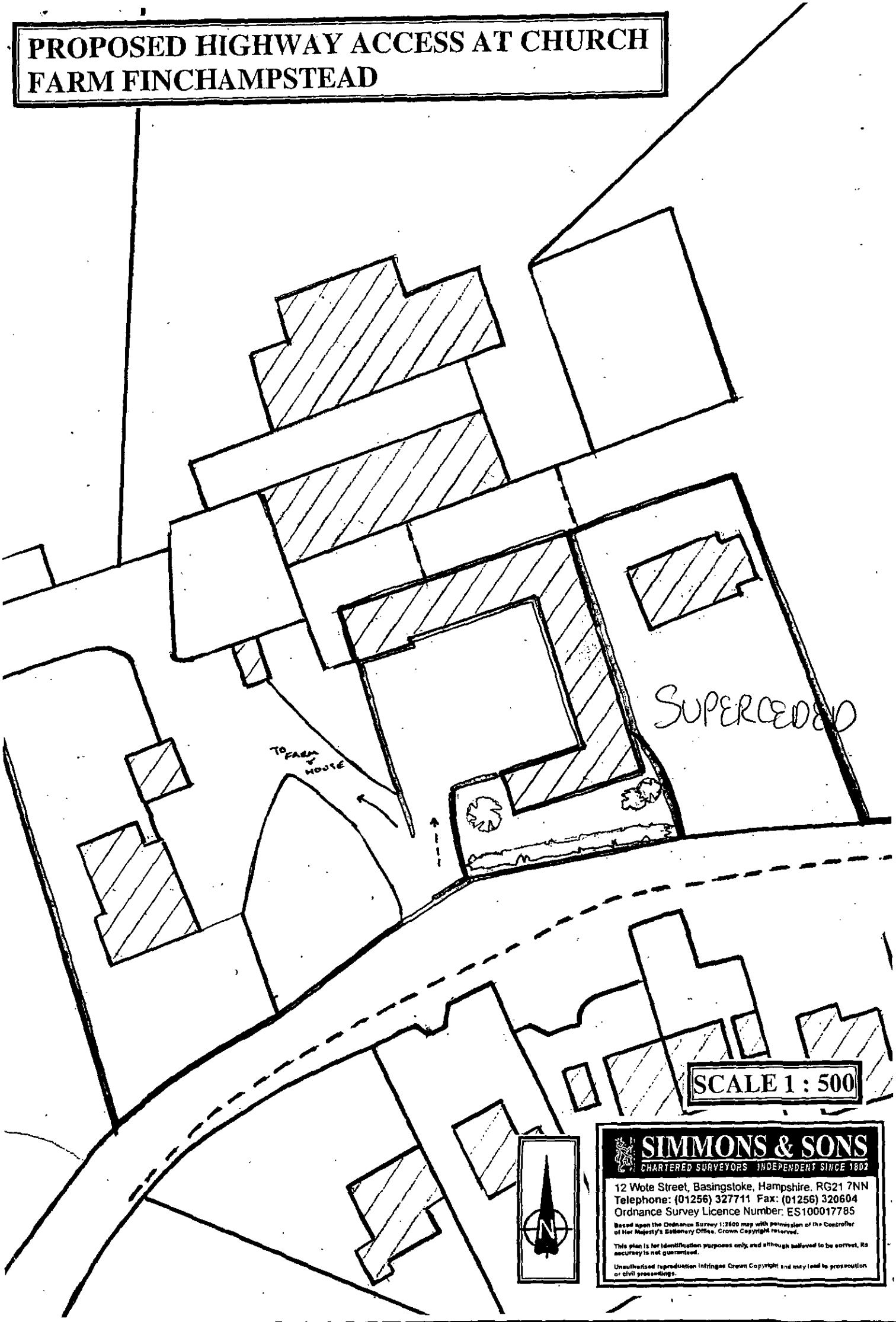

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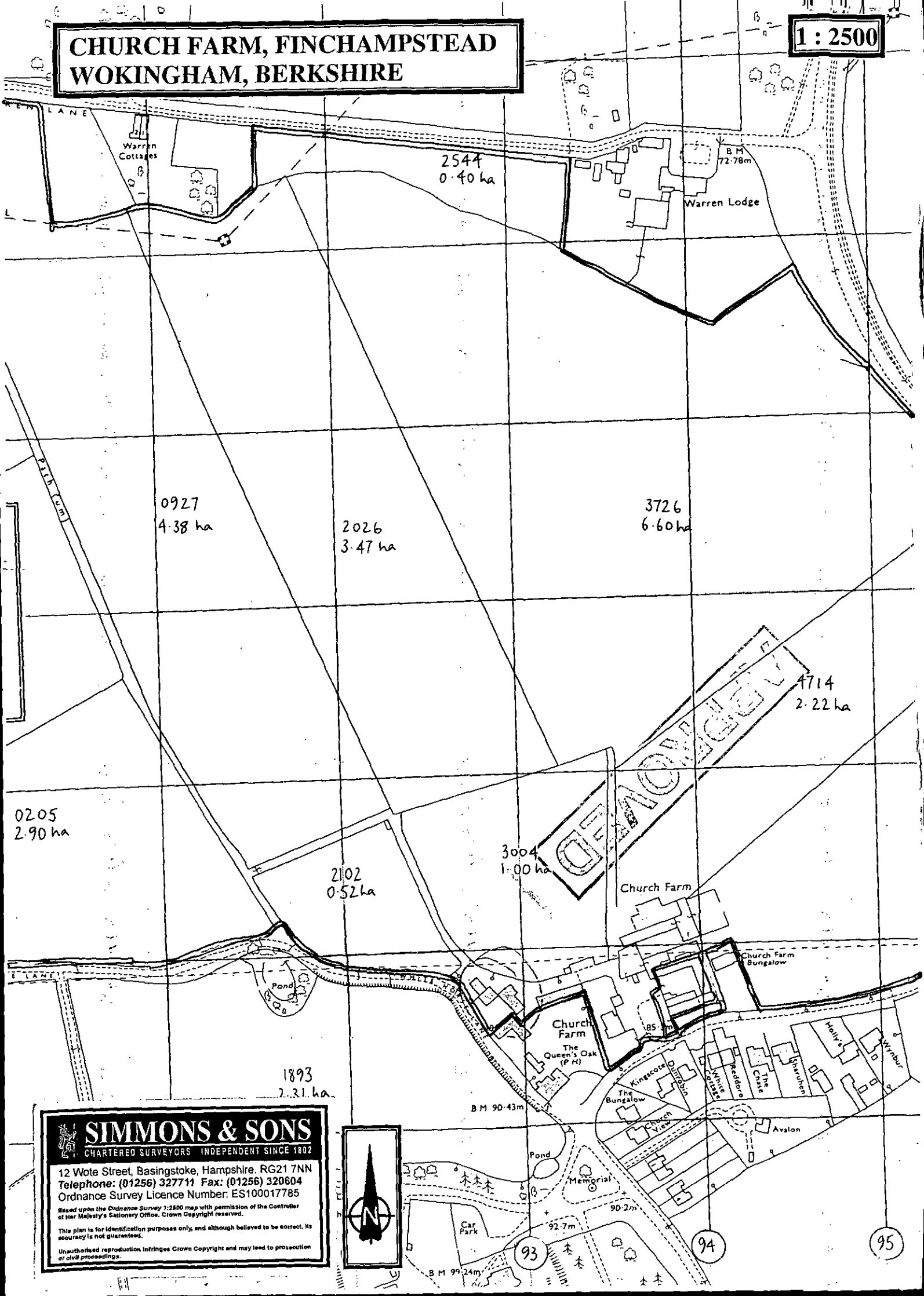
CHURCH FARM, FINCHAMPSTEAD
WOKINGHAM, BERKSHIRE

1 : 2500



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F/2002/6176 Granted at DC Committee on 16/3/04

HGyab

To GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. No part of any building hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.
Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.
Relevant Policies: Berkshire Structure Plan Policy T6; Deposit Draft Berkshire Structure Plan Policy T6; Wokingham District Local Plan (as proposed to be further modified) Policy WT6 and Appendix 7.

3. No building shall be occupied until space for parking bicycles has been provided in accordance with the approved drawings/details. *Reason: In order to ensure bicycle parking facilities are provided and to encourage use of sustainable modes of travel.*
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT3.

4. No other development shall be commenced until visibility splays of 2.4 metres by 25 metres have been provided at the junction of the new access with Church Lane. The visibility splay shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT7.

5. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.
Reason: To prevent parking and queuing off site, in the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5 & T6; Deposit Draft Berkshire Structure Plan Policy T6; Wokingham District Local Plan (as proposed to be further modified) Policies WT7 & WT6.

6. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of highway safety and convenience.
Relevant Policies: Berkshire Structure Plan Policy LD5; Wokingham District Local Plan (as proposed to be further modified) Policy WT7.

7. There shall be no external lighting used unless otherwise agreed in writing by the Local Planning Authority.
Reason: In light of the sensitivity of the site within the Countryside
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

8. All plant, machinery and equipment (including fans, ducting and external openings) to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any premises either attached to, or in the vicinity of the premises to which the application refers.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

9. No deliveries shall be taken in or dispatched from the site outside the hours of 07.00 to 20.00 Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To safeguard the residential amenities of the occupiers of neighbouring properties.
Relevant Policies: Berkshire Structure Plan Policy LD3; Deposit Draft Berkshire Structure Plan Policy EN5; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WOS6.

10. Surface water control source measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences. *Reason: To prevent the increased risk of flooding and to improve water quality.*
Relevant Policies: Wokingham District Local Plan (as proposed to be further modified) Policies WIC15, WIC17.

11. The development shall be carried out in accordance with the landscape scheme received by the Local Authority on 22/12/03. The native hedgerow indicated as no.6 on the landscape plan should be continued along the entrance road in a manner which shall be submitted to and approved in writing by the Local Planning Authority. The works approved shall be carried out in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting, 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: In the interests of visual amenity.
Relevant Policies: Berkshire Structure Plan Policy EN1; Deposit Draft Berkshire Structure Plan Policy EN1; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3, WBE1 & WBE11.

12. All new works and works of making good to the retained fabric shall be finished to resemble in size, colour, texture and profile those of the existing building, unless otherwise agreed in writing by the LPA.
Reason: To ensure that the external appearance of the building is satisfactory.
Relevant Policies: Wokingham District Local Plan (as proposed to be further modified) Policies WOS3.

13. No materials, containers or equipment shall be stored on the site outside buildings except for waste materials contained within suitable and sufficient waste containers for removal.
Reason: In the interests of visual amenity.
Relevant Policies: Berkshire Structure Plan Policy LD3; Wokingham District Local Plan (as proposed to be further modified) Policies WOS3 & WBE1.

14. Prior to the commencement of development the following details shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented as approved.
a) new window details;

b) new door details; and
c) new roof details, including any new gutters.
Reason: In order to safeguard the special architectural or historic interest of the building.
Relevant Policies: Wokingham District Local Plan (as proposed to be further modified) Policies WOS3.

Informatives

1. The development accords with the policies contained within the adopted / emerging development plan and there are no material considerations which warrant a different decision being taken.

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

3. If bats or signs of bats are encountered at any point during development then all works must stop immediately and local English Nature office and Wokingham District Council must be informed.

4. The applicant is advised that any drainage to be carried out on site should be carried out in accordance with sustainable urban drainage practises (please contact the Environment Agency for further advice).

5. 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 Policies: OS1, LD1, LD3, LD5, C1, C2, C9, C11, EN2, EN3, EN4, EN5, EN6, BU1, BU2, T3, T6, T7

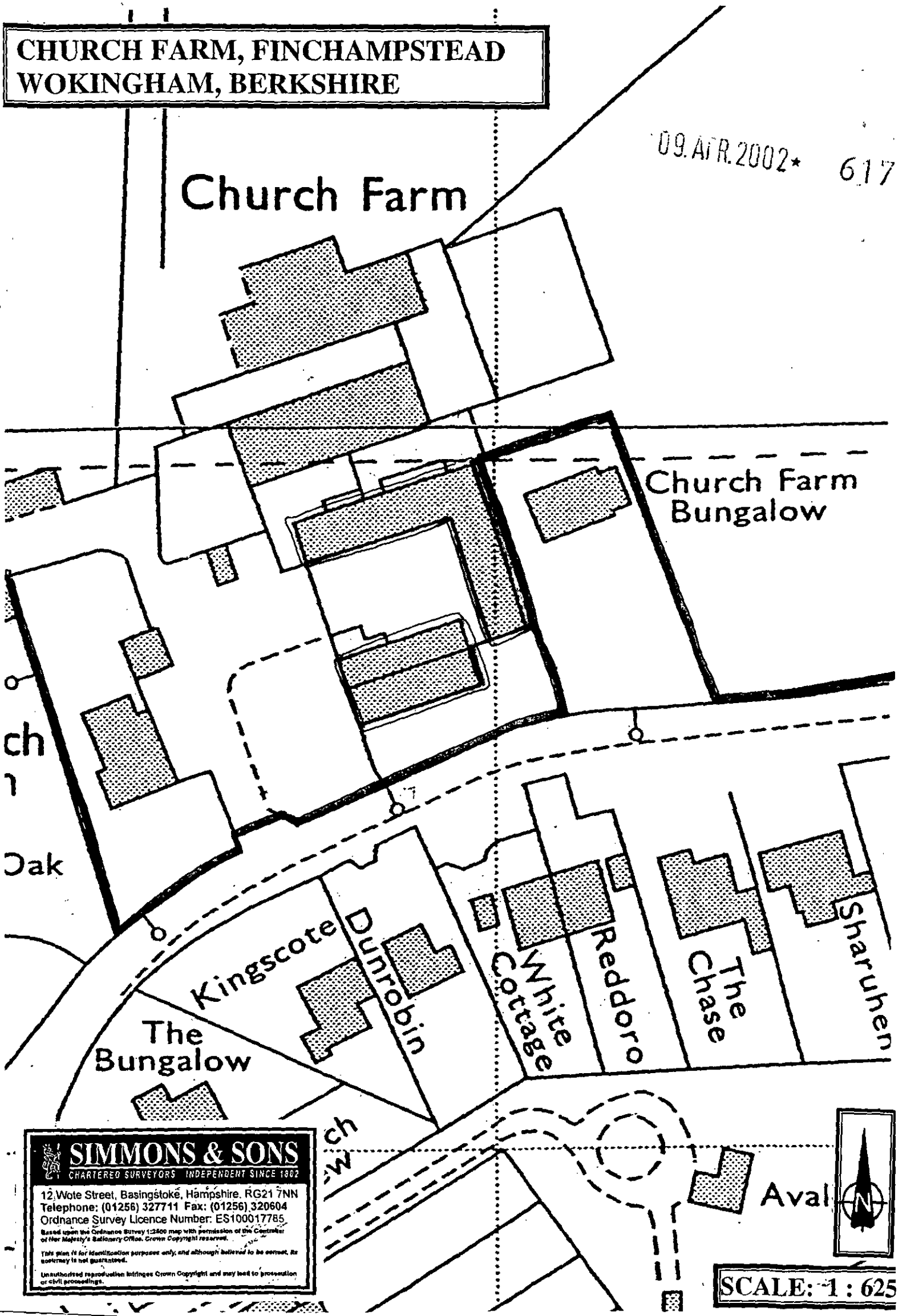
South East Area Local Plan: STV2, SC2, SC6, SC7, SC15, SC21, SBE1, SBE2, SBE8, SBE9, SBE14, ST3, ST5, SPS2, SPS3

Wokingham District Local Plan as agreed to be further modified (Deposit Draft) Policies: WOS1, WOS3, WOS6, WOS7,WOS10, WCC1, WCC4, WLL2, WLL7, WNC3, WBE1, WBE10, WBE11, WHE4, WHE16B, WRE1, WRE2, WT2, WT3, WT6, WT7, WIC16

6. Adequate precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris on adjacent public highways. For further information contact Corporate Head of Environment on tel: 01189746302.

CHURCH FARM, FINCHAMPSTEAD
WOKINGHAM, BERKSHIRE

09. APR. 2002* 6176



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SCALE: 1 : 625

PROPOSED LANDSCAPING AT CHURCH FARM, FINCHAMPSTEAD

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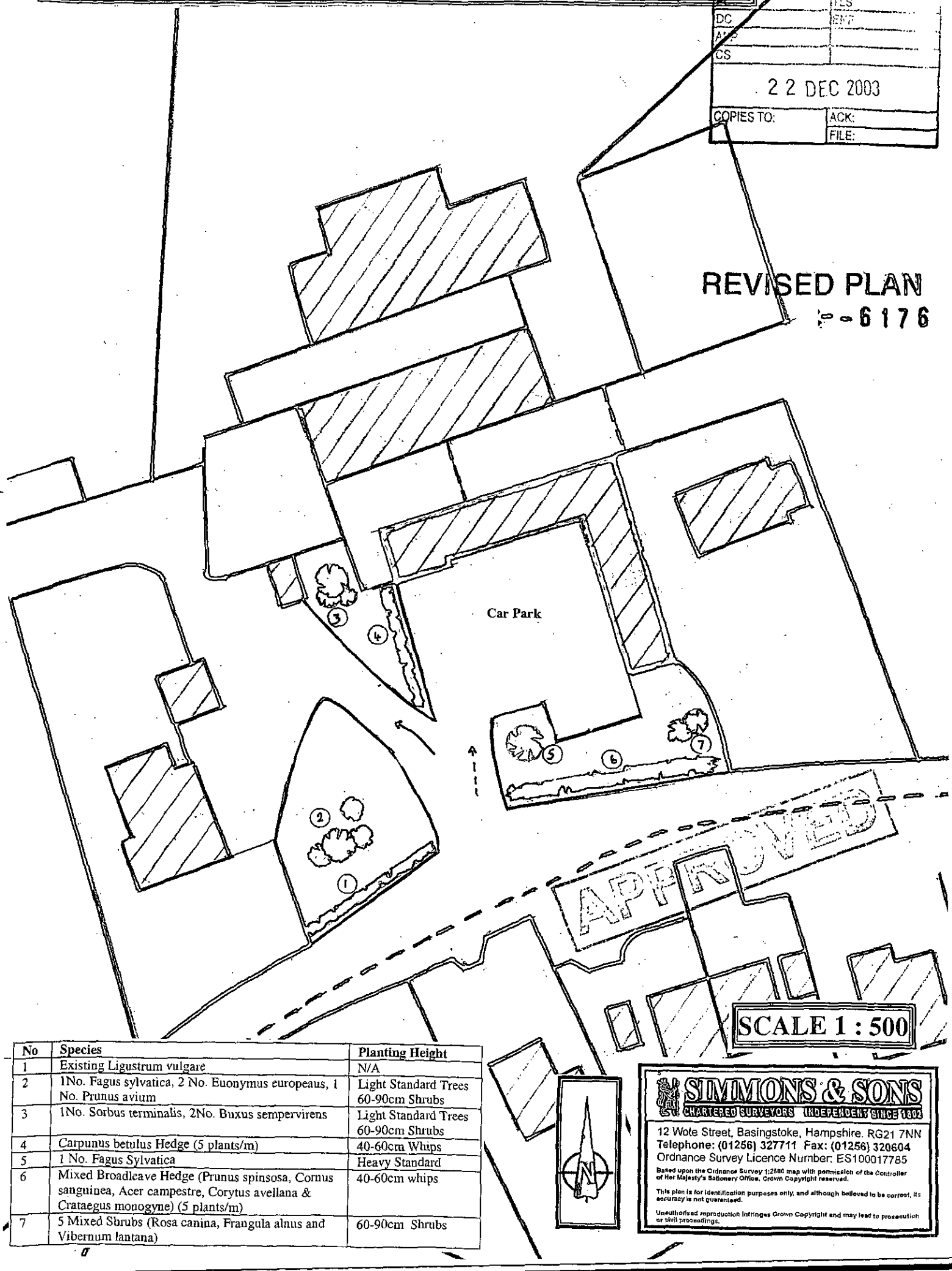

No	Species	Planting Height
1	Existing Ligustrum vulgare	N/A
2	1No. Fagus sylvatica, 2 No. Euonymus europeaus, 1 No. Prunus avium	Light Standard Trees 60-90cm Shrubs
3	1No. Sorbus terminalis, 2No. Buxus sempervirens	Light Standard Trees 60-90cm Shrubs
4	Carpunus betulus Hedge (5 plants/m)	40-60cm Whips
5	1 No. Fagus Sylvatica	Heavy Standard
6	Mixed Broadleave Hedge (Prunus spinsosa, Cornus sanguinea, Acer campestre, Corytus avellana & Crataegus monogyne) (5 plants/m)	40-60cm whips
7	5 Mixed Shrubs (Rosa canina, Frangula alnus and Vibernum lantana)	60-90cm Shrubs

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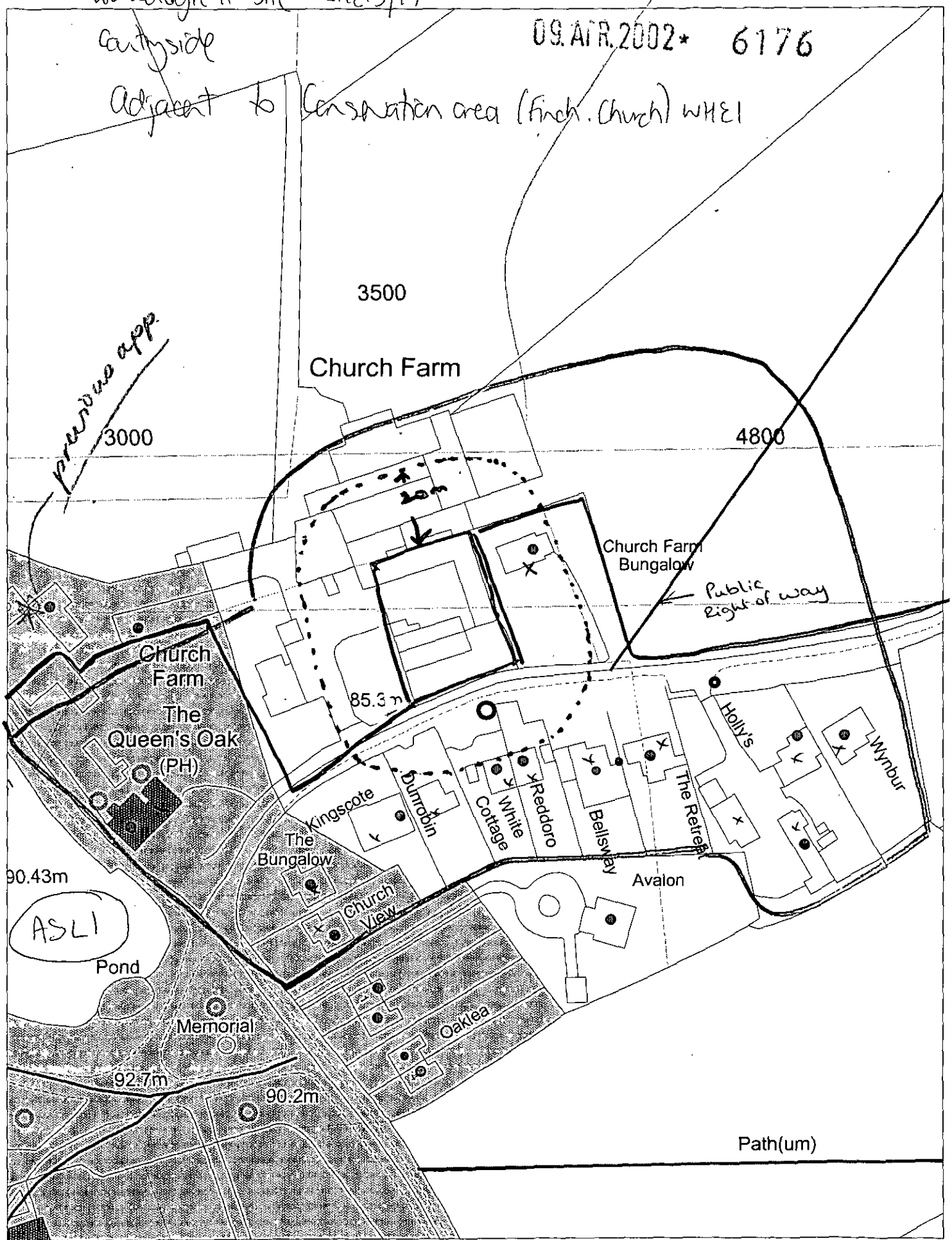

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Development Control Section, Environmental Services, Wokingham District Council.
26 March 2002 Scale: 1 : 1250